

PUBLIC NOTICE:



Home Forward
BOARD OF COMMISSIONERS
will meet on
Tuesday, August 19, 2025
At 5:30 pm
Via Zoom Webinar

Join from PC, Mac, iPad, or Android:

<https://homeforward.zoom.us/j/84077409330?pwd=ddFCKQPyAab9ZQgO42MGLacagEaain.1>

Passcode:803166

Phone one-tap:

+12532050468,,84077409330#,,, *803166# US

+12532158782,,84077409330#,,, *803166# US (Tacoma)

Join via audio:

877 853 5257 US Toll Free

888 475 4499 US Toll Free

833 548 0276 US Toll Free

833 548 0282 US Toll Free

Webinar ID: 840 7740 9330

Passcode: 803166



MEMORANDUM

To: Community Partners

Date: August 12, 2025

From: Ivory N. Mathews, Chief Executive Officer

Subject: Home Forward Board of Commissioners August Meeting

The Board of Commissioners of Home Forward will meet on Tuesday, August 19 at 5:30 PM virtually using the Zoom webinar 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 or the call in information:

Join from PC, Mac, iPad, or Android:

<https://homeforward.zoom.us/j/84077409330?pwd=ddFCKQPyAab9ZQgO42MGLacagEaain.1>

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The commission meeting is open to the public.

AGENDA



BOARD OF COMMISSIONERS MEETING

HOME FORWARD
135 SW ASH STREET
PORTLAND, OREGON
VIA ZOOM

<https://homeforward.zoom.us/j/84077409330?pwd=ddFCKQPyAab9ZQgO42MGLacagEaain>

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AUGUST 19, 2025, 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 June 17, 2025 Board of Commissioners Virtual Meeting

REPORTS AND RESOLUTIONS

Following Reports and Resolutions:			
25-08	Topic	Presenter/POC	Phone #
01	Authorize Changes to Chapter 4 of the Administrative Plan	Terren Wing	503.802.8458
02	Authorize Predevelopment Loan for Broadway Corridor Development	Amanda Saul Michael Fu	503.802.8552 503.802.8499
03	Authorize Construction Loan Extension, Sponsor Loan and Permanent Financing for Hazel Ying Lee Apartments	Amanda Saul Michael Fu	503.802.8552 503.802.8499

04	In Memoriam of Commissioner Shannon Olive	Ivory Mathews	503.802.8423
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THE NEXT MEETING OF THE BOARD OF COMMISSIONERS

Home Forward is currently operating in a state of emergency. We will continue to conduct board-related business as it is currently scheduled but will update the public on the venue or forum by which it occurs as we assess the situation.

The Board Work Sessions are quarterly with the next meeting on Thursday, September 4, 2025 at Noon. The next Board of Commissioners meeting is on Tuesday, September 16, 2025 at 5:30 PM.

EXECUTIVE SESSION

The Board of Commissioners of Home Forward may meet in Executive Session pursuant to ORS 192.660(2). Only representatives of the news media and designated staff are allowed to attend. News media and all other attendees are specifically directed not to disclose information that is the subject of the session. No final decision will be made in the session.

ADJOURN

MINUTES



BOARD OF COMMISSIONERS MONTHLY MEETING
HOME FORWARD
HELD VIRTUALLY
135 SW Ash Street Portland, OR 97204
June 17, 2025

COMMISSIONERS PRESENT

Chair Matthew Gebhardt, Treasurer Jessy Ledesma, Chair Emeritus Damien Hall
Commissioners Shannon Olive and Breann Preston

STAFF PRESENT

April Berg, Shaun Cox, Ian Davie, Juli Garvey, Biljana Jesic, Casey Little, Ivory Mathews, Jimmy Rattanasouk, Brian Rutzen, Kandy Sage, Amanda Saul, Kellie Shaw, Aimee Smith, Celia Strauss, Jonathan Trutt, Linda Uppinghouse, Shannon Schmidt, Nikolai Ursin, Terren Wing

Chair Matthew Gebhardt convened the meeting of the Board of Commissioners at 5:32 PM.

Charles Robertson, resident and Community Builder at New Columbia continually works to better the community he lives in. It is a community that is enhanced by his involvement with the Village Market coming online fifteen years ago. There is a bicycle house, beautiful park, community gardens and the neighboring Charles Jordan Community Center. In the center of the property is a vacant lot with a huge tree. Robertson would like to see Home Forward consider food carts which could fix an eye sore, provide more options for the community and the surrounding neighborhood, a revenue source for Home Forward, and the possibility of new customers to the market. He polled 75 New Columbia residents, and they agreed it was a good idea. Robertson closed by saying it could be a win-win for everyone.

Chair Matthew Gebhardt said it sounds like an excellent idea and agreed with the idea of using the lot. Not knowing what the limitations are in doing this but expects staff will consider and follow up. Chair Gebhardt suggested a discussion at the next READ meeting.

MISSION MOMENT – Steve Rudman Scholarship Fun Recipients

Shaun Cox, Program Supervisor in Community Services, highlighted the scholarship process. This year there was funding to award four scholarships to Eleem Reta, Makayla Carney, Omari Ladd and Sidi Gedi. Cox thanked the selection committee comprised of Commissioner Jessy Ledesma, Josh Laurie, PCC, Ian Davie and Steve Rudman. Sidi Gedi will be a second-year business student at PSU, saying the scholarship means a lot. He appreciated being recognized and for the support.

Omari Ladd was on a trip to Los Angeles with SEI and his mother Brittney Clark spoke on his behalf. As her first born son, Omari did not let autism get in his way of graduating. He has received a full ride along with Home Forward's scholarship and others to attend PSU. Clark feels happy and blessed. She shared a heartfelt thank you for the scholarship.

Steve Rudman said it is an honor bestowed by Home Forward ten years ago and he looks forward to the process each year. It was an outstanding group and hard not to recognize everyone, but a good situation to be in. Rudman thanked the committee, acknowledging the recipients, our future leaders and ones that are already good citizens.

Chair Matthew Gebhardt pointed out all the love in the chat. He expressed his congratulations to the award winners and appreciation to the committee members. Having previously participated in the process, understands the difficult decisions, but the joy in reading and seeing the wonderful things the students are doing. As a PSU faculty member, Gebhardt invited the students attending PSU to stop by if there is anything he can help with.

MEETING MINUTES

Minutes of the May 20, 2025 Board of Commissioners Virtual Meeting

Chair Matthew Gebhardt requested a motion authorizing approval of the minutes for the Amay 20, 2025 Board of Commissioners Virtual Meeting.

There being no discussion, Commissioner Breann Preston moved to approve the meeting minutes. Treasurer Jessy Ledesma seconded the motion.

The vote was as follows:

Chair Matthew Gebhardt—Aye

Treasurer Jessy Ledesma—Aye

Chair Emeritus Damien Hall—Aye

Commissioner Shannon Olive—Abstained

RESOLUTIONS

Resolution 25-06-01 Authorize Naming Recommendation for PCC-Killingsworth

Jonathan Trutt, Development Director, presented the resolution and provided background about the project in the Culley neighborhood. He described the 84-unit mix and ground-floor commercial space operating as an Early Learning Center by Native American Youth and Family Center (NAYA), with roots in the Cully neighborhood.

