

PUBLIC NOTICE:



Home Forward
BOARD OF COMMISSIONERS
will meet on
Tuesday, November 21, 2023
At 5:30 pm
Zoom Register here:

<https://homeforward.zoom.us/j/83473918283?pwd=9S372jlatxhVj6drUUjfeZYQSciFVr.1>



MEMORANDUM

To: Community Partners Date: November 15, 2023

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

The Board of Commissioners of Home Forward will meet on Tuesday, November 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:
<https://homeforward.zoom.us/j/83473918283?pwd=9S372jlatxhVj6drUUjfeZYQSciFVr.1>

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/83473918283?pwd=9S372jlatxhVj6drUUjfeZYQSciFVr.1>

VIA ZOOM

NOVEMBER 21, 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 October 17, 2023 Board of Commissioners Virtual Meeting

BOARD OF COMMISSIONERS COMMENTS

Topic	Presenter
REPORT Nominating Committee Report	Damien Hall, Chair
Election of Officers for 2024	Damien Hall, Chair

REPORTS AND RESOLUTIONS

Following Reports and Resolutions:			
23-11	Topic	Presenter/POC	Phone #
01	Clarify the Language of Home Forward Bylaws Article VIII, Section 1.1 to Align With “Housing Project” as Defined in Oregon Revised Statutes	Ian Davie	503.802.8565

02	Authorize Actions Necessary to Provide Property Tax Exemption Terracina Vista Apartments	Jonathan Trutt	503.802.8507
03	Authorize Execution of a Contract for Professional Architecture and Engineering Services for Civic Drive	Jonathan Trutt	503.802.8507
04	Authorize Execution of Contract for Construction Manager/General Contractor Services for Civic Drive	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 Board Work Session will be on Wednesday, December 6 at 5:30 PM. The next Board of Commissioners meeting will be Tuesday, December 19, 2023.

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
October 17, 2023

COMMISSIONERS PRESENT

Chair Damien Hall, Vice Chair Matthew Gebhardt, Treasurer Jenny Kim, Commissioner TomiRene Hettman

STAFF PRESENT

Amanda Saul, April Berg, Shaun Cox, Ian Davie, Juli Garvey, Carolina Gomez, Nasir Idrees, Biljana Jesic, Ivory Mathews, Kandy Sage, Shannon Schmidt, Kellie Shaw, Ian Slingerland, Aimee Smith, Celia Strauss, Linda Uppinghouse

LEGAL COUNSEL

Sarah Stauffer Curtiss

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

Cathy Millis, Dahlke Manor resident reported that they are still without a full-time property manager. Currently, someone is on site Fridays with word a person has been hired. Being without an on-site manager causes the residents to feel exposed and witness to those that choose to not follow the rules. One incident culminated in a resident being hurt, but also concerning is lack of access to the community room. In her role as a Community Builder, Millis has received keys to the community room and lobby restroom.

Millis said residents are looking forward to a “harvest party” on October 30 and she is pleased more future events are being discussed.

Chair Damien Hall was sorry to hear about the manager transition, offering hopefulness the new manager would be available soon. He hoped the event would be a great time for the residents and thanked Millis for the ongoing updates.

MEETING MINUTES

Minutes of the August 15, 2023 Board of Commissioners Virtual Meeting and October 4, 2023 Board of Commissioners Virtual Work Session

Chair Damien Hall requested a motion authorizing approval of the minutes for the August 15, 2023 Board of Commissioners Meeting and October 4, 2023 Board Work Session.

There being no discussion, Vice Chair Matthew Gebhardt moved to approve the meeting minutes. Commissioner TomiRene Hettman seconded the motion.

The vote was as follows:

Chair Damien Hall—Aye

Vice Chair Matthew Gebhardt—Aye

Treasurer Jenny Kim—Aye

Commissioner TomiRene Hettman—Aye

MISSION MOMENT – Steve Rudman Scholarship Fund Recipients

Shaun Cox, Goals Program Supervisor presented the Steve Rudman Scholarship Fund Mission Moment. Cox shared the details of the annual award, historic information, and the selection process. According to Cox, this year had a strong applicant pool, making the decisions more difficult but inspiring. The selection committee was comprised of Steve Rudman, Commissioners TomiRene Hettman and Rakeem Washington, Josh Laurie, Portland Community College and Cox. The committee selected four receipts, with one withdrawing due to a change in their plans.

Cox introduce the award winners. Dieumerci Migani, a sophomore at Portland State University studying mechanical engineering. Grace Mamii, a freshman at Hamline University in St. Paul, Minnesota, pursuing a major in psychology and a minor in management. Salma Sheikh, a freshman attending Smith College with plans to pursue a path in law. Sheikh was unable to join the meeting. Mamii took the opportunity to say how fortunate she felt to receive the award and that it will help a lot. She thanked Home Forward.

Commissioner TomiRene Hettman congratulated the award winners. Meeting them and hearing their stories gives her such hope as they are our future.

Former Executive Director Steve Rudman said this is the eighth year for the award and he looks forward to serving on the selection committee. He continues to be inspired by the

stories, impressed with their determination, and encouraged by their aspirations. They are all deserving of this award. Rudman expressed appreciation to Home Forward for continuing to provide the opportunity and the belief in education. Congratulations to the winners, for their inspiring leadership now and tomorrow. This month was a double hit of inspiration with the Dekum event. He said Dekum was a property that always cried out for attention but not big enough to qualify for a HOPE VI grant. Impressive to see it is happening today.

Nasir Idrees, Resident and Community Services Coordinator thanked Steve Rudman and the committee. While being at Stephens Creek Crossing, he has been encouraged by the youth and their growth in becoming exceptional individuals reflected today.

Chair Damien Hall expressed congratulations to the award winners, and appreciation to Migani and Mamii for attending the meeting along with their hard work. He thanked the people involved for making this opportunity available.

Chair Hall reported that the election of officers will be moved to the November meeting.

CONSENT CALENDAR

Resolution 23-10-02 Authorize Changes to Rent Assistance Administrative Plan to Implement Stability Voucher Program

There being no discussion, Chair Damien Hall requested a motion to approve Resolution 23-10-02. Treasurer Jenny Kim moved to adopt Resolution 23-10-02. Commissioner TomiRene Hettman seconded the motion.

