

PUBLIC NOTICE:



Home Forward
BOARD OF COMMISSIONERS
will meet on
Tuesday, February 17, 2026
At 5:30 pm
Via Zoom Webinar

Join from PC, Mac, iPad, or Android:

https://homeforward.zoom.us/j/86226059834?pwd=O90W5gK29UPCNM7V7KK69WIJ6kgSQ.UX6U7rf_tzNtZmM6

Passcode:952743

Join via audio:

+1 669 900 6833 US (San Jose)
+1 719 359 4580 US
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
+1 564 217 2000 US
+1 646 931 3860 US

Webinar ID: 862 2605 9834

Passcode: 952743



MEMORANDUM

To: Community Partners

Date: February 10, 2026

From: Ivory N. Mathews, Chief Executive Officer

Subject: Home Forward Board of Commissioners February Meeting

The Board of Commissioners of Home Forward will meet on Tuesday, February 17 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/86226059834?pwd=O90W5gK29UPCNM7V_7KK69WIJ6kgSQ.UX6U7rf_tzNtZmM6

Passcode:952743

Phone one-tap:

+16699006833,,86226059834#,,,,*952743# US (San Jose)

Join via audio:

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 360 209 5623 US

Webinar ID: 862 2605 9834

Passcode: 952743

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/86226059834?pwd=HHKTfSDn0QbmAivFxV8dfOCAvFk7x.1>

FEBRUARY 17, 2026, 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 December 16, 2025 Board of Commissioners Virtual Meeting

REPORTS AND RESOLUTIONS

Following Reports and Resolutions:				
26-02	Topic	Presenter/POC	Phone #	
01	Authorize Contract Amendment for Early Purchase of Deposits and Materials for the Broadway Corridor Development	Jonathan Trutt Michael Fu Patrick Rhea	503.802.8507 503.802.8499 503.802.8311	

THE NEXT MEETING OF THE BOARD OF COMMISSIONERS

The Board Work Sessions are quarterly with the next meeting on Thursday, May 7, 2026 at Noon in person at Home Forward 135 SW Ash St. The next Board of Commissioners meeting is on Tuesday, March 17, 2026 at 5:30 PM.

EXECUTIVE SESSION

The Board of Commissioners of Home Forward will meet in Executive Session pursuant to ORS 192.660(2)(h). 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
December 16, 2025

COMMISSIONERS PRESENT

Chair Matthew Gebhardt, Vice Chair Jenny Kim, Treasurer Jessy Ledesma, Commissioners Cathy Keathley and Breann Preston

STAFF PRESENT

Juhi Aggarwal, Rylee Ahnen, Elise Anderson, April Berg, Ian Davie, Christina Dirks, Juli Garvey, Carolina Gomez, Yvette Hernandez, Angelica Jackson, Biljana Jesic, Jeff Klatke, Casey Little, Ivory Mathews, Kitty Miller, Jimmy Rattanasouk, Brian Rutzen, Kandy Sage, Kellie Shaw, Ian Slingerland, Aimee Smith, Celia Strauss, Jonathan Trutt, Linda Uppinghouse

LEGAL COUNSEL

Sarah Stauffer Curtiss

Chair Matthew Gebhardt convened the meeting of the Board of Commissioners at 5:31 PM.

Cathy Millis, resident at Dahlke Manor, joined the meeting with disappointing news that she was not offered the resident commissioner position. Millis remains optimistic and involved in her community with ideas to involve her fellow residents. They recently learned that Friendly House will no longer be offering an exercise class. She plans to reach out to the instructor to see if she would provide an exercise video to keep the program going. Millis is hopeful they will soon have a full-time building manager. She thanked the board for their love and support and welcoming her. Chair Matthew Gebhardt reiterated his appreciation for Millis's reports and wonderful presence. Your voice is important even if you are not on the board and as a conduit with your community.

Charles Robertson, Community Builder at New Columbia was circling back on the idea of a policy that could empower, inform and engage the senior community. He reflected on a 76-year-old neighbor who has no one advocating for her and needs help saving money. With Home Forward's mission driven partnerships, he suggested finding ways to educate seniors who feel left in the dark such as compiling a list of resources. Roberston also acknowledged the budget implications. Chair Gebhardt thanked Roberston for his advocacy, connection with the community and his compassion for helping those that need support.

MEETING MINUTES

Minutes of the November 18, 2025 Board of Commissioners Virtual Meeting

Chair Matthew Gebhardt requested a motion authorizing approval of the minutes for the November 18, 2025 Board of Commissioners Virtual Meeting.

