

## **PUBLIC NOTICE:**



Home Forward  
BOARD OF COMMISSIONERS  
will meet on  
Tuesday, August 25, 2026  
At 5:30 pm  
Via Teams Webinar

### **Microsoft Teams**

<https://events.gcc.teams.microsoft.com/event/9ea9f759-61ba-4977-a35e-ca8cb1da8169@6b67b033-974d-4ab4-84e2-cc1717834b09?source=copyLinkLegacyShareLinkDialog>

### **Dial in by phone**

[\(866\) 318-6504,25235950#](tel:(866)318-6504,25235950#) United States (Toll-free)  
[\(866\) 318-6505,25235950#](tel:(866)318-6505,25235950#) United States (Toll-free)



**MEMORANDUM**

To: Community Partners

Date: August 18, 2026

From: Celia Strauss, Executive Assistant

Subject: Home Forward Board of  
Commissioners August  
Meeting

The Board of Commissioners of Home Forward will meet on Tuesday, August 25 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 prior to 5:00 PM on Tuesday, August 25 to provide public comments.

The commission meeting is open to the public.

**Microsoft Teams**

<https://events.gcc.teams.microsoft.com/event/9ea9f759-61ba-4977-a35e-ca8cb1da8169@6b67b033-974d-4ab4-84e2-cc1717834b09?source=copyLinkLegacyShareLinkDialog>

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# AGENDA



## BOARD OF COMMISSIONERS MEETING

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

AUGUST 25, 2026 – 5:30 PM

<https://events.gcc.teams.microsoft.com/event/9ea9f759-61ba-4977-a35e-ca8cb1da8169@6b67b033-974d-4ab4-84e2-cc1717834b09?source=copyLinkLegacyShareLinkDialog>

## 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 July 21, 2026 Board of Commissioners Virtual Meeting<br>Minutes of August 6, 2026 Board of Commissioners In-Person Work Session |

### MISSION MOMENT

| Topic                             | Presenter                                                      |
|-----------------------------------|----------------------------------------------------------------|
| Somali American Council of Oregon | Jonathan Trutt<br>Trevion Crane<br>Musse Olol, President SACOO |

### REPORTS AND RESOLUTIONS

| Following Reports and Resolutions: |                                                                                                                |                                                       |                                              |
|------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|----------------------------------------------|
| 26-08                              | Topic                                                                                                          | Presenter/POC                                         | Phone #                                      |
| 01                                 | Authorize Renaming Recommendation for the Cesar Apartments                                                     | Jonathan Trutt                                        | 503.802.8507                                 |
| 02                                 | Authorize Contract for General Contractor Services with Walsh Construction Co. for Goose Hollow Lofts Retrofit | Jonathan Trutt                                        | 503.802.8507                                 |
| 03                                 | Authorize Contract for Security Services at Northwest Towers and Hollywood East Apartments                     | Elise Anderson<br>Chrishaela West<br>Stephanie Windon | 503.280.3742<br>503.280.3767<br>503.280.3755 |

## 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.

## THE NEXT MEETING OF THE BOARD OF COMMISSIONERS

The next Board of Commissioners meeting is on Tuesday, September 22, 2026 at 5:30 PM.  
The next Board Work Session is Thursday, September 10, 2026 at Noon.

## HOME FORWARD DEVELOPMENT ENTERPRISE CORPORATION BOARD

The Home Forward Development Enterprise Board will meet following the August 25, 2026, Board of Commissioners meeting.

## ADJOURN

# MINUTES



BOARD OF COMMISSIONERS MONTHLY MEETING  
HOME FORWARD  
HELD VIRTUALLY  
135 SW Ash Street Portland, OR 97204  
July 21, 2026

**COMMISSIONERS PRESENT**

Chair Jenny Kim, Vice President Cathy Keathley, Commissioners Damien Hall, Breann Preston

**STAFF PRESENT**

Juhi Aggarwal, Elise Anderson, April Berg, Michael Bonocoure, Rose Cottrill, Shaun Cox, Ian Davie, Christina Dirks, Juli Garvey, Peter Garcia, Robert Hellman, Angelica Jackson, Kitty Miller, Jimmy Rattanasouk, Brian Rutzen, Kellie Shaw, Shawnte Sims, Ian Slingerland, Aimee Smith, Celia Strauss, Linda Uppinghouse, Stephanie Windon, Terren Wing, Charles Zuercher . There were also employees that joined the meeting to listen.

**LEGAL COUNSEL**

Sarah Stauffer Curtiss

Chair Jenny Kim convened the meeting of the Board of Commissioners at 5:35 PM.

**PUBLIC COMMENTS**

Charles Robertson, resident at New Columbia, brought to the board's attention that the Village Market had permanently closed following a four-month temporary closure. He requested to be included in future discussions and solutions emphasizing the big picture is important to the New Columbia community.

Cathy Millis, resident at Dahlke Manor, reported the property is doing well. They are currently undergoing radon testing with her apartment, one of the units chosen. She continues to be happy with their new property manager and his attentiveness. Millis congratulated Chair Kim on her new role and appreciated being welcomed to attend the meetings. Chair Kim thanked Millis for her update saying it is important to hear from our

residents. She was happy to learn they have an engaged manager and one liked by the residents.

Public comments were provided by Addie Smith who raised concerns about the tenure of Home Forward's executive team and the board of commissioners. In reviewing the FY 2022 budget, it was clear to her that budget constraints were not caused by CEO Mathews, nor was she given an opportunity to perform. Smith highlighted the inexperience of her team and puts the failure on the executive team. She was skeptical that Interim Executive Director Michael Buonocore could lead even with a new slate taking things to the next level. Lack of board leadership will also make for an impossible situation. She recommends being hired, highlighting her qualifications and experience. Chair Jenny Kim thanked Smith for her comments.

## **MEETING MINUTES**

### **Minutes of the June 16, 2026 Board of Commissioners Virtual Meeting**

Chair Jenny Kim requested a motion authorizing approval of the minutes for the June 16, 2026 Board of Commissioners Virtual.

There being no discussion, Vice Chair Cathy Keathley moved to approve the meeting minutes. Commissioner Damien Hall seconded the motion.

The vote was as follows:

Chair Jenny Kim—Aye

Vice Chair Cathy Keathley—Aye

Commissioner Damien Hall—Aye

Commissioner Breann Preston—Aye

## **MISSION MOMENT**

Chair Jenny Kim welcomed the return of the mission moment, an opportunity for staff and residents to connect and to learn about our communities. Shaun Cox, Program Supervisor in Community Services, shared an overview of the scholarship process. This year the applications were strong and thoughtful, making the award decisions more challenging.

Ja'Oshia Jones and Amore Thomas were first time award winners. Jones is a first-generation college student at the University of Nevada studying Kinesiology with plans to pursue a career in sports medicine. Her goal is to use her education to build a stable future and be a role model.

Amore Thomas recently graduated from De La Salle High School and will be attending Pacific Lutheran University in the fall. She plans to major in biology on a pre-med track. Thomas aspires to becoming a physician with the goal of helping others through medicine.