The vote was as follows:

Chair Damien Hall—Aye

Vice Chair Matthew Gebhardt—Aye

Treasurer Jenny Kim—Aye

Commissioner TomiRene Hettman—Aye

RESOLUTIONS

Resolution 23-10-03 Authorize Powell Naming Committee Recommendation

Amanda Saul, Assistant Director of General Obligation Bond Development presented the resolution. Saul recapped the 2020 naming policy. The naming committee was comprised of Board Commissioner Jenny Kim, Home Forward staff and an IRCO staff/community member. There were seven proposed names. Saul described the process for how the

names were determined. The committee unanimously chose Hazel Ying Lee given her connection to the area and her background.

Saul reviewed Lee’s bio highlighting that she was the first Chinese American woman to earn a pilot’s license. She was able to locate Lee’s niece who lives in SE Portland and share the information of the name selection. The niece was honored to hear of the naming. Through their conversation she shared her aunt had a wonderful sense of humor, sprinkled with a little bit of troublemaking, summing her up as a “bad ass.” Lee died in a flying accident in 1944 and her family continues to remember her fondly. In closing, Saul said the resolution was reviewed by the READ committee with their approval and support.

Treasurer Jenny Kim appreciated being part of the naming committee and expressed what it meant. Chair Hall said Lee is known but not broadly and hopes her story can be told and reflect the interesting person she was.

There being no discussion, Chair Damien Hall requested a motion to approve Resolution 23-10-03. Commissioner TomiRene Hettman moved to adopt Resolution 23-10-03. Treasurer Jenny Kim seconded the motion.

The vote was as follows:

- Chair Damien Hall—Aye
- Vice Chair Matthew Gebhardt—Aye
- Treasurer Jenny Kim—Aye
- Commissioner TomiRene Hettman—Aye

There being no further business, Chair Damien Hall adjourned the meeting at 5:57 PM.

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

ADOPTED: NOVEMBER 21, 2023

Attest:

Home Forward:

Ivory N. Mathews, Secretary

Damien R. Hall, Chair

RESOLUTIONS



MEMORANDUM

To: Board of Commissioners
Date: November 21, 2023

From: Ian Davie
Chief Operating Officer
503.802.8565
Subject: Clarify the language of Home Forward Bylaws Article VIII, Section 1.1 to align with “housing project” as defined in Oregon Revised Statutes Resolution 23-11-01

To clarify the applicability of the conflicts of interest provision in Article VIII of the Home Forward Bylaws (“Bylaws”), the Board of Commissioners (“Board”) is requested to interpret “any project of this Authority” in Bylaws Article VIII, Section 1.1.1 within its historical context to mean “housing project” as defined in ORS 456.065.

This action clarifies the Bylaws provision that prohibits Home Forward from contracting, subcontracting, or entering into any arrangement “in connection with *any project of this Authority*” in which any Home Forward Commissioner “has an interest, direct or indirect, during his or her tenure or for one year thereafter.” Bylaws VIII.1.1.1 (emphasis added). This action affirms that Home Forward membership in Partners in Diversity does not create a conflict under Article VII, Section 1 of the Bylaws.

BACKGROUND

Commissioner Kim was recently employed as Executive Director of Partners in Diversity (“PiD”). Home Forward is a member of PiD. Commissioner Kim has asked for clarity regarding whether Home Forward’s membership in PiD presents a conflict of interest.

OVERVIEW

The Bylaws prohibit Home Forward from entering into “any contract, subcontract, or arrangement in connection with any project of this Authority” in which any present Commissioner “has an interest, direct or indirect, during [their] tenure or for one year thereafter.” *Id.* The Bylaws do not define what constitutes a “project of this Authority,” so it is unclear from the text alone whether Home Forward’s membership in PiD would implicate

the Bylaws' conflict provision. Because "project of this Authority" is not defined, the Board of Commissioners has the authority to interpret the term in order to determine whether there is a conflict of interest. Bylaws Art. VIII, Section 10.

Having reviewed the Bylaws and the related statutory conflicts of interest provisions, we recommend that the Board interpret "project of this Authority" consistent with the definition of "housing project" in ORS 456.065. A "housing project" is any work or undertaking:

"(a) To provide decent, safe and sanitary urban or rural housing for persons or families of lower income. * * *

"(b) To provide community services facilities for the benefit of the health, recreation, education, culture and welfare of the entire community, without regard to the economic status of the persons or families who may utilize the facilities.

"(c) To demolish, clear or remove buildings from any blighted area. * * *

"(d) To accomplish a combination of the projects described in paragraphs (a), (b) and (c) of this subsection, or accomplish the planning of the buildings and improvements, the acquisition of property, the demolition of existing structures, the construction, reconstruction, alteration and repair of the improvements and all other work in connection with those projects.

"(e) To provide management, administration and contract services between the housing authority and owners of decent, safe and sanitary housing for the purpose of providing affordable housing to persons of eligible income."

ORS 456.065(2)(a)-(e).

The statute uses the definition of "housing project" to describe what activities of members of a housing authority board constitute a conflict of interest under housing authority law. Specifically, ORS 456.115(1) provides:

"No commissioner or employee of an authority shall acquire any interest in any *housing project* or in any property

included or planned to be included in any project, nor shall the commissioner or employee of an authority have an interest except as a tenant in any contract or proposed contract for materials or services to be furnished or used in connection with any *housing project*.”

(Emphases added.)

Interpreting “any project of the Authority” in Article VIII, Section 1.1.1 of the Bylaws to mean a “housing project” as defined in ORS chapter 456 roots the Bylaws’ conflicts of interest provision in the authority granted to Home Forward by the State of Oregon and furthers the policy of preventing bias and unfair financial gain or detriment in certain actions, judgments, or decisions of a decision-making body.

As defined above, a “housing project” is work that provides housing and community service facilities. Membership in PiD would not be a “housing project” under ORS 456.065 because Home Forward’s membership in PiD only allows it to participate “in educational programs that enhance . . . knowledge in diversity, equity and inclusion.” Partners in Diversity, *Homepage*, <https://www.partnersindiversity.org/> (last visited Nov. 13, 2023).

