

PUBLIC NOTICE:



Home Forward
BOARD OF COMMISSIONERS
will meet on
Tuesday, October 27, 2026
At 5:30 pm
Via Teams Webinar

Microsoft Teams

<https://events.gcc.teams.microsoft.com/event/cf7afb5d-b4b3-4fcc-b4db-6642ab9c4943@6b67b033-974d-4ab4-84e2-cc1717834b09>

Dial in by phone

[\(866\) 318-6504,248638207#](tel:(866)318-6504,248638207#) United States (Toll-free)
[\(866\) 318-6505,248638207#](tel:(866)318-6505,248638207#) United States (Toll-free)



MEMORANDUM

To: Community Partners

Date: October 20, 2026

From: Celia Strauss, Executive Assistant

Subject: Home Forward Board of
Commissioners October
Meeting

The Board of Commissioners of Home Forward will meet on Tuesday, October 27 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, October 27 to provide public comments.

The commission meeting is open to the public.

Microsoft Teams

<https://events.gcc.teams.microsoft.com/event/cf7afb5d-b4b3-4fcc-b4db-6642ab9c4943@6b67b033-974d-4ab4-84e2-cc1717834b09>

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(866) 318-6504,,248638207# United States (Toll-free)

(866) 318-6505,,248638207# United States (Toll-free)

AGENDA



BOARD OF COMMISSIONERS MEETING

HOME FORWARD

135 SW ASH STREET

PORTLAND, OREGON

VIA TEAMS WEBINAR

<https://events.gcc.teams.microsoft.com/event/cf7afb8d-b4b3-4fcc-b4db-6642ab9c4943@6b67b033-974d-4ab4-84e2-cc1717834b09>

OCTOBER 27, 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.

EXECUTIVE DIRECTOR REPORT

MEETING MINUTES

Topic
Minutes of September 10, 2026 Board of Commissioners Work Session
Minutes of September 22, 2026 Board of Commissioners Virtual Meeting

BOARD OF COMMISSIONERS COMMENTS

Topic		Presenter
REPORT	Nominating Committee Report	Jenny Kim, Chair
	Election of Officers for 2027	Jenny Kim, Chair

MISSION MOMENT

Topic	Presenter
Home Forward Property-Based Subsidy Waitlist Opening	Elise Anderson Suzanne Couttouw Grace Fazila Lindsay Kendall Amity Lindsay

REPORTS AND RESOLUTIONS

Following Reports and Resolutions:			
26-10	Topic	Presenter/POC	Phone #
02	Authorize Naming Recommendation for the Gresham Civic Station	Jonathan Trutt Nikolai Ursin	503.802.8507 503.802.8521
03	Authorize Amendment to Home Forward Administrative Plan and Admissions and Continued Occupancy Policy	Christina Dirks	503.802.8494
04	Recognize Elise Anderson	Ian Davie	503.802.8565

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, November 17, 2026 at 6:00 PM. The meeting will be held in-person at Gresham City Hall, 1333 NW Eastman Parkway. The next Board Work Session is Thursday, November 12, 2026 at Noon.

ADJOURN

MINUTES



BOARD OF COMMISSIONERS MONTHLY WORK SESSION

HOME FORWARD

135 SW Ash Street Portland, OR 97204

September 10, 2026

COMMISSIONERS PRESENT

Chair Jenny Kim, Vice Chair Cathy Keathley, Commissioner Breann Preston

STAFF PRESENT

Rylee Ahnen, Juhi Aggarwal, Alexa Graham, Elise Anderson, April Berg, Nicole Berg, Michael Buonocore, Ian Davie, Christina Dirks, Michael Fu, Juli Garvey, Carolina Gomez, Biljana Jessic, Jennifer McMillian, Tara Messier, Kitty Miller, Jimmy Rattanasouk, Brian Rutzen, Kellie Shaw, Ian Slingerland, Aimee Smith, Celia Strauss, Jonathan Trutt, Linda Uppinghouse

GUESTS PRESENT

Brendan, Pearl Court

Brian, The Yards

Cathy, Dahlke Manor

Interim Executive Director Michael Buonocore opened the meeting at 12:07 PM. He provided an update on the timing of the Oregonian article related to Hollywood East Apartments. Buonocore reported the organizational assessment contractor had been selected and following the protest period and a signed contract, details would be communicated. He provided an update to the FY 27 budget engagement process. The Project Based Voucher waitlist is on day two of opening. The Portland Housing Bureau is facilitating an affordable housing strike team to shore up property pursuits. We are one of two providers participating in the pilot. Our involvement is coming into focus and will begin with a property tour with PHB and the Mayor. The scope will be identified at a subsequent meeting.

Chief Operating Officer Ian Davie kicked off the Moving to Work overview and updates highlighting the agenda. Christina Dirks, Policy and Planning Director provided an overview of MTW, with Home Forward initially being one of 37 MTW agencies and our

journey. She reviewed the statutory objectives, the reporting obligations that include an annual MTW Plan and MTW Report walking through the requirements associated with each. In today's environment, Dirks said we can use our MTW authority to respond in the moment. As an example with the budget deficit, portfolio stabilization and demonstrating compliance with administration priorities. We have an MTW site visit on September 22, which is standard every few years. These visits are coordinated by the regional office and include HUD staff from DC, Seattle and Portland.

Dirks responded to Vice Chair Keathley's request to define self-sufficiency, clarifying the underlining goals, with COO Davie providing historic information and Director Biljana Jesic sharing HUD requirements around self-sufficiency. Chair Kim requested a future mission moment to highlight the GOALS program.

Ian Davie, Chief Operating Officer, presented an overview of how we are addressing our budget deficit and cost containments. Jimmy Rattansouk, Director Housing Choice Voucher Program, addressed the request to use our MTW authority to increase the total tenant portion (TTP) they pay based on a percentage of income. Viewing the local and national landscape we see voucher program costs exceed their federal funding with peer agencies having increased tenant portions. Recognizing the impacts on residents, we have landed on a prudent increase of 31-33.5%. Rattanasouk provided examples of the calculations and the breakdown for households. COO Davie recognized the work that falls on staff to manually calculate the rents, prepare correspondence, as well as working on the waitlist opening.

In response to Chair Kim's question, Rattanasouk explained the rent increases for seniors and people with disabilities with Davie adding the highest impacts are to families with children. Vice Chair Keathley appreciated the amount of work being done and the scope of the presentation, recognizing this is a delicate balance. Interim ED Buonocore explained the scenarios explored. With our Moving to Work flexibility we are hopeful the tenant portion will be temporary.

COO Ian Davie introduced our efforts to address stabilizing our portfolio and proposed amendment to the FY2026 MTW Plan. Development Director Jonathan Trutt described the proposal to use banked public housing units in a way to stabilize and preserve our exiting affordable housing. The challenge, the urban core communities account for nearly half of our portfolio vacancies. Using unbanking, we have identified eight properties that could benefit and help address vacancies. Trutt described our strategy, highlighting the options and financial costs with an explanation of the term "Faircloth." In response to

Commissioner Breann Preston, the subsidy does not disappear and is ongoing. To answer Chair Kim, there is no downside and we plan a well-communicated rollout.