Trutt reviewed Home Forward’s naming policy established in 2020 and our partnership with NAYA. He introduced State Representative and Family Services Director at NAYA, Tawna Sanchez. Sanchez shared some of her family history and connection to the Grand Ronde community in the era of the “new deal.” An Oregon native, she has lived in Portland much of her life. Chinook wawa recognizes many languages such as French, English and regional tribes. Traditionally, something is named after a person is gone. The thinking today is to look to forward and what can be given to future generations but also honor their elders.” Chaku kəmtəks haws” means “Learning House” aptly named for a place for children to learn, as well as the residents.

Treasurer Jessy Ledesma thanked Sanchez for the wonderful introduction and background of the language, finding it insightful. Chair Matthew Gebhardt is excited to learn the new information and thanked Sanchez.

There being no further discussion, Chair Matthew Gebhardt requested a motion to approve Resolution 25-06-01. Treasurer Jessy Ledesma moved to adopt Resolution 25-06-01. Chair Emeritus Damien Hall seconded the motion.

The vote was as follows:

Matthew Gebhardt—Aye

Treasurer Jessy Ledesma—Aye

Chair Emeritus Damien Hall—Aye

Commissioner Shannon Olive—Aye

Commissioner Breann Preston—Aye

Resolution 25-06-02 Authorize Naming Recommendation for Dekum Court

Development Director Jonathan Trutt presented the resolution and background on the Dekum Court property and the two-stage process. He described the naming process resulting in the new name that shines light on the story and the connection to the

neighborhood. The proposed name for the new community building is The T. Joyce Phillips. The selection was based on historical research, providing multiple naming options, as well as additional research into Phillips' life. Included with the resolution is a full report recognizing Phillips' contribution to the community.

Trutt introduced Teresa Phillips, Joyce's daughter, and welcomed other family and friends that joined the meeting. She thanked everyone on behalf of her mother and family for the unexpected honor. Shunteshia Hart-Taylor a former resident of Dekum Court, remembered Mrs. Phillips. Her children now 27 and 21 attended Albina Head Start with favorite teacher Joyce Phillips. The community is better because of her. Phillips' son, Tim, said it is an awesome honor. The family was thankful for what she gave to others and happy the community is giving her thanks with this recognition.

Teresa Phillips said the Phillips family is truly grateful and thank you for letting them share their mother's story of turning her passion into teaching at Dekum. She found a way to reach everyone either with a song or whatever it took to engage a child. This spilled into her friendships with her co-workers and her grandchildren. Phillips said her mother left this world too soon and thanked everyone for recognizing her.

Director Trutt said it was a privilege to name the building after her. Commissioner Shannon Olive recalled a teacher she had in high school, wondering if that was Phillips but turned out to be Teresa's grandmother. Olive reflected on the stern and direct approach she received saying she learned a lot.

In closing, Chair Gebhardt said it was a pleasure to read Phillips' history, finding it heartwarming, positive and uplifting. Home Forward is happy to continue her legacy in the community and thank you for sharing her with us.

There being no further discussion, Chair Matthew Gebhardt requested a motion to approve Resolution 25-06-02. Commissioner Breann Preston moved to adopt Resolution 25-06-02. Chair Emeritus Damien Hall seconded the motion.

The vote was as follows:

Chair Matthew Gebhardt—Aye
Treasurer Jessy Ledesma—Aye
Chair Emeritus Damien Hall—Aye
Commissioner Shannon Olive—Aye
Commissioner Breann Preston—Aye

Resolution 25-06-03 Authorize Acceptance of Fiscal Year 2024 Audit Report

Linda Uppinghouse, Controller presented the resolution. At the outset she gave a shout out to Casey Little, Assistant Controller who was instrumental in pulling it together and Brian Rutzen, Director of Financial Analytics and his team, along with the Accounting Department.

Uppinghouse introduced Justin Measley, CPA and Principal with CLA. He in turn expressed gratitude to Casey and Linda for sticking with the intense and grueling process they asked of them. Measley began his presentation with the agenda and recognizing the CLA team. He reviewed the audit scope with no changes to the previous year. The four reports: Single Audit Reports, Independent Auditor's Report, Governance Communications Letter and Submission to the Federal Audit Clearinghouse and REAC and described each.

Measley highlighted the audit process using a risk-based approach and described CLA's role resulting in the single audit. FY24 was considered a standard year and reviewed the highlights. The GASB 101 implementation resulted in a \$2.4M increase in liability; significant increase in note receivable and bonds payable at Hazel Ying Lee, Dekum Court and Grace Peck Terrance; decrease in other government grants and related expenses due to sunseting of ARPA program and a decrease in Portland & Metro grants; new discretely presented component units for Killingsworth Housing and Troutdale Housing Limited Partnerships.

The audit opinions were reviewed, and Measley gave kudos to the Finance department for getting through such a large audit, finding no material weaknesses and no significant deficiencies. Measley highlighted the federal awards: Moving to Work, Emergency Rental Assistance and CSLFRF (ARPA), identifyng one material weakness and no significant deficiencies.

In reviewing the signal audit findings there were four findings, three corrected. Generally, these are not cleared so quickly, and he commended staff. Measley walked through the governance communications, highlighting compensated absences, OPEB, reviewing uncorrected misstatements, which aren't material but needed to recognize.

The final portion of the presentation was reviewing the upcoming GASB Standards. GASB 102 identified certain risk disclosures; GASB 103 Financial Report Module which will have future impacts on housing authorities; GASB 104 Disclosure of Certain Capital Assets.

Chair Matthew Gebhardt thanked Measley for the presentation and work by CLA. He also recognized staff for the huge lift to compile and review the amount of information that goes into an audit. Congratulating them on an unmodified result. Regarding the MTW program findings, Gebhardt asked what steps will be taken to clear the findings. In response, Shannon Schmidt, Assistant Director Property Management responded. There were ten files requiring additional review. Properties are transitioning from a paper based system. The program is more complex and there is a need for focused staff training. We are still recovering from the challenges created during COVID. These include the resumption of in-person training versus remotely, working with staff turnover, and an uptick in urgent needs at the properties. Schmidt identified a sustainable structure and controls the department is working on. This will include a 100% audit of department files, staff training, onboarding, compliance and reviewing cycle dates. To accomplish this work we will be hiring a contractor and utilizing existing staff.

Chair Gebhardt was heartened and not surprised by the positive movement staff is undertaking. Justin Measley responded to Commissioner Shannon Olive question how the audit report is complied. He described the process of the group audit and the other entries with description of the limited partnerships funded with tax credits. In response to Commissioner Preston's question regarding mixed statements, Measley described the difference. Commissioner Preston congratulated staff recognizing it is a great accomplishment. Treasurer Ledesma added her congratulations for the enormous accomplishment. Regarding the upcoming GASB changes, she was curious how significant or routine they would be. Measley said the current understanding is they should not be huge. The income statement described what it could look like with movement below the line. If there were a measurable expectations, the financial statement would acknowledge it.

Chief Financial Officer Kandy Sage expressed appreciation to the team, acknowledging that there were nineteen low income tax credit audits, plus Home Forward consolidated, making is 20 successful audits that met the deadline. This is a huge team effort and our CLA relationship immensely helped. Controller Uppinhouse applauded the operating groups for their responsiveness in a timely manner and to her team and Measley an amazing job.