CONCLUSION

The Board of Commissioners (“Board”) is requested to interpret “any project of this Authority” in Bylaws Article VIII, Section 1.1.1 within its historical context to mean “housing project” as defined in ORS 456.065. This action affirms that Home Forward membership in Partners in Diversity does not create a conflict under Article VII, Section 1 of the Bylaws.



RESOLUTION 23-11-01

RESOLUTION 23-11-01 INTERPRETS “PROJECT OF THIS AUTHORITY” AS USED IN BYLAWS ARTICLE VIII, SECTION 1 TO MEAN “HOUSING PROJECT” AS DEFINED IN ORS 456.065. UNDER THIS INTERPRETATION, MEMBERSHIP BY HOME FORWARD IN PARTNERS IN DIVERSITY (“PiD”) IS NOT A “PROJECT OF THIS AUTHORITY” THAT TRIGGERS THE CONFLICTS OF INTEREST REQUIREMENTS IN BYLAWS ARTICLE VIII, SECTION 1

WHEREAS, Home Forward is committed to making decisions that benefit the public trust;

WHEREAS, Home Forward seeks to ensure that individual Commissioners do not unfairly financially benefit from decisions made by the Board of Commissioners; and

WHEREAS, Home Forward seeks to interpret the meaning of “project of this Authority” in Article VIII, Section 1 of the Bylaws so that the applicability of the conflicts of interest provision is clear.

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of Home Forward hereby interprets “project of this Authority” as used in Bylaws Article VIII to mean “housing project” as defined in ORS 456.065. Based on this interpretation, membership in PiD is not a “project of this Authority” under Bylaws Article VIII, Section 1.

ADOPTED: NOVEMBER 21, 2023

Attest:

Home Forward:

Ivory N. Mathews, Secretary

Damien R. Hall, Chair



MEMORANDUM

To: Board of Commissioners

Date: November 21, 2023

From: Jonathan Trutt
Director of Development
503.802.8507

Subject: Authorize Actions Necessary to
Provide Property Tax Exemption
Terracina Vista Apartments
Resolution 23-11-02

REQUEST

The Board of Commissioners is requested to authorize the execution and delivery of documents by Home Forward, on its own behalf and in its capacity as the Housing Authority Limited Partner of Gresham 710 Limited Partnership (the "Partnership"), to provide Terracina Vista with a property tax exemption.

This action supports the Strategic Plan goal to lead with the housing stability ecosystem and advance innovative solutions that expand supply of affordable housing.

BACKGROUND

Per Oregon Revised Statutes (ORS) 307.092, housing developments are entitled to a full property tax exemption if:

- They serve households earning 80% or less of area median income and
- Their ownership structure includes a housing authority.

Home Forward has developed policy guidelines pursuant to which it will participate as a special limited partner within an ownership structure to enable projects to obtain a property tax exemption. Members of the Real Estate and Development (READ) Committee helped develop these policy guidelines.

Gresham and Home Forward into an Intergovernmental Agreement (IGA) in 2021. This IGA enumerates how and when Home Forward will utilize its statutory right to extend property tax exemptions within Gresham city limits. This IGA was authorized by the Resolution 2021-09-03 and extended by one year to run through June 30, 2024.

OVERVIEW

The following key facts are relevant to the Terracina Vista:

- Terracina Vista will be a 92 unit affordable housing development located at 16519, 16535, 16545, 16613 E Burnside Street and 22 NE 165th Avenue, Gresham, OR 97230, Gresham Oregon.
 - Its construction is scheduled to begin in December of 2023.
 - Its residents will be households who meet Low Income Housing Tax Credit (LIHTC) income requirements.
 - LIHTC income requirements dovetail with the income requirements of ORS 307.092.
- Terracina Vista will provide a mix of bedroom sizes, ranging from one to three - bedroom homes.
- Northwest Housing Alternatives and USA Properties Fund will serve as Terracina Vista's co-general partners.
- Gresham and Home Forward have reviewed Terracina Vista's request for a property tax exemption pursuant to the terms of our IGA.
- Gresham and Home Forward concur that Terracina Vista meets the eligibility criteria enumerated in our IGA.
- Unlike LIHTC projects that are developed by Home Forward, Home Forward is not required to lend the Partnership money, to lease property to the Partnership, to provide financial guaranties to Terracina Vista's lenders or investor, or to operate Terracina Vista.

CONCLUSION

Staff requests the Board of Commissioners authorize the delivery and execution of documents to admit Home Forward as the Housing Authority Limited Partner to the Partnership. Staff presented a draft of this memo and resolution to the READ committee on November 3, 2023.

ATTACHMENTS

Certificate of Secretary

Exhibit A: Resolution 2021-09-03 and Accompanying Memo



RESOLUTION 23-11-02

RESOLUTION 23-11-02 AUTHORIZES THE EXECUTION AND DELIVERY OF DOCUMENTS BY HOME FORWARD, ON ITS OWN BEHALF AND IN ITS CAPACITY AS HOUSING AUTHORITY LIMITED PARTNER OF GRESHAM 710 LIMITED PARTNERSHIP, IN CONNECTION WITH THE FINANCING, CONSTRUCTION AND OPERATION OF TERRACINA VISTA APARTMENTS

WHEREAS, Home Forward seeks to encourage the provision of long-term housing for low income persons residing in the City of Gresham, Oregon;

WHEREAS, ORS 456.120(20) authorizes Home Forward to have a nonstock interest in limited liability companies in order to further Home Forward's purposes;

WHEREAS, ORS 456.065 defines "housing project" to include, among other things, "any work or undertaking . . . to provide decent, safe and sanitary urban or rural housing for persons or families of lower income";

WHEREAS, ORS 307.092 provides a property tax exemption for property of a limited partnership for which a housing authority is a partner, so long as the property is rented to persons of lower income for housing purposes, and the limited partnership complies with ORS 307.162;

WHEREAS, ORS 456.135 authorizes Home Forward to delegate to one or more of its agents and employees such powers as it deems proper;