COO Davie highlighted the upcoming board action in September. Vice Chair Keathley asked the board to receive a full report on the vacancy efforts by area and our problem-solving, identifying what is working and pro/cons used in evaluating which properties. Commissioner Preston would like to see presentation materials in advance of the meeting.

There being no further business, Interim Executive Director Buonocore adjourned the meeting at 1:24 PM.

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

ADOPTED: OCTOBER 27, 2026

ATTEST:

HOME FORWARD:

Michael Buonocore, Secretary

Jenny M. Kim, Chair



BOARD OF COMMISSIONERS MONTHLY MEETING
HOME FORWARD
HELD VIRTUALLY
135 SW Ash Street Portland, OR 97204
September 22, 2026

COMMISSIONERS PRESENT

Chair Jenny Kim, Vice President Cathy Keathley, Commissioners Jessy Ledesma, Breann Preston

STAFF PRESENT

Juhi Aggarwal, Rylee Ahnen, Michael Bonocoure, Ian Davie, Christina Dirks, Juli Garvey, Carolina Gomez, Kitty Miller, TJ Norton, Jimmy Rattanasouk, Brian Rutzen, Kellie Shaw, Ian Slingerland, Aimee Smith, Celia Strauss, Jonathan Trutt, Linda Uppinghouse, Stephanie Windon. There were also employees that joined the meeting to listen.

LEGAL COUNSEL

Juhi Aggarwal

Chair Jenny Kim convened the meeting of the Board of Commissioners at 5:36 PM.

PUBLIC COMMENTS

Cathy Millis, resident at Dahlke Manor, was disappointed to miss the HUD tour of the property but heard the important guests were impressed. Dahlke is preparing for a HUD inspection next month. In conversation with the property manager, Millis supports more tenant involvement such as floor monitors that could assist in addressing some of the building's ongoing concerns. For now, Millis recognizes things take time and she will continue to advocate for her building.

Matthew Sevier, resident at Hamilton West, drew attention to repeated false non-payment termination notices under Pinehurst property management. There are negative impacts, lack of continuity for property familiarity with processes and no consistent staff presence in the office. He feels management turnover is contributing to Pinehurst's accounting issues, adding to higher vacancies at the property.

A major area of concern is the repeated false notices to vacate, issued to dozens of residents. Sevier has received three over a three-year period with the latest in 2026. The false nonpayment/termination notices required significant time contacting Pinehurst and Home Forward to figure out what went wrong. He expressed frustration with limited communication leaving him to investigate the problem.

Pinehurst eventually confirmed in writing that the notice was caused by a misplaced payment. Sevier highlighted the impact a termination notice has and the steps to mitigate the risk of homelessness because of these repeated errors and the affects to his credibility. Besides Sevier, it has affected other residents, with seven just on his floor. Sevier is happy to share his correspondence with the board summarizing the numerous steps he has taken. On a happier note, he is working with Rent Assistance Service Coordinator, Leah Lokting, and she has been awesome.

Charles Robertson, resident of New Columbia, addressed his comments to Asset Management. With approaching holidays, he proposed using vacant space next to the property management office for community bazaars or swap meets allowing residents to sell their crafts. He requested asset management engage with IPM to facilitate these events as a community building opportunity, referencing past concerns and a need for supportive policies.

Celia Strauss read remarks from Marie Alyn-Claire, a voucher recipient, describing the impact of repeated rent increases, insufficient COLA adjustments, and limited access to public input sessions. Alyn-Claire urged the board to consider income imbalances and improve communication and opportunities for tenant feedback.

EXECUTIVE DIRECTOR REPORT

Interim Executive Director Michael Buonocore provided updates on the recruitment of a permanent Chief Financial Officer with interviews expected in mid-October saying commissioners will be invited to participate in the final round.

Buonocore described a recent HUD site visit, including a tour for Assistant Secretary Ben Hobbs (the important guest Millis mentioned) to Dahlke Manor, T. Joyce Phillips and Carlton Court, and a Moving to Work visit focused on our budget shortfall status and organizational review, as well as a property tour.

Interim Executive Director Buonocore reported that the contract for an organizational assessment has been executed with Du & Associates. Vice Chair Keathley was involved in the selection process, and the initial kickoff meeting is being scheduled.

Buonocore explained that the Portland City Council has postponed the seating of our new commissioners until after our October board meeting.

Commissioner Jessy Ledesma asked about the timing of the quarterly financial reports, which are being developed although competing with budget planning.

MISSION MOMENT: Home Forward Property-Based Subsidy Waitlist Opening

In the absence of Elise Anderson, Director of Property Management, Chief Operating Officer Ian Davie shared updates on the wait list opening. Davie reported that the wait list for five properties received over 8,400 applications, unprecedented interest, indicating high demand for subsidies and rent assistance. He noted staff engagement in supporting applicants during the opening period.

Chair Jenny Kim acknowledged and thanked staff for going above and beyond.

MEETING MINUTES

Minutes of the August 25, 2026 Board of Commissioners Virtual Meeting

Chair Jenny Kim requested a motion authorizing approval of the minutes for the August 25, 2026 Board of Commissioners Virtual.

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

The vote was as follows:

Chair Jenny Kim—Aye

Vice Chair Cathy Keathley—Aye

Commissioner Jessy Ledesma—Aye

Commissioner Breann Preston—Aye

RESOLUTIONS

Resolution 26-09-01 Authorize Amendment to Home Forward Administrative Plan and Admissions and Continued Occupancy Policy

Housing Choice Vouchers Director Jimmy Rattanasouk presented the resolution to amend the administrative plan and admissions policy. As part of cost-saving measures,

Rattanasouk explained that the total tenant portion will increase for senior/disabled household from 28.5% to 31%, for work focused households in year 1-4 from 21.% to 32%, and in year 5 from 31% to 33.5%, effective March 1, 2027. He noted that residents and participants had opportunities to engage with staff and ask questions about the proposed TTP increase, and minor changes were made to chapters 17 and 18 to update inspection policies for project-based programs.

Chair Kim appreciated the extensive discussion at the September work session. Vice Chair Keathley was mindful of the impact of the increases and said we don't take this lightly. Commissioner Preston asked about the comparability with other housing authorities and acknowledged the necessity of the changes. Chair Kim recognized the manual work required of staff and appreciated the intentional engagement and thought behind this decision.

There being no further discussion, Chair Jenny Kim requested a motion to approve Resolution 26-09-01. Commissioner Breann Preston moved to adopt Resolution 26-09-01. Commissioner Jessy Ledesma seconded the motion.

The vote was as follows:

Chair Jenny Kim—Aye

Vice Chair Cathy Keathley—Aye

Commissioner Jessy Ledesma—Aye

Commissioner Breann Preston—Aye

RESOLUTION 26-09-02 Authorize The Moving to Work Fiscal Year 2027 Plan and Approve Amendment to the Fiscal Year 2026 Moving to Work Plan

Christina Dirks, Director of Policy and Planning, presented the resolution explaining the annual requirement and noting there are no new activities proposed in FY2027. We are proposing one new activity as an amendment to our FY2026 plan. Dirks described the pilot deploying around 700 of 1600 banked units at properties with high vacancies and operational challenges, focusing on tax credit and affordable portfolios without duplicating federal subsidies. As required, this activity was publicly noticed and included a public comment period with no in-person response and one written comment. The Tenant Advisory Committee supported the activity.

