

## **PUBLIC NOTICE:**



Home Forward  
BOARD OF COMMISSIONERS  
will meet on  
Tuesday, April 21, 2026  
At 5:30 pm  
Via Teams Webinar

### **Microsoft Teams**

<https://events.gcc.teams.microsoft.com/event/4277c11e-d7d4-4831-9a37-cb8d668777ad@6b67b033-974d-4ab4-84e2-cc1717834b09>

### **Dial in by phone**

[+1 206-800-4749](tel:+12068004749), [350385183#](tel:+1350385183) United States, Richmond Beach  
[\(866\) 318-6504](tel:+18663186504), [350385183#](tel:+1350385183) United States (Toll-free)



**MEMORANDUM**

To: Community Partners

Date: April 15, 2026

From: Ivory N. Mathews, Chief Executive Officer

Subject: Home Forward Board of Commissioners April Meeting

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The Board of Commissioners of Home Forward will meet on Tuesday, April 21 at 5:30 PM virtually using the Teams 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. You will need to register to provide public comments.

The commission meeting is open to the public.

**Microsoft Teams**

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# AGENDA



**BOARD OF COMMISSIONERS MEETING**

HOME FORWARD  
135 SW ASH STREET  
PORTLAND, OREGON  
VIA TEAMS WEBINAR

<https://events.gcc.teams.microsoft.com/event/4277c11e-d7d4-4831-9a37-cb8d668777ad@6b67b033-974d-4ab4-84e2-cc1717834b09>

APRIL 21, 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 March 17, 2026 Board of Commissioners Virtual Meeting

**REPORTS AND RESOLUTIONS**

Following Reports and Resolutions:			
26-04	Topic	Presenter/POC	Phone #
REPORT	Air Conditioner Project Annual Report and Kickoff	Carolina Gomez	503.802.3708
REPORT	Project Plan: Strengthening Accountability, Transparency, and Performance	Ian Davie	503.802.8565

## **THE NEXT MEETING OF THE BOARD OF COMMISSIONERS**

The next Board of Commissioners meeting is on Tuesday, May 19, 2026 at 5:30 PM.

The next Board Work Session is on Thursday, May 7, 2026 at Noon in person at Home Forward 135 SW Ash St.

## **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  
March 17, 2026

**COMMISSIONERS PRESENT**

Chair Matthew Gebhardt, Vice President Jenny Kim, Treasurer Jessy Ledesma, Commissioners Teresa Carr, and Breann Preston

**STAFF PRESENT**

Elise Anderson, April Berg, Rose Cottrill, Ian Davie, Christina Dirks, Juli Garvey, Carolina Gomez, Yvette Hernandez, Angelica Jackson, Biljana Jesic, Ivory Mathews, Kitty Miller, TJ Norton, Jimmy Rattanasouk, Brian Rutzen, Kandy Sage, Shannon Schmidt, Kellie Shaw, Ian Slingerland, Celia Strauss, Jonathan Trutt, Linda Uppinghouse, Terren Wing

**LEGAL COUNSEL**

Sarah Stauffer Curtiss

Chair Matthew Gebhardt convened the meeting of the Board of Commissioners at 5:37 PM.

**PUBLIC COMMENT**

Cathy Millis, Dahlke Manor resident, reported that Eamon, the new property manager, is getting acclimated and familiar with the residents with plans to convene an all-resident meeting. In the meantime, he is joining annual inspections for one-on-one resident interaction and gaining a better understanding of the needs following an extended period without an onsite manager. The property will have a new community builder, and Millis feels things are moving forward. For now, she will sit back and look forward to the return of resident events. She hasn't lost her desire to be involved but is currently focused on self-care.

Chair Matthew Gebhardt thanked Millis for the updates and was encouraged to hear of management's involvement. He recognized her ongoing input and beginning to see her

ideas coming fruition. Chair Gebhardt acknowledged we all look forward to seeing her at the meeting.

Charles Robertson, resident at New Columbia informed the board his tenure as community builder has ended. He wished everyone a Happy St. Patrick's Day and talked about lack of care for our city, especially in the downtown core. Emphasizing Portland is our home, he is hopeful Home Forward, and the community will continue to make things better.