WHEREAS, Gresham 710 Limited Partnership (the "Partnership") was formed to develop own, construct and operate a 92-unit multifamily apartment building and associated parking apartment located at 16519, 16535, 16545, 16613 E Burnside Street and 22 NE 165th Avenue, Gresham, Oregon 97230, (the "*Project*") which is intended to qualify for federal low-income housing tax credits ("*LIHTCs*") under Section 42 of the Internal Revenue Code of 1986, as amended (the "*Code*"). (the "Development");

WHEREAS, the current partners of the Partnership are USA Gresham 710, LLC, an Oregon limited liability company (the "Administrative General Partner"), NHA Gresham GP LLC, an Oregon limited liability company ("Managing General Partner" and collectively with the Administrative General Partner, the "General Partners") and USA Properties Fund, Inc., a California corporation (the "Limited Partner");

WHEREAS, the Partnership is governed by a Limited Partnership Agreement (the "Partnership Agreement");

WHEREAS, the General Partners have asked that Home Forward become Special Limited Partner of the Partnership, and that Home Forward provide certain development services with respect to the Development, in exchange for the payment of a fee to Home Forward, a commitment to maintain the Development as affordable rental housing for 60 years, and a subordinate right to purchase the Development at the end of the tax credit compliance period; and

WHEREAS, Home Forward's Board of Commissioners (the "Board") finds and determines that, as a result of Home Forward's participation as a limited partner of the Partnership can qualify for a property tax exemption that will reduce the Development's annual operating expense and allow the Partnership to serve its intended tenant population at rents restricted by the federal low income housing tax credit program;

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. Participation in Partnership. Home Forward is hereby authorized to acquire a limited partnership interest in the Partnership, a become a limited partner of the Partnership. Home Forward is further authorized to expend up to \$10 to make a capital contribution to the Partnership upon the following terms and conditions:
 - An affordability covenant shall be recorded against the property restricting the Project to households with incomes at initial occupancy averaging of 60% or less of the Area Median Income or less for a period of 60 years.
 - Home Forward shall provide no guarantees.
 - Home Forward shall accept no underwriting, operational or fiduciary responsibilities.
 - Sole recourse in the event of any default is limited to Home Forward's partnership or member interest.
 - Home Forward shall be fully indemnified by General Partners and or affiliates with net worth requirements acceptable to Home Forward for any and all

claims arising from our participation in the project, including but not limited to any environmental claims.

- The property tax exemption is necessary for the project's sources and uses to balance appropriately.
- The property tax exemption is necessary for the project's economic feasibility
- Payment of a fee of not to exceed \$564,564. The Fee is to be paid upon Home Forward's admission into the Partnership.
- Home Forward's is granted a right of refusal to purchase the property- at the end of the fifteen year federal compliance period at the Minimum Purchase Price as defined by U.S.C. 26 Section 42 (i)(7) subordinate to any option or right of first refusal granted to the managing member or an affiliate.
- Home Forward shall have unilateral right to withdraw from the partnership under certain circumstances—e.g. non-compliance with affordability covenants, acts of fraud, gross negligence.

2. Approval of Documents. Home Forward will be presented with drafts of the following documents to be executed and delivered by Home Forward in connection with the Partnership and the Development (the "Documents"), which documents will, upon request, be placed on file with Home Forward's Secretary:

- Amended and Restated Limited Partnership Agreement among the General Partners, Limited Partner and Home Forward
- Indemnity Agreement between the Partnership, General Partners and Home Forward.
- The Regulatory Agreement
- All such other documents as may be reasonably necessary to accomplish the foregoing.

Home Forward is authorized and directed to execute and deliver the Documents upon the review and approval of legal counsel and the Director of Development and any Authorized Officer's signature on the final Documents shall be construed as Home Forward's approval of such changes. While the titles of and parties to the Documents may change, no such change shall affect the authority conferred by this resolution to execute, deliver, file (if required), enforce and perform the Documents in their final form.

3. Execution of Documents. The Chair of the Board, Home Forward’s Chief Executive Officer, Home Forward’s Chief Financial Officer, and their respective designees (each, an “Authorized Officer” and, collectively, the “Authorized Officers”), and each of them acting alone, are authorized and directed to execute and deliver the Documents on behalf of Home Forward. The Authorized Officers (and each of them acting alone) are further authorized and directed to take any other action and to execute such other documents as may be required to be taken or executed by Home Forward under the provisions of or as necessary to carry out the transactions contemplated by the Documents and this resolution. From and after the date the Documents are executed, the Authorized Officers (and each of them acting alone) are authorized and directed, without further Board approval, to take such actions on behalf of Home Forward that are required to be taken by Home Forward in its capacity as a limited partner of the Partnership.

4. ORS 456.153 Determinations. On behalf of Home Forward, the Board finds and determines that a substantial number of persons of eligible income in the area served by Home Forward cannot obtain housing for 30% of less or their income. Based on the foregoing determination, the Board hereby declares, on behalf of Home Forward, the need for additional housing for persons or families of lower income that can be addressed by Home Forward participating in the financing, development, ownership, management and/or operation of mixed income housing projects.

5. Supplemental Authorization. The Authorized Officers, and each of them acting alone, are authorized on behalf of Home Forward to: (i) determine that any document authorized by this resolution is, at the time such document otherwise would be executed, no longer necessary or desirable and, based on such determination, cause Home Forward not to execute or deliver such document; and (ii) execute and deliver and, if applicable, file (or cause to be delivered and/or filed) any government forms, affidavits, certificates, letters, documents, agreements and instruments that such officer determines to be necessary or advisable to give effect to this resolution and to consummate the transactions contemplated herein.

6. Execution of Duties and Obligations. The Board authorizes Home Forward’s Chief Executive Officer to cause Home Forward to fulfill Home Forward’s duties and obligations under the Documents and other instruments authorized by this resolution.

7. Acting Officers Authorized. Any action required by this resolution to be taken by the Chair of the Board, Home Forward’s Chief Executive Officer, or Home Forward’s Chief Financial Officer, may, in the absence of such person, be taken by the duly authorized acting Chair of the Board, acting Chief Executive Officer of Home Forward, or acting Chief Financial Officer, respectively.