There being no further discussion, Chair Matthew Gebhardt requested a motion to approve Resolution 25-06-03. Treasurer Jessy Ledesma moved to adopt Resolution 25-06-03. Commissioner Breann Preston seconded the motion.

The vote was as follows:

Chair Matthew Gebhardt—Aye
Treasurer Jessy Ledesma—Aye
Chair Emeritus Damien Hall—Absent
Commissioner Shannon Olive—Aye
Commissioner Breann Preston—Aye

Resolution 25-06-04 Authorize Changes to Chapters 4, 5, 8, 9, 11 and 20 of the Administrative Plan

Terren Wing, Federal Policy and Planning Director presented the resolution describing the HUD policy changes to the Family Unification Program (FUP) and the Foster Youth to Independence (FYI) voucher programs. Wing said the changes are intended to provide programmatic flexibility to help FUP and FYI voucher holders find decent and safe housing. The changes in Chapters 8, 9 and 11 relate to requirements for interim reexaminations that have been in effect since the COVID pandemic and will align with current practices.

In response to Treasurer Ledesma's question regarding the rent increase timeline, CEO Ivory Mathews said it is 90 days after the rent period goes into effect. Wing will follow up with Treasurer Ledesma as well.

There being no further discussion, Chair Matthew Gebhardt requested a motion to approve Resolution 25-06-04. Commissioner Breann Preston moved to adopt Resolution 25-06-04. Treasurer Jessy Ledesma seconded the motion.

The vote was as follows:

Chair Matthew Gebhardt—Aye
Treasurer Jessy Ledesma—Aye
Chair Emeritus Damien Hall—Absent
Commissioner Shannon Olive—Aye
Commissioner Breann Preston—Aye

There being no further business, Chair Matthew Gebhardt adjourned the meeting at 7:12 PM.

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

ADOPTED: AUGUST 19, 2025

Attest:

Home Forward:

Ivory N. Mathews, Secretary

Matthew Gebhardt, Chair

RESOLUTIONS



MEMORANDUM

To: Board of Commissioners

Date: August 19, 2025

From: Terren Wing
Director, Strategy & Federal Policy
503.802.8370

Subject: Authorize Changes to Chapter 4 of
the Administrative Plan
Resolution 25-08-01

The Board of Commissioners is requested to authorize changes to Home Forward's Administrative Plan. The Administrative Plan is the programmatic policy document for our Rent Assistance program, which serves over 16,000 households. The changes requested are to Chapter 4 of the Administrative Plan.

These changes are needed to reflect guidance made by a recent Department of Housing and Urban Development (HUD) policy notice regarding the Emergency Housing Voucher (EHV) program. The updates to Chapter 4 align the Administrative Plan with this new guidance for administering the EHV program.

These actions support Strategic Plan Priorities: Improve Services to Residents and Participants; Support Employees; and Lead Within the Housing Stability Ecosystem.

BACKGROUND

In March of 2025, HUD announced that funding for the EHV program would end sooner than expected. In June 2025, HUD published PIH Notice 2025-19, outlining guidance on how to transition EHV families into the HCV program so that families do not experience a loss or gap in housing assistance and can remain in their assisted units. Part of that guidance includes allowance for public housing authorities (PHAs) to establish a local preference based on local housing needs and priorities, including families participating in EHV. Establishment of this preference does not guarantee continued assistance.

DETAILED OVERVIEW - ADMINISTRATIVE PLAN CHANGES

Home Forward is proposing the following changes to the Administrative Plan.

Chapter 4	
Current policy	Amended policy
<ul style="list-style-type: none">○ Outlines existing local preferences to give priority to serving families meeting certain criteria	<ul style="list-style-type: none">○ Establishes a new local preference for currently assisted EHV households whose assistance is at risk of termination due to lack of program funding.

Redline changes in Chapter 4 are detailed below.

Local Preferences [24 CFR 982.207; HCV p. 4-16]

PHAs are permitted to establish local preferences, and to give priority to serving families that meet those criteria. HUD specifically authorizes and places restrictions on certain types of local preferences. HUD also permits the PHA to establish other local preferences, at its discretion. Any local preferences established must be consistent with the PHA plan and the consolidated plan, and must be based on local housing needs and priorities that can be documented by generally accepted data sources.

PHA Policy

Local preferences are listed below and are numerically ranked, with number 1 being the highest preference. Preferences within the same rank are treated equally.

The following program transfer preferences will be ranked #1:

- **The PHA will grant a preference to currently assisted Emergency Housing Voucher (EHV) families whose assistance is at risk of termination due to lack of program funding. Only current EHV participants are eligible for this preference.**

CONCLUSION

Accordingly, staff request approval for changes to Chapter 4 of the Administrative Plan.

ATTACHMENTS

The redline or blackline version of the chapter can be provided upon request.



RESOLUTION 25-08-01

RESOLUTION 25-08-01 AUTHORIZES HOME FORWARD STAFF TO AMEND CHAPTER 4 OF HOME FORWARD'S ADMINISTRATIVE PLAN GOVERNING THE ADMINISTRATION OF RENT ASSISTANCE

WHEREAS, the Department of Housing and Urban Development (HUD) permits a Public Housing Authority to amend and modify its Administrative Plan with Board of Commissioners' approval; and

WHEREAS, on March 6, 2025, HUD notified public housing authorities they would be receiving the last of their Emergency Housing Voucher (EHV) funds in April 2025 and that no additional funding allocations would be provided;

WHEREAS, on June 20, 2025, HUD released Notice PIH 2025-19, providing guidance on how to transition EHV families into the Housing Choice Voucher (HCV) program; and

WHEREAS, Home Forward proposes amendments to Chapter 4 of the Administrative Plan to incorporate the updates outlined in the above referenced notice; and

WHEREAS, from time to time, Home Forward reviews its programmatic policy documents to bring them into alignment with current policies, practices, statutes, and regulations; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Home Forward that Home Forward staff is authorized to make changes to Chapter 4 of the Administrative Plan as outlined in the August 19, 2025 Memorandum from Home Forward staff to the Board of Commissioners.

ADOPTED: AUGUST 19, 2025

Attest:

Home Forward:

Ivory N. Mathews, Secretary

Matthew Gebhardt, Chair



MEMORANDUM

To: Board of Commissioners

Date: August 19, 2025

From: Amanda Saul
Assistant Director of Development
503.802.8552

Subject: Authorize \$2M Pre-Development
Loan from the Portland Housing
Bureau for Broadway Corridor
Development
Resolution 25-08-02

Michael Fu
Housing Development Manager
503.802.8499

The Board of Commissioners is requested to approve Resolution 25-08-02 authorizing the Chief Executive Officer, or her designee, to execute and deliver all documents required for Home Forward to enter into a \$2,000,000 pre-development loan provided by the Portland Housing Bureau (PHB) for the Broadway Corridor Development. Additionally, staff requests the authority to pay pre-development expenses not covered by the PHB pre-development loan utilizing Home Forward's development line of credit. Costs paid via the development line of credit will be reimbursed to Home Forward at financial closing, estimated to be fall 2026.

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

BACKGROUND

On December 28, 2023, PHB issued a request for qualifications (RFQ) for the development of the northern half of Block 4, referred to as Parcel 4A, of the 13.6-acre Broadway Corridor USPS Site. The RFQ screened qualified teams for further competitive selection. PHB requested submissions from project development teams including Project Sponsor, Architect, General Contractor, and Services Provider. PHB selected qualified teams to participate in a second round of competitive selection, a request for proposals (RFP) released in the spring of 2024.