Chair Gebhardt said it was sad to hear Robertson's tenure as a community builder has ended but knows he will continue to be a community leader. His compassion for our city is an example of that. He appreciates the reminder of our shared responsibilities to where we live.

## **MEETING MINUTES**

### **Minutes of the February 17, 2026 Board of Commissioners Virtual Meeting**

Chair Matthew Gebhardt requested a motion authorizing approval of the minutes for the February 17, 2026 Board of Commissioners Virtual Meeting.

There being no discussion, Commissioner Breann Preston moved to approve the meeting minutes. Commissioner Teresa Carr seconded the motion.

The vote was as follows:

- Chair Matthew Gebhardt—Aye
- Vice Chair Jenny Kim—Aye
- Treasurer Jessy Ledesma—Aye
- Commissioner Teresa Carr—Aye
- Commissioner Breann Preston—Aye

## **RESOLUTIONS**

### **Resolution 26-03-01 Authorize Changes to the Admissions and Continued Occupancy Policy and to Chapters 6, 11, 13, 17 and 18 of the Administrative Plan**

Terren Wing, Director, Strategy and Federal Policy presented the resolution. She thanked the board for understanding the last-minute change, updating the effective date for the standard proration implementation providing context. She described how the policy and plan work and reviewed the changes to be in compliance.

Commissioner Breann Preston asked if the 1% rent calculation increase is standard. Wing will review and respond to Commissioner Preston. Chair Gebhardt appreciated the memo content and clarity. To Chair Gebhardt's question, Wing affirmed these changes bring us in compliance and aligns our MTW documents.

There being no further discussion, Chair Matthew Gebhardt requested a motion to approve Resolution 26-03-01. Vice Chair Jenny Kim moved to adopt Resolution 26-03-01. Treasurer Jessy Ledesma seconded the motion.

The vote was as follows:

Chair Matthew Gebhardt—Aye

Vice Chair Jenny Kim—Aye

Treasurer Jessy Ledesma—Aye

Commissioner Teresa Carr—Aye

Commissioner Breann Preston—Aye

#### **Resolution 26-03-02 Authorize Actions Necessary to Provide Property Tax Exemption to Berry Ridge**

Development Director Jonathan Trutt presented the resolution and acknowledged that READ reviewed the resolution at their monthly meeting. Trutt provided background on how housing developments are entitled to a full property tax exemption if they serve households earning 80% or less of area median income and their ownership structure includes a housing authority. This is the fourth time we have assisted in an affordable housing project, and this being the first preservation project. In 2021 we entered an IGA with the City of Gresham that enumerates how and when Home Forward will utilize its statutory authority to extend property tax exemptions within Gresham city limits for newly constructed affordable housing. The agreement was renewed through June 30, 2027, and expanded to include preservation efforts.

Trutt presented an overview of Berry Ridge. BRIDGE Northwest Development owner will become the managing member of the ownership once we are admitted to the ownership structure, and concurrence with the City of Gresham that Berry Ridge meets the eligibility criteria. He went on to describe the financial guaranties.

Treasurer Jessy Ledesma voiced her support for the exemption saying it is a creative and valuable tool to extend more broadly and appreciated the creativity. Commissioner Breann Preston asked if there were any considerations to the unit types, i.e. studios, larger bedroom sizes. Trutt said that we didn't look at bedroom sizes, but the property does

have larger units. The point is well taken, and we will look at this in future deals. Policy Director Christina Dirks adding that she reviewed the policy data analysis to inform the property tax exemption for preservation. The distribution of bedroom size within existing affordable housing buildings was considered as one of the factors utilized when determining which zip codes to focus on. Adding the policy is discretionary and unit size could be one factored in.

Chair Gebhardt appreciated the continuing work on this front. There being no further discussion, Chair Matthew Gebhardt requested a motion to approve Resolution 26-03-02. Vice Chair Jenny Kim moved to adopt Resolution 26-03-02. Commissioner Teresa Carr seconded the motion.