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

9. Effective Date. This resolution shall be in full force and effect from and after its adoption and approval.

ADOPTED: NOVEMBER 21, 2023

Attest:

Home Forward:

Ivory N. Mathews, Secretary

Damien R. Hall, Chair

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Chief Executive Officer and Secretary-Treasurer of Home Forward and keeper of the records of Home Forward, CERTIFY:

1. That the attached Resolution 23-11-02 (the "Resolution") is a true and correct copy of the resolution of the Board of Commissioners of Home Forward, as adopted at a meeting of Home Forward held on November 21, 2023, and duly recorded in the minute books of Home Forward.

2. That such meeting was duly convened and held in all respects in accordance with law, and, to the extent required by law, due and proper notice of such meeting was given; that a quorum was present throughout the meeting and a majority of the members of the Board of Commissioners of Home Forward present at the meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 21st day of November, 2023.

HOME FORWARD

Ivory N. Mathews, Chief Executive Officer

Exhibit A



MEMORANDUM

To: Board of Commissioners
Date: September 21, 2021

From: Jonathan Trutt, Director
Development & Community
Revitalization
503.802.8507
Subject: Authorize Intergovernmental
Agreement with City of Gresham
for Property Tax Exemption
Resolution 21-09-03

Staff requests the Board of Commissioners to authorize Home Forward to execute an Intergovernmental Agreement (IGA) with Gresham. The IGA outlines the terms under which Home Forward may elect to provide property tax exemption to new affordable housing developments within Gresham.

This action supports Forward's One System Strategic Plan Goal: We will work tirelessly to add more affordable housing in our community, regardless of our role or ownership stake, in alignment with other systems of care.

BACKGROUND

Property tax exemption is an effective affordable housing financing tool because it increases the private mortgage a project can obtain. For any given project, a larger private mortgage translates into less reliance on limited state and local funding sources such as general obligation bonds.

Oregon law allows for affordable housing property tax exemptions through a variety of methods.

- One common method—utilized by non-for-profit developers in Portland—relies on the approval of local taxing jurisdictions.

- Housing authority property ownership is another route to property tax exemption.
 - Affordable apartments in properties owned by Oregon housing authorities receive property tax exemption so long as they are income- and rent-restricted at or below the 80% of area median income level.
 - This exemption is available to a project even when a housing authority has an extremely limited role in its development and operations—e.g. a 0.01% ownership stake, no fiduciary responsibilities and no role in daily operations (a “Limited Partner Role.”)
 - Property tax exemption provided via a housing authority’s Limited Partner Role does not require approval by any local taxing jurisdictions.

OVERVIEW

In recent months, Gresham and Home Forward staff explored the idea of a property tax exemption for new affordable housing via a Limited Partner Role. Key discussion themes included:

- A commitment to work collaboratively as jurisdictional partners.
- The need to balance affordable housing financing benefits with the necessity of funding core city services.
- A desire to provide a transparent, mutually agreed-upon set of criteria to affordable housing developers pursuing projects within Gresham.

These discussions resulted in the attached IGA. Key elements of the IGA include:

- A lump sum payment in lieu of taxes shared by Gresham and Home Forward.
 - Gresham will receive 60% of this payment.
 - Home Forward will use its share of the payment towards resident services efforts within Gresham.
- An agreement that Home Forward will offer property tax exemption via a Limited Partner Role only to projects that meet both Home Forward and Gresham requirements.
- Limitations on time and extent. Property tax exemption will be available only to four new construction projects and the agreement expires on June 30, 2023.

CONCLUSION

Executing the IGA can help expand Gresham’s affordable housing supply without subjecting Home Forward to development or operational risk. Staff recommends that the Commissioners authorize Home Forward to enter into the attached IGA with Gresham.

ATTACHMENT

Exhibit 1 – Intergovernmental Agreement Between the City of Gresham and Home Forward



RESOLUTION 21-09-03

RESOLUTION 21-09-03 AUTHORIZES THE EXECUTIVE DIRECTOR TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF GRESHAM REGARDING PROPERTY TAX EXEMPTION FOR AFFORDABLE HOUSING

WHEREAS, Multnomah County faces an affordable housing shortage;

WHEREAS, property tax exemptions are an effective affordable housing financing tool that decreases reliance on state and local capital funding sources;

WHEREAS, the City of Gresham recognizes property tax exemption's value as an affordable housing financing tool;

WHEREAS, per Oregon law, Home Forward can provide property tax exemptions to affordable housing efforts spearheaded by other organizations;

WHEREAS, consistent with Gresham's affordable housing development goals, Home Forward wishes to provide property tax exemption to new affordable housing developments within Gresham spearheaded by other organizations;

WHEREAS, Gresham and Home Forward have jointly drafted an Intergovernmental Agreement regarding property tax exemption for new affordable housing;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Home Forward authorizes and directs the Executive Director to execute an Intergovernmental Agreement with the City of Gresham substantially in accordance with the document attached as Exhibit 1.

ADOPTED: SEPTEMBER 21, 2021

Attest:



Michael Buonocore, Secretary

Home Forward:



Damien R. Hall, Chair



MEMORANDUM

To: Board of Commissioners

Date: November 21, 2023

From: Jonathan Trutt
Director of Development
503.802.8507

Subject: Authorize Execution of a Contract
for Professional Architecture and
Engineering Services for Civic
Drive
Resolution 23-11-03

Authorize Execution of Contract
for Construction Manager/
General Contractor Services for
Civic Drive
Resolution 23-11-04

REQUEST

The Board of Commissioners is requested to authorize two separate resolutions related to the development of Civic Drive. These resolutions authorize Home Forward to execute:

- 1) A contract in the not-to-exceed amount of \$1,400,000 for architecture and engineering services with Hacker Architects.
- 2) A preconstruction Construction Management and General Contractor (CM/GC) services contract in the amount of \$200,000 with Bremik Construction.

These actions support Home Forward's 2023-2026 Strategic Plan Goal to lead within the housing stability ecosystem and use our developmental expertise to advance innovative solutions that expand supply and address community needs.