In response to Commissioner Jessy Ledesma and Vice Chair Cathy Keathley we anticipate deploying 700 units in the next year with a focus on buildings with higher vacancies. Development Director Jonathan Trutt confirming a dual tracking process for approval and

accountability. Interim Executive Director Buonocore clarified that the pilot is not temporary, but a permanent change once implemented, with the board agreeing to review and adjust the program as needed based on outcomes. Commissioner Breann Preston appreciated the creativity and focus on different buildings with Chair Jenny Kim welcoming the opportunity to meet the property needs and staff's mindfulness of opportunities.

There being no further discussion, Chair Jenny Kim requested a motion to approve Resolution 26-09-02. Commissioner Breann Preston moved to adopt Resolution 26-09-02. Vice Chair Cathy Keathley seconded the motion.

The vote was as follows:

Chair Jenny Kim—Aye

Vice Chair Cathy Keathley—Aye

Commissioner Jessy Ledesma—Aye

Commissioner Breann Preston—Aye

RESOLUTION 26-09-03 Authorize Receipt of Portfolio Stabilization Investment Program Funds for Pearl Court Apartments

Juli Garvey, Director of Property and Asset Management, presented the resolution introducing Asset Manager TJ Norton. The resolution authorizes receipt of portfolio stabilization funds for Pearl Court Apartments from Oregon Housing and Community Services. Garvey recognized the team work with the Development and Asset Management departments and the diligent work by Norton.

Asset Manager TJ Norton detailed the 30-year non-amortizing loan of \$916,700, with no interest or prepayment penalties, freeing up \$950,000 for capital expenses and resulting in Pearl Court being debt-free except for the new loan. Norton noted minimal financial risk, with proceeds enabling upgrades such as elevator modernization and a new roof. The Portland Housing Bureau has agreed to forgive a \$412,550 balloon payment.

Commissioner Jessy Ledesma noted a typo in the resolution referencing a grant instead of a loan,

There being no further discussion, Chair Jenny Kim requested a motion to approve Resolution 26-09-03 with amending the referenced correction. Commissioner Jessy Ledesma moved to adopt Resolution 26-09-03. Commissioner Breann Preston seconded the motion.

The vote was as follows:

Chair Jenny Kim—Aye

Vice Chair Cathy Keathley—Aye

Commissioner Jessy Ledesma—Aye

Commissioner Breann Preston—Aye

There being no further business, Chair Jenny Kim adjourned the meeting at 6:36 PM.

Celia M. Strauss

Recorder, on behalf of

Michael Buonocore, Secretary

ADOPTED: OCTOBER 27, 2026

ATTEST:

HOME FORWARD:

Michael Buonocore, Secretary

Jenny M. Kim, Chair

RESOLUTIONS



MEMORANDUM

To:	Board of Commissioners	Date:	October 27, 2026
From:	Jonathan Trutt Director of Development 503.802.8507	Subject:	Naming Recommendation for the affordable housing community under construction at Gresham Civic Station

Resolution 26-10-02

The Board of Commissioners is requested to authorize a resolution naming the new affordable housing development at Gresham Civic Station as Rak Soon Park.

BACKGROUND

A naming committee consisting of Home Forward & IRCO staff recommend this name to honor Rak Soon Park (1928-2024), a long-time resident of Gresham and a founding member of the Korean Society of Oregon. She was a welcoming presence for Korean immigrants to the greater Portland area and provided a significant link between the immigrants of the early 1900s and the generations arriving after 1949, following the Korean War. In naming this building after Rak Soon Park, our hope is that her legacy continues by providing an inter-generational link for future newcomers to Gresham.

OVERVIEW – RAK SOON PARK

“Rockie” as she liked to be called, was born in 1928 in Japanese-occupied Korea. At that time, Korean culture and traditions were suppressed until the occupation ended. Under the occupation Rockie was unable to pursue her dream of becoming a teacher, so she immigrated to Oregon in May of 1949 and attended the University of Portland on a scholarship. Rockie had family living nearby in Gresham where she met Harry Park, a second-generation Korean-American. They were married in 1951 and had four children: Rod, Joyce, Doug, and Tom. Rod Park and known in Gresham, having served as Metro

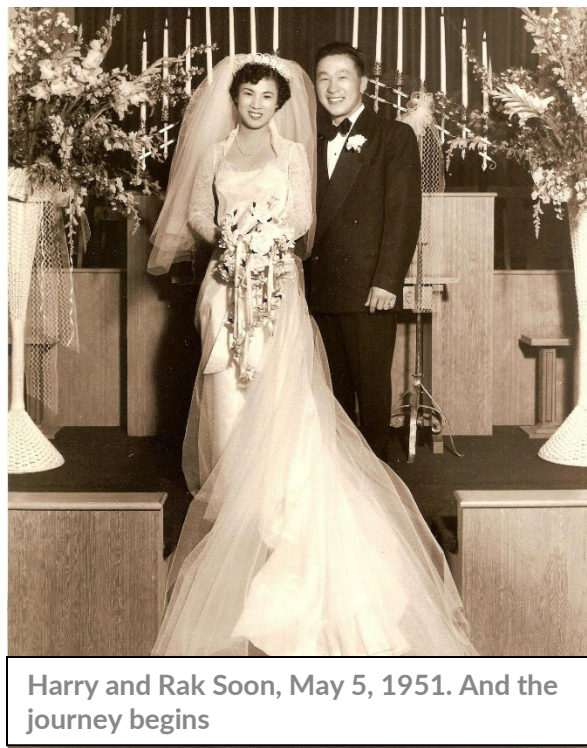
Councilor and as owner of Parks Nursery.

Rockie helped maintain Korean traditions as immigrants came to the area after the Korean War, bridging between earlier and post-war immigrants. Rockie organized events like the Korean Independence Movement Day and National Liberation Day (August 15, commemorating the end of Japanese occupation) that tied older immigrants to significant Korean events, thereby helping to preserve Korean culture & identity while also supporting people acclimating to life in the Oregon.

Together with Harry Park, they came to be known as one of the oldest and most prominent Korean families in Oregon. Rockie helped found the Korean Society of Oregon in 1967 and she served as the chairperson of the Oregon Korea Foundation in 1995. She later served as a representative and helped build the Gresham sister city program with Sokcho, South Korea.

Research above is credited to *Vincent Pham PHD, VLC Consulting LLC* who will be conducting interviews with surviving family to be incorporated in a dedication to be placed in the building upon completion.