The vote was as follows:

- Chair Matthew Gebhardt—Aye
- Vice Chair Jenny Kim—Aye
- Treasurer Jessy Ledesma—Aye
- Commissioner Teresa Carr—Aye
- Commissioner Breann Preston—Aye

#### **Resolution 26-03-03 Authorize Property Stabilization Investment Loan at The Yards at Union Station**

Juli Garvey, Director of Asset Management, presented the resolution and introduced TJ Norton, Asset Manager for The Yards. This resolution proposes refinancing the existing loan that will stabilize the property through Oregon Housing and Community Services property stabilization investment (PSI) program. Garvey provided a refresher on The Yards at Union Station. To address rising operating costs, we applied for and were awarded funding through OHCS, through their newly created Property Stabilization Investment program. Garvey reviewed the key terms of the loan. From a financial perspective this is a big win and will relieve the financial pressures on the property.

Treasurer Jessy Ledesma said it is a great tool and expressed appreciation to Gavey and her team for quick action in securing the loan. In response to Commissioner Preston's question about why the award amount was above the loan, Garvey said we were able to include the administrative fees. Chair Gebhardt echoed fellow commissioner comments and welcomed the deeper dive at the READ meeting along with all the work that went into securing the loan. We are being fiscally responsible and looking at the bigger picture is important. In closing, Garvey recognized TJ Norton for the efforts initiating conversations

with OHCS for three other properties. Chair Gebhardt appreciates seeing new faces, recognizing who is doing the hard work behind the scenes.

There being no further discussion, Chair Matthew Gebhardt requested a motion to approve Resolution 26-03-03. Commissioner Breann Preston moved to adopt Resolution 26-03-03. 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 Teresa Carr—Aye  
Commissioner Breann Preston—Aye

**Resolution 26-03-04 Authorize Construction Contract Authority Increase for Sequoia Square Building Enclosure Rehabilitation Construction Expenditure**

Jonathan Trutt, Development Director presented the resolution requesting additional construction expenditures for the Sequoia Square Apartments, which will enable the completion of construction, consistent with the rehabilitation budget established for the project. Trutt provided an update on the work being done on the property in SE Portland.

The request to increase our construction expenditure by \$1,000,000 above \$6,078,290 previously authorized by the board is due to unforeseen site conditions and additional scope of work. This includes radon mitigation, electrical repairs, framing corrections for the installation of new doors and additional interior drywall and painting caused by mold remediation. We anticipate paying these additional construction costs with capital funds from the project savings combined with our reserves. To clarify, the requested additional \$1 million is within the amended construction budget established for the property at the time unforeseen circumstances were discovered.

Vice Chair Kim viewed the property online and seeing several buildings can understand the expense and support of future longevity. Were the units retrofitted with A/C or is it an option we are considering. Director Garvey didn't believe it was included in the project. Vice Chair Kim would like us to take this into consideration, especially for the second-floor units. Treasurer Ledesma was interested in the original percentage of contingency. Director Trutt said it was 10% and quickly eaten up with dry rot challenges and egress issues for the second-floor units which required relocation.

Treasurer Ledesma questioned at the top of the resolution the expenditure reading \$500,000 versus \$1,000,000. Garvey and Trutt will review and confirm the correct amount.

Chair Gebhardt said we will consider the resolution and, once confirmed, will bring it back to the board. There being no further discussion, Chair Matthew Gebhardt requested a motion to approve Resolution 26-03-04. Vice Chair Jenny Kim moved to adopt Resolution 26-03-04. Treasurer Jessy Ledesma seconded the motion.

The vote was as follows:

Chair Matthew Gebhardt—Aye

Vice Chair Jenny Kim—Aye

Treasurer Jessy Ledesma—Aye

Commissioner Teresa Carr—Aye

Commissioner Breann Preston—Aye

#### **REPORT: Portfolio Occupancy Trends, Solutions, and Progress**

Chief Operating Officer Ian Davie opened the presentation that will provide a look at occupancy highlighting trends, drivers of occupancy, and a discussion around solutions. Davie shared updated information from the work session presentation and additional operating revenue sources in the updated pie chart.

Davie provided context for our affordable housing community and the challenges being faced. We see market rate rents close to affordable housing rents and as this trend plays out, affordable rent is unaffordable to low-income earners. Adding to this, high vacancies persist city wide, especially downtown.