Treasurer Jessy Ledesma noted that she was not in attendance at the November meeting and requested the minutes be amended to reflect her absence. There being no further discussion, Vice Chair Jenny Kim moved to approve the amended meeting minutes. Commissioner Cathy Keathley seconded the motion.

The vote was as follows:

Chair Matthew Gebhardt—Aye

Vice Chair Jenny Kim—Aye

Treasurer Jessy Ledesma—Aye

Commissioner Cathy Keathley—Aye

Commissioner Breann Preston—Aye

RESOLUTIONS

Resolution 25-12-01 Authorize Fiscal Year 2026 Budget

Chief Financial Officer Kandy Sage presented the resolution and introduced Brian Rutzen, Director of Financial Analytics who oversees the analysts and coordinates the budget across the work groups. Sage began the presentation identifying Home Forward's legal entity structure comprised of blended components and describing.

In reviewing the budget principles, Sage highlighted how the federal funding budget is based on estimates from current funding, historical trends and information we receive from HUD. In our use of MTW flexibility it is important for Home Forward to review the single fund flexibility as part of our stabilization work in the coming year. She said the funds received from real estate sales will be set aside for acquisition, development and/or

preservation of real estate assets. There will be an exception for FY26 where property sale proceeds will be leveraged to offset the deficit. In wrapping up the budget principals she noted funding flow model adjustments for non-cash items, reserve funded costs and cash reserve set-asides. As well as non-cash items such as depreciation and treasury reserves to fund development operations that will be used to manage the deficit in FY26.

CFO Sage reviewed the key activities that shaped the fiscal year budget. Highlighting estimates of 15,346 vouchers administered and 17,283 unduplicated households' services. Development is expected to earn development fees from nine active projects totaling \$9.3 million with cash payments of \$16.8 million. We anticipate wages to increase by \$2.7 million, that includes increases within the collective bargaining contracts. We are looking to implement a variety of programmatic adjustments with the Housing Choice Voucher (HCV) program that includes a pause in pulling from the waitlist. We will continue contract work with our jurisdictional partners.

Considering the budget shortfall, we are budgeting for a decrease in staff by a net of 24.5 FTE, which currently represents six employees.

Director of Financial Analytics Brian Rutzen walked through the main revenue drivers by departments. He reported that Home Forward's annual operating revenues are expected to be \$301.6 million. Rutzen reviewed the major components of the estimated review: HCV subsidies at \$158.4 million. This is an increase of \$2.3 million and no funding increase and an estimated proration of 90%. Administrative fees are estimated at \$14.1 million, a decrease of \$2.2 million, with the proration estimated at 75%. State, local and other grants are \$46.5 million. This is an increase of \$7.8 million, a result of increases from locally funded long-term rent assistance. Lastly, earned developer fees of \$9.3 million are anticipated.

Rutzen reviewed the HUD subsidy revenue for the housing choice voucher programs noting that our most flexible program, the tenant-based voucher program, is seeing a significant decrease in funding. Rutzen described proration and the fluctuation, highlighting the subsidy proration trends from 2015 to 2026's estimates. Noting we see cuts greater than sequestration.

Continuing with the annual operating expenses expected to be \$332.5 million, an anticipated increase of \$38.5 million, Rutzen walked through the highlights. Rent Assistance is anticipated to incur \$229.7 million in housing assistance payments, an increase of \$30.3 million driven primarily by increases in the regional and federal long-term

rent assistance programs. Personnel costs are \$48.4 million, and staffing is expected to decrease to a total of 353 full-time positions. This is an increase of \$2.7 million. Other administrative expenses total \$17.3 million, a decrease of \$366,000. Other maintenance expense is expected to be \$9.9 million for work across the portfolio and other tenant services expenses at \$8.1 million for support services across the portfolio.

In closing Rutzen reviewed the change in financial position expected to be -\$28.0 million for the upcoming fiscal year. We are anticipating a net operating loss of \$30.8 million, net other income and expenses of \$2.3 million. This number reflects interest income of \$1.3 million, gain on sale of assets of \$2.7 million and is offset by \$1.8 million of interest expense.

Chief Financial Officer Kandy Sage thanked Rutzen, adding that in the next 24-36 months we will be addressing the deficit with a focus on stability. This includes a myriad of approaches, drilling down on the deficit, as well as an assessment of our programs to become right sided. Sage walked through the upcoming risks and opportunities that we see each year. As she wrapped up the presentation she reiterated this year's budget was prepared with several estimates. The most significant being the level of federal funding available for the voucher and public housing programs. At the time of budget approval, the federal government is operating under a continuing resolution. As such, estimates of these programs are assumptions from current and historical information.