Photographs





Rockie receives award from the Korean Government

<https://www.dignitymemorial.com/obituaries/gresham-or/harry-park-5435729>



Title: Homer Yasui, Barbara Yasui, Harold "Bones" Onishi, & Rak Soon Park at Asian/Pacific American Heritage Week Celebration, 10 May 1980

Source:

<https://staff.digitalcollections.ohs.org/coll949-b042f15-019>



<https://www.dignitymemorial.com/obituaries/gresham-or/rak-soon-park-12004363>

NAMING POLICY BACKGROUND

The Board of Commissioners adopted a naming policy in January 2020. This policy states:

Home Forward shall prioritize naming and renaming properties to honor the contributions of under-represented people, cultures or communities to the neighborhood and to Multnomah County. To achieve this priority, names may:

- *Honor a person who has made a significant contribution to furthering social and racial justice in Multnomah County.*

RAK SOON PARK: PROJECT BACKGROUND

The new construction project at Gresham Civic Station is being developed and owned in partnership with Immigrant & Refugee Community Organization (IRCO). The building will include 60 family-sized apartments with a mix of two, three, and four-bedroom units, all subsidized with Project Based Vouchers, and a ground-floor early-learning-center with 4 classrooms to serve as many as 80 children. IRCO will be providing culturally specific resident services to help support immigrants, refugees and other low-income households. Other building amenities include a community room with kitchen, computer/study lab and youth area, 2-courtyard protected outdoor playgrounds, a workforce training room, and a multipurpose room to support IRCO's services geared towards employment & family support.

NAMING PROCESS

Consistent with Home Forward's Naming Policy, staff organized a naming committee for the development. The committee included staff from both Home Forward & IRCO, with IRCO taking the lead to poll their staff for naming suggestions and recommendations. With ideas and assistance from our Consultant Researcher and Historian Vincent Pham, PHD (VPC Consulting), the committee reviewed the candidates in a presentation led by Vincent Pham. The group debated the candidates and overwhelmingly voted in favor of Rak Soon Park. After the vote, IRCO staff reached out to family of Rak Soon Park for consent to use her name and the family was honored and welcomed the idea.

CONCLUSION

Home Forward staff requests that the Board of Commissioners approve the attached resolution to name the Gresham Civic Station project Rak Soon Park.

The Real Estate and Development (READ) Committee of Home Forward's Board of Commissioners reviewed a draft of this resolution at its October 2, 2026 meeting.



RESOLUTION 26-10-02

RESOLUTION 26-10-02 AUTHORIZES THE NAMING OF RAK SOON PARK, A HOUSING DEVELOPMENT & EARLY LEARNING CENTER, LOCATED AT 1570 NW CIVIC DRIVE, GRESHAM, 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 and the Immigrant and Refugee Community Organization (IRCO) have entered into a partnership to develop & own the project now known as Gresham Civic Station, a 60-unit development located at 1570 NW Civic Drive in Gresham, OR serving lower-income families; and

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

WHEREAS, Home Forward's Naming Policy Primary Naming Criteria shall prioritize honoring a person who has made a significant contribution to furthering social and racial justice in Multnomah County; and

WHEREAS, consistent with its Naming Policy, Home Forward established a committee with staff from both Home Forward and IRCO to go through the naming process; and

WHEREAS, following a committee presentation, including an August 24th, 2026 kickoff meeting, an IRCO staff poll, and a September 10, 2026 presentation, Home Forward and IRCO found overwhelming committee support for the name Rak Soon Park;

WHEREAS, Rak Soon "Rockie" Park (1928-2024), a longtime Gresham resident, founding member and 1970s president of the Korean Society of Oregon, and Chair of the Oregon

Korea Foundation, spent decades welcoming Korean immigrants to Gresham and the Portland region and preserving their language and culture across generations;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Home Forward approves naming the Gresham Civic Station project as Rak Soon Park.

ADOPTED: OCTOBER 27, 2026

Attest:

Home Forward:

Michael Buonocore, Secretary

Jenny M. Kim, Chair



MEMORANDUM

To: Board of Commissioners

Date: October 27, 2026

From: Christina Dirks
Director, Policy & Planning
503.802.8494

Subject: Authorize Changes to the ACOP
and to Chapters 3, 4, 6, 10, 11,
12, 15, 16, 17 and the Temporary
Policy Supplement of the
Administrative Plan

Resolution 26-10-03

The Board of Commissioners is requested to authorize changes to Home Forward's Administrative Plan. The Administrative Plan is the programmatic policy document for our Rent Assistance program. The changes requested are to Chapters 3, 4, 6, 10, 11, 12, 15, 16, 17 and the Temporary Policy Supplement.

Related changes are also required to Home Forward's Admissions and Continued Occupancy Policy (ACOP), which is the programmatic policy document for our public housing program.

These policy document amendments are needed for the following reasons:

- Implement recently approved Moving to Work authority related to the Housing Choice Voucher homeownership program.
- Update and clarify changes to the Emergency Housing Voucher program and ongoing assistance to Emergency Housing Voucher participants.
- Update and clarify protections for applicants and participants who have experienced domestic violence, dating violence, sexual assault, or stalking provided under the federal Violence Against Women Act. They address eligibility, continued assistance, emergency transfers, confidentiality, documentation, lease bifurcation, and related requirements.

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

BACKGROUND

Homeownership Program

In 2026, Home Forward received Moving to Work (MTW) authority from HUD to implement a locally designed homeownership program that extends assistance for eligible households from the current 10 or 15 years limit to up to 30 years. This change aligns assistance with most initial mortgage terms in order to increase homeownership opportunities and long-term housing stability for low-income families. In implementing this flexibility, Home Forward is defining eligible households for the homeownership program as those that include a person with a disability who have made a reasonable accommodation for the use of HCV assistance to support homeownership.

Emergency Housing Vouchers

The Emergency Housing Voucher (EHV) program was established through the American Rescue Plan Act of 2021 to address the housing needs of individuals and families experiencing homelessness or at risk of homelessness. The program provided federal funding to public housing agencies to administer rental assistance for eligible households.

When HUD allocated EHV funding in 2021, the funding was available through September 30, 2030. Higher than anticipated per-household assistance costs caused the program's funding to be depleted faster than anticipated. In March 2025, HUD directed PHAs to stop issuing new EHV and requiring agencies to begin planning for the program's wind-down. In June 2025, HUD provided guidance on transitioning EHV households to the Housing Choice Voucher (HCV) program where budget authority and voucher capacity permitted. HUD also advised PHAs that EHV funding would likely be exhausted by the end of 2026.

In response to HUD's announcement, Home Forward notified EHV households in November 2025 that the program was expected to end earlier than anticipated, with rental assistance potentially ending in fall 2026. Home Forward also placed households receiving EHV assistance as of November 13, 2025, on its HCV waitlist with a priority. Home Forward's financial shortfall status limited its ability to issue new HCVs to preserve assistance for all affected households prior to the ending of the HCV program. Home Forward also pursued additional housing options for EHV households, including priority access to waitlists for Home Forward-owned affordable housing.