Continuing, Davie spoke to the cost and operational challenges being faced on the rental side. We find that longer tenant tenures impact the costs and turnover time to ready a unit. There are challenges with third-party property management companies with experience and consistency, and rising costs with insurance, utilities, more security costs and nonpayment of rent is a concern.

In looking at the property management companies' stats, Treasurer Jessy Ledesma complimented Home Forward's portfolio with the highest percentage. Commissioner Breann Preston asked if there is a historical trend with nonpayment of rent challenges. Davie affirmed there is with Director Garvey adding since 2019 we have seen an increase of 1-2%. Noting historically industry standard is 5% but today we are seeing 11-12%,

which is also being seen by other agencies in the Portland area. Commissioner Preston asked about the distribution of nonpayment. Davie said we will touch more on this, but this highlights the data challenges especially with our third-party management companies.

Framing the nonpayment situation, Davie provided background on fixed affordable rents versus subsidized affordable rents. As the slide indicates, rents are not affordable for common populations. Adding that with subsidized rents, a single missed rent payment leaves no margin of error. Chair Gebhardt asked about the flexibility with fixed rents if there is a change in income. In practice, said Davie. We are looking into where it is feasible to lower rents within the pipeline.

Davie walked through the average household percentages of average monthly incomes (AMI) subsidies. The graphic presented shows Home Forward households pay 24.7% AMI where an unsubsidized household pays 38.7%. He discussed the affordability with income ratio to rent noting that income sources are generally short term over a period of one to two years and then go away. Responding to Treasurer Ledesma's question, Davie said they would still qualify to rent. Director Garvey pointed out that in some cases they would choose not to rent.

Commissioner Preston commented that it seems unfavorable to rent. Policy Director Christina Dirks said we are working with the Portland city council to buy down rents around their fair housing policies. Commissioner Preston felt even at 30% with inflation it appears insufficient. In response, COO Davie said 30-60%, are tough decisions when other household items are being considered. CEO Mathews said within the industry we are seeing households below 60% qualify at move in, with a combination of income and rental assistance for 24 months. Once the rental assistance goes away the dynamic changes.

Asset Management Director Juli Garvey presented a map showing our households of 7200 homes across 100 communities. She discussed the impact on our vacancies. Looking at our seven newest properties she highlighted the work gone into leasing. She presented a positive look at outcomes and highlighted the Troutdale project leasing ahead of schedule. Garvey went on to say the Cesar is more than half ready for move-in.

Garvey noted that leasing numbers are more specific to an area with data showing movement out of downtown. More discussion to follow related to this topic. She addressed the occupancy impacts at The Yards and Pearl Court due to flooding events. With the seven new affordable properties, consisting of 800 homes, Garvey described the leasing challenges that are not simple lease ups. We continue to make this a big priority

and are creative in working with our third-party property management companies. There is not a deep bench of property management firms making it challenging to bring a team versus a property manager onboard. Garvey highlighted York Terrace as a property where the positive outcomes came from a multiple department effort. As the need shifted for studios as we have mentioned at Hazel Ying Lee, we are mindful as Peaceful Villa comes back online.

Treasurer Ledesma said 2025 presented compounding challenges in the market and asked if we are beginning to see a turnaround and stability in 2026. Garvey indicated not yet. As we compete with market rate rents there tends to be jumping after a “free” rent period. Davie adding some of this is outside our experience and can often be cyclical with all the factors at play.

Our eight downtown properties account for 47% of our portfolio vacancies. The challenge is smaller unsubsidized units. 89% of the units are studios, one-bedroom and SRO in older housing stock.

COO Davie reviewed rent payment challenges showing delinquent rents in our properties and third-party management companies. This situation is balancing our mission against reality and showing compassion for the invisible hardships in the community.

Treasurer Ledesma asked if we know the percentage of those with short-term rental assistance. Home Forward properties likely did, but we would need to delve deeper. Ian Slingerland, Director of Homeless Initiatives, said there was no good way to know with limited tracking on STR funds, but we do believe it can be substantial.