BACKGROUND

Civic Drive will be a new construction project that stems from Home Forward's second attempt to obtain site control of the Civic Drive parcel. In 2017, Metro (the parcel's current owner) issued a Request for Proposals (RFP) for a developer of Civic Drive site. Home Forward responded, but Metro ultimately decided not to award the Civic Station site to any RFP respondent.

Civic Drive will bring affordable housing, early learning classroom space and culturally specific resident services to a Metro-owned parcel adjacent to the Civic Drive MAX stop in Gresham. Project highlights include:

- Approximately 60 new affordable home for families, all with project-based rental assistance from Home Forward.
- An agreement with the Immigrant and Refugee Coalition of Oregon (IRCO) to
 - Offer priority access for IRCO-referrals for half of Civic Drive's homes.
 - Deliver general and culturally specific resident services on – site.
 - Create affordable early learning space, serving the general public and immigrant and refugee populations, likely funded by Multnomah County's Preschool for All program.

The project will deliver a variety of apartment sizes with an emphasis on three-bedroom homes. All homes will come with rent assistance provided through HUD's Faircloth to RAD initiative. Per the rent assistance attached to all homes via Faircloth to RAD, no household will pay more than 30% of its total income for housing and utilities.

Home Forward will act as the developer and general partner in a Low Income Housing Tax Credit (LIHTC) partnership entity that will own the Civic Drive development. The project is anticipated to leverage multiple state and local financing sources in addition to LIHTC. In June 2023, it secured a competitively-awarded allocation of Metro General Obligation Bonds from Gresham and, in spring of 2024, Home Forward intends to apply to Oregon Housing and Community Services for the balance of its needed funding. Prior to financial closing, Home Forward's line of credit will pay for design and engineering services and other development expenses. After financial closing, the construction loan will reimburse Home Forward's line of credit.

OVERVIEW OF ARCHITECT AND CONTRACTOR SELECTION

In conjunction with our response to Metro's 2017 Developer RFP for the Civic Drive site, Home Forward's Procurement & Contracts Department issued a Request for Proposals for Architectural and Engineering Services. Evaluation criteria included:

- Respondents' team members
- The team's portfolio of work
- Underutilized Business Entity (UBE) Participation Plan
- Fee

Similarly, Home Forward issued a Request for Proposals for Construction Manager/General Contractor Services in conjunction with our response to Metro's 2017 Developer RFP for the Civic Drive site. Evaluation criteria included:

- Respondents' team members and capacity
- The team's portfolio of relevant work
- Underutilized Business Entity (UBE) Participation Plan
- Fee

Through these selection processes in 2017, Home Forward chose Hacker Architects and Bremik Construction as Civic Drive's design and construction team. In 2023, our Procurement Department determined that a new selection process was unnecessary because we were applying for the same development opportunity and had originally selected Hacker and Bremik through competitive processes.

The first resolution following this memorandum authorizes architecture and engineering services with Hacker Architects in an amount not-to-exceed \$1,400,000. The full scope of work will include architecture and engineering services from programming through construction administration. Hacker will also support Home Forward during our community outreach efforts in the beginning phase of the project.

The second resolution following this memorandum authorizes pre-construction services from Bremik and its subcontractors in an amount not-to-exceed \$200,000. Staff will present a contract amendment for a construction Guaranteed Maximum Price (GMP) to the Board of Commissioners at a later date.

Per our contracts with Hacker and Bremik, both organizations will be subject to Home Forward's current Economic Equity Policy.

CONCLUSION

Home Forward staff requests that the Board of Commissioners authorize the execution of two resolutions for the development of Civic Drive: an architecture and engineering contract and a CM/GC preconstruction services contract.

The Real Estate and Development (READ) Committee of Home Forward's board reviewed a draft of this resolution at its November 2023 meeting.



RESOLUTION 23-11-03

RESOLUTION 23-11-03 AUTHORIZES THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH HACKER ARCHITECTS FOR ARCHITECTURE AND ENGINEERING SERVICES FOR THE CIVIC DRIVE DEVELOPMENT, AN AFFORDABLE HOUSING DEVELOPMENT

WHEREAS, Home Forward, a housing authority and a public body corporate and politic of the State of Oregon, seeks to encourage the provision of long-term housing for persons with low-income persons residing in Multnomah county, Oregon; and

WHEREAS, Home Forward plans to build approximately 60 units of affordable housing on the Civic Drive Property; and

WHEREAS, prior to financial closing, Home Forward's line of credit will be used to pay for Civic Drive's design services and other development expenses; and

WHEREAS, at financial closing, a construction loan will reimburse Home Forward's line of credit for Civic Drive's design and other development expenses; and

WHEREAS, Home Forward staff managed a competitive procurement process to select and award Hacker Architects the contract to undertake architecture and engineering services for Civic Drive; and

WHEREAS, Home Forward will work with Hacker Architects to achieve 30% Underutilized Business Enterprise (UBE) participation; and

WHEREAS, pursuant to the needs of the project, Home Forward staff recommend executing a contract with Hacker Architects for all architecture and engineering service from programming through construction administration;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Home Forward authorizes and directs the Executive Director to execute a Contract in a not-to-

exceed amount of \$1,400,000 for architecture and engineering service with Hacker Architects for Civic Drive; and

BE IT FURTHER RESOLVED, that the Board of Commissioners of Home Forward authorizes the utilization of Home Forward’s line of credit to pay all architecture and engineering-related costs for Civic Drive.