Home Forward selected Holst Architecture and Colas Construction via RFP No. 09/23-472 and RFP No. 09/23-473. Urban League of Portland joined as the Services Provider and co-Project Sponsor.

On April 4, 2024, Home Forward and Urban League of Portland's team was selected as one of four qualified development teams to further participate in an RFP.

The spring 2024 RFP required teams to submit proposals to redevelop Parcel 4A with a high-rise development with a minimum of 220 units, a minimum of 25% family sized units, together with a tenant population that would fulfill Metro and PHB's joint goals of (1) leading with racial equity, (2) creating opportunity for those in need, and (3) creating opportunity throughout the region.

Our team proposed a 14-story, mixed use, 229-unit high-rise that incorporates an early childhood learning center and a workforce development space on the ground floor. The proposed unit mix includes 75 studios, 91 one-bedrooms, 51 two-bedrooms, and 12 three-bedroom homes. The project will include 60 units with rents that are affordable to households earning 30% of Area Median Income (AMI), 35 of which will be permanent supportive housing (PSH) for families requesting culturally specific services with referrals from Coordinated Access. Another 169 units will have rents that are affordable to households earning 60% AMI. 35 of the 60 units affordable to households earning 30% AMI will

Home Forward and Urban League of Portland's team was selected as the developer of Parcel 4A, and awarded development rights, site control, up to \$40,250,000 in combined Metro Bond, River District Tax Increment Financing, Portland Clean Energy Fund, and 25 project-based vouchers.

Home Forward will act as the developer and co-general partner in a to-be-created Low-Income Housing Tax Credit partnership entity that will own the Broadway Corridor Development. Urban League of Portland will be a co-general partner in the partnership entity.

OVERVIEW

PHB has offered Home Forward a \$2,000,000 pre-development loan in conjunction with the Broadway Corridor Development. This loan will cover costs such as design, pre-construction services and permitting and, because of the loan's below-market terms, reduce total project costs. It will reduce Home Forward's reliance on its development line

of credit to pay such costs, freeing up pre-development funding capacity for other projects. The terms of this loan are 0% interest, no payments due during the pre-development period and full repayment due at the later of financial close or December 31, 2027. Other Home Forward projects that have utilized a PHB pre-development loan with similar terms include Hazel Ying Lee and Kathleen Saadat Apartments.

The Broadway Corridor development's total pre-development expenses will exceed \$2,000,000, which is why staff also requests authority to pay any pre-development expenses utilizing Home Forward's line of credit. These costs will be reimbursed to Home Forward at financial closing, anticipated to be in the fall of 2026.

CONCLUSION

Staff recommends the following actions related to the Broadway Corridor Development:

- Execute a pre-development loan with PHB in an amount not to exceed \$2,000,000.
- Authorize the Chief Executive Officer, or her designee, to execute and deliver all documents related to said \$2,000,000 pre-development loan from PHB.
- Authorize the use of the development line of credit for Broadway Corridor Development costs not covered by the \$2,000,000 PHB pre-development loan.

Staff presented this resolution to the Real Estate and Development (READ) Committee at its August 1, 2025 meeting.



RESOLUTION 25-08-02

RESOLUTION 25-08-02 AUTHORIZES THE CHIEF EXECUTIVE OFFICER, OR HER DESIGNEE, TO EXECUTE AND DELIVER ALL DOCUMENTS RELATED TO THE PORTLAND HOUSING BUREAU (PHB) PRE-DEVELOPMENT LOAN IN AN AMOUNT NOT TO EXCEED \$2,000,000, FOR THE BROADWAY CORRIDOR DEVELOPMENT; AUTHORIZES THE USE OF HOME FORWARD'S DEVELOPMENT LINE OF CREDIT FOR THE BROADWAY CORRIDOR DEVELOPMENT

WHEREAS, Home Forward is a public body corporate and politic of the State of Oregon and is empowered by ORS 456.005 to 456.725 (Housing Authority Laws) to purchase any real property and to accept grants, loans or any other form of financial assistance from any source public or private for the purpose of developing a housing project; and

WHEREAS, Home Forward seeks to encourage the provision of long-term housing for low-income persons residing in the City of Portland ("City"); and

WHEREAS, Home Forward has the capacity, experience and ability to complete the successful development of Broadway Corridor; and

WHEREAS, PHB has offered Home Forward a pre-development loan of \$2,000,000 for the Broadway Corridor Development; and

WHEREAS, accepting a pre-development loan from PHB for the Broadway Corridor Development will reduce its overall costs and its reliance on Home Forward's development line of credit to cover predevelopment expenses; and

WHEREAS, Section 456.135 of the Oregon Revised Statutes provides that an authority may delegate to one or more of its agents or employees such powers or duties as it deems proper; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Home Forward authorizes and directs the Chief Executive Officer, or her designee, to execute and deliver all documents related to a Portland Housing Bureau Pre-Development Loan in an amount not to exceed \$2,000,000 for the Broadway Corridor Development;

BE IT FURTHER RESOLVED, that the Board of Commissioners of Home Forward authorizes the utilization of Home Forward's line of credit to pay Broadway Corridor Development pre-development expenses not covered by the PHB pre-development loan.

ADOPTED: AUGUST 19, 2025

Attest:

Home Forward:

Ivory N. Mathews, Secretary

Matthew Gebhardt, Chair



MEMORANDUM

To: Board of Commissioners	Date: August 19, 2025
From: Amanda Saul Assistant Director of Development 503.802.8552 Michael Fu Housing Development Manager Development 503.802.8499	Subject: Authorize Construction Loan Extension, Sponsor Loan, and Permanent Financing for 3000 Powell/Hazel Ying Lee Apartments Resolution 25-08-03

The Board of Commissioners is requested to authorize a resolution for the Chief Executive Officer or her designee to approve the following actions related to the Hazel Ying Lee Apartments:

- A 6-month Construction Loan Extension,
- A Supplemental Loan of up to \$5,000,000.

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

BACKGROUND

Hazel Ying Lee is a 206-unit Portland Bond funded project located at SE 30th and SE Powell. Rents will be affordable at multiple ranges: 138 homes will have rents affordable to households earning at or below 60% of area median income (AMI) and 68 homes will have rents affordable to households earning at or below 30% of AMI. Fifty of these sixty-eight 30% AMI homes will be supported with Project-Based Section 8 rental assistance. Permanent Supportive Housing (PSH) services will be available to 30 families who have

experienced homelessness where one person has a disabling condition. A full range of supportive services will be provided by the Immigrant and Refugee Community Organization (IRCO).

The project started construction in November of 2021. On August 17, 2021, Resolution 21-08-03 authorized \$48,860,604 in construction expenditures plus \$5,235,632 in owner contingencies. On December 19, 2023, Resolution 23-12-04 authorized the creation of a not-to-exceed \$6,000,000 sponsor loan and \$1,000,000 in additional construction expenditure, authorizing a total additional construction expenditure beyond pre-construction costs to \$55,096,236. The sponsor loan totaling \$5,636,298.82 was funded by \$3,022,016 in PCEF grant funds and \$2,614,282.82 in Home Forward funds. On September 3rd, 2024, Resolution 23-09-03 authorized an additional \$1,000,000 in construction expenditure for a total authorization of \$56,096,236 without requiring additional capital.