Director Garvey presented proposed solutions implemented throughout the portfolio. These include leasing support, rent reduction and incentives, property management support and finding way to build cost stability. In closing, she is excited about our ideas and focusing on positive outcomes. Elise Anderson, Director of Property Management, agreed with the efforts and impacts at Home Forward properties.

Davie noted that we also have the Helen Swindells example for rent reduction. Garvey said we have reduced the rents at the property. She touched on properties managed by Pinehurst and our work to foster a good working relationship. When Pinehurst was brought onboard, they chose the buildings, all difficult properties. There is no “A” team, and we know we can work harder as we find solutions. Commissioner Preston asked how challenging the downtown core properties are. Garvey said public comment by Charles hit

home and reflects on the areas ongoing challenges. She is hopeful that Safeway doesn't leave and believes the Pearl district could be one of the first areas to bounce back. We are meeting with high-profile downtown property owners and discussing the challenges they are facing.

Commissioner Preston asked about a partnership with the city as the barrier seems to be downtown. Davie said the mayor has raised concerns about occupancy with us and others. CEO Mathews participated today in a HUD forum on the state of homelessness in America with Robert Marbut, senior advisor to HUD Secretary Turner. The meeting included regional stakeholders from the three-county area to hear HUD's evolving strategy to address homelessness and discuss the region's impacts. The meeting was kicked off by Mayor Wilson. He recognized partnerships at the table and highlighted the city's focus. Mathews pointed out we have been at the table of these discussions. County Commissioner Shannon Singleton has convened several eviction related meetings Mathews participates in. The stakeholder message heard today is that good work is being done with resource constraints as we continue to navigate through many spaces.

Treasurer Ledesma found the information helpful and appreciated we are at the table. COO Davie said we will continue with these updates. Chair Gebhardt appreciated the information as well and being informed of the behind-the-scenes work taking place. Going forward, he would like to see lessons learned along with surfacing things we are seeing, affordability and market challenges, along with geographic concerns. Hand in hand, hearing from our community sharing their experiences during public comments offers this. Saying, it is important to tackle big challenges but lead with compassion not knowing their challenges. We do not want to make things worse. Commissioner Preston thanked staff for the wonderful presentation and appreciated the charts that put into perspective the impacts.

Chief Financial Officer Kandy Sage presented an update on the FY2026 budget. Sage recapped our federal funding projections early in the process and reviewed the updated projections. We anticipate amendments to our Attachment A to happen by April 4, 2026. Once it is in place, we will amend the budget.

Treasurer Ledesma welcomed the great news and the communication in a timely manner. Vice Chair Kim confirmed this is less loss and CFO Sage affirmed. We anticipated this could happen and still have work to be sustainable but welcome the shorter road to achieving this.

Being prudent, Chief Operating Officer Davie informed the board that we have decided not to increase the tenant portion of rents. Chair Gebhardt appreciated the wonderful news.

Treasurer Jessy Ledesma returned to resolution 26-03-04. Following confirmation from Director Trutt, the amount of \$500,000 reflected in the resolution should read \$1,000,000. Chair Matthew Gebhardt requested a motion to approve the amendment to Resolution 26-03-04. Treasurer Jessy Ledesma moved to adopt amended Resolution 26-03-04. Commissioner Teresa Carr seconded the motion.

The vote was as follows:

- Chair Matthew Gebhardt—Aye
- Vice Chair Jenny Kim—Aye
- Treasurer Jessy Ledesma—Aye
- Commissioner Teresa Carr—Aye
- Commissioner Breann Preston—Aye

There being no further business, Chair Matthew Gebhardt adjourned the meeting at 7:40 PM.