Cox was happy to recognize their excellent work. Ja'Oshia Jones expressed her gratitude for the scholarship and hopes to give back to the community. Steve Rudman said the awardees are incredible people and this is why we hold the annual awards. Rudman was bestowed the honor 11 years ago and looks forward to the process each year. The students' activities and achievements reflect a lot they have already done, which equals community leaders of tomorrow. He is honored to be part of this.

Being in the affordable housing arena for forty years and still volunteering, Rudman said we are seeing the greatest impasse and challenges. The agency is large and complicated with dedicated staff. It is good to have Interim Executive Director Buonocore back and hopeful for a full board of commissioners. The organizational assessment is important, and he is happy to volunteer at this important moment. In closing, Rudman said crisis leads to opportunity with the best years to come.

Chair Jenny Kim thanked Rudman and said we do appreciate continuing to share your leadership and recognizing the challenges. To Ja'Oshia Kim said, "it is the best time to enjoy life in a different way." She is excited for her and happy we support her future dreams. In closing, she thanked Cox for pulling everything together.

## **RESOLUTIONS**

### **Resolution 26-07-01 Authorize Central City Concern Contract for Supportive Services**

Chair Jenny Kim identified her roll with Central City Concern reading the following statement. "Commissioners, I want to disclose a perceived or potential conflict of interest in this matter. In addition to my Home Forward role, I also serve as a member of the Board of Directors for Central City Concern. I was not involved with any aspect of the contract previously signed with Central City Concern nor its proposed renewal, and I want to be clear that I have no position on the proposed resolution before us tonight. I will recuse myself from participating in the discussion and decision on this matter, and I will abstain from the vote. Vice Chair Keathley, please lead the deliberation of this resolution."

Ian Slingerland, Director of Homeless Initiatives and Supportive Housing presented the resolution. This is a contract extension and due to the size of the contract requires board authorization. Slingerland reviewed the details of the contracted services for the period of July 1, 2025 to June 30 2026 for \$560,698, and the contract extension for an additional

\$610,361 in funding from July 1, 2026 to June 30, 2027. Total contract amount is \$1,171,059 requiring board approval.

There being no further discussion, Vice Chair Cathy Keathley requested a motion to approve Resolution 26-07-01. Commissioner Breann Preston moved to adopt Resolution 26-07-01. Commissioner Cathy Keathley seconded the motion.

The vote was as follows:

Chair Jenny Kim—Abstained

Vice Chair Cathy Keathley—Aye

Commissioner Damien Hall—Aye

Commissioner Breann Preston—Aye

#### **RESOLUTION 26-07-02 Authorize Home Forward to Enter into an Amended Contractual Agreement with Waste Management**

Director of Property Management Elise Anderson presented the resolution. Anderson was joined by Shawnte Sims and Robert Hellman, Maintenance Managers. The amended contract spans a two-year period from April 1, 2026 through March 31, 2028 that covers services for New Market West and 39 residential properties. Anderson described the provided services and emphasized the importance of reliability and a consistent partnership. Over a three-year period, our service and efficiencies have improved, with Anderson giving examples. The new contract experienced a slight rise due to an increase in units, special pick-ups and fees. Waste Management worked with Procurement on their fees.

In response to Commissioner Breann Preston's regarding the overage, Anderson said we didn't budget for additional units and a higher percentage increase for Metro's fees. Going forward we have built in additional pick-ups and are working with Procurement on a more robust procurement in the next twelve months. Anderson responded to Chair Jenny Kim's question about the monthly cost per unit. Chair Kim appreciated the cap on costs and being mindful of the renewal process going forward. She thanked Anderson and her team for their efforts to provide reliable service. Vice Chair Cathy Keathley commended the contract renewal.

There being no further discussion, Chair Jenny Kim requested a motion to approve Resolution 26-07-02. Commissioner Damien Hall moved to adopt Resolution 26-07-02. Commissioner Breann Preston seconded the motion.

The vote was as follows:

Chair Jenny Kim—Aye

Vice Chair Cathy Keathley—Aye

Commissioner Damien Hall—Aye

Commissioner Breann Preston—Aye

## **RESOLUTION 26-07-03 Authorize Amendment to Home Forward Public Contracting Rules and Procedures Manual**

Angelica Jackson, Procurement and Contracts Manager, opened the discussion and passed to Peter Garcia, Senior Procurement Coordinator, to present the resolution. This action amends the procurement standard and provides leeway for Permanent Supportive Housing related services that will be reimbursed to Home Forward. Garcia provided background on our contract review board and contract delegations. The process being presented is specific to PSH services that are reimbursed to Home Forward, establishing a threshold amount that does not require board approval in these exempt situations. It does not affect the requirement that the contract or amendment is within the board approved budget. Garcia reviewed the changes in delegation authority. The value of these changes eliminates delay in bringing contracts to the board, allowing managers to swiftly amend contracts.

Chair Jenny Kim asked for confirmation that any PSH services where Home Forward is reimbursed applies to this action. Garcia affirmed, as well as Commissioner Breann Preston's question if the Central City Concern resolution would fit this action. Vice Chair Cathy Keathley asked if the agency doing the reimbursing would be overseeing the contract rather than Home Forward and Commissioner Preston's question that funds received wouldn't be properly vetted. Gracia said that we still manage oversight of the contract in that it is in our name and we engage it like any other contract for service, but additional requirements come from the funding agency, and that funding agency maintains compliance oversight on their dollars. Contract oversight is not entirely removed from us. Garcia described the PSH providers role and the language around exemption rules, ongoing trust, relationship building with our residents. Jackson touched on our portion with the county and Oregon Housing and Community Services.

Chair Jenny Kim appreciated the strict guidelines and the vetting process expecting we will not be put in an adverse position. Commissioner Preston felt comfortable with the explanation.

There being no further discussion, Chair Jenny Kim requested a motion to approve Resolution 26-07-03. Vice Chair Cathy Keathley moved to adopt Resolution 26-07-03. Commissioner Breann Preston seconded the motion.

The vote was as follows:

Chair Jenny Kim—Aye  
Vice Chair Cathy Keathley—Aye  
Commissioner Damien Hall—Aye  
Commissioner Breann Preston—Aye

#### **RESOLUTION 26-07-04 Authorize Amendment of the Home Forward Restated Bylaws**

General Counsel Juhi Aggarwal presented the resolution and provided background saying the Bylaws are a legal document based on state law that govern the functioning of the housing authority and its Board of Commissioners. Periodic review is good practice done to provide clarification, ensure legal compliance and most recent updates were done in 2019, 2021 and 2023. The amendments proposed address outdated language consistency; request to amend regular and annual meeting dates; address and align committees; added clarity to ensure legal requirements in the conflict of interest. Aggarwal said the proposed revisions have been reviewed by staff, were addressed at last week's board executive committee meeting and, in compliance with the bylaws, were provided the board seven days in advance.