OVERVIEW

Hazel Ying Lee experienced construction delays due to COVID impact, supply chain disruptions, and complexities arising from the cross jurisdictional right of way improvements required by the City, ODOT, and PBOT. Hazel Ying Lee was originally scheduled to achieve Temporary Certificate of Occupancy (TCO) on November 18, 2023. Delivering 7 months late, Hazel Ying Lee received the TCO on June 13, 2024, enabling our first residents to move in. Hazel Ying Lee is comprised of 123 studio homes, 18 one-bedrooms, 59 two-bedrooms and 6 three-bedroom homes, and leasing did not proceed on the expected timeline. Accordingly, staff requests the board approve a 6-month construction loan extension, bond extension, and up to \$5,000,000 in Home Forward Reserves for a Supplemental Loan to pay additional construction loan interest and fund the gap created by a lower than expected permanent loan. We will request that funders allow this Supplemental Loan to be repaid to Home Forward before other loans, if cash flow allows.

The Bank of America construction loan has an initial maturity of March 18, 2025, with a pre-approved extension to September 18, 2025. Prior to March 18, 2025, Home Forward exercised the extension, giving the project until September 18, 2025 to convert to its permanent loan. Additionally, the project's initial permanent loan interest lock-rate expires on September 18, 2025. Given that we cannot convert to our permanent loan by the deadline, we must get a new permanent loan with a new interest rate.

Home Forward staff have been pursuing two ways to minimize the future financial impact to Home Forward and the size of Supplemental Loan. One route is an alternative permanent lender that may be able to use Oregon Affordable Housing Tax Credits, offering a reduced interest rate. Home Forward staff have requested an additional \$1,500,000 from the Portland Housing Bureau, which was recently approved and will reduce funding from Home Forward.

CONCLUSION

Home Forward staff requests that the Board of Commissioners approve a

- 6-month Construction Loan Extension
- A Supplemental Loan of up to \$5,000,000.

The Real Estate and Development (READ) Committee of Home Forward's Board of Commissioners reviewed a draft of this resolution at its August 1, 2025 meeting.



RESOLUTION 25-08-03

RESOLUTION 25-08-03 AUTHORIZES 3000 SE POWELL APARTMENTS FINANCING AMENDMENTS RESOLUTION OF THE BOARD OF COMMISSIONERS OF HOME FORWARD AUTHORIZING AMENDMENTS AND/OR SUPPLEMENTS TO DOCUMENTS PERTAINING TO THE FINANCING FOR THE 3000 SE POWELL APARTMENTS; AUTHORIZING AN ADDITIONAL LOAN, OR AN INCREASE IN THE AMOUNT OF EXISTING LOANS, FROM HOME FORWARD TO 3000 POWELL LIMITED PARTNERSHIP; AUTHORIZING AND DIRECTING APPROPRIATE OFFICERS OF HOME FORWARD TO EXECUTE SUCH DOCUMENTS AS ARE USEFUL OR NECESSARY TO THE PURPOSES OF THIS RESOLUTION; AND DETERMINING RELATED MATTERS

WHEREAS, Home Forward is a public body corporate and politic of the State of Oregon and a housing authority authorized by the Housing Authorities Law (ORS 456.005 to 456.235) to, among other things, to: (i) “[p]repare, carry out, acquire, lease and operate housing projects” (ORS 456.125(5)) and [p]rovide for the construction, reconstruction, improvement, alteration or repair of any housing project or any part thereof” (ORS 456.125(6)); (ii) “lease or rent any housing, land, buildings, structures or facilities embraced in any housing project and, subject to the limitations of the Housing Authorities Law, to establish and revise the rents or charges therefor” (ORS 456.120(8)) and “sell, mortgage, lease, rent, transfer, assign, pledge or otherwise dispose of any real property or any interest therein” (ORS 456.120(11)); (iii) “form, finance and have a nonstock interest in, and to manage or operate, partnerships . . . in order to further the purposes of the housing authority” (ORS 456.120(20)) and “enter into a partnership agreement with or loan money to an individual, partnership, corporation or other association to finance, plan, undertake, construct, acquire, manage or operate a housing project” (ORS 456.120(18)); (iv) “finance, develop, own, operate or manage a mixed income housing project” if certain requirements are met (ORS 456.120(19), ORS 456.153); (v) “issue bonds . . . for any of its corporate purposes” (ORS 456.175), which “bonds” include “any bonds, notes, interim certificates, debentures or other obligations” (ORS 446.055(3)), and in connection therewith “pledge all or any part of its . . . revenues to which its right then exists or thereafter comes into existence” (ORS 456.200(1)), “mortgage its real or personal property” (ORS 456.200(2)), and “make any covenants and do any acts and things necessary or convenient to secure

its bonds, or, in the absolute discretion of said authority, tending to make the bonds more marketable” (ORS 456.200(22)); (vi) “make and execute contracts and other instruments necessary or convenient to the exercise of the powers of the authority” (ORS 456.120(4)); and (vii) “delegate to one or more of its agents or employees such powers or duties as it deems proper” (ORS 456.135);

WHEREAS, as used in the Housing Authorities Law, “housing project” includes any work or undertaking “[t]o provide decent, safe and sanitary urban or rural housing for persons or families of lower income” which may include “buildings, land, equipment, facilities and other real or personal property for necessary, convenient or desirable appurtenances” (ORS 456.065(2));

WHEREAS, pursuant to the authority provided by the Housing Authorities Law, Resolution 21-08-04 of the Board (the “**Note Resolution**”), and Resolution 21-08-05 (the “**Omnibus Resolution**”), Home Forward previously caused 3000 Powell Limited Partnership (the “**Partnership**”) to be formed, of which Home Forward is the general partner;

WHEREAS, Home Forward provided financial assistance to the Partnership for the purpose of providing part of the funds with which to finance, acquire, construct, and equip a 206-unit affordable rental housing project located in the vicinity of 3000 SE Powell Boulevard, in the City of Portland, Oregon, to provide housing for low-income persons within Home Forward’s area of operation, known as the 3000 SE Powell Apartments (the “**Project**”);

WHEREAS, such financial assistance from Home Forward was provided, in part, through Home Forward’s issuance of its not to exceed \$42,030,000 Multifamily Note (3000 SE Powell Apartments), Series 2021 dated November 18, 2021 (the “**Governmental Note**”) pursuant to the terms of a Funding Loan Agreement dated as of November 1, 2021 (the “**Funding Loan Agreement**”), among Home Forward, Bank of America, N.A. (the “**Initial Funding Lender**”), and Zions Bancorporation, National Association, as fiscal agent (the “**Fiscal Agent**”);

WHEREAS, the proceeds of the Governmental Note were used to fund a mortgage loan to the Partnership in the maximum principal amount of \$42,030,000 (the “**Project Loan**”) to provide for the financing of the Project pursuant to the Project Loan Agreement dated as of November 1, 2021 (the “**Project Loan Agreement**”), by and among Home Forward, the Fiscal Agent and the Partnership;

WHEREAS, pursuant to the Construction Disbursement Agreement dated as of November 1, 2021, between the Partnership and Bank of America, N.A., in its capacity as servicer of the Project Loan, upon satisfaction of certain conditions, the Project Loan may convert to a permanent loan in the maximum principal amount of \$7,059,403 (the “**Conversion**”);