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

ADOPTED: APRIL 21, 2026

Attest:

Home Forward:

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Ivory N. Mathews, Secretary

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Matthew Gebhardt, Chair

# STAFF REPORTS

**Procurement & Contracts Department  
MONTHLY CONTRACT REPORT  
Contracts Approved 02/01/26 - 03/31/26**

PUBLIC IMPROVEMENT  
(CONSTRUCTION & MAINTENANCE SERVICES)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3801		MJ General Contractors	\$23,500.00	Fire damage reconstruction at Ruth Haefner	Property Management	2/3/2026	4/30/2026
C3761		Prime Legacy GC	\$77,967.16	Tillicum South porch fire emergency	Property Management	2/9/2026	5/30/2026
C3829		MJ General Contractors	\$9,850.00	Garbage enclosure repair at Humboldt Gardens	Property Management	3/4/2026	3/11/2026
C3835		Prime Legacy	\$24,750.00	unit rehab work at Fir Acres	Property Management	3/18/2026	4/30/2026
<b>Subtotal</b>			<b>\$136,067.16</b>				<b>4</b>

GOODS & SERVICES

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3803		Get It Done PDX LLC	\$25,324.03	Restoration of unit at Schrunk	Property Management	2/3/2026	4/30/2026
C3806		To Do's Maintenance	\$3,650.00	Remove and replace flooring in single unit at HWE	Property Management	2/3/2026	3/3/2026
C3795		Harder Mechanical Contractors Inc.	\$5,878.00	Annual HVAC service for Stephan's Creek Crossing	Property Mgmt	2/4/2026	2/1/2027
C3812		3E Company Environmental, Ecological, and Engineering LLC	\$3,886.00	Online service to store Safety Data Sheets	IFS	2/9/2026	3/6/2027
C3804		Eclipse Security Professionals LLC	\$49,200.00	Security at Madrona, Alderwood, Eastwood Ct, Stark Manor, and Fir Acres	Property Management	2/10/2026	1/28/2027
C3813		Ben Gloss Construction	\$1,100.00	Camera installation at Chateau	Asset Management	2/10/2026	3/31/2026
C3811		A.C. Moate Industries Inc	\$7,572.07	Fix concrete walkway at Alderwood	Property Management	2/13/2026	2/28/2026
C3815		Eclipse Security Professionals LLC	\$23,976.00	Security at Cesar	Property Management	2/23/2026	4/30/2026
C3816		Carbonell Cleaning Solutions	\$24,900.00	Janitorial services at Cesar	Property Management	2/23/2026	7/31/2026
C3821		USA Mechanical	\$3,580.00	Quarterly HVAC at NW Tower	Property Management	2/25/2026	3/1/2027

C3823		To Do's Maintenance	\$2,150.00	Install flooring at HWE	Property Management	2/26/2026	3/27/2026
C3826		USA Mechanical	\$3,880.00	Quarterly HVAC at Tamarack	Property Management	3/3/2026	2/28/2027
C3830		Squires Electric, Inc.	\$5,730.00	Lighting replacements at Sellwood Center	Property Management	3/11/2026	4/30/2026
C3831		USA Mechanical	\$7,380.00	Quarterly HVAC at NMW	IFS	3/11/2026	1/31/2027
C3832		Interstate Roofing	\$20,000.00	on-call roofing maintenance	IFS	3/11/2026	1/31/2027
C3834		Centric Elevators	\$6,090.24	Monthly elevator maintenance at NMW	IFS	3/11/2026	1/31/2027
C3838		Ambrose Glass Inc	\$1,932.00	Office door repair at Eastwood Court	Property Management	3/12/2026	4/15/2026
C3842		Union Trucking LLC	\$2,000.00	Moving services for Madrona furniture and junk removal event	Community Services	3/23/2026	3/31/2026
C3843		Peterson Power Systems Inc	\$5,698.00	annual generator service williams plaza	Property Management	3/23/2026	12/30/2026
C3861		To Do's Maintenance	\$5,850.00	remove and prep flooring at HWE	Property Management	3/23/2026	4/17/2026
<b>Subtotal</b>			<b>\$209,776.34</b>				<b>20</b>