On September 29, 2026, HUD issued Notice PIH 2026-25, which provided for the issuance of Tenant Protection Vouchers (TPVs) for EHV households under lease as of September 30, 2026. HUD directed PHAs to convert eligible households to these vouchers by December

31, 2026. Households that were not leasing with EHV assistance on September 30, 2026, are not eligible for this transition and their EHV assistance ends December 31, 2026. However, HUD has authorized Home Forward to issue Housing Choice Vouchers (HCVs) to EHV participants who are ineligible for TPVs because they were not under lease as of September 30, 2026, but who have issued transfer vouchers, despite Home Forward's shortfall status. No action is required by EHV households for the transition to either TPVs or HCVs and assistance will be uninterrupted.

Home Forward currently houses 360 EHV households that will transition to a Tenant Protection Voucher and 9 EHV households that will transition to Housing Choice Vouchers.

Violence Against Women Act

The Violence Against Women Act (VAWA) establishes federal housing protections for survivors of domestic violence, dating violence, sexual assault, and stalking in covered housing programs, including public housing, the Housing Choice Voucher program, the Low-Income Housing Tax Credit program, Continuum of Care funded programs, and more.

VAWA was originally enacted in 1994 and has been amended and reauthorized several times. The 2013 reauthorization expanded housing protections, and HUD issued implementing regulations in 2016. The 2022 reauthorization strengthened the existing statutory framework, expanded the definition of covered housing programs, added protections against retaliation and coercion, and established additional rights concerning reporting emergencies and seeking assistance. Additionally, in 2025 and 2026, HUD updated the statutory forms covered housing providers are to use to fulfill their VAWA obligations.

VAWA's housing provisions are intended to ensure that survivors do not lose access to housing assistance or face eviction because of abuse committed against them. The principal housing protections include:

- Protection against denial and termination: An applicant or participant may not be denied assistance, terminated from a covered program, or evicted solely because the individual is or has been a survivor, provided the individual otherwise qualifies for assistance.
- Protection from adverse tenancy actions: Incidents of actual or threatened abuse may not be treated as serious or repeated lease violations by the survivor or as good cause to terminate the survivor's assistance or tenancy.

- Emergency transfers: Eligible survivors may request transfers to safe housing when they reasonably believe continued occupancy presents a threat of imminent harm or when qualifying sexual assault has occurred on the premises within the last 90 days.
- Lease bifurcation: Housing providers may remove an individual who committed abuse from a lease while preserving the housing rights of eligible remaining household members.
- Confidentiality: Housing providers must safeguard information concerning survivors and their exercise of VAWA protections, subject to defined exceptions.
- Notice of rights: Covered housing providers must inform applicants and participants of their VAWA protections using HUD forms at specified points, including admission, denial of assistance, and notices of termination or eviction.
- Protection against retaliation and coercion: Covered housing providers may not retaliate against or coerce individuals for exercising VAWA rights or assisting others in exercising those rights.

These requirements are primarily in 34 USC §§ 12491–95 and HUD's implementing regulations at 24 CFR Part 5, Subpart L. Home Forward administers federal housing assistance programs subject to VAWA and is responsible for ensuring that applicable protections are incorporated into its program policies, procedures, and practices.

ADMINISTRATIVE PLAN AND ACOP CHANGES

MTW Homeownership Program

Home Forward is proposing amendments to Chapter 15 of the Administrative Plan to implement the authorized MTW flexibility for the HCV Homeownership Program.

Chapter 15	
Current policy	Amended policy
○ Home Forward provides homeownership assistance if needed as a reasonable accommodation for persons with disabilities. For eligible household who meet the HUD definition of elderly or a person with a disability, the maximum term of assistance is 30 years. For eligible households that do not do not meet the HUD definition of elderly or disabled family, the maximum term of homeownership assistance is 15 years.	○ Home Forward provides homeownership assistance if needed as a reasonable accommodation for persons with disabilities. For all eligible household, regardless of whether they meet the HUD definition of elderly or a person with a disability, the maximum term of assistance is 30 years. [page 15-52]

Maximum Term of Homeownership Assistance [24 CFR 982.634]

Except in the case of a family that qualifies as an elderly or disabled family, other family members (described below) shall not receive homeownership assistance for more than:

- Fifteen years, if the initial mortgage incurred to finance purchase of the home has a term of 20 years or longer; or
- Ten years, in all other cases.

The maximum term described above applies to any member of the family who:

- Has an ownership interest in the unit during the time that homeownership payments are made; or
- Is the spouse of any member of the household who has an ownership interest in the unit during the time homeownership payments are made.

In the case of an elderly family, the exception only applies if the family qualifies as an elderly family at the start of homeownership assistance. In the case of a disabled family, the exception applies if at any time during receipt of homeownership assistance the family qualifies as a disabled family.

PHA Policy (MTW)

The maximum term of the Homeownership assistance for households participating in the Homeownership program is the lesser of the term of the initial mortgage or 30 years.

The policy also applies to VASH and Stability Voucher households.

~~If, during the course of homeownership assistance, the family ceases to qualify as a disabled or elderly family, the maximum term becomes applicable from the date homeownership assistance commenced. However, such a family must be provided at least 6 months of homeownership assistance after the maximum term becomes applicable (provided the family is otherwise eligible to receive homeownership assistance).~~

If the family has received such assistance for different homes, or from different PHAs, the total of such assistance terms is subject to the maximum term described in this part.

Emergency Housing Vouchers

Home Forward is proposing amendments to Chapters 4, 6, 11, and the Temporary Policy Supplement of the Administrative Plan.

Chapter 4	
Current policy	Amended policy
o EHV households were added to the HCV waitlist with the highest priority.	o EHV households will be removed from the HCV waitlist when transition to a TPV. [page 4-20]

4-III.C. SELECTION METHOD

PHAs must describe the method for selecting applicant families from the waiting list, including the system of admission preferences that the PHA will use [24 CFR 982.202(d)].

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

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

PHA Policy

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

The following program transfer preferences will be ranked #1:

- **The PHA will grant a preference to currently assisted Emergency Housing Voucher (EHV) families whose assistance is at risk of termination due to lack of program funding. Only current EHV participants are eligible for this preference. EHV participants will be removed from the waitlist when they transition to Tenant Protection Vouchers-federal-tenant-based-rental-assistance-administered-by-the-PHA.**

Chapter 6	
Current policy	Amended policy
○ The recently adopted increase in tenant rent portion that will go into effect in March 2027, does not apply to EHV households due to the pending expiration of the program.	○ The recently adopted increase in tenant rent portion that will go into effect in March 2027, is silent in it's application to EHV households. This omission reflects the fact that the EHV program will sunset on December 31, 2027 and former EHV households will be assisted through other programs. [page 6-55]

6-III.C. OVERVIEW OF MTW RENT AND SUBSIDY CALCULATIONS [MTW Plan]

TTP Formula

The TTP is defined as a percentage of gross monthly income (annual income, as defined in Part I, divided by 12), rounded to the nearest dollar. The percentage used to determine the TTP depends on the household type and year of the household's participation in the rent reform.

For senior and people with disabilities households ~~(with the exception of EHV households)~~, beginning in March 2027, the TTP is defined as 31 percent of the gross monthly income. The same percentage is used to determine TTP throughout the household's participation in the rent reform.