Commissioner Breann Preston appreciated the streamlining but said it was disingenuous not to address other issues such as the same level of communication to the board that the executive committee receives. Aggarwal said the request was to address meeting times. Vice Chair Cathy Keathley agreed with Commissioner Preston and proposed this request be addressed in a board retreat by board leadership. Chair Kim felt returning to a monthly work session with a virtual option will be an opportunity to discuss and if not at a board retreat. Kim appreciated the engaging conversation and will be following up with Interim Executive Director Buonocore.

There being no further discussion, Chair Jenny Kim requested a motion to approve Resolution 26-07-04. Commissioner Damien Hall moved to adopt Resolution 26-07-04. Vice Chair Cathy Keathley seconded the motion.

The vote was as follows:

Chair Jenny Kim—Aye  
Vice Chair Cathy Keathley—Aye

Commissioner Damien Hall—Aye  
Commissioner Breann Preston—Aye

**REPORT: Organizational Assessment Update**

Michael Buonocore, Interim Executive Director, reported that we are on pace to select a consultant in September. The RFP was published July 2, 2026, and closes August 6, 2026. We don't know how many qualified applications have been received but encouraged that 50 companies downloaded the application. Being mindful of our resources for the project at \$200,000, Procurement is reviewing the scopes. We anticipate interviews to take place in the last weeks of August. Outreach to the board is happening to assure board representation on the selection committee. Chair Jenny Kim thanked Buonocore for the encouraging summary, the timeline and assuring board involvement in the process and ongoing communications. The board looks forward to an update at the August work session which Buonocore assured will continue.

Addressing our limited board roster, Chair Kim is pushing to meet with city councilors regarding status of our open seats. To that end, Buonocore learned today that confirmation of Gresham's appointment, Uriah Edmunds, and a resident commissioner identified by Mayor Wilson is tentatively slated for confirmation in September. Buonocore met today with a proposed candidate for the city's third seat. Chair Kim said we are lucky to have amazing commissioners on the board that contribute a wealth of knowledge. Commissioner Preston would like to gain a better financial understanding. Vice Chair Keathley said it is important to know their role as a public servant and recognize the commitment to show up, how our actions impact the future of our mission and for staff to feel supported.

There is support and appreciation for Interim Executive Director Buonocore's leadership, and for the wonderful staff such as Shaun Cox and Elise Anderson who show up and go above and beyond. You are appreciated.

There being no further business, Chair Jenny Kim adjourned the meeting at 6:58 PM.

**Celia M. Strauss**  
**Recorder, on behalf of**  
**Michael Buonocore, Secretary**

**ADOPTED: AUGUST 25, 2026**

Attest:

Home Forward:

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Michael Buonocore, Secretary

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Jenny M. Kim, Chair



## BOARD OF COMMISSIONERS QUARTERLY WORK SESSION

### HOME FORWARD

135 SW Ash Street Portland, OR 97204

August 6, 2026

#### COMMISSIONERS PRESENT

Chair Jenny Kim, Vice Chair Cathy Keathley

#### STAFF PRESENT

Rylee Ahnen, Michael Buonocore, Christina Dirks, Michael Fu, Juli Garvey, Carolina Gomez, Jennifer McMillian, John Kieren Paul, Kitty Miller, Andrea Quetell, Brian Rutzen, Celia Strauss, Jonathan Trutt, Linda Uppinghouse

#### GUESTS PRESENT

Brendan, Pearl Court

Brian, The Yards

Cathy, Dahlke Manor

Charles, New Columbia

Chair Jenny Kim opened the meeting at 12:08 PM and turned it over to Interim Executive Director Michael Buonocore. Buonocore reviewed the fiscal year 2026 budget deficit, of \$30.8M. We are holding four employee sessions, one in person and three virtually. Buonocore walked through the power point shared at these sessions saying the feedback has been positive in the zone of communicating information to employees. Adding, one session was recorded and will be shared along with the power point with employees.

Interim Chief Financial Officer, Andrea Quetell and Brian Rutzen are diligently working with each department to design a process that reflects patterns within the budget development. Chair Kim acknowledged this path and noted that other affordable housing agencies, i.e., REACH, Central City Concern and nationally are dealing with similar challenges.

An area of concern has been our use of reserves, which historically has been held with the Chief Financial Officer. We are working to make this understandable. Quetell is developing

a report that will track operating expenses. In response to Vice Chair Keathley's question, our reserves are tracked in our budget documents which Quetell explained and expects more clarity in the developing budget documents. Keathley feels it will be a valuable component in understanding any systemic problems. Quetell discussed how the preceding years used reserves that were not replenished. Vice Chair Keathley emphasized the importance of our statements accurately reflecting the numbers. When budget topics are discussed, she would like to have the information ahead of meetings with time to better understand.

There was discussion around vacancies, budget impacts, and our mission focus of providing safe housing and services. Buonocore appreciated the conversation. It reflects the challenges we face today with CAO Kitty Miller adding context that today's challenges are different than ten years ago which challenges our modeling. Miller gave a shout out to the Policy team for their engagement behind the scenes. Going forward, Buonocore said we will keep the board informed of our advocacy efforts and Keathley welcomed a clear picture of what needs to be done and where the advocacy dollars will come from.

Development Director Jonathan Trutt presented the Broadway Corridor update and one last recommendation. He introduced Michael Fu, Housing Development Manager who provided the history of the project. Director Trutt spoke about the adjustments due to industry conditions. He reviewed gap to market/rent buydowns, permanent debt; ground floor/commercial space. Trutt shared the options to refresh the unit numbers saying this shift was approved by our partner Urban League of Portland, lender US Bank CDC, Portland Housing Bureau and Metro, with a formal written request to Oregon Housing and Community Services.

Vice Chair Cathy Keathley agreed with the housing numbers and asked about the ground floor retail requirements. Michael Fu said it requires activity and the community room and offices apply describing the compliance elements. In response to Vice Chair Keathley's questions, Director Trutt described how LIHTCs work, the rate return, and true construction costs. Fu described the project funding and what board action will be anticipated in the Fall. If any significant changes occur, Keathley would like ample time to review ahead of a vote.

In today's environment Keathley would like to be prepared with talking points related to opening a new building, and our approach to safe housing. Chair Kim said early in the discussions there were scenarios addressing this. Keathley expects clear articulation around vacancies and our role.

There being no further business, Interim Executive Director Buonocore adjourned the meeting at 1:35 PM.

Celia M. Strauss  
Recorder, on behalf of  
Michael Buonocore, Secretary

ADOPTED: AUGUST 25, 2026

Attest:

Home Forward:

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Michael Buonocore, Secretary

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Jenny M. Kim, Chair

# RESOLUTIONS



#### MEMORANDUM

To: Board of Commissioners

Date: August 25, 2026

From: Jonathan Trutt  
Director of Development  
503.802.8507

Subject: Renaming Recommendation for  
the Cesar Apartments  
Resolution 26-08-01

The Board of Commissioners is requested to authorize a resolution renaming The Cesar Apartments as Rajo.

