

PUBLIC NOTICE:



Home Forward
BOARD OF COMMISSIONERS
will meet on
Tuesday, February 18, 2025
At 5:30 pm
Zoom Link Here:

<https://homeforward.zoom.us/j/85619010899?pwd=ebclbYPiQb5bOK6Lh0WPTdzbvgTfNs.1>



MEMORANDUM

To: Community Partners Date: February 11, 2025

From: Ivory N. Mathews, Chief Executive Officer Subject: Home Forward Board of Commissioners February Meeting

The Board of Commissioners of Home Forward will meet on Tuesday, February 18 at 5:30 PM virtually using the Zoom 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:
<https://homeforward.zoom.us/j/85619010899?pwd=ebclbYPIQb5bOK6Lh0WPTdzbvgTfNs.1>

The commission meeting is open to the public.

AGENDA



BOARD OF COMMISSIONERS MEETING

HOME FORWARD
135 SW ASH STREET
PORTLAND, OREGON
VIA ZOOM

FEBRUARY 18, 2025, 5:30 PM

<https://homeforward.zoom.us/j/85619010899?pwd=ebclbYPiQb5bOK6Lh0WPTdzbvgTfNs.1>

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 January 21, 2025 Board of Commissioners Virtual Meeting

CONSENT CALENDAR

Following Reports and Resolutions:			
25-02	Topic	Presenter/POC	Phone #
01	Authorize Refinance for Expiring Loan at Fenwick Apartments	Juli Garvey Loc Le	503.802.8457 503.802.8467

REPORTS AND RESOLUTIONS

Following Reports and Resolutions:			
25-02	Topic	Presenter/POC	Phone #
02	Authorize Naming of Fairfield Apartments Katheen Saadat Apartments	Amanda Saul	503.802.8552

THE NEXT MEETING OF THE BOARD OF COMMISSIONERS

Home Forward will continue to conduct board-related business as it is currently scheduled but will update the public on the venue or forum by which it occurs if the situation changes.

The Board Work Sessions are quarterly. We are in the process of rescheduling the February work session. The next Board of Commissioners meeting will be Tuesday, March 18, 2025 at 5:30 PM.

EXECUTIVE SESSION

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

ADJOURN

MINUTES



BOARD OF COMMISSIONERS MONTHLY MEETING
HOME FORWARD
HELD VIRTUALLY
135 SW Ash Street Portland, OR 97204
January 21, 2025

COMMISSIONERS PRESENT

Chair Matthew Gebhardt, Chair Emeritus Damien Hall, Treasurer Jessy Ledesma, Commissioners TomiRene Hettman, Breann Preston

STAFF PRESENT

Elise Anderson, Martha Calhoon, Ian Davie, Christina Dirks, Juli Garvey, Karena Gruber, Yvette Hernandez, Biljana Jesic, Ivory Mathews, Kitty Miller, Jimmy Rattanasouk, Kandy Sage, Amanda Saul, Ian Slingerland, Aimee Smith, Celia Strauss, Jonathan Trutt, Linda Uppinghouse, Terren Wing

LEGAL COUNSEL

Sarah Stauffer Curtiss

Chair Matthew Gebhardt convened the meeting of the Board of Commissioners at 5:33 PM.

Gail Hayes, Resident at Sellwood Center presented public comment. She has been a resident for 35 days and has filed 22 incident reports. She shares her concerns and her neighbors. They are asking for 24/7 paid security which will provide peace of mind, a safe environment and protection to the residents at Sellwood Center. Hayes went onto provide a depiction of the issues they are experiencing. There continues to be homeless individuals occupying the building, causing damage and creating endless problems for the residents. She said there is clutter all down the hallways and spilling into the building lobby. This includes clothing, food, vomit and drug paraphernalia and makes it difficult for residents to navigate, especially for those who use a scooter and canes. Security dispatch has been slow to respond, and residents are arming themselves with tasers and bear spray for personal protection. In closing, Hayes asked Home Forward to provide onsite security, round the clock to protect their home.

Chair Matthew Gebhardt appreciated hearing about the harrowing and stressful situation Hayes and her neighbors are experiencing. He said staff is listening and she can expect a follow up, expressing his empathy for the challenges being faced. Resident Commissioner TomiRene Hettman acknowledged that it could not have been easy to present her concerns, and she will do what she can to help the situation.

Charles Robertson, Community Builder at New Columbia gave a shout out to Celia Strauss and appreciated her outgoing personality and suggested a special day to recognize her contributions.