Commissioner Cathy Keathley, in reviewing risks, asked about the long-term plan for stabilizing the budget, financial practices and use of reserves. Sage said in the case of a government shutdown we use reserves. Situations such as weather related we use insurance and described our strategic approach on insurance claims. In short, we are strategical on a case-by-case basis in using reserves and other leverage available to us.

Chief Executive Officer Ivory Mathews told the board that we would return with any material changes to the FY26 budget. CFO Sage said we are working on a revenue study that we expect to share with the board at a future meeting.

Treasurer Jessy Ledesma acknowledged the challenges in compiling a budget in the current climate and addressing difficult situations. She appreciated the finance committee's review and the guiding principles applied, although hard but thoughtful.

Chair Matthew Gebhardt noted the impact of federal cuts, challenges within local government while highlighting the importance around the policy team, advocacy by our

CEO on a national level and the work by the finance team. For the record, he stressed that he is willing to support staff in using property sale proceeds to fill in the budget gap, but in the long-term strategy, not to use property sales for operational gaps in the future.

There being no further discussion, Chair Matthew Gebhardt requested a motion to approve Resolution 25-12-01. Commissioner Cathy Keathley moved to adopt Resolution 25-12-01. Vice Chair Jenny Kim seconded the motion.

The vote was as follows:

Chair Matthew Gebhardt—Aye
Vice Chair Jenny Kim—Aye
Treasurer Jessy Ledesma—Aye
Commissioner Cathy Keathley—Aye
Commissioner Breann Preston—Aye

Resolution 25-12-02 Authorize Home Forward Insurance Renewals

Chief Financial Officer Kandy Sage introduced the resolution and Jeff Klatke, Manager of Risk and Treasury. Klatke reviewed the insurance program and the lines of coverage. 2026 insurance premiums for all lines of coverage increased by 4.65%. To highlight the favorable news Klatke said the past three years, 2025, 2024 and 2023 increases were 13%, 14% and 13%.

Home Forward's insurance program includes two segments, Home Forward Insurance Group, our insurance captive and external insurance carriers. Our insurance captive continues to deliver value by reducing our exposure to the external marketplace and keeping premiums and rate increases below market levels.

We saw an increase in premiums that was driven by the addition of 214 affordable housing units and inflation of asset replacement values. Klatke reviewed the coverage the property insurance captive provides and is supported by Starr Specialty to ensure compliance with investor and funder requirements. Travelers provide the remainder of the coverage up to a \$100 million limit and reviewed the coverages.

The Home Forward Insurance Group property coverage will increase by \$50,000, 3.6% for a total of \$1.5 million. With total costs provided by Travelers an increase of \$248,000, 9/6%, for a total of \$2.7 million.

Klatke reviewed the policies for general, auto, professional liabilities, as well as terrorism and other lines of coverage. This year we reduced the number of insurance providers needed to provide this coverage from four to three resulting in premium costs savings of \$140,000.

The insurance captive participates in liability coverage with Munich. With no claims we are in good standing and no change in rates. The captive does not participate in excess liability coverage. We have gone from three to two carriers receiving a combined aggregate coverage limit of \$12 million with Lexington and Westchester. Lastly, Klatke reviewed the remaining coverage for public officials seeing, cyber, crime and special risk.

In closing, insurance premium renewals for Home Forward Insurance Group will increase to a total of \$1.8 million and insurance premium renewals for third-party insurance providers will increase to a total of \$4.1 million for 2026.

Klatke responded in the affirmative to Treasurer Jessy Ledesma's question that the coverage is for the entire portfolio. Chair Gebhardt asked about the storage tank liability and Klatke said we have one building with a diesel-powered underground tank, with coverage at a minimal premium.

Vice Chair Jenny Kim thanked Klatke and Sage for all the work and the fabulous news of lower premiums than expected. Chair Gebhardt echoed the compliments, the great bottom line and positive results.

There being no further discussion, Chair Matthew Gebhardt requested a motion to approve Resolution 25-12-02. Treasurer Jessy Ledesma moved to adopt Resolution 25-12-02. Vice Chair Jenny Kim seconded the motion.

The vote was as follows:

Chair Matthew Gebhardt—Aye
Vice Chair Jenny Kim—Aye
Treasurer Jessy Ledesma—Aye
Commissioner Cathy Keathley—Aye
Commissioner Breann Preston—Aye

Resolution 25-12-03 Authorize Amendment to Rent Assistance Administrative Plan to Implement Rent Increase Policy

Jimmy Rattanasouk, Interim Director of Housing Choice Vouchers presented the resolution requesting authorization to change Chapter 9 of Home Forward's Administrative Plan adding formal language to codify our ability to limit rent increases for the tenant-based housing choice voucher program and associated programs.