#### BACKGROUND

The Board of Commissioners adopted a naming policy in January 2020. This policy provides that anyone may initiate a request to rename a Home Forward property, and that supporting reasons may include “the conduct by the namesake of the property that caused harm to people who have experienced and currently experience oppression.”

The Cesar Apartments, located at 1610 SE Cesar E. Chavez Blvd in the Richmond neighborhood, is a 47-unit Permanent Supportive Housing (PSH) community serving individuals exiting chronic homelessness. Home Forward acquired the two-year-old building in December 2024, with support from the Portland Housing Bureau, Metro Affordable Housing Bond funds, and Multnomah County, converting it to PSH with minimal structural changes. Residents began moving in through Coordinated Access referrals in January 2026. The community offers studio, one-, and two-bedroom units alongside on-site behavioral health, tenancy education, and eviction prevention services.

The property's current name, selected by its developer, was drawn from its location on SE Cesar E. Chavez Blvd. Portland selected the name Cesar E. Chavez Blvd in 2009 to honor his work organizing farm workers.

In 2026, public reporting on Cesar Chavez revealed extensive evidence that he had groomed

and sexually abused young girls within the farmworker movement and raped UFW co-founder Dolores Huerta. In light of this reporting, Home Forward staff and the Somali American Council of Oregon (SACOO), the property's supportive services provider initiated a renaming process.

## **OVERVIEW**

SACOO proposed the name "Rajo" following a June 26, 2026 kickoff meeting with Home Forward stakeholders and building residents. Given low resident turnout at that meeting, staff subsequently posted the proposed name along with a survey, to gauge broader resident support and gather other name ideas. At a July 8, 2026 follow-up meeting, staff and SACOO heard overwhelming support among residents and the community for the name "Rajo."

Rajo means "hope" in Somali. The Cesar serves people exiting homelessness, with a particular focus on immigrants from Somali and other communities, for whom hope is understood as a necessary element of building a thriving life. The name reflects both the community SACOO represents and the aspirations of the residents the property serves.

## **CONCLUSION**

Home Forward staff requests that the Board of Commissioners approve the attached resolution renaming The Cesar Apartments as Rajo.



## RESOLUTION 26-08-01

**RESOLUTION 26-08-01 AUTHORIZES THE RENAMING OF THE CESAR APARTMENTS, A PERMANENT SUPPORTIVE HOUSING DEVELOPMENT, LOCATED AT 1610 SE CESAR E. CHAVEZ BLVD, PORTLAND, OREGON**

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

**WHEREAS**, Home Forward operates The Cesar Apartments, a 47-unit Permanent Supportive Housing development located at 1610 SE Cesar E. Chavez Blvd, serving individuals exiting chronic homelessness; and

**WHEREAS**, Home Forward has a Naming Policy, adopted by the Board of Commissioners in January 2020; and

**WHEREAS**, Home Forward's Naming Policy permits the renaming of a property based on the conduct of the namesake of the property that caused harm to people who have experienced and currently experience oppression; and

**WHEREAS**, consistent with its Naming Policy, Home Forward partnered with the Somali American Council of Oregon (SACOO) and building residents to identify a new name, and SACOO proposed the name Rajo, meaning “hope” in Somali; and

**WHEREAS**, following community outreach, including a June 26, 2026 kickoff meeting, a resident survey, and a July 8, 2026 follow-up meeting, Home Forward found overwhelming resident and community support for the name Rajo;

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of Home Forward approves renaming The Cesar Apartments as Rajo.

ADOPTED: AUGUST 25, 2026

Attest:

Home Forward:

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Michael Buonocore, Secretary

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Jenny M. Kim, Chair



## MEMORANDUM

To: Board of Commissioners

Date: August 25, 2026

From: Jonathan Trutt, Director of  
Development  
503.802.8507

Subject: Authorize Contract for General  
Contractor Services with Walsh  
Construction Co. to commence  
Goose Hollow Lofts Retrofit  
Resolution 26-08-02

The Board of Commissioners is requested to authorize Home Forward to execute a contract between Home Forward and Walsh Construction Co. for general contractor services in the amount not to exceed \$1,100,000 for the Goose Hollow Lofts affordable housing conversion.

This amount encompasses the Low Bid Price developed by Walsh Construction Co. (Walsh) to undertake the Goose Hollow Lofts retrofit, anticipated scope additions, allowances for unforeseen conditions, and the standard owner's contingency, which is controlled by Home Forward. Construction is anticipated to commence in September 2026.

This action supports 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

Goose Hollow Lofts is a 61-unit, six-story apartment building in the Goose Hollow neighborhood in southwest Portland at 1450 SW Jefferson Street. It was originally constructed in 2018 as market-rate housing and was listed for sale by the original developer/owner in 2024. The unit mix is 41 studios, 15 one-bedroom, and five two-bedroom units. The property has one staff office, resident lobby lounge, and bike parking on the ground floor.

Seeing an opportunity to purchase recently-built, market-rate buildings and convert them to affordable housing at a lower per-unit cost than typical affordable new construction, Home Forward began working to acquire two market rate buildings in 2023. That effort supported the Strategic Plan Strategy, “Acquire at least two market rate properties and phase in rent and income restrictions without utilizing Low Income Housing Tax Credits (LIHTC).” The Cesar, to be renamed Rojo by a proposed Board action, was acquired by Home Forward in December 2024 and converted to Permanent Supportive Housing. Home Forward acquired Goose Hollow Lofts in May 2025.

In addition to investigating the quality of construction, durability, and major systems at Goose Hollow Lofts, Development conducted due diligence to identify if the property would be suitable for an affordable housing community. Based on this assessment, staff concluded that Goose Hollow would require the addition of staff offices for on-site property management and resident services post-acquisition. Retrofitting the existing ground floor office and common spaces for these functions, and Home Forward engaged Divergent Architecture to explore a retrofit and entitlements before acquisition. Home Forward also engaged with Asset Management and Information Technology to scope the conversion of the access control and security systems to meet Home Forward’s portfolio specs.

The Goose Hollow Lofts purchase price was \$11,150,000, equating to an acquisition cost of \$182,787/unit. The purchase was supported by \$6M in Portland Housing Bureau (PHB) “Rapid Acquisition” funding through the Metro Housing Bond, awarded to Home Forward in a competitive NOFA in fall 2025. Home Forward used Moving to Work funds as a bridging acquisition source and short-term funding to pay for design, permitting, and further investigation to execute the retrofit scope.

Home Forward has been awarded \$8,403,816 through Oregon Housing and Community Service’s (OHCS) “LIFT for Like-New Acquisitions program.” The OHCS LIFT funding will reimburse Home Forward’s short-term bridge funding at a second financial closing expected to occur in September 2026. The LIFT funding will also pay for the retrofit scope—focused on security upgrades and the new property management and resident services offices and associated soft costs. The total project budget for the acquisition, retrofit costs, financing and soft costs, tenant relocation assistance, developer fee, and reserves are \$15,237,816.

Based on the permit-ready plans developed by Divergent Architecture, in May 2026, Home Forward issued a low bid advertisement for competitive public bidding by general contractors for the retrofit scope.