ADOPTED: NOVEMBER 21, 2023

Attest:

Home Forward:

Ivory N. Mathews, Secretary

Damien R. Hall, Chair



RESOLUTION 23-11-04

RESOLUTION 23-11-04 AUTHORIZES THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH BREMIK CONSTRUCTION FOR CONSTRUCTION MANAGER / GENERAL CONTRACTOR (CM/GC) PRECONSTRUCTION SERVICES FOR CIVIC DRIVE

WHEREAS, Home Forward, a housing authority and a public body corporate and politic of the State of Oregon, seeks to encourage the provision of long-term housing for persons with low-income persons residing in Multnomah county, Oregon; and

WHEREAS, Home Forward plans to build approximately 60 units of affordable housing on the Civic Drive Property; and

WHEREAS, Home Forward identifies significantly important contracts that support the Home Forward Strategic Plan to be presented to the Board of Commissioners; and

WHEREAS, prior to financial closing, Home Forward's line of credit will be used to pay for Civic Drive's pre-construction and other development expenses; and

WHEREAS, at financial closing, a construction loan will reimburse Home Forward's line of credit for Civic Drive pre-construction and other development expenses; and

WHEREAS, Home Forward staff managed a competitive procurement process to select and award Bremik Construction the contract to undertake CM/GC preconstruction services for Civic Drive; and

WHEREAS, Home Forward will work with Bremik Construction to all achieve aspects of Home Forward's Economic Equity Policy; and

WHEREAS, pursuant to the needs of the project, Home Forward staff recommend executing a contract with Bremik Construction;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Home

Forward authorizes and directs the Executive Director to execute a contract with Bremik Construction in the amount of \$200,000 for CM/GC preconstruction services for Civic Drive; and

BE IT FURTHER RESOLVED, that the Board of Commissioners of Home Forward authorizes the utilization of Home Forward's line of credit to pay all CM/GC Preconstruction Services for Civic Drive.

ADOPTED: NOVEMBER 21, 2023

Attest:

Home Forward:

Ivory N. Mathews, Secretary

Damien R. Hall, Chair

STAFF REPORTS

**Procurement & Contracts Department
MONTHLY CONTRACT REPORT
Contracts Approved 09/01/23 - 10/31/23**

PUBLIC IMPROVEMENT
(CONSTRUCTION & MAINTENANCE SERVICES)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3216	0	Roof Toppers, Inc	\$ 30,350.00	Peter Paulson roofing	DCR	9/1/2023	12/14/2023
C3222	0	Raynor Painting	\$ 56,000.00	North Façade Painting at Fountain Place	DCR	9/14/2023	10/13/2023
C3230	0	Performance Plus Restoration	\$ 42,614.52	Buildback at Slavin Court unit 1	Property Management	9/27/2023	1/15/2024
C3214	0	Air X LLC	\$ 523,000.00	St Francis HVAC Replacement	DCR	10/3/2023	4/1/2025
C3227	0	Walsh Construction Co.	\$ 89,750.00	Peter Paulson/Gretchen Kafoury Design-Build programming phase	DCR	10/3/2023	6/30/2025
C3225	0	Lovett Inc	\$ 1,930.00	Commercial hydro jet and scope of the main sewer line to identify route and conditions at Gallagher Plaza. (to inform us of extent of damage)	DCR	10/10/2023	12/31/2023
Subtotal			\$ 743,644.52				6

GOODS & SERVICES

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3217	0	West Coast Landscape LLC	\$ 12,360.00	Landscaping at HWE	Property Management	9/11/2023	9/30/2024
C3231	0	Clair Company, Inc	\$ 2,000.00	Fountain place fire escape rail load testing	DCR	9/18/2023	12/31/2023
C3234	0	Tonkin Wilsonville Nissan	\$ 36,871.89	2023 Frontier SV King Cab 4x2	IFS	9/27/2023	10/30/2023
C3228	0	Freedom Security Solutions	\$ 429,240.00	24/7 Security at HWE	Property Management	9/28/2023	9/30/2024
C3229	0	Freedom Security Solutions	\$ 429,240.00	24/7 Security at NWT	Property Management	9/28/2023	9/30/2024
C3235	0	Alpha Environmental Services	\$ 6,500.00	Excavate and replace sewer line at Clark Center	Asset Mgmt	9/29/2023	10/30/2023
C3239	0	Carbonell Cleaning Solutions	\$ 9,360.00	Landscaping at Medallion & Williams	Property Management	10/5/2023	10/8/2024
C3224	0	Lovett Inc	\$ 1,930.00	Commercial hydro jet and scope of the main sewer line to identify route and conditions at Ruth Haefner Plaza. (to inform us of extent of damage)	DCR	10/10/2023	12/31/2023

C3232	0	Carahsoft Technology DBA DocuSign	\$ 13,249.20	Electronic document signing	Procurement	10/19/2023	7/31/2024
Subtotal			\$ 940,751.09				9

PERSONAL SERVICE CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3218	0	Village Resiliency Project	\$ 3,800.00	Trauma Workshop	T&OD	9/5/2023	12/31/2024
C3220	0	Susan Brannon Consulting	\$ 200,000.00	Yardi consulting and troubleshooting for IT; Rule 46-0340	Executive	9/7/2023	8/31/2028
C3223	0	Cuenta Conmigo LLC	\$ 4,000.00	Meeting facilitation training for PMs and RPMs	Property Management	9/20/2023	12/31/2023
C3233	0	Epic Land Solutions	\$ 295,600.00	Resident Relocation at Peaceful Villa	DCR	10/3/2023	4/30/2024
C3237	0	Hainline & Associates Inc	\$ 25,000.00	Fountain Place construction scheduling and claims dispute consulting	DCR	10/10/2023	3/31/2024
C3236	0	Le Chevallier Strategies	\$ 100,000.00	Communications consulting related to media, messaging, and public engagement. Additional service may also include assistance with confidential public records requests. Rule 46-0340	Executive	10/16/2023	12/31/2025
C3243	0	James Reyes	\$ 5,000.00	Template design for T&OD	T&OD	10/30/2023	1/31/2024
Subtotal			\$ 633,400.00				7

PROFESSIONAL SERVICE CONTRACTS (A&E)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3201	0	Forensic Building Consultants	\$ 98,000.00	Envelope rehabilitation permit drawings for the Schiller Way Apartments.	DCR	9/5/2023	3/1/2025
C3221	0	Environmental Works	\$ 9,000.00	Design of passive radon system for the Peaceful Villa new development. Assistance in providing necessary documentation to the City of Portland for radon system permit.	DCR	9/11/2023	12/15/2024
Total			\$ 107,000.00				2