We have begun to temporarily pause rent increases for tenant-based vouchers effective April 2026 through March 2027. This is an expected cost savings of approximately \$4,250,000 for each calendar year. Notice has been provided to affected landlords that rents will not increase for the period January 1, 2026 through December 31, 2026. With federal funding uncertainty we feel it is a prudent step in stabilizing expenses while continuing to serve as many households as possible. On a broader front, it is an effort to ensure that Home Forward can continue to meet its mission of providing safe, affordable housing for our community.

Chair Matthew Gebhardt asked if the process reaches stabilization will the pause be shorter and the timeline revisited. Recognizing this is a hardship for landlords, Director Rattanasouk said we do expect to reevaluate in a year.

There being no further discussion, Chair Matthew Gebhardt requested a motion to approve Resolution 25-12-03. Commissioner Cathy Keathley moved to adopt Resolution 25-12-03. Vice Chair Jenny Kim seconded the motion.

The vote was as follows:

Chair Matthew Gebhardt—Aye

Vice Chair Jenny Kim—Aye

Treasurer Jenny Kim—Aye

Commissioner Cathy Keathley—Aye

Commissioner Breann Preston—Aye

There being no further business, Chair Matthew Gebhardt adjourned the meeting at 6:39 PM.

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

ADOPTED: FEBRUARY 17, 2026

Attest:

Ivory N. Mathews, Secretary

Home Forward:

Matthew Gebhardt, Chair

RESOLUTIONS



MEMORANDUM

To: Board of Commissioners

Date: February 17, 2026

From: Jonathan Trutt, Director
Development
503.802.8507

Subject: Authorize Contract Amendment
for Early Purchase of Deposits and
Materials for the Broadway
Corridor Development
Resolution 26-02-01

Patrick Rhea, Senior Project
Manager
Development
503.802.8311

Michael Fu, Housing Development
Manager
Development
503.802.8499

The Board of Commissioners is requested to authorize the Chief Executive Officer, or her designee, to amend the current contract between Home Forward and Colas Construction to secure materials and pay for deposits for the Broadway Corridor Development in the amount of \$3,000,000.

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

From December 2023 to Spring 2024, Portland Housing Bureau (PHB) issued a two-stage selection process for development rights at Parcel 4A of the Broadway Corridor. Home Forward and Urban League of Portland's team of Holst Architecture and Colas Construction was selected as the developer of Parcel 4A, and awarded site control, Metro Bond Affordable Housing Funding, Tax Increment Financing ("TIF") funding, and Portland Clean Energy Fund ("PCEF") funding.

The project will be a 14-story, 229-unit high-rise development consisting of a mix of studios, one-bedrooms, two-bedrooms, and three-bedrooms. The first two stories will utilize post-tensioned concrete, while the upper 12 floors will be Mass Timber/Cross Laminated Timber.

In December 2025, after submission to Oregon Housing and Community Services (OHCS) in June of 2025, Home Forward and Urban League of Portland's team was awarded \$32,907,500 in LIFT funds, \$11,312,500 in OHCS PSH Capital funds, 35 units of OHCS PSH Rental Assistance and Supportive Services funding, and an allocation of Private Activity Bonds.

With funding from the City of Portland, METRO, and the State of Oregon, the project is moving forward toward a late Q4-2026 financial closing and construction start.

The Board has previously authorized Resolution 24-10-02 to execute CM/GC Preconstruction Services with Colas Construction, Resolution 24-10-01 to execute a contract for Architectural Services with Holst Architecture, Resolution 25-01-01 to authorize co-General Partner Ownership Structure with Urban League of Portland, Resolution 25-08-02 to execute a predevelopment loan with Portland Housing Bureau.

OVERVIEW

The Board has previously authorized preconstruction services from Colas Construction and its subcontractors in an amount of \$850,000. Prior to construction, Colas Construction will secure bids on all work in the scope and staff will request Board approval for a guaranteed maximum price (currently estimated at approximately \$118 million) and a 5% owner's contingency. This authorization step is anticipated to be taken in Q3 2026 with final execution of the contract taking place near to financial closing in late Q4 2026.