Previous Board of Commissioners action related to Goose Hollow Lofts includes the authorization to approve and execute documents related to the acquisition, financing, and affordable housing conversion, and the utilization of Home Forward's MTW funds to purchase Goose Hollow Lofts (Resolution 25-03-02).

## **OVERVIEW**

This requested authorization requests board approval to award a construction contract to Walsh Construction Co. for the Goose Hollow Lofts retrofit. In June 2026, Home Forward received four bids from general contractors. Walsh Construction was the lowest responsive and responsible bid.

The requested authorization total includes expenditure of an owner-controlled contingency of \$100,000 which is approximately 10% of anticipated total construction costs. This contingency will be used for unexpected field conditions, increased scope of work, project upgrades and potential delays stemming from supply chain issues, as needed.

Home Forward has an established goal of 28% participation by COBID and/or Underutilized Business Enterprise (UBE) firms. Walsh projects approximately 32% participation on the original bid scope.

## **CONCLUSION**

This resolution will authorize the execution of a contract between Home Forward and Walsh Construction Co. for general contractor services, including contingency, in the total amount not-to-exceed \$1,100,000 for the retrofit of the Goose Hollow Lofts to support the conversion to affordable housing.



## RESOLUTION 26-08-02

**RESOLUTION 26-08-02 AUTHORIZES THE INTERIM EXECUTIVE DIRECTOR, OR HIS DESIGNEE, TO EXECUTE CONTRACTS WITH WALSH CONSTRUCTION CO. FOR GENERAL CONTRACTOR SERVICES FOR THE GOOSE HOLLOW LOFTS RETROFIT, A 61-UNIT AFFORDABLE HOUSING CONVERSION**

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

**WHEREAS**, Home Forward is empowered by ORS 456.005 to 456.725 to purchase any real property and to accept advances, loans or grants or any other form of financial assistance from any source public or private for the purpose of carrying out a housing project; and

**WHEREAS**, the Home Forward Board of Commissioners authorized the purchase of Goose Hollow Lofts in May 2025, a market-rate apartment building located at 1450 SW Jefferson Street, with the intent to convert it into affordable housing for low-income people;

**WHEREAS**, Home Forward staff engaged architecture services to design and permit strategic modifications to Goose Hollow Lofts to ensure its suitability for affordable housing operations and portfolio specifications;

**WHEREAS**, Home Forward staff managed a competitive procurement process to select and award Walsh Construction Co. (Walsh) the contract to undertake construction services for the retrofit of Goose Hollow Lofts; and

**WHEREAS**, the total anticipated construction costs for Goose Hollow's retrofit, including the full usage of owner-controlled contingency funds, \$1,100,000;

**WHEREAS**, Home Forward contracting rules require approval of the Home Forward Board of Commissioners for contract values in excess of \$1,000,000;

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of Home Forward authorizes and directs the Interim Executive Director, or his designee, to execute a contract and contract amendments with Walsh for general contracting services to retrofit Goose Hollow Lofts in an amount not-to-exceed \$1,100,000.

**ADOPTED: AUGUST 25, 2026**

**Attest:**

**Home Forward:**

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Michael Buonocore, Secretary

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Jenny M. Kim, Chair



## MEMORANDUM

|       |                                                                   |          |                                                                                                           |
|-------|-------------------------------------------------------------------|----------|-----------------------------------------------------------------------------------------------------------|
| To:   | Board of Commissioners                                            | Date:    | August 25, 2026                                                                                           |
| From: | Stephanie Windon<br>Regional Property Manager<br>503.280.3755     | Subject: | Security Contract Authority<br>Increase for Hollywood East and<br>Northwest Towers<br>Resolution 26-08-03 |
|       | Chrishaela West<br>Regional Property Manager<br>503.280.3767      |          |                                                                                                           |
|       | Elise Anderson<br>Director of Property Management<br>503.280.3742 |          |                                                                                                           |

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The Board of Commissioners is requested to authorize the Chief Executive Officer or his designee to approve an increase in the contract authority for Freedom Security Solutions to continue providing security services at Hollywood East and Northwest Towers. This approval will allow Home Forward to continue utilizing Freedom Security Solutions for security services at both properties and ensure continuity of operations, resident safety, and building security.

This action supports Home Forward's Strategic Plan goals by maintaining safe, stable housing environments and preserving the well-being of residents, staff, and community partners.

### BACKGROUND

Hollywood East and Northwest Towers are high-rise communities serving seniors and people with disabilities managed by Home Forward. Both properties provide affordable housing to residents through Project-Based Section 8 subsidies and Low-Income Housing Tax Credit (LIHTC) financing.

Hollywood East consists of 286 residential units and Northwest Towers consists of 174 residential units, serving a combined total of 460 households. Due to the vulnerable populations served at these properties, maintaining a safe and secure living environment is critical to resident well-being, housing stability, and quality of life.

The Board previously authorized contract expenditures for Freedom Security Solutions to provide 24-hour, 7-day-per-week security services at both properties. Due to the continued need for security services and the cumulative expenditures under the contract, the total contract amount is expected to exceed the Board-authorized threshold, requiring additional approval to continue services.

Security services at these properties play an essential role in monitoring building access, deterring unauthorized activity, supporting residents, and assisting staff with addressing safety and security concerns. The presence of consistent and knowledgeable security personnel is particularly important given the size of the properties and the needs of the resident population.

## **OVERVIEW**

Home Forward staff is requesting authorization to increase the contract authority for Freedom Security Solutions in the amount of \$1,716,960.00 to allow continued security services at Hollywood East and Northwest Towers for an additional 2 years from May 2026 through April 2028.

Since October 1, 2023, Freedom Security Solutions has provided continuous 24-hour-a-day, 7-day-a-week security coverage at both properties, with one security guard assigned to each location at all times. During this time, staff have observed a significant decrease in unauthorized occupants, illegal activity, and resident safety concerns throughout both buildings.

In addition to these operational improvements, residents have expressed appreciation for the consistent security presence, noting that it has contributed to an increased sense of safety and security within their communities.

A key factor in this success has been the consistency of staffing provided by Freedom Security Solutions. Unlike previous security vendors, which experienced frequent staffing changes and inconsistent coverage, Freedom has maintained a stable team of full-time security officers assigned to these properties. This consistency has allowed officers to develop strong working relationships with residents and staff while gaining a

comprehensive understanding of the unique operational and security needs of each building.

Freedom Security officers are familiar with residents, regularly identify and address unauthorized individuals on the properties, and are knowledgeable about individuals who have been excluded from the premises. Their familiarity with the buildings enables them to quickly recognize unusual activity, proactively address concerns, and communicate effectively with site staff regarding incidents and emerging issues.

Hollywood East and Northwest Towers have been in a 3-year contract with Freedom Security Solutions. Transitioning to a new security provider would require a significant onboarding and training period before officers could develop comparable knowledge of the properties, residents, and security concerns. Such a transition would likely result in disruptions to service, reduced effectiveness in addressing safety issues, and increased security risks during the adjustment period.