PERSONAL SERVICE CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3799		Cascade Environmental Solutions	\$2,140.00	Cesar radon testing	DCR	2/4/2026	4/1/2026
C3810		Birdee Media	\$25,000.00	Content creation, website hosting and maintenance for Worth It	Executive	2/4/2026	12/31/2027
C3808		GTG Consultants, Inc	\$5,000.00	Updated CNA at The Jeffrey	Asset Management	2/5/2026	8/31/2026
C3809		GTG Consultants, Inc	\$7,800.00	Updated CNA of East Burnside apartments	Asset Management	2/5/2026	8/31/2026
C3814		Megan Ashlock	\$42,400.00	Youth leadership academy	Community Services	2/25/2026	12/31/2026
C3820		GTG Consultants, PC	\$10,900.00	CNA at NW Tower & Annex	Asset Management	2/26/2026	9/1/2026
C3791		AppleOne Inc	\$100,000.00	On-call temp labor staffing & direct hire recruiters	HR	3/3/2026	1/5/2031
C3822		Melody Martinez Consulting LLC	\$2,100.00	Equity consulting support	Property Management	3/3/2026	6/30/2026

C3824		Creative Financial Staffing LLC	\$4,500.00	Temporary staffing for Accounting Dept	Finance	3/3/2026	3/31/2026
C3827		Yaejoon Kwon Consulting	\$5,500.00	Peaceful Villa Renaming Research	DCR	3/3/2026	7/31/2026
C3825		New Avenues for Youth	\$42,096.00	Rent assistance for former foster youth	Homeless Initiatives	3/11/2026	12/31/2026
C3807		Earth Advantage, Inc	\$8,000.00	Energy consultant for Troutdale/York Terrace project for Earth Advantage certification	DCR	3/12/2026	12/31/2026
C3818		Living with Jacquelyn	\$33,330.00	Youth support services at the Ellington	Community Services	3/17/2026	12/31/2026
<b>Subtotal</b>			<b>\$288,766.00</b>				<b>13</b>

PROFESSIONAL SERVICE CONTRACTS (A&E)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3833		Haley & Aldrich Inc.	\$30,000.00	N Maryland HUD NEPA Environmental Assessment.	DCR	3/11/2026	12/31/2026
<b>Total</b>			<b>\$30,000.00</b>				<b>1</b>

AMENDMENTS TO EXISTING CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3551	1	A Hive, Inc	\$-	On-call coaching and facilitating; amended to add time	T&OD	2/3/2026	12/31/2026
C3687	5	Pacific Sun Construction	\$48,242.45	Cesar Apts interior mods CO #04	DCR	2/3/2026	3/31/2026
C3687	6	Pacific Sun Construction	\$8,415.68	Cesar Apts interior mods CO #05	DCR	2/3/2026	3/31/2026
C3548	1	Carbonell Cleaning Solutions	\$19,075.20	Custodial cleaning services at Sellwood Center; amended to extend contract	Property Management	2/4/2026	2/14/2027
C3296	1	Emma Inc.	\$3,145.80	Email marketing platform; amended to extend contract	Executive	2/9/2026	1/31/2027
C2857	19	Bremik Construction	\$53,604.74	Additional scope	DCR	2/11/2026	3/1/2026
C3501	3	Haley & Aldrich Inc.	\$8,870.00	Draft the Contaminated Media Management Plan (CMMP) for use by DEQ and Colas Construction	DCR	2/11/2026	12/31/2028
C3806	1	To Do's Maintenance	\$2,729.00	Add countertops to scope	Property Management	2/11/2026	3/3/2026