In advance of bidding out the full scope of work, Colas Construction has identified materials that have long lead-times, require deposits, or are seeing sustained inflation, such as Broadway Corridor's Mass Timber package. Initial deposits of approximately \$600,000 in Q2 of 2026 and \$2.4 million in the early fall of 2026 will be required to secure materials for manufacturing the Mass Timber elements of the project. To ensure the project proceeds on time and minimizes inflationary impacts, staff is requesting the Board of Commissioners authorize \$3 million in additional contract authority for Colas Construction, such that the total authority will be \$3,850,000.

Home Forward's line of credit will fund payments prior to closing, with repayment to occur after financial closing in late Q4 2026 or early 2027.

CONCLUSION

Home Forward staff requests that the Board of Commissioners authorize the Chief Executive Officer or her designee to execute an amendment to the predevelopment contract between Home Forward and Colas Construction for the early purchase of deposits and materials for the Broadway Corridor in the amount of \$3 million.

Staff presented the content of this resolution to the Real Estate and Development (READ) Committee at its February 6, 2026 meeting.



RESOLUTION 26-02-01

RESOLUTION 26-02-01 AUTHORIZES THE CHIEF EXECUTIVE OFFICER TO AMEND HOME FORWARD'S CONTRACT WITH COLAS CONSTRUCTION TO INCREASE THE AMOUNT BY \$3,000,000 TO PAY FOR DEPOSITS AND TO PURCHASE MATERIALS FOR THE BROADWAY CORRIDOR 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 low-income persons residing in Multnomah County, Oregon; and

WHEREAS, Home Forward plans to build approximately 229 units of affordable housing at the Broadway Corridor site; 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, Home Forward's contract with Colas Construction for predevelopment services at the Broadway Corridor is progressing on schedule for an Q4 2026 construction start; and

WHEREAS, Home Forward contracting rules require approval of the Home Forward Board of Commissioners for contract amendments in excess of \$500,000;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Home Forward hereby authorizes the Chief Executive Officer, or her designee, to amend the current contract between Home Forward and Colas Construction to increase the amount by \$3,000,000 to pay for deposits or purchase materials for the Broadway Corridor development.

ADOPTED: FEBRUARY 17, 2026

Attest:

Ivory N. Mathews, Secretary

Home Forward:

Matthew Gebhardt, Chair

STAFF REPORTS

Procurement & Contracts Department
MONTHLY CONTRACT REPORT
Contracts Approved 12/01/25 - 01/31/26

PUBLIC IMPROVEMENT
(CONSTRUCTION & MAINTENANCE SERVICES)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3763		Red Hawk Fire Protection	\$70,670.00	Replace fire pump and controller at Sellwood Center	Property Mgmt	12/16/2025	3/31/2026
C3762		Prime Legacy GC	\$495,208.15	BCC fire sprinkler deployment emergency	Property Mgmt	12/18/2025	4/30/2026
C3785		Prime Legacy	\$5,860.80	Leak repair Camelia Court	Property Mgmt	12/24/2025	3/31/2026
C3784		Prime Legacy	\$9,622.00	Leak repair Winchell Court	Property Mgmt	12/31/2025	3/31/2026
Subtotal		\$581,360.95				4	

GOODS & SERVICES

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3760		Merit Electric	\$20,000.00	Replacement of exterior lighting at Dawson Park	DCR	12/1/2025	6/30/2026
C3757		PAW Team	\$5,000.00	Animal clinics at BCC	Community Services	12/11/2025	6/30/2026
C3769		EV United	\$38,296.00	EV Charger install at Alderwood	IFS	12/11/2025	1/31/2026
C3775		Get It Done PDX LLC	\$6,000.00	Painting at Maple Mallory	Property Mgmt	12/15/2025	1/12/2026
C3772		Anytime Plumbing and Drain Cleaning	\$100,000.00	On-call backflow testing	IFS	12/17/2025	12/14/2028
C3778		Eclipse Security Professionals	\$312,000.00	24/7 unarmed security at Sellwood Center	Property Mgmt	12/18/2025	12/31/2030
C3765		Carbonell Cleaning Solutions	\$150,000.00	On-call bulky waste removal	IFS	12/18/2025	12/14/2028
C3766		Diana's Cleaning Professional Services	\$150,000.00	On-call bulky waste removal	IFS	12/18/2025	12/14/2028
C3773		Columbia Cross Connection Control	\$100,000.00	On-call backflow testing	IFS	12/18/2025	12/14/2028
C3779		Carbonell Cleaning Solutions	\$23,785.00	Cleaning, repairs, and haul disposal at Cesar	Property Mgmt	12/22/2025	1/15/2026