Given Freedom Security Solutions' proven performance, consistency of staffing, knowledge of the properties, and positive impact on resident safety, staff recommends continuing services with Freedom Security Solutions and increasing the contract authority to support ongoing security operations at Hollywood East and Northwest Towers.

## **CONCLUSION**

Home Forward staff requests that the Board of Commissioners approve the resolution authorizing an increase in the contract authority for Freedom Security Solutions to continue providing security services at Hollywood East and Northwest Towers for 2 additional years from May 2026 through April 2028 in the amount of \$1,716,960.00.



RESOLUTION 26-08-03

RESOLUTION 26-08-03 AUTHORIZES THE CHIEF EXECUTIVE OFFICER OR HIS DESIGNEE TO INCREASE THE CONTRACT AUTHORITY FOR FREEDOM SECURITY SOLUTIONS IN THE AMOUNT OF \$1,716.960.00 FOR AN ADDITIONAL 2 YEARS

WHEREAS, given Freedom Security Solutions' proven performance, consistency of staffing, knowledge of the properties, and positive impact on resident safety, staff recommends continuing services with Freedom Security Solutions and increasing the contract authority to support ongoing security operations at Hollywood East and Northwest Towers;

WHEREAS, amendments to the services contract with Freedom Security Solutions will exceed the \$1,000,000 threshold requiring additional board authorization,

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Home Forward hereby authorizes the Chief Executive Officer, or his designee, to increase the amount of the Freedom Security Solutions contract by \$1,716,960.00 to add an additional 2 years to the existing 3-year contract.

ADOPTED: AUGUST 25, 2026

Attest:

Home Forward:

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Michael Buonocore, Secretary

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Jenny M. Kim, Chair

# STAFF REPORTS

**Procurement & Contracts Department**  
**MONTHLY CONTRACT REPORT**  
**Contracts Approved 06/01/26 - 07/31/26**

PUBLIC IMPROVEMENT  
(CONSTRUCTION & MAINTENANCE SERVICES)

| Contract #      | Amend # | Contractor                   | Contract Amount     | Description                                    | Dept.               | Execution Date | Expiration Date |
|-----------------|---------|------------------------------|---------------------|------------------------------------------------|---------------------|----------------|-----------------|
| C3921           |         | Prime Legacy                 | \$45,765.50         | Restore mold damaged units at Humboldt Gardens | Property Management | 6/8/2026       | 6/30/2026       |
| C3957           |         | MJ General Contractor        | \$8,800.00          | External repairs; tree/vegetation trimming     | Asset Management    | 7/6/2026       | 8/30/2026       |
| C3967           |         | Carbonell Cleaning Solutions | \$74,125.00         | Williams plaza water mitigation emergency      | Property Mgmt       | 7/21/2026      | 10/31/2026      |
| <b>Subtotal</b> |         |                              | <b>\$128,690.50</b> | <b>3</b>                                       |                     |                |                 |

GOODS & SERVICES

| Contract # | Amend # | Contractor                       | Contract Amount | Description                                                                   | Dept.               | Execution Date | Expiration Date |
|------------|---------|----------------------------------|-----------------|-------------------------------------------------------------------------------|---------------------|----------------|-----------------|
| C3924      |         | Harder Mechanical Contractors    | \$3,295.83      | Replacing ventilator motors, transformer, thermostat in unit at HWE           | Property Management | 6/3/2026       | 6/30/2026       |
| C3930      |         | Carbonell Cleaning Solutions     | \$5,880.00      | Holgate house vacate cleaning                                                 | Property Management | 6/3/2026       | 8/31/2026       |
| C3929      |         | Pacific Entrance LLC             | \$3,978.40      | Magnetic Lock Installation at BCC                                             | Property Management | 6/8/2026       | 6/30/2026       |
| C3923      |         | Carbonell Cleaning Solutions     | \$121,533.36    | Landscaping at Alderwood, Madrona, Eastwood Court, Fir Acres, and Stark Manor | Property Management | 6/11/2026      | 5/31/2028       |
| C3927      |         | Sung Kokko Photography           | \$1,000.00      | Photography services                                                          | Executive           | 6/12/2026      | 12/31/2026      |
| C3936      |         | Carbonell Cleaning Solutions LLC | \$65,520.00     | Bud Clark Commons daily building cleaning for 1 year                          | Property Mgmt       | 6/18/2026      | 7/31/2027       |
| C3939      |         | Valley Shades Inc.               | \$765.00        | Furnish and install 2 roller shades                                           | DCR                 | 6/23/2026      | 7/10/2026       |
| C3944      |         | Cosco Fire Protection Inc        | \$2,209.00      | Life safety system at Hollywood East                                          | Property Management | 6/23/2026      | 7/31/2026       |
| C3949      |         | Environmental Works              | \$4,925.00      | Install Radon Mitigation System for Bike Room                                 | Property Management | 6/26/2026      | 7/26/2026       |
| C3947      |         | Professional Minotirty Group     | \$3,711.00      | Holgate House abatement unit #416                                             | Property Management | 6/29/2026      | 9/30/2026       |
| C3945      |         | MJ General                       | \$750.00        | Fence repair at Fir Acres                                                     | Property Management | 6/30/2026      | 7/10/2026       |

|                 |  |                            |                     |                                                                                                                            |                     |           |            |
|-----------------|--|----------------------------|---------------------|----------------------------------------------------------------------------------------------------------------------------|---------------------|-----------|------------|
| C3950           |  | To Dos Maintenance         | \$5,520.00          | Flooring, sheetrock, window screens: mutiple units at HWE                                                                  | Property Management | 6/30/2026 | 7/10/2026  |
| C3953           |  | MJ General Contractor      | \$4,200.00          | Repair Humboldt's irrigation system including broken lines nozzles and relocation of heads for better irrigation coverage. | Property Management | 7/2/2026  | 12/31/2026 |
| C3952           |  | MJ General Contractor LLC  | \$11,280.00         | Repair Concrete & Playground area and Trimming trees at Slavin Court                                                       | Property Management | 7/6/2026  | 7/25/2026  |
| C3959           |  | Northwest Enforcement, Inc | \$299,761.00        | Cesar Apts front dest security                                                                                             | Property Mgmt       | 7/8/2026  | 7/12/2028  |
| C3960           |  | MJ General Contractor      | \$11,000.00         | Painting of stairs- Turning Point (6552 SW 19th Ave)                                                                       | Asset Mgmt          | 7/13/2026 | 10/31/2026 |
| C3965           |  | Prime Legacy               | \$5,750.00          | Bathrooms repairs at Stark manor                                                                                           | Property Mgmt       | 7/21/2026 | 7/31/2026  |
| C3972           |  | Prime Legacy               | \$2,950.00          | Kitchen repair at Fir Acres                                                                                                | Property Mgmt       | 7/31/2026 | 8/22/2026  |
| C3987           |  | MJ General Contractor LLC  | \$9,800.00          | Landscaping renovations at HWE                                                                                             | Property Management | 7/31/2026 | 9/5/2026   |
| <b>Subtotal</b> |  |                            | <b>\$563,828.59</b> |                                                                                                                            |                     |           | <b>19</b>  |