C3569	1	Trash for Peace	\$7,120.34	Youth Services at The Ellington; amended to extend contract	Community Services	2/13/2026	2/28/2026
C3483	2	The Bookin Group	\$-	Extend for invoices	DCR	2/18/2026	4/15/2026
C3303	8	Bremik Construction	\$64,462.00	GMP CO #2	DCR	2/18/2026	6/30/2027
C3304	13	Baldwin General Contracting Inc	\$194.65	PCCO #016 Install New Light Switch in Storage Closet bldg A	DCR	2/18/2026	4/1/2026
C3451	3	Idea Language Services LLC	\$15,000.00	Translating SharePoint and accompanying forms; amended to extend contract	T&OD	2/18/2026	9/4/2029
C3251	11	Hacker Architects	\$6,000.00	ASR 15, engineering associated with changes	DCR	2/20/2026	6/30/2027
C2920	3	Universal Lawncare Maintenance	\$37,920.00	Landscaping Maintenance for Master-Leased Properties; amended to extend contract	Asset Mgmt	2/23/2026	12/31/2026
C3628	1	Soluna Career Consulting	\$3,000.00	Worth It' curriculum development for Home Forward youth age 18-24, focus on finances, employment, education, and leadership; amended to extend contract	Community Services	2/25/2026	12/31/2026
C2418	9	Forensic Building Consultants	\$6,000.00	Additional Services Requested for Construction Administration	DCR	3/3/2026	4/1/2026
C2769	15	MWA Architects Inc	\$2,000.00	Required documentation for pursuing Type III variance	DCR	3/3/2026	6/1/2026
C2857	20	Bremik Construction	\$18,088.29	Scope changes, additional time for retainage payments and closeout	DCR	3/3/2026	5/1/2026
C3229	2	Freedom Security Solutions	\$141,000.00	24/7 Security at NWT; amended to extend contract	Property Management	3/3/2026	4/30/2026
C3304	14	Baldwin General Contracting Inc	\$70,385.75	pcco #018	DCR	3/3/2026	4/1/2026
C3481	1	Clair Company	\$250.25	Additional charges for 3rd site visit.	DCR	3/3/2026	3/30/2026
C3523	1	CSG Advisors, Inc.	\$-	Extending duration	DCR	3/3/2026	1/30/2027
C2969	5	NW Enforcement	\$26,640.00	Security at NMW; amended to extend contract	IFSS	3/11/2026	12/31/2026
C3147	2	Diana's Cleaning Professional Services	\$46,350.00	Custodial services at NMW; amended to extend contract	IFS	3/11/2026	9/30/2026
C3547	2	Prime Legacy GC	\$-	Exterior painting and gutter guard installation. Weather dependent work.	DCR	3/11/2026	7/30/2026
C3593	1	KGT Consulting	\$-	On-call coaching and facilitating; amended to add time	T&OD	3/11/2026	12/31/2026
C3639	2	Colas Construction	\$536,610.00	CLT early procurement	DCR	3/11/2026	1/31/2030
C3801	1	MJ General Contractors	\$5,200.00	remove and replace flooring in unit	Property Management	3/11/2026	4/30/2026
C3803	1	Get It Done PDX LLC	\$18,860.00	Restoration of unit at Schrunk; amended to add scope for exterior work	Property Management	3/11/2026	4/30/2026

C3506	3	Columbia West Engineering	\$5,000.00	Pre-construction services supporting deep pile foundation Broadway Corridor	DCR	3/12/2026	12/31/2028
C3227	8	Walsh Construction Co.	(\$19,644.00)	Peter Paulson Gretchen Kafoury, GKC was overbilled so amendment to be corrected	Asset Mgmt	3/13/2026	4/15/2026
C3602	1	Dudek	\$-	HUD ER for Ruth Haefner extending duration	Personal Services	3/13/2026	3/31/2027
C3246	2	Chocolate Milk Diplomacy	\$-	Career Development Program; amended to add time	T&OD	3/16/2026	5/1/2026
C3519	2	LHH Recruitment Solutions	\$124,500.00	On-Call Temporary Labor Staffing; amended to extend contract	HR	3/16/2026	9/30/2026
C3758	1	Greenhaven PDX	\$-	Sexual abuse and misconduct policy awareness asynchronous eLearning module; amended to add time	TaOD	3/16/2026	8/31/2026
C2800	3	First Response	\$-	Security Services at North Maryland; amended to extend contract	Asset Mgmt	3/23/2026	7/11/2026
C3331	3	Buildskape	\$45,539.20	COs #15, 19, 22, 23, 25	Asset Management	3/23/2026	6/30/2026
<b>Subtotal</b>			<b>\$1,304,559.35</b>				<b>38</b>

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

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
<b>Subtotal</b>			<b>\$0.00</b>				<b>0</b>
<b>Total</b>			<b>\$1,969,168.85</b>				<b>76</b>

**Procurement & Contracts Department  
FUTURE FORMAL PROCUREMENTS  
Look Ahead - April 2026**

Estimated Contract Amount	Description	Dept.	Solicitation Period
\$13 million	Madrona Rehab	DCR	In Progress
\$500k	Goose Hollow Apts Renovations	DCR	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