Chapter 11	
Current policy	Amended policy
○ The implementation of the recently adopted increase in tenant rent portion that will go into effect in March 2027 through a PHA initiated interim reexamination does not apply to EHV households due to the pending expiration of the program.	○ The implementation of the recently adopted increase in tenant rent portion that will go into effect in March 2027 through a PHA initiated interim reexaminations is silent in its application to EHV households. This omission reflects the fact that the EHV program will sunset on December 31, 2027 and former EHV households will be assisted through other programs. [page 11-12]

11-III.D. CHANGES AFFECTING INCOME OR EXPENSES

Interim reexaminations can be scheduled either because the PHA has reason to believe that changes in income or expenses may have occurred, or because the family reports a change. When a family reports a change, the PHA may take different actions depending on whether the family reported the change voluntarily, or because it was required to do so.

PHA Policy (MTW)

In addition to the instances described above, the PHA will conduct interim reexaminations as follows:

Prior to April 1, 2012, the PHA conducted interim reexaminations effective April 1, 2012 to transition all MTW households to the new rent calculation methodology as described in Chapter 6.

As a result of sequestration, the PHA will conduct interim reexaminations effective August 1, 2013 for all MTW households to change the percentages of gross income used to determine total tenant payment as described in Chapter 6.

Prior to May 1, 2026, the PHA conducted interim reexaminations to update the amount of monthly subsidy reduction for mixed families as described in Chapter 6.

The PHA will conduct interim reexaminations effective March 1, 2027, for all MTW households ~~(except for EHV households)~~ to change the percentages of gross monthly income used to determine total tenant portion as described in Chapter 6.

Temporary Policy Supplement	
Current policy	Amended policy
○ Provides explanation of the creation and operation of the EHV program.	○ Adds explanation of the transition of assisted households to TPVs and the impact. [page TPS-1]

Temporary Policy Supplement

EMERGENCY HOUSING VOUCHERS (EHVs)

INTRODUCTION

Effective December 1, 2026, EHV families under lease as of September 30, 2026 will be transitioned to EHV-TPVs, and the EHV program will end. Families transitioned to EHV-TPV are considered continuously assisted. PHAs do not need to add families to the waiting list or rescreen families, and families can remain in units under lease.

Assistance for families receiving EHV-TPVs will be administered consistent with the policies and procedures for the Housing Choice Voucher program included in this Administrative Plan. The HCV program has lower payment standards than the EHV program. Families transitioned to EHV-TPVs will not have payment standards immediately reduced. Payment standards for EHV-TPV families will be reduced to the payment standards for the HCV program consistent with the policies in Chapters 6 and 12 in this Administrative Plan.

Violence Against Women Act

Home Forward is proposing amendments to Chapters 3, 4, 10, 12, 16, and 17 of the Administrative Plan and to the ACOP. The updates are intended to incorporate VAWA's current protections, clarify required procedures, remove outdated citations and provisions, and establish consistent terminology and requirements between the Administrative Plan and ACOP. Because of the number and scope of changes, individual revisions are not contained in this memorandum. Complete redline versions of the affected chapters are available upon request.

CONCLUSION

The proposed amendments will address newly approved MTW authority, the recent changes to the EHV program, and current VAWA obligations and housing protections. Accordingly, staff request approval of changes to ACOP and Chapters 3, 4, 6, 10, 11, 12, 15, 16, 17 and the Temporary Policy Supplement of the Administrative Plan.

ATTACHMENTS

Complete redline versions of the Administrative Plan chapters and ACOP are available upon request and are not included in this memorandum due to the volume of changes.



RESOLUTION 26-10-03

RESOLUTION 26-10-03 AUTHORIZES HOME FORWARD STAFF TO AMEND THE ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) AND CHAPTERS 3, 4, 6, 10, 11, 12, 15, 16, 17 AND THE TEMPORARY POLICY SUPPLEMENT OF HOME FORWARD'S ADMINISTRATIVE PLAN GOVERNING THE ADMINISTRATION OF RENT ASSISTANCE

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

WHEREAS, HUD approved MTW flexibility for Home Forward to expand the duration of Housing Choice Voucher assistance for households participating in the Homeownership program from 15 years to 30 years; and

WHEREAS, HUD issued recent guidance on the expiration of the Emergency Housing Voucher program and the provision of ongoing rent assistance to impacted households; and

WHEREAS, the Violence Against Women Act, as amended, establishes housing protections for survivors of domestic violence, dating violence, sexual assault, and stalking participating in covered housing programs; and

WHEREAS, the Violence Against Women Act Reauthorization Act of 2022 strengthened and expanded federal housing protections, including protections related to retaliation, coercion, and the right to seek emergency assistance; and

WHEREAS, Home Forward proposes amendments to its Admissions and Continued Occupancy Policy and Chapters 3, 4, 6, 10, 11, 12, 15, 16, 17 and the Temporary Policy Supplement of its Administrative Plan to implement newly approved MTW authority, reflect recent changes to the EHV program, and current VAWA obligations and housing protections; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Home Forward that Home Forward staff is authorized to make changes to the Admissions and Continued Occupancy Policy and Chapters 3, 4, 6, 10, 11, 12, 15, 16, 17 and the Temporary Policy Supplement as outlined in the October 27, 2026 Memorandum from Home Forward staff to the Board of Commissioners.

ADOPTED: OCTOBER 27, 2026

Attest:

Home Forward:

Michael Buonocore, Secretary

Jenny M. Kim, Chair

Placeholder

Resolution 26-10-04 Recognize Elise Anderson

STAFF REPORTS

Procurement & Contracts Department
MONTHLY CONTRACT REPORT
Contracts Approved 08/01/26 - 09/30/26

PUBLIC IMPROVEMENT
(CONSTRUCTION & MAINTENANCE SERVICES)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3980		A-Absolute Comfort Mechanical	\$230,635.00	Emergency water heater replacement at NW Tower	Asset Management	8/2/2026	9/30/2026
C3933		Prime Legacy GC	\$56,041.00	Emergency repairs at Eastwood Court	Property Management	8/11/2026	9/15/2026
C4002		MTR Construction, LLC	\$98,381.00	Sequoia Square Trash Enclosure	Development	8/17/2026	3/1/2027
C3984		MJ General Contractor LLC	\$80,300.00	Roof replacement at Sunrise Place	Asset Management	8/25/2026	9/30/2026
C4016		Rose Paving LLC	\$10,000.00	on-call parking lot striping	Property Management	9/4/2026	8/31/2027
Subtotal			\$475,357.00				5

GOODS & SERVICES

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3992		Environmental Works	\$9,675.00	Sewer scoping and mapping at Madrona	Development	8/2/2026	12/31/2026
C3985		IRS Environmental	\$11,440.00	mastic abatement in two units at HWE	Property Management	8/4/2026	8/18/2026
C3928		Mold Eaters	\$70,357.00	Sequoia square mold remediation	DCR	8/5/2026	5/31/2027
C3946		A+ Finish Carpentry LLC	\$2,155.01	Stairwell door repairs at Baldwin	Property Management	8/5/2026	4/17/2026
C3982		MJ General Contractor LLC	\$50,350.00	Bioswale, plants, irrigation at SCC	Asset Mgmt	8/5/2026	10/6/2026
C4001		Quadient Finance USA Inc	\$80,000.00	Postage for mail	IFS	8/11/2026	9/16/2027
C4000		Prime Legacy	\$950.00	refinish tub, sink, and countertop in bathroom at Tamarack	Property Management	8/13/2026	9/6/2026
C4008		Carbonell Cleaning Solutions	\$2,332.22	Carpet Installation in unit 503 at Sellwood Center	DCR	8/13/2026	11/30/2026
C4010		MJ General Contractor LLC	\$7,800.00	Humboldt Gardens tree removal	Property mgmt	8/18/2026	8/31/2027