C3780		Carbonell Cleaning Solutions	\$24,529.80	Landscaping at Celilo & Carlton	Property Mgmt	12/22/2025	12/14/2026
C3768		Prime Legacy GC	\$150,000.00	On-call bulky waste removal	IFS	12/23/2025	12/14/2028
C3767		Junk It Junk Removal LLC	\$150,000.00	On-call bulky waste removal	IFS	12/31/2025	12/14/2028
C3774		Oregon Backflow Testing LLC	\$100,000.00	On-call backflow testing	IFS	1/12/2026	12/14/2028
C3798		Eclipse Security Professionals LLC	\$4,800.00	Security at Gallagher Plaza	Property Mgmt	1/22/2026	3/15/2026
C3770		EV United	\$64,276.00	EV Charger install at Humboldt Gardens	IFS	1/26/2026	1/31/2026
C3771		EV United	\$49,812.00	EV Charger install at Slavin Ct	IFS	1/26/2026	1/31/2026
C3800		Servpro East Portland	\$8,500.00	Commercial cleaning	Property Mgmt	1/30/2026	1/29/2026
Subtotal		\$1,456,998.80			18		

PERSONAL SERVICE CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3756		Cretelligent	\$2,400.00	Phase 1 ESA for HYL	DCR	12/2/2025	11/18/2026
C3754		Robert Half Inc.	\$148,000.00	Azure Architect - creation of apps	IT	12/4/2025	4/30/2026
C3776		Lift Urban Portland	\$40,000.00	Monthly food pantry support for high rise buildings	Community Services	12/31/2025	12/31/2026
C3777		Cornerstone Community Housing	\$120,625.69	Resident services at Hazel Ying Lee; Rule 46-0340	Community Services	1/5/2026	12/31/2026
C3788		Pegasus Moving & Cleaning	\$97,363.20	Housekeeping services at CHSP sites; Rule 46-0340	Community Services	1/5/2026	3/31/2026
C3787		Impact NW	\$81,354.05	CHSP Case Management (limited duration)	Community Services	1/12/2026	3/31/2026
C3783		Trash for Peace	\$24,762.00	Youth services at East County sites, including summer camp programs	Community Services	1/16/2026	12/31/2026
C3789		PDX Nutrition Services	\$146,739.24	Meal services for CHSP; Rule 46-0340	Community Services	1/16/2026	3/31/2026
C3793		RADgov Inc.	\$100,000.00	On-call temp labor staffing & direct hire recruiters	HR	1/16/2026	1/5/2031
C3731		B2G Now	\$33,684.80	UBE Tracking Software; Rule 47-0288	Procurement	1/22/2026	3/31/2026

C3782		Meals on Wheels People	\$17,000.00	Meal delivery for BCC	Community Services	1/22/2026	12/31/2025
C3792		Infojini Inc.	\$100,000.00	On-call temp labor staffing & direct hire recruiters	HR	1/22/2026	1/5/2031
C3794		A & Associates Inc.	\$100,000.00	On-call temp labor staffing & direct hire recruiters	HR	1/22/2026	1/5/2031
C3797		Amanda Morris	\$35,551.00	Foot care at multiple properties	Community Services	1/22/2026	12/31/2026
Subtotal		\$1,047,479.98					
14							

PROFESSIONAL SERVICE CONTRACTS (A&E)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3764		Forensic Building Consultants	\$4,600.00	Project Management and Design for fire unit #103 at Tillicum South.	Property Management	12/15/2025	3/31/2026
C3796		Forensic Building Consultants	\$13,906.00	Design services to reconstruct the trash enclosure for Sequoia Square Apartments	DCR	1/26/2026	2/15/2027
Total		\$18,506.00					
2							

AMENDMENTS TO EXISTING CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2965	13	LMC, Inc	\$59,198.16	Scope changes	DCR	11/19/2025	2/1/2027
C3250	7	Holst Architects	\$13,125.00	Street lighting engineering	DCR	11/19/2025	5/1/2029
C3510	1	A-Z Exterior Services	\$-	On-Call Snow/Ice Removal Services - North/South Region; amended to extend contract and update scope	Property Management	12/1/2025	11/19/2026
C3512	1	Carbonell Cleaning Solutions	\$-	On-Call Snow/Ice Removal Services - sidewalk, stairs, entrance/exits, no driveways/parking lots; amended to extend contract and update scope	Property Management	12/1/2025	11/19/2026
C3509	1	King Ridge Construction	\$-	On-Call Snow/Ice Removal Services - East Region; amended to extend contract and update scope	Property Management	12/2/2025	11/19/2026
C3536	1	Pegasus Moving & Cleaning	\$30,000.00	Referral-based housekeeping services for Community Services properties, including pest treatment prep; amended to extend contract	Community Services	12/3/2025	12/31/2026
C2777	3	Carbonell Cleaning Solutions	\$29,000.00	Landscaping at Stark Manor, Madrona Place, Fir Acres, Eastwood Court, and Alderwood; amended to extend contract and update rates	Property Management	12/4/2025	6/30/2026
C3303	6	Bremik Construction	\$38,648,159.00	GCS CMGC GMP amendment	DCR	12/5/2025	6/30/2027