PERSONAL SERVICE CONTRACTS

| Contract # | Amend # | Contractor                    | Contract Amount | Description                                                                                                                          | Dept.              | Execution Date | Expiration Date |
|------------|---------|-------------------------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------|-----------------|
| C3917      |         | Esusu                         | \$9,000.00      | Vendor paper contract: third party affiliate referral program and reporting                                                          | Community Services | 6/2/2026       | 5/31/2027       |
| C3941      |         | Radio Cab Co.                 | \$8,000.00      | on-call transportation services to Bud Clark Commons residents and residents receiving case management services                      | Community Services | 6/8/2026       | 6/30/2027       |
| C3931      |         | Medicine Bear                 | \$7,500.00      | community-based youth mural                                                                                                          | Community Services | 6/8/2026       | 9/30/2026       |
| C3948      |         | Pegasus Moving & Cleaning     | \$99,690.00     | 1.0 FTE housekeep at Bud Clark Commons that provides housekeeping education and support                                              | Community Services | 7/2/2026       | 6/30/2027       |
| C3956      |         | VDA Inc                       | \$3,500.00      | Provide elevator consulting services to inspect 3 completed elevators and review maintenance contract for the peaceful villa project | DCR                | 7/2/2026       | 1/30/2027       |
| C3915      |         | LMC, Inc                      | #REF!           | OHCS NOFA response phase - Madrona Rehab                                                                                             | Development        | 7/14/2026      | 8/31/2026       |
| C3914      |         | CIDA                          | \$50,000.00     | OHCS NOFA response phase - Madrona Rehab                                                                                             | Development        | 7/15/2026      | 8/31/2026       |
| C3926      |         | Renne Public Law Group (RPLG) | \$100,000.00    | Legal Services - Litigation Regarding Federal Grant Conditions for Housing Authorities                                               | Executive          | 7/16/2026      | 10/8/2026       |
| C3940      |         | Reno & Cavanaugh              | \$100,000.00    | Legal Services - HUD OIG inquiry                                                                                                     | Executive          | 7/16/2026      | 5/12/2027       |
| C3955      |         | William Hernandez             | \$23,886.00     | Art mural on exterior wall (approximately 500 SF) at the new Peaceful Villa development.                                             | DCR                | 7/16/2026      | 12/31/2026      |

|                 |  |                             |              |                                                                                       |      |           |            |
|-----------------|--|-----------------------------|--------------|---------------------------------------------------------------------------------------|------|-----------|------------|
| C3963           |  | Transcend Translation       | \$3,922.65   | Translation of the Conflict of Interest RISE course in Spanish and Vietnamese         | T&OD | 7/16/2026 | 7/31/2026  |
| C3970           |  | Acoustic Design Studio Inc. | \$3,800.00   | Acoustical consulting services for the Broadway Corridor HUD Environmental Assessment | DCR  | 7/31/2026 | 12/31/2026 |
| <b>Subtotal</b> |  |                             | <b>#REF!</b> |                                                                                       |      |           | <b>12</b>  |

PROFESSIONAL SERVICE CONTRACTS (A&E)

| Contract #   | Amend # | Contractor | Contract Amount | Description | Dept. | Execution Date | Expiration Date |
|--------------|---------|------------|-----------------|-------------|-------|----------------|-----------------|
|              |         |            |                 |             |       |                |                 |
| <b>Total</b> |         |            | <b>\$0.00</b>   |             |       |                | <b>0</b>        |

AMENDMENTS TO EXISTING CONTRACTS

| Contract # | Amend # | Contractor                      | Contract Amount | Description                                                                     | Dept.                | Execution Date | Expiration Date |
|------------|---------|---------------------------------|-----------------|---------------------------------------------------------------------------------|----------------------|----------------|-----------------|
| C2964      | 14      | Bora Architecture Inc           | \$31,665.00     | adding inspections and additional scope for Bora                                | DCR                  | 5/26/2026      | 3/31/2027       |
| C3304      | 18      | Baldwin General Contracting Inc | \$-             | Time extension for punch list                                                   | DCR                  | 6/1/2026       | 12/31/2026      |
| C3227      | 10      | Walsh Construction Co.          | \$-             | Additional time for closeout                                                    | Asset Mgmt           | 6/3/2026       | 7/31/2026       |
| C3331      | 6       | Buildskape                      | \$-             | Time extension due to trash enclosure fire                                      | Asset Management     | 6/5/2026       | 9/30/2026       |
| C3250      | 10      | Holst Architects                | \$233,075.00    | Modify ground floor to remove ELC, reprogram for residential use                | DCR                  | 6/8/2026       | 5/1/2029        |
| C3251      | 12      | Hacker Architects               | \$170,620.00    | Multiple ASRs for design changes, permitting, consultant, and CA                | DCR                  | 6/8/2026       | 6/30/2027       |
| C3486      | 2       | Trupp HR Inc                    | \$-             | Compensation consulting; amended to extend contract                             | HR                   | 6/8/2026       | 12/1/2026       |
| C3743      | 1       | Vega Civil Engineering          | \$5,200.00      | 15th/Sleret improvements, Civic Station adding design changes requested by city | DCR                  | 6/9/2026       | 12/31/20207     |
| C3754      | 1       | Robert Half Inc.                | \$29,000.00     | Azure Architect - creation of apps; amended to extend contract                  | IT                   | 6/10/2026      | 9/30/2026       |
| C3490      | 2       | Northwest Pilot Project         | \$87,292.00     | Revising scope and extending for 26-27 services year                            | Homeless Initiatives | 6/15/2026      | 6/30/2027       |
| C3391      | 1       | Hawkins Delafield & Wood LLP    | \$-             | MTW consulting - extend another year                                            | Executive            | 6/16/2026      | 7/31/2027       |