AMENDMENTS TO EXISTING CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2271	10	Colas Construction	\$ 125,820.91	Powell CO #10	DCR	9/5/2023	4/30/2024
C2447	6	Hacker Architects	\$ 7,875.00	Additional design services Killingsworth	DCR	9/5/2023	12/31/2025
C2919	12	Walsh Construction Co.	\$ 149,508.00	Fairfield Design-Build CO #05	DCR	9/5/2023	12/31/2024
C2868	11	Walsh Construction Co.	\$ -	Correcting error in the stated total in Phase 2 GMP. Amount corrected in line item above already	DCR	9/6/2023	9/30/2025
C2868	12	Walsh Construction Co.	\$ 36,722.65	Dekum CO #9	DCR	9/6/2023	9/30/2025
C2868	13	Walsh Construction Co.	\$ -	Amendment to lock in Davis-Bacon rates	DCR	9/6/2023	9/30/2025
C2448	5	O'Neill/Walsh Community Builders	\$ 35,501.00	Killingsworth CMGC CIC 4	DCR	9/8/2023	6/30/2025
C2448	6	O'Neill/Walsh Community Builders	\$ 7,925.00	Killingsworth CMGC CIC 5	DCR	9/8/2023	6/30/2025
C2976	9	Walsh Construction Co.	\$ 450,169.89	Grace Peck CO #04	DCR	9/8/2023	12/31/2024
C2769	8	MWA Architects Inc	\$ 77,780.00	A&E Troutdale Redesign of construction documents to meet the Development Agreement changes which include structural, civil, landscape and architectural changes.	DCR	9/12/2023	4/1/2026
C2271	9	Colas Construction	\$ 2,950,830.00	Powell CO #9	DCR	9/13/2023	4/30/2024
C2857	3	Bremik Construction	\$ 51,634.00	Troutdale CMGC Design modifications for the MEPFS trades to meet the new Troutdale Development Agreement. Including a new scope of work for street lighting design and additional project cost estimating.	DCR	9/13/2023	12/10/2025
C3039	2	Central City Concern	\$ 336,300.00	Behavioral health case management services at BCC; amended to extend contract	Community Services	9/26/2023	6/30/2024
C3139	1	Le Chevallier Strategies	\$ 12,500.00	Event planning & media services for grand openings and ground breakings T&M; amended to add funds for deikum grand opening	DCR	9/26/2023	6/30/2024
C3163	1	Hyphn	\$ (42,382.68)	Deductive amendment because actual chosen furniture was less than the preliminary original contract value	DCR	9/26/2023	6/1/2024
C3013	4	Fulcrum Construction & Building Services LLC	\$ -	Schiller Way Ventilation and Roof Rehab; amended to extend end date for closeout purposes	DCR	9/27/2023	10/31/2023
C3170	1	Melody Martinez Consulting LLC	\$ 7,375.00	Equity Consultation; amended to update scope and extend contract	Executive	10/2/2023	7/31/2024
C2769	9	MWA Architects Inc	\$ 55,800.00	Due to the extension of the contract duration of an additional year, the fees for design and construction administration services have increased. This Mod compensates MWA for the added costs.	DCR	10/3/2023	4/1/2026
C3118	1	Performance Systems Integration (PSI)	\$ 2,041.74	HWE fire alarm extending project duration	DCR	10/3/2023	12/31/2023

C3026	7	Bacharach Construction LLC	\$ -	Celilo court project schedule change	DCR	10/4/2023	12/31/2023
C3105	1	Waste Management	\$ -	Garbage & Recycling Services; amending scope for dekum	Property Management	10/5/2023	3/31/2026
C3009	3	Carpenter Smith Consulting LLC	\$ 250.00	Beating Burnout and the Power of Belonging Workshops; amended to add workshop	Talent & Organizational Development	10/16/2023	11/5/2023
C2964	6	Bora Architecture Inc	\$ 61,649.00	Design services for Peaceful Villa; amended to increase scope of work	DCR	10/18/2023	6/30/2026
C2552	1	Immigrant Refugee Community Organization (IRCO) International Language Bank	\$ -	On-Call Interpreter and Translation Services for the Agency	Rent Assistance	10/19/2023	6/25/2025
C2825	2	KPFF Consulting Engineers	\$ 5,800.00	Group 7 post-construction ALTA survey for Eastwood Court	Executive	10/19/2023	12/21/2023
C2976	10	Walsh Construction Co.	\$ 190,701.00	Grace Peck CO #05	DCR	10/19/2023	12/31/2024
C2800	1	First Response	\$ 8,950.00	Security Services at North Maryland; amended to extend contract	Asset Mgmt	10/23/2023	8/1/2024
C2181	2	Otis Elevator	\$ 50,000.00	Elevator Preventive Maintenance Hollywood East; amended to add funds	Property Management	10/24/2023	2/28/2024
C2984	3	Central Geotechnical Services, LLC	\$ 1,000.00	Geotechnical Services for the Peaceful Villa Redevelopment; amended to update scope	DCR	10/26/2023	12/30/2024
C3078	1	Forensic Building Consultants	\$ -	Building Enclosure Rehabilitation consulting services for the Courtyard drain and waterproofing at BCC; amended to add time	DCR	10/31/2023	8/20/2024
Subtotal			\$ 4,583,750.51				30

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			\$ 7,008,546.12				54

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

Estimated Contract Amount	Description	Dept.	Solicitation Period
\$2.5 million	Security Services at HWE & NWT	Prop Mgmt	Waiting Board Approval
TBD	Civic Station Housing A&E	DCR	In progress
TBD	Civic Station Housing CM/GC	DCR	In progress
TBD	Relocation for Peaceful Villa	DCR	Waiting Board Approval
TBD	Broadway Corridor A&E	DCR	In progress
TBD	Broadway Corridor CM/GC	DCR	In progress
\$6 million	Sequoia Square Building Enclosure Rehab	DCR	Oct 2023
\$200k	Event Planning	DCR	Nov 2023
TBD	On-call Painting Services	IFS	Nov 2023
TBD	STRA	Homeless Initiatives	Jan 2024
\$1.650 million	A&E for N. Maryland	DCR	2024
\$13.2 million	CM/GC for N. Maryland	DCR	2024
\$1.5 million	CHSP Housekeeping & Personal Care	Community Services	TBD
\$2.17 million	Design and construction services for Sequoia	DCR	TBD
\$910k	Design and construction services for Schiller Way	DCR	TBD