C4011		Peterson Power Systems	\$3,358.11	Generator service	Property Management	8/18/2026	11/30/2026
C4018		Prime Legacy	\$4,912.00	Flooring work in Unit 202 at Humboldt Gardens	Property Management	8/21/2026	9/15/2026
C4016		Honl Tree Care	\$3,450.00	Tree removal at Cambridge Court	Asset Management	8/25/2026	9/30/2026
C4014		RMS Pump Inc	\$25,000.00	On-call PMs on your booster system. inspect the pumps and panel, test proper functioning and generate a report of what is found for your records.	Proper mgmt	8/25/2026	8/24/2027
C4015		rppain	\$1,300.00	Hollywood East: cut holes in bathrooms to see water line and pipes to locate a leak	Proper mgmt	8/25/2026	11/30/2026
C4021		Prime Legacy	\$8,085.50	Remove/replace flooring and install parking post at Fir Acres	Property Mgmt	8/25/2026	8/31/2026
C4020		MJ General Contractor LLC	\$4,650.00	Remove moss from roof/install treatment at Carriage Hill	Property Mgmt	8/26/2026	9/16/2026
C4024		Get It Done PDX LLC	\$4,658.91	Graffiti repair at Hattie Redmond	Property Mgmt	8/26/2026	9/21/2026
C4022		Safeguard Security	\$100,000.00	Emergency 24/7 security for Helen Swindells	Asset Management	8/27/2026	11/30/2026
C4029		Prime Legacy	\$1,350.00	Vanity replacement in #405 Holgate House	Property Management	8/27/2026	10/31/2026
C4026		Portland Sheet Metal	\$4,706.00	Remove Cesar signage and patch siding. Coordinate with PGE.	DCR	8/31/2026	12/31/2026
C3815		Eclipse Security Professionals LLC	\$38,335.91	Security at Cesar; amended to add funds to cover overage	Property Management	9/1/2026	7/31/2026
C4030		Ever Clean NW LLC	\$4,200.00	Janitorial Services at Rosenbaum	Property Mgmt	9/1/2026	11/1/2026
C4037		Performance Systems Integration (PSI) aka Summit Fire & Security	\$1,840.00	Fire alarm monitoring services for unthank plaza, grace peck, and rosenbaum	property mgmt	9/4/2026	9/1/2027
C4027		first response inc	\$9,500.00	N Maryland security patrol	Asset mgmt	9/11/2026	4/30/2027
C4039		Alpha Environmental	\$25,000.00	on-call asbestos abatement services, no wages applied so for affordable housing/non federal only	property mgmt	9/11/2026	9/6/2027
C4041		Carbonell Cleaning Solutions	\$24,856.00	Humboldt Gardens common area cleaning	Property Management	9/14/2026	8/31/2027
C4046		Peterson Power Systems Inc	\$2,970.86	Grace peck emergency generator repair & annual service contract	Property mgmt	9/14/2026	9/8/2027
C4048		S&J Cutting Tree Service	\$2,100.00	Remove tree at floresta	Property mgmt	9/16/2026	1/1/2027
C4058		Carbonell Cleaning Solutions	\$13,005.00	Clean 9 vacant units across different properties including Humboldt Gardens, Carlton Court, Williams Plaza and Medallion Apartments	Property Mgmt	9/22/2026	12/31/2026
C4064		Walsh Construction	\$55,000.00	Goose Hollow early materials procurement	Development	9/24/2026	12/31/2027
C4036		Kleen B	\$4,000.00	3x/weekly janitorial services at Unthank Plaza	Property Management	9/28/2026	11/1/2026

Subtotal			\$577,337.52				31
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PERSONAL SERVICE CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3954		Robert Half Inc.	\$275,000.00	Temp position: Interim CFO	HR	8/3/2026	1/31/2027
C3993		MCIDD	\$100,000.00	Flexible client assistance for SPC participants; Rule 46-0340	Rent Assistance	8/4/2026	6/30/2027
C3961		Cornerstone Community Housing	\$93,880.00	Resident Services at East Burnside Apartments	Community Services	8/5/2026	6/30/2027
C3971		Application Software Inc (ASI)	\$50,000.00	Flexible Spending Account benefit provider. Administers the Flexible spending benefit for all employees who elect to utilize that benefit.	HR	8/5/2026	6/8/2031
C3995		Damon Smyth	\$24,996.00	Mural art at Peaceful Villa (Meadowlark Place)	DCR	8/7/2026	3/1/2027
C3994		Robert Half Inc	\$150,000.00	Temp position: Yardi Specialist	IT	8/13/2026	3/31/2027
C3996		Yellena James	\$8,500.00	Mural art at Peaceful Villa (Meadowlark Place)	DCR	8/13/2026	3/1/2027
C4007		VPC Consulting LLC	\$9,000.00	Conduct research to compile list of potential building names for Gresham Civic Station in accordance with our Building Renaming Policy. Present and refine based on feedback from our renaming committee.	DCR	8/18/2026	12/31/2026
C3988		Tri-County Metropolitan Transportation (Trimet)	\$40,000.00	TriMet Bus Pass benefit program provides employees	HR	8/19/2026	8/31/2027
C3999		Restorative Roots Project	\$12,000.00	Provide series of facilitated conversations in departments	T&OD	8/25/2026	3/31/2027
C4032		CSG Advisors, Inc.	\$50,000.00	On-Call Consulting Services	DCR	9/4/2026	8/31/2029
C4047		Clair Company Inc	\$99,000.00	Special Inspection services for Broadway corridor	DCR	9/14/2026	12/31/2029
C4038		Du & Associates	\$135,000.00	Organizational assessment	Executive	9/22/2026	2/28/2027
C4057		Yellena James	\$28,000.00	Design and install mural at Civic Station; design fence panels for Civic Station	DCR	9/22/2026	9/30/2027
C4054		Resolutions NW	\$3,900.00	Facilitate in-person deescalation and conflict resolution classes	T&OD	9/29/2026	12/31/2026
Subtotal			\$1,079,276.00				15

PROFESSIONAL SERVICE CONTRACTS (A&E)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C4023		Central Geotechnical Services, LLC	\$3,600.00	Geotech engineering letter for Ruth Haefner Plaza	DCR	8/26/2026	3/31/2027
C3938		Central Geotechnical Services, LLC	\$39,000.00	Geotech observation and inspection for Civic Station storm and public improvements added scope	DCR	8/31/2026	12/31/2027
Total			\$42,600.00				2