WHEREAS, the Initial Funding Lender remains the sole holder of the Governmental Note and the Funding Lender Representative for purposes of the Funding Loan Agreement;

WHEREAS, under the existing terms of the Financing Documents (as defined in the Funding Loan Agreement), the Extended Forward Commitment Maturity Date and the deadline for Conversion is September 18, 2025;

WHEREAS, due to delays in construction completion and lease up of the Project, Conversion by September 18, 2025 is no longer feasible, and the best course of action for Home Forward, the Partnership, and the Project is for the Partnership to request an extension of the Conversion deadline and the Extended Forward Commitment Maturity Date;

WHEREAS, the Partnership has requested, and the Initial Funding Lender is expected to agree, that the Extended Forward Commitment Maturity Date and the deadline for Conversion be extended from September 18, 2025, to December 18, 2025, with an option to further extend such deadlines to March 18, 2026;

WHEREAS, the Initial Funding Lender has informed the Partnership and Home Forward that, as a condition to the extension of the Extended Forward Commitment Maturity Date and the deadline for Conversion, it will require the fixed rate applicable to the Governmental Note and the Project Loan (the “**Fixed Rate**”) during the Permanent Phase (as defined in the Funding Loan Agreement) be reset;

WHEREAS, the Initial Funding Lender has informed the Partnership and Home Forward that, as a condition to the extension of the Extended Forward Commitment Maturity Date and the deadline for Conversion, it will require Home Forward to make a loan to the Partnership in the amount of up to \$5,000,000 (the “**Supplemental Loan**”);

WHEREAS, the PHB Loan (as defined in the Omnibus Resolution) will increase by \$1,500,000 (the “**Amended PHB Loan**”) to cover gaps in the Project’s budget;

WHEREAS, this resolution supplements the Omnibus Resolution and the Note Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF HOME FORWARD, AS FOLLOWS:

RESOLVED, the Board finds that it is in the best interest of Home Forward, the Partnership, and the Project to extend the Extended Forward Commitment Maturity Date and the deadline for Conversion, to extend certain other deadlines set forth in the existing Financing Documents, and to reset the Fixed Rate. The Chair of the Board, Home Forward's Chief Executive Officer, Home Forward's Chief Financial Officer, Home Forward's Chief Administrative Officer, Home Forward's Chief Operating Officer, and their designees (each, an **"Authorized Officer"** and, collectively, the **"Authorized Officers"**), and each of them acting alone, are authorized and directed to execute and deliver, on behalf of Home Forward, acting on its own behalf and in its capacity as general partner of the Partnership, an amendment to the Funding Loan Agreement, an amendment to the Construction Disbursement Agreement, an amendment to or substitute for the Line of Credit Promissory Note Secured by Deed of Trust, a supplement to Federal Tax Exemption Certificate and Agreement, an IRS Form 8038 (if applicable), and an amendment to the Amended and Restated Agreement of Limited Partnership of the Partnership, and other amendments and/or supplements to other Financing Documents related to the extension of the Extended Forward Commitment Maturity Date, the extension of the deadline for Conversion, the extension of certain other deadlines, the resetting of the Fixed Rate, the making of the Supplemental Loan, and certain conforming changes (collectively, the **"Amendment Documents"**). 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 or the Partnership under the provisions of or as necessary to carry out the transactions contemplated by the Amendment Documents. From and after the date such 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, on its own behalf and in its capacity as general partner of the Partnership, that are required to be taken by such documents.

RESOLVED, the Board finds that it is in the best interest of Home Forward, the Partnership, and the Project for Home Forward to make the Supplemental Loan to the Partnership and for the Partnership to accept such Supplemental Loan for the benefit of the Project. The Authorized Officers, each of them acting alone, are authorized and directed to execute and deliver, on behalf of Home Forward, acting on its own behalf and in its

capacity as general partner of the Partnership, the documents necessary to make the Supplemental Loan, including but not limited to, a promissory note and deed of trust (the “**Supplemental Loan Documents**”). 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 or the Partnership under the provisions of or as necessary to carry out the transactions contemplated by the Supplemental Loan Documents. From and after the date such 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, on its own behalf and in its capacity as general partner of the Partnership, that are required to be taken by such documents.

RESOLVED, the Board finds that it is in the best interest of Home Forward, the Partnership, and the Project for Home Forward for the Partnership to accept the Amended PHB Loan for the benefit of the Project. The Authorized Officers, each of them acting alone, are authorized and directed to execute and deliver, on behalf of Home Forward, acting on its own behalf and in its capacity as general partner of the Partnership, the documents necessary to accept the Amended PHB Loan (the “**Amended PHB Loan Documents**”). 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 or the Partnership under the provisions of or as necessary to carry out the transactions contemplated by the Amended PHB Loan Documents. From and after the date such 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, on its own behalf and in its capacity as general partner of the Partnership, that are required to be taken by such documents.

RESOLVED, that Any action authorized or directed by this resolution to be taken by the Chief Executive Officer of Home Forward, may in the absence of such person, be taken by a duly authorized acting Chief Executive Officer of Home Forward or any other employee of Home Forward that has been designated by the Chief Executive Officer or the Board to act in the Chief Executive Officer’s absence. Any action authorized or directed by this resolution to be taken by the Chair of the Board may, in the absence of such person, be taken by the duly authorized acting Chair of the Board. Any action authorized or directed by this resolution to be taken by the Chief Financial Officer of Home Forward may, in the absence of such person, be taken by the duly authorized acting Chief Financial Officer of Home Forward or any other employee of Home Forward that has been designated by the Chief Financial Officer to act in the Chief Financial Officer’s absence. Any action authorized

or directed by this resolution to be taken by the Chief Administrative Officer of Home Forward may, in the absence of such person, be taken by the duly authorized acting Chief Administrative Officer of Home Forward or any other employee of Home Forward that has been designated by the Chief Administrative Officer to act in the Chief Administrative Officer's absence. Any action authorized or directed by this resolution to be taken by the Chief Operating Officer of Home Forward may, in the absence of such person, be taken by the duly authorized acting Chief Operating Officer of Home Forward or any other employee of Home Forward that has been designated by the Chief Operating Officer to act in the Chief Operating Officer's absence.

RESOLVED, the Authorized Officers, and each of them acting alone, are authorized on behalf of Home Forward, acting on its own behalf and in its capacity as general partner of the Partnership, to: (i) execute and deliver and, if applicable, file (or cause to be delivered and/or filed) any government forms, applications, 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; (ii) cause Home Forward or the Partnership to expend such funds as are necessary to pay for all filing fees, application fees, registration fees, rate lock fees, and other costs relating to the actions authorized by this resolution; and (iii) create, accept, execute, send, use, and rely upon such tangible medium, manual, facsimile, or electronic documents, records and signatures under any security procedure or platform, as in such Authorized Officer's judgment may be necessary or desirable to give effect to this resolution and to consummate the transactions contemplated herein.

RESOLVED, that while the titles of and parties to the various documents described herein may change, no change to such titles or parties shall affect the authority conferred by this resolution to execute, deliver, file (if required), enforce and perform the documents in their final form. The Authorized Officers, and each of them acting alone, in their discretion, may 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 (acting on its own behalf and/or in its capacity as general partner of the Partnership) not to execute or deliver such document.