C3511	1	ValleyScapes Landscape Solutions	\$-	On-Call Snow/Ice Removal Services - West Region; amended to extend contract and update scope	Property Management	12/11/2025	11/19/2026
C3192	2	West Coast Landscape LLC	\$21,016.80	Landscaping at Lexington, Cora, Chateau, and scattered sites; amended to extend contract and update rates	Property Management	12/12/2025	12/31/2026
C3182	3	Cuenta Conmigo LLC	\$9,450.00	Resident engagement and leadership trainings; amended to extend contract	Community Services	12/15/2025	12/31/2026
C3680	2	Somali American Council of Oregon	(\$8,785.24)	PSH services at the Cesar; amended to deduct funds and move them to C3700	Community Services	12/15/2025	8/31/2025
C2761	5	KPFF Consulting Engineers	\$9,500.00	Troutdale Added survey verification items for Public Works.	DCR	12/16/2025	2/1/2026
C3379	1	Central Geotechnical Services, LLC	\$32,995.00	Peaceful Villa: extending geotechnical services and contract duration to the end of the project timeline.	DCR	12/16/2025	2/1/2027
C3700	1	Somali American Council of Oregon	\$8,785.24	PSH services at the Cesar; amended to add funds from previous contract C3680	Community Services	12/16/2025	6/30/2026
C3304	10	Baldwin General Contracting Inc	\$5,690.24	PCCO #014/PCO #062 - Trash Enclosure Demo Caused By Fire	DCR	12/17/2025	4/1/2026
C2763	5	Greenfield Geotechnical LLC	\$3,700.00	Additional services for asphalt testing.	DCR	12/18/2025	2/15/2026
C3567	1	Haven Coaching LLC	\$-	On-call coaching and facilitating; amended to add time	T&OD	12/18/2025	12/31/2026
C3591	1	Cultivated Sense	\$-	On-call coaching and facilitating; amended to add time	T&OD	12/18/2025	12/31/2026
C3483	1	The Bookin Group	\$-	Extend contract to account for delayed replat process	DCR	12/22/2025	1/15/2026
C3687	2	Pacific Sun Construction	\$-	Extending duration	DCR	12/22/2025	2/6/2026
C3468	2	Portland Foot Care Clinic LLC	\$-	Monthly foot care clinics for 10 residents; amended to extend contract	Community Services	12/22/2025	12/31/2026
C3550	1	Polaris Leadership Consulting	\$-	On-call coaching and facilitating; amended to add time	T&OD	12/22/2025	12/31/2026
C3707	1	Coach In The Pearl	\$-	Coaching consultant; amended to add time	T&OD	12/22/2025	12/31/2026
C3289	2	Woloshin Communications	\$1,700.00	Workshops for Home Forward seniors; amended to extend contract	Community Services	12/23/2025	12/31/2026
C3251	10	Hacker Architects	\$137,143.00	ASRs 11,12,13,14	DCR	12/24/2025	6/30/2027
C3359	2	Melody Martinez Consulting LLC	\$-	Equity Consulting Support; amended to extend contract	Property Management	12/31/2025	3/1/2026
C2878	2	Carbonell Cleaning Solutions	\$162,000.00	On-Call Maintenance Repair Services; amended to extend contract	Property Management	12/31/2025	11/30/2026
C3071	3	Trauma Intervention Program TIPNW	\$12,000.00	Trauma informed care services and counseling for HF residents; Training and consultation for HF staff; amended to extend contract	Community Services	12/31/2025	12/31/2026
C3594	1	Bridget Calfee Consulting LLC	\$-	Leadership training; Leadership retreat; amended to extend contract	Community Services	12/31/2025	12/31/2026