AMENDMENTS TO EXISTING CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3407	2	Catholic Charities	\$135,861.00	JOHS funded supportive services and client assistance for SPC participants; amended to extend contract	Homeless Initiatives	8/3/2026	6/30/2027
C3659	1	Central City Concern	\$464,266.00	Behavioral health case management services at BCC; Rule 46-0340; amended to extend contract	Community Services	8/3/2026	6/30/2027
C3727	1	Central City Concern	\$610,361.00	Permanent Supportive Housing for SPC participants; Rule 46-0340	Homeless Initiatives	8/3/2026	6/30/2027
C3208	3	West Coast Landscape LLC	\$27,921.96	Landscaping at Humboldt; amended to extend contract	Property Management	8/7/2026	8/31/2027
C3303	13	Bremik Construction	\$530,745.00	GCS CO #07	DCR	8/13/2026	6/30/2027
C3663	1	Unfold LLC	\$2,470.00	Monthly yoga and movement classes at Sellwood; adding funds and extending end date	Community Services	8/18/2026	12/31/2026
C3730	1	Emergency Management Services International, Inc. (EMSI)	\$-	extend time	IFS	8/19/2026	7/30/2027
C3578	4	VLMK Engineering + Design	\$2,500.00	Unaccounted for trash enclosure construction administration and permit check sheet City responses	DCR	8/20/2026	12/31/2026
C3251	13	Hacker Architects	\$25,289.00	ASRs 20, 21, 22	DCR	8/20/2026	4/28/2027
C3686	1	Harder Mechanical Contractors Inc.	\$12,631.43	HVAC services at HWE; amended to extend contract	Property Mgmt	8/25/2026	8/31/2027
C3322	2	Clair Company, Inc	\$23,657.00	Additional testing for concrete pours	DCR	8/26/2026	1/31/2027
C4017	1	AAA Heating and Cooling Inc	\$216.00	Humboldt Gardens HVAC REPAIR : replace the 1474 scope due to wrong parts ordered	Property Management	8/27/2026	9/15/2026
C3881	1	Interstate Roofing	\$1,429.00	Preventative maintenance at Richmond Place	Asset Management	9/1/2026	9/30/2026
C4021	1	Prime Legacy	\$550.00	Remove/replace flooring and install parking post at Fir Acres; amended to update scope	Property Mgmt	9/8/2026	9/16/2026
C3105	2	Waste Management	\$2,000,000.00	Garbage & Recycling Services; amending to add funds and update scope	Property Management	9/9/2026	3/31/2028

C3606	1	Neon One LLC	\$1,000.00	CRM Implementation and Impact Subscription; amended to extend contract	Executive	9/14/2026	6/1/2028
C3894	1	Prime Legacy	\$300.00	Repair additional hole in shower at townhouse terrace	Property Management	9/14/2026	12/1/2026
C3554	4	Walsh Construction	\$7,323.00	group 8 add permit restart fees for the design team to incorporate minor revisions to the permit set for BDS intake.	DCR	9/16/2026	3/31/2027
C3456	3	KASA Architects, inc	\$-	Extend contract time to address contractor close-out issues.	DCR	9/22/2026	12/31/2026
C3506	4	Columbia West Engineering	\$94,900.00	Geotechnical Construction Administration services for Broadway Corridor	DCR	9/22/2026	12/31/2028
C3553	5	Walsh Construction	\$14,857.00	Added design work and time to accommodate delay from hold on permitting application.	DCR	9/22/2026	12/31/2027
C3578	5	VLMK Engineering + Design	\$3,000.00	Additional trash enclosure fire damage structural engineering	DCR	9/22/2026	12/31/2026
C3697	1	NAYA	\$118,450.00	Resident services at chaku kəmtəks haws; amended to extend contract	Community Services	9/22/2026	8/31/2027
C3754	2	Robert Half Inc.	\$164,760.00	Azure Architect - creation of apps; amended to extend contract	IT	9/22/2026	1/15/2027
C4002	1	MTR Construction, LLC	\$15,205.00	Sequoia Square Trash Enclosure	Development	9/22/2026	3/1/2027
C4030	1	Ever Clean NW LLC	\$2,100.00	Janitorial Services at Rosenbaum; amended to add scope	Property Mgmt	9/22/2026	11/1/2026
C3700	3	Somali American Council of Oregon	\$22,682.00	PSH services at the Cesar; amended to extend contract	Community Services	9/23/2026	6/30/2027
C3639	3	Colas Construction	\$182,423.00	A133/201	Development	9/28/2026	1/31/2030
C3915	1	LMC, Inc	\$-	OHCS NOFA response phase - Madrona Rehab	DCR	9/29/2026	12/31/2027
Subtotal			\$4,464,897.39				29

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

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
M3978		Trash for Peace	\$-	Coordination of bike parking install through grant	Community Services	8/3/2026	9/30/2026
M3991		DeVon Pouncey	\$550.00	DJ - provide music during the Tamarack Resource Fair.	Community Services	8/3/2026	8/30/2026
M3989		Melody Martinez Consulting LLC	\$1,250.00	Provide an informational stakeholders and previous contractors update	T&OD	8/5/2026	12/31/2026
M3983		Christle Anne White DBA Little Pink Cloud	\$250.00	Face painting at Fairview Oaks	Community Services	8/6/2026	8/4/2026

M3998		The Face Paint Fairies	\$500.00	2 face painters for community event	Community Services	8/10/2026	8/31/2026
M4003		Kyle the Balloon Ninja	\$820.00	Balloon artist at the T Joyce Phillips Community Celebration on 8/6; Balloon artist at the New Columbia 20th Year Community Celebration on 8/19	Community Services	8/11/2026	8/30/2026
R3691	1	Home Forward	\$1,118,127.80	Replace the name York Terrace with the partnership name Troutdale Housing Limited Partnership. Extend the term of the contract to 15-year term instead of 3-year term.	Community Services	8/13/2026	7/31/2040
M4013		Mystique's Fancy Faces	\$1,005.00	Celese Williams will be the face painter and tattoo artist at the New Columbia 20th Year Celebration	Community Services	8/17/2026	8/31/2026
M4004		The FLIP Museum Inc	\$400.00	Mobile childrens museum for event	Community Services	8/21/2026	9/15/2026
M3983	1	Christle Anne White DBA Little Pink Cloud	\$-	Rescheduled event	Community Services	8/27/2026	8/31/2026
M3966		Erika Arneson	\$1,000.00	Face painting for community celebration at Beech Street Apts; amended to add funds and extend date for on-call work	Community Services	9/4/2026	12/31/2026
M4050		People of Color Outdoors	\$1,500.00	Educational work Group	Community Services	9/14/2026	12/31/2026
M4056		Wholesome Health	\$1,000.00	Dietitian for CHSP residents	Community Services	9/17/2026	12/31/2026
M4009		Ticole Waller	\$602.02	DJ at the New Columbia 20th Year Celebration	Community Services	9/17/2026	8/30/2026
Subtotal			\$1,127,004.82				14
Total			\$7,766,472.73				96

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

Estimated Contract Amount	Description	Dept.	Solicitation Period
250k	N Maryland Demolition	DCR	Sept 2026
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