MEETING MINUTES

Minutes of the December 17, 2024 Board of Commissioners Work Session

Chair Matthew Gebhardt requested a motion authorizing approval of the minutes for the December 17, 2024 Board of Commissioners Virtual Meeting.

There being no discussion, Commissioner Breann Preston moved to approve the meeting minutes. Chair Emeritus Damien Hall seconded the motion.

The vote was as follows:

- Chair Matthew Gebhardt—Aye
- Chair Emeritus Damien Hall—Aye
- Treasurer Jessy Ledesma—Aye
- Commissioner TomiRene Hettman—Aye
- Commissioner Breann Preston—Aye

RESOLUTIONS

Resolution 25-01-01 Authorize Co-General Partner Ownership Structure with Urban League of Portland for the Development of Broadway Corridor

Assistant Development Director Amanda Saul presented the resolution that included outlining responsibilities, ownership structure, decision making and financial obligations. With the joint agreement, Saul spoke to the ownership split, joint roles and responsibilities, developer fee split, guaranties and decision-making authority. Working closely with Urban League to discuss the risks and rewards of different joint development structures, it was agreed to move forward with the joint development agreement presented. One area to note is that Home Forward has first right of refusal at the end of year-15. Lastly, the agreement was reviewed by the READ Committee in October with their changes incorporated and subsequently reviewed prior to finalizing the current draft.

Commissioner Breann Preston was interested in how the bedroom sizes were determined. She was pleased to see the larger sizes will address a need in the community, saying it was an interesting structure and great work. Saul will reach out to Commissioner Preston to explain how the agreement is laid out and provide an understanding of the lender requirements.

Chair Matthew Gebhardt appreciated the continuation and deepening of our relationship with Urban League and the forward movement. Saul will share Gebhardt's comments with Urban League.

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

The vote was as follows:

- Chair Matthew Gebhardt—Aye
- Chair Emeritus Damien Hall—Aye
- Treasurer Jessy Ledesma—Aye
- Commissioner TomiRene Hettman—Aye
- Commissioner Breann Preston—Aye

Resolution 25-01-02 Authorize AFSCME Collective Bargaining Agreement – Ratification for 2025-2027

Aimee Smith, Human Resources Director presented the resolution and introduced Karena Gruber, Human Resources Manager co-lead on the negotiations. AFSCME represents 47% of Home Forward employees with the prior contract concluding December 31, 2024. Smith reported bargaining got underway in September 2024 and concluded in December 2024. The bargaining cycle allowed the organization to build upon new relationships and repair past relationships and negative experiences with some senior staff. The three-year agreement achieved a strategic plan goal to replace a three-decade old vacation accrual model. A trauma and harm leave bank was created to be used when staff experience an event. Smith highlighted implementation of a decrease in employee medical benefits cost; wage increases that exceed the consumer price index for our region; expanding the ceiling of our wage ranges; creating accountability and time for growth/development of staff prior to being considered for their next position; increase in premium to staff working a grave shift.

Commissioner Breann Preston was interested in examples of trauma and harm experiences. Smith said examples would be shootings, loss of life and acts of racism while at work. In the past, employees would use sick or vacation time. Preston agreed with the benefit and happy to see it in the agreement.

Chair Gebhardt thanked Smith and her team for all the work that went into the negotiations and the positive outcome. Gratifying news.

There being no further discussion, Chair Matthew Gebhardt requested a motion to approve Resolution 25-01-02. Commissioner Breann Preston moved to adopt Resolution 25-01-02. Commissioner TomiRene Hettman seconded the motion.

The vote was as follows:

- Chair Matthew Gebhardt—Aye
- Chair Emeritus Damien Hall—Aye
- Treasurer Jessy Ledesma—Aye
- Commissioner TomiRene Hettman—Aye
- Commissioner Breann Preston—Aye

There being no further business, Chair Matthew Gebhardt adjourned the meeting at 6:03 PM.

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

ADOPTED: FEBRUARY 18, 2025

Attest:

Home Forward:

Ivory N. Mathews, Secretary

Matthew Gebhardt, Chair

CONSENT CALENDAR



MEMORANDUM

To: Board of Commissioners
Date: February 18, 2025

From: Juli Garvey, Director of
Asset Management
503.802.8457
Subject: Authorize Refinance for Expiring
Loan at Fenwick Apartments
Resolution 25-02-01

Loc Le, Asset Manager
503.802.8467

The Board of Commissioners is requested to grant authorization to the Chief Executive Officer or her designee to execute necessary documents and agreements required to obtain a new loan with Beneficial State Bank for Fenwick Apartments.