RESOLVED, that, except as and to the extent supplemented by this resolution, the Omnibus Resolution and the Note Resolution shall remain in full force and effect.

RESOLVED, that any actions of Home Forward or its officers and employees prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

RESOLVED, that if any provision in this resolution is declared by any court of competent jurisdiction to be contrary to law, then such provision shall be null and void and shall be deemed separable from the remaining provision of this resolution and shall in no way affect the validity of the other provisions of this resolution or the Governmental Note.

RESOLVED, this resolution shall be in full force and effect from and after its adoption and approval.

ADOPTED: AUGUST 19, 2025

Attest:

Home Forward:

Ivory N. Mathews, Secretary

Matthew Gebhardt, Chair

CERTIFICATE

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

1. That the attached Resolution 25-08-03 (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 August 19, 2025, 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 19th day of August, 2025.

HOME FORWARD

Ivory N. Mathews, Chief Executive
Officer and Secretary



**RESOLUTION 25-08-04
IN MEMORIAM OF SHANNON OLIVE**

WHEREAS, Shannon Olive served with distinction as a Commissioner on the Home Forward Board of Commissioners and as the visionary founder, Executive Director, and Board President of WomenFirst Transition and Referral Center, dedicating her life to empowering women impacted by the criminal justice system; and

WHEREAS, under her leadership, WomenFirst created a nurturing environment for justice-involved and trauma-impacted women of color to heal and rebuild their lives, providing resources that foster dignity and purpose; and

WHEREAS, Shannon's advocacy created transformative pathways for countless women to survive and thrive, as she championed peer mentorship and support programs to help women recover from trauma, address addiction, and overcome recidivism; and

WHEREAS, her leadership in the Portland community was marked by compassion, courage, and an unwavering commitment to service and justice, and she brought insight and energy to the pursuit of equitable housing and social justice; and

WHEREAS, Shannon's own personal journey exemplified resilience and inspired her mission to serve others, reflecting a deep faith and perseverance that guided her purpose and remains a lesson to all of us; and

WHEREAS, Shannon was known for her deep devotion to family and community; a proud Portlander and a devoted mother, she often expressed gratitude for her blessings and the love of her family and friends, drawing strength from these connections in all her work; and

WHEREAS, Shannon Olive's loss is profoundly felt across the community she served with passion and tireless resolve, and her legacy will endure in the lives she touched and the positive change she inspired;

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners honors the memory of Shannon Olive and expresses its deep gratitude for her visionary leadership, compassionate service, and lasting contributions to women and to the Portland community, and extends its heartfelt condolences to Shannon Olive's family, friends, and colleagues, acknowledging the profound impact of her life and the void left by her passing.

ADOPTED: AUGUST 19, 2025

Attest:

Home Forward:

Ivory N. Mathews, Secretary

Matthew Gebhardt, Chair

STAFF REPORTS

Procurement & Contracts Department
MONTHLY CONTRACT REPORT
Contracts Approved 6/01/25 - 07/31/25

PUBLIC IMPROVEMENT
(CONSTRUCTION & MAINTENANCE SERVICES)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3649		BrothersIC	\$13,500.00	Sidewalk repair at Elliot Square	Property Management	6/6/2025	6/5/2025
Subtotal			\$13,500.00				1

GOODS & SERVICES

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3645		The Speedy Team	\$150,000.00	On-Call Radon Testing & Mitigation	IFS	6/9/2025	5/25/2027
C3662		Paper Chase	\$4,940.00	Bulk shred event	Community Services	6/14/2025	6/27/2025
C3664		EV United	\$56,526.00	EV Charger (2) purchase and install at Gateway	IFS	6/23/2025	9/30/2025
C3671		COSCO Fire Protection	\$184,389.34	Fire Safety Services for multiple properties	Property Mgmt	7/23/2025	7/6/2027
C3672		Alpha Timberline Security LLC	\$236,520.00	24/7 Security at Sellwood	Property Mgmt	7/23/2025	7/8/2026
C3668		Prime Legacy	\$127,913.50	Replace carpet at HWE	Property Mgmt	7/25/2025	11/30/2025
C3682		Environmental Works	\$12,450.00	Radon mitigation at three locations of Holgate house Apartments	DCR	7/29/2025	11/30/2025
Subtotal			\$772,738.84				7

PERSONAL SERVICE CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3655		Clarity Loan Forgiveness Consulting	\$1,800.00	Loan Forgiveness Webinar	T&OD	6/2/2025	12/31/2025
C3656		Portland Foot Care Clinic LLC	\$3,240.00	Footcare at BCC	Community Services	6/5/2025	6/1/3026

C3660		GTG Consultants	\$11,000.00	CNA at Ainsworth	Asset Management	6/11/2025	12/31/2025
C3661		GTG Consultants	\$7,100.00	CNA at Beech Street	Asset Management	6/11/2025	12/31/2025
C3663		Unfold LLC	\$4,940.00	Weekly movement classes at Sellwood	Community Services	6/23/2025	6/30/2026
C3665		GTG Consultants	\$12,500.00	CNA at Louisa Flowers	Asset Management	6/23/2025	12/31/2025
C3658		SWCA Environmental Consultants	\$82,327.00	HUD EA for Broadway Corridor	DCR	6/25/2025	9/5/2025
C3667		RDH Building Sciences, Inc.	\$5,000.00	Envelope Peer Review of Gresham Civic Station 100% CD Documents	DCR	6/26/2025	6/30/2026
C3659		Central City Concern	\$464,266.00	Behavioral health case management services at BCC; Rule 46-0340	Community Services	7/7/2025	6/30/2026
C3669		Columbia West Engineering	\$7,848.75	Special Inspection and Testing Services for Sequoia Square	DCR	7/7/2025	4/1/2026
C3670		QEDLAB Qualified Envelope Diagnostics, Inc.	\$5,950.00	3 AMMA window tests for the Schiller Way Envelope project.	DCR	7/7/2025	12/31/2025
C3673		GTG Consultants	\$19,500.00	CNA at New Columbia	Asset Management	7/15/2025	12/31/2025
C3677		Express Employment Professionals	\$50,000.00	Temp services: Maintenance positions	HR	7/15/2025	7/15/2026
C3674		VDA Inc.	\$50,000.00	Elevator quality control, maintenance monitoring	Property Mgmt	7/18/2025	6/30/2026
C3675		IRCO	\$487,450.00	PSH and HPU services at The Ellington; Rule 46-0340	Community Services	7/18/2025	6/30/2026
C3680		Somali American Council of Oregon	\$28,934.00	PSH services at the Cesar	Community Services	7/18/2025	8/1/2025
C3676		IRCO	\$514,179.00	PSH services at Hazel Ying Lee; Rule 46-0340	Community Services	7/22/2025	6/30/2026
C3606		Neon One LLC	\$1,849.00	CRM Implementation and Impact Subscription	Executive	7/23/2025	5/1/2026
C3678		GTG Consultants	\$8,000.00	CNA at Pearl Court	Asset Management	7/23/2025	2/15/2026
C3679		GTG Consultants	\$9,000.00	CNA at BCC	Asset Management	7/23/2025	2/15/2026
Subtotal			\$1,774,883.75	20			

PROFESSIONAL SERVICE CONTRACTS (A&E)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
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Total			\$0.00	0			