|       |    |                                 |                |                                                                                                                                                                                                                                                                                                        |                     |           |            |
|-------|----|---------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------|------------|
| C3303 | 10 | Bremik Construction             | \$216,415.00   | GCS CO #04                                                                                                                                                                                                                                                                                             | DCR                 | 6/18/2026 | 6/30/2027  |
| C3683 | 1  | AJ's Solution Navigators        | \$-            | On-call coaching; amended to add time                                                                                                                                                                                                                                                                  | T&OD                | 6/18/2026 | 12/31/2026 |
| C3799 | 1  | Cascade Environmental Solutions | \$374.00       | Cesar radon testing                                                                                                                                                                                                                                                                                    | DCR                 | 6/18/2026 | 6/30/2026  |
| C3830 | 3  | Squires Electric, Inc.          | \$577.50       | Common area light fixture replacements at Sellwood Center                                                                                                                                                                                                                                              | Property Management | 6/18/2026 | 7/31/2026  |
| C3702 | 1  | Telesphere, Inc                 | \$3,692.31     | surface conduit and camera system controller                                                                                                                                                                                                                                                           | DCR                 | 6/24/2026 | 5/1/2026   |
| C3303 | 11 | Bremik Construction             | \$2,055,409.00 | GCS CO #05                                                                                                                                                                                                                                                                                             | DCR                 | 6/25/2026 | 6/30/2027  |
| C3501 | 4  | Haley & Aldrich Inc.            | \$4,750.00     | Update Phase I ESA and bank reliance letters                                                                                                                                                                                                                                                           | DCR                 | 6/25/2026 | 12/31/2028 |
| C3552 | 1  | CSG Advisors, Inc.              | \$-            | Closeout consulting; amended to add time                                                                                                                                                                                                                                                               | DCR                 | 6/25/2026 | 6/1/2027   |
| C3681 | 1  | Alpha Environmental             | \$-            | Sequoia Square Rehabilitation. Scope of work is to install active radon mitigation system; amended to extend contract                                                                                                                                                                                  | DCR                 | 6/25/2026 | 6/15/2026  |
| C3913 | 1  | Stephen Fowler                  | \$3,132.00     | Facilitate two sessions of the Equity Team Learning Cohort; amended to add facilitations                                                                                                                                                                                                               | Executive           | 6/26/2026 | 11/30/2026 |
| C2857 | 23 | Bremik Construction             | \$3,276.00     | additional cost for light pole install and electrical lines                                                                                                                                                                                                                                            | DCR                 | 6/29/2026 | 9/30/2026  |
| C3201 | 3  | Forensic Building Consultants   | \$7,200.00     | Schiller way add services for trash enclosure destroyed by fire                                                                                                                                                                                                                                        | DCR                 | 6/29/2026 | 9/30/2026  |
| C3578 | 3  | VLMK Engineering + Design       | \$2,200.00     | Additional CA services, invoice catchup (final report/CA) and City of Portland fees                                                                                                                                                                                                                    | DCR                 | 6/30/2026 | 9/30/2026  |
| C3757 | 1  | PAW Team                        | \$5,000.00     | Animal clinics at BCC; amended to extend contract                                                                                                                                                                                                                                                      | Community Services  | 6/30/2026 | 6/30/2027  |
| C3554 | 3  | Walsh Construction              | \$123,625.00   | Group 8 design-build Masonry repair of the "01" stack of units that have suffered from water intrusion through the masonry exterior wall. The units that are affected by this work are #101,201,301,401 & 501. The masonry repairs will be sealed with GE Optic a 20 year transparent silicone sealer. | DCR                 | 7/8/2026  | 2/28/2027  |
| C3836 | 1  | Harrity Tree Specialists Inc    | \$2,471.70     | PGE no longer provides contractors a free service to trim trees in the ROW, and need to have PGE approved tree trimmers to perform the work                                                                                                                                                            | DCR                 | 7/8/2026  | 9/30/2026  |
| C3656 | 1  | Portland Foot Care Clinic LLC   | \$3,240.00     | Footcare at BCC; amended to extend contract                                                                                                                                                                                                                                                            | Community Services  | 7/16/2026 | 6/30/2027  |
| C3916 | 1  | getitd                          | \$6,060.69     | Hattie Redmond repairs: hang 1130 square feet of dry wall ,install flooring 350 square                                                                                                                                                                                                                 | Property mgmt       | 7/16/2026 | 9/30/2026  |
| C3947 | 1  | Professional Minotirty Group    | \$978.00       | Holgate House abatement removal of additional 40 sqft vinyl flooring                                                                                                                                                                                                                                   | Property Management | 7/16/2026 | 9/30/2026  |
| C3303 | 12 | Bremik Construction             | \$41,698.00    | GCS CO #06                                                                                                                                                                                                                                                                                             | DCR                 | 7/20/2026 | 6/30/2027  |

|                 |   |                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |           |           |
|-----------------|---|---------------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------|-----------|
| C3828           | 1 | Get It Done PDX LLC | \$30,039.35           | Ruth Haefner Plaza fire emergency, flooding. During the original bid walkthrough, the subflooring appeared to be in acceptable condition. However, once the flooring replacement began, it was discovered that the gypcrete had been removed from all units by Servpro. To ensure the finished floor elevation matched the adjacent hallway flooring, the gypcrete required replacement. Reinstalling the gypcrete was also necessary to maintain the required fire-resistance and sound-insulation barriers between units.(109, 209, 309, 408, and 409) | Property Management | 7/20/2026 | 7/31/2026 |
| <b>Subtotal</b> |   |                     | <b>\$3,066,990.55</b> | <b>32</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                     |           |           |

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

| Contract #      | Amend # | Contractor                              | Contract Amount   | Description                                                                                                           | Dept.              | Execution Date | Expiration Date |
|-----------------|---------|-----------------------------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------|--------------------|----------------|-----------------|
| C3837           |         | R Squared Markets & Vending Corporation | \$-               | Vending services at NMW                                                                                               | IFS                | 6/4/2026       | 1/31/2031       |
| M3934           |         | Kyle the Balloon Ninja                  | \$390.00          | Kyle the Balloon Ninja will make balloon animals for youth and adults at the Tamarack Resource Fair on June 25, 2026. | Community Services | 6/9/2026       | 7/31/2026       |
| M3935           |         | DeVon Pouncey                           | \$550.00          | DJ for Tamarack Resource Fair                                                                                         | Community Services | 6/9/2026       | 7/30/2026       |
| M3937           |         | Friends of Fairview Woods               | \$-               | Volunteer habitat restoration at Fairview Woods                                                                       | Community Services | 6/17/2026      | 12/31/2026      |
| M3969           |         | Peggie Hurst                            | \$2,000.00        | Catering services for Home Forward's community event.                                                                 | Community Services | 7/23/2026      | 8/31/2026       |
| M3966           |         | Erika Arneson                           | \$250.00          | Face painting for community celebration at Beech Street Apts                                                          | Community Services | 7/26/2026      | 7/31/2026       |
| M3975           |         | Salomee Souag                           | \$500.00          | Concept sketch for Civic Station mural                                                                                | DCR                | 7/27/2026      | 12/31/2026      |
| M3976           |         | Yellena James                           | \$500.00          | Concept sketch for Civic Station mural                                                                                | DCR                | 7/27/2026      | 12/31/2026      |
| <b>Subtotal</b> |         |                                         | <b>\$4,190.00</b> | <b>8</b>                                                                                                              |                    |                |                 |
| <b>Total</b>    |         |                                         | <b>#REF!</b>      | <b>74</b>                                                                                                             |                    |                |                 |

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

| Estimated Contract Amount | Description                       | Dept.               | Solicitation Period |
|---------------------------|-----------------------------------|---------------------|---------------------|
| TBD                       | Agency-wide legal services        | Exec                | Fall 2026           |
| \$2.5 million             | Garbage & Recycling Services      | Property Management | Fall 2026           |
| \$1.5 million             | CHSP Housekeeping & Personal Care | Community Services  | TBD                 |
|                           |                                   |                     |                     |
|                           |                                   |                     |                     |
|                           |                                   |                     |                     |