C2857	18	Bremik Construction	\$116,528.60	Additional scope, additional time	DCR	1/5/2026	3/1/2026
C3408	2	Soluna Career Consulting	\$-	Career coaching; amended to extend contract	Talent & Organizational Development	1/6/2026	12/31/2026
C3109	3	Nancy Davis Consulting	\$-	Strategist & Facilitation Consultant; amended to add time	Executive	1/12/2026	12/31/2026
C3299	3	Forensic Building Consultants	\$12,000.00	Extend contract duration - Floresta Apts permit	DCR	1/12/2026	2/28/2026
C3304	11	Baldwin General Contracting Inc	\$231,792.31	PCCO #013 Multiple C/O's for Additional Funds	DCR	1/12/2026	4/1/2026
C2662	5	Trash for Peace	\$3,819.00	Resident support and services for Clackamas County; amended to extend contract	Community Services	1/16/2026	6/30/2026
C2880	3	Allied Systems NW	\$-	On-Call Maintenance Repair Services; amended to extend contract	Property Management	1/16/2026	11/30/2026
C3258	2	Save First Financial Wellness	\$10,000.00	Financial Education and Credit Counseling for GOALS participants; amended to extend contract	Community Services	1/16/2026	12/31/2026
C3740	1	C. Bailey Associates	\$29,675.00	Youth Theater Camp Workshops; amended to add 2026 workshops	Community Services	1/16/2026	8/8/2026
C2448	15	O'Neill/Walsh Community Builders	\$-	Killingsworth extending duration	DCR	1/22/2026	12/31/2026
C3250	8	Holst Architects	\$112,710.00	ASR 4, redesign scope for ELC	DCR	1/22/2026	5/1/2029
C3304	12	Baldwin General Contracting Inc	\$42,935.15	PCCO #015 Multiple C/O's for Misc. Framing Repairs	DCR	1/22/2026	4/1/2026
C3493	3	KPFF Consulting Engineers	\$9,300.00	Provide a pre-construction ALTA survey Broadway corridor	DCR	1/22/2026	12/31/2026
C3538	2	Trash for Peace	\$23,936.00	Weekly youth services at Gateway, Gladstone, Sequoia, and Multnomah Manor; amended to extend contract	Community Services	1/26/2026	12/31/2026
C3559	1	Carbonell Cleaning Solutions	\$12,096.00	Custodial cleaning services at Gallagher Plaza	Property Management	1/26/2026	1/26/2027
C3560	1	Carbonell Cleaning Solutions	\$13,809.00	Custodial cleaning services at Williams Plaza	Property Management	1/26/2026	1/28/2027
C3561	1	Carbonell Cleaning Solutions	\$9,072.00	Custodial cleaning services at Medallion	Property Management	1/26/2026	1/28/2027
C3687	3	Pacific Sun Construction	\$-	Extending duration additional week	DCR	1/26/2026	2/13/2026
C3534	1	Home Instead Senior Care	\$41,490.00	extending contract duration to cover gap between programming changes for personal care and housekeeping services at CHSP sites	Community Services	1/27/2026	3/31/2026
C3629	2	Cascade Environmental Solutions	\$-	Contract extension. Demo is projected late 2026.	DCR	1/27/2026	12/31/2026
C2965	14	LMC, Inc	\$67,565.31	Scope changes	DCR	1/28/2026	2/1/2027
C3303	7	Bremik Construction	\$54,816.00	GCS CO #01	DCR	1/28/2026	6/30/2027

C3687	4	Pacific Sun Construction	\$22,273.87	Cesar Apts interior mods CO #02	DCR	1/29/2026	3/31/2026			
C3706	1	Centric Elevator	\$-	Sellwood center emergency elevator door repair; amended to add time	Property mgmt	1/30/2026	6/30/2026			
C3729	1	Prime Legacy	\$-	Sellwood Center to install a fence and gate on the exterior of the property; amended to add time	Property mgmt	1/30/2026	5/30/2026			
Subtotal			\$39,988,495.44							55

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

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date			
C3781		City of Portland	\$109,742.00	IGA with the City of Portland for services related to workforce utilization and Section 3.	Procurement	12/18/2025	12/31/2026			
Subtotal			\$109,742.00							1
Total			\$43,202,583.17							94

Procurement & Contracts Department
FUTURE FORMAL PROCUREMENTS
Look Ahead - February 2026

Estimated Contract Amount	Description	Dept.	Solicitation Period
\$500k	Goose Hollow Apts Renovations	DCR	March 2026
\$13 million	Madrona Rehab	DCR	March/April 2026
TBD	Townhouse Terrace Construction Project	DCR	2026
TBD	Slavin Court Construction Project	DCR	2026
TBD	Agency-wide legal services	Exec	Fall 2026
\$350k	Demolition at North Maryland	DCR	TBD
\$1.5 million	CHSP Housekeeping & Personal Care	Community Services	TBD
\$1.650 million	A&E for N. Maryland	DCR	TBD
\$13.2 million	CM/GC for N. Maryland	DCR	TBD