AMENDMENTS TO EXISTING CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2550	1	Northwest Surveying Inc	\$-	Boundary & Topo survey at Dekum Court; amended to add time	DCR	6/2/2025	9/30/2026
C3170	4	Melody Martinez Consulting LLC	\$-	Equity Consultation; amended to extend contract	Executive	6/5/2025	9/30/2025
C3227	6	Walsh Construction Co.	\$-	Add lanuage for contractor to use internal contingencies as needed	Asset Mgmt	6/5/2025	12/31/2025
C3635	3	QEDLAB Qualified Envelope Diagnostics, Inc.	\$2,100.00	Sequoia Square .3ADDITIONAL WINDOW TESTING: On-site AAMA-accredited ASTM E 1105 23 per AAMA 502-21 field testing on the VPI Vinyl Windows.	DCR	6/5/2025	8/8/2025
R2913	2	Portland Housing Bureau	\$420,242.80	Revenue Contract: Asset mgmt/res services contract with PHB; youth services coordination, financial capabilities workshops, credit counseling at the ellington; amended to extend contract 2 years	Asset Mgmt	6/6/2025	12/31/2026
C2732	4	NW Enforcement	\$-	On-call security services; amended to update reates and extend contract	Property Management	6/9/2025	5/25/2026
C3179	2	Cornerstone Community Housing	\$89,410.00	Resident Services at East Burnside Project; amended to extend contract	Community Services	6/11/2025	6/30/2026
C3493	2	KPFF	\$5,397.00	Broadway coordior recording fee	DCR	6/11/2025	12/31/2025
C2733	3	Pono Security	\$162,500.00	On-call security services; amended to extend contract	Property Management	6/14/2025	5/25/2026
C3250	6	Holst Architects	\$285,000.00	Envelope, radon, structural, accessibility	DCR	6/14/2025	5/1/2029
C3501	1	Haley and Aldrich	\$20,068.40	Broady Corridor ESA add specific soil sampling locations	DCR	6/14/2025	12/31/2026
C3605	1	Russ Baker	\$-	Tech Support for Waitlist Opening; amended to add time	Executive	6/14/2025	8/30/2025
C3611	1	EV United	\$-	extending time for Troutdale EVs	DCR	6/14/2025	1/31/2026
C3187	2	Community Alliance of Tenants (CAT)	\$57,007.00	Tenant education program for recipients; amended to extend contract	Rent Assistance	6/23/2025	2/15/2026
C3267	3	Trash for Peace	\$5,226.13	Youth engagement at Rockwood Station/Landing, Madrona, and Fairview Oaks/Woods; amended to add funds for summer camps	Community Services	6/23/2025	12/31/2025
C3538	1	Trash for Peace	\$3,876.12	Weekly youth services at Gateway, Gladstone, Sequoia, and Multnomah Manor; amended to extenc contract	Community Services	6/23/2025	12/31/2025

C2868	23	Walsh Construction Co.	\$34,953.92	P2: Dekum CO #19	DCR	6/24/2025	9/30/2025
C2964	11	Bora Architecture Inc	\$1,339.00	Added services to include additional Jensen Hughes accessibility preconstruction meeting for subcontractors.	DCR	6/24/2025	3/31/2027
C3251	7	Hacker Architects	\$8,600.00	ASR 9: engineering judgment letters for permit submittal	DCR	6/25/2025	6/30/2027
C2448	12	O'Neill/Walsh Community Builders	\$241,690.01	Killingsworth CO #09	DCR	6/25/2025	12/31/2025
C3556	2	PacificWRO	\$2,644.68	FF&E at Dekum additional furniture	DCR	6/26/2025	10/8/2025
C3303	2	Bremik Construction	\$24,556.00	Early design work for structural, street lighting and elevator designs	DCR	6/30/2025	12/31/2026
C2786	4	Pegasus Moving & Cleaning	\$99,690.00	On-site housekeeping support at BCC, Helen Swindell's, and NWT; amended to extend contract	Community Services	7/2/2025	6/30/2026
C3581	1	Responsible Media Group	\$-	Strategic Consultation; Meeting Facilitation; amended to add time	Executive	7/2/2025	9/30/2025
C2447	17	Hacker Architects	\$4,376.00	ASR 31. Prepare tenant occupancy guide	DCR	7/7/2025	12/31/2025
C3330	2	Dudek	\$11,500.00	Added scope to Civic EA due to unforeseen requirements	DCR	7/9/2025	12/31/2025
C2857	13	Bremik Construction	\$73,198.40	Warranties for appliances;	DCR	7/11/2025	12/29/2025
C2447	18	Hacker Architects	\$17,210.00	Extended CA services	DCR	7/15/2025	12/31/2025
C2965	10	LMC, Inc.	\$811,783.08	Change in roofing material plus contingency	DCR	7/15/2025	2/1/2027
C3299	2	Forensic Building Consultants	\$-	Amend contract to extend this through 1/31/2026	DCR	7/15/2025	1/31/2026
C3304	5	Baldwin General Contracting Inc	\$145,336.88	Sequoia Square Extended General Conditions Due to Permit Delay - Apr/May	DCR	7/15/2025	4/1/2026
C3117	2	Michelle Mellon	\$10,000.00	Produce messaging and brand material for Community Services; amended to extend contract	Executive	7/18/2025	12/31/2026
C2868	24	Walsh Construction Co.	\$54,372.47	P2: Dekum CO #20	DCR	7/18/2025	9/30/2025
C3304	6	Baldwin General Contracting Inc	\$610,938.27	Extended General Conditions Due to Permit Delay for June and July 2025. This amendment will also memorialize the city approved permit construction documents and updated project schedule.	DCR	7/21/2025	4/1/2026
C3506	2	Columbia West Engineering	\$7,000.00	Horizontal Acceleration Response Spectra (HARS) analysis	DCR	7/21/2025	12/31/2028
C3517	1	VPC Consulting LLC	\$-	Facilitate Intensive Learning Groups; amended to add time	Executive	7/21/2025	10/31/2025
C3501	2	Haley and Aldrich	\$-	Correcting empty contract duration from last amendment	DCR	7/21/2025	12/31/2026
C2547	5	PBS Engineering & Environmental, Inc.	\$10,000.00	Additional Geotechnical Engineering Services to close out Dekum project	DCR	7/22/2025	10/30/2025

C3629	1	Cascade Environmental Solutions	\$7,625.80	N Maryland City inspector requires south pedestrian gate to be adjusted, in order to get final approval.	DCR	7/29/2025	12/31/2025
Subtotal			\$3,227,641.96				39

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

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
Subtotal			\$0.00				0
Total			\$5,788,764.55				67

**Procurement & Contracts Department
FUTURE FORMAL PROCUREMENTS
Look Ahead - August 2025**

Estimated Contract Amount	Description	Dept.	Solicitation Period
\$350k	Demolition at North Maryland	DCR	Summer 2025
\$1.650 million	A&E for N. Maryland	DCR	Fall 2025
\$13.2 million	CM/GC for N. Maryland	DCR	Fall 2025
\$500k	Goose Hollow Apts Renovations	DCR	Fall 2025
TBD	Townhouse Terrace Construction Project	DCR	Late 2025
TBD	Slavin Court Construction Project	DCR	Late 2025
\$1.5 million	CHSP Housekeeping & Personal Care	Community Services	TBD
\$1 million	Rosenbaum Plaza Plumbing Repairs Phase 2/3	DCR	TBD