This action supports Home Forward's Strategic Plan Goal to improve utilization of the existing housing portfolio while planning for future portfolio needs.

BACKGROUND

Fenwick Apartments is a 27-unit property built in 2004, located off N. Columbia Blvd in North Portland. The property consists of two buildings with a mix of eight 1-bedroom, ten 2-bedroom, and nine 3-bedroom units, including nine subsidized project-based voucher units. Home Forward owns the property and maintains a rental rate that maintains affordability for households earning 60% of Area Median income (AMI). The property has a primary loan through JP Morgan Chase that is set to mature on March 1, 2025, with an approximate remaining balloon payment of \$760,000. The property requires a new roof and exterior painting, which cannot be fully covered by the property's replacement reserve account. To address these necessary capital improvements, we plan to borrow an additional \$220,000.

OVERVIEW

Staff explored loan options from several lenders and determined that the terms negotiated with Beneficial State Bank provide the most favorable conditions for refinancing Fenwick Apartments.

Key terms of the proposed refinance loan are as follows:

- Principal amount of \$980,000;
- 20 year fully amortized loan;
- Interest rate of 5-year Constant Maturity Treasury (CMT) index + 2.15% margin, which is currently at 6.25%. Rate is fixed for first 5 years of the agreement; the rate resets at the beginning of year six to a 5-year CMT index + 2.40% margin and reprices every five years thereafter;
- Prepayment penalties apply only to the first 8 years of the loan;
- Annual debt service payments of \$85,957;
- Required Debt Coverage Ratio (DCR) of 1.20;
- Cost of the loan: Origination fee is approximately \$4,900 (0.5% of financed amount) + approximately \$6,000 in third-party expenses.

FINANCIAL IMPACT AND RISK

The property has sufficient cash to cover the estimated transaction and closing costs. At the initial fixed interest rate of 6.25%, the new payment is approximately \$4,000 per year, lower than the existing debt service, resulting in a slight increase in the property's cash flow. The additional loan proceeds beyond the final balloon payment will be used to address critical capital projects that cannot be covered by the property's current replacement reserve account.

Following the initial 5-year interest rate period, the interest rate will reset every 5 years based on the Constant Maturity Treasury (CMT) 5-year index rate plus a 2.40% margin. During the reset period, there is no interest rate floor, which means that the property has the potential to benefit from a lower overall interest rate based on the prevailing CMT rate at that time. However, it is worth noting that historical CMT rates over the past decade have reached as high as 4.84%, which, coupled with the 2.40% margin, could result in an interest rate of 6.35% at reset. Despite this unlikely scenario, the annual debt payment would still be less than what is currently being paid under the expiring loan terms.

Prepayment penalties apply for the first 8 years of the loan, gradually decreasing annually by one percentage point, starting at 5% for the initial five years. The penalty will reset to 3% in the sixth year and continue decreasing until expiration. Fortunately, the property retains the flexibility to prepay the loan without penalty up to 120 days before the index changes.

Under these new loan terms, the property will experience increased cash flow while providing additional funds to address needed capital projects.

CONCLUSION

Home Forward staff requests the Board of Commissioners to approve Resolution 25-02-01 to grant authorization to the Chief Executive Officer or her designee to execute necessary documents and agreements required to obtain a new loan with Beneficial State Bank for Fenwick Apartments.



RESOLUTION 25-02-01

RESOLUTION 25-02-01 AUTHORIZES THE EXECUTION OF THE NECESSARY LOAN DOCUMENTS TO REFINANCE THE EXISTING LOAN ON FENWICK APARTMENT WITH BENEFICIAL STATE BANK

WHEREAS, Home Forward desires to refinance the mature JP Chase loan on the Fenwick Apartment with Beneficial State Bank;

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

WHEREAS, ORS 456.120(18) authorizes Home Forward to finance, plan, undertake, construct, acquire and operate housing projects;

WHEREAS, ORS 456.135 authorizes Home Forward to delegate such powers to one or more of its agents and employees such powers as it deems proper;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Home Forward hereby authorizes the Chief Executive Officer or her designee to execute the necessary documents and agreements with Beneficial State Bank to obtain and secure a new loan for Fenwick Apartments.

ADOPTED: FEBRUARY 18, 2025

Attest:

Home Forward:

Ivory N. Mathews, Secretary

Matthew Gebhardt, Chair

RESOLUTIONS



MEMORANDUM

To: Board of Commissioners
Date: February 18, 2025

From: Amanda Saul
Assistant Director of
Development
503.802.8552

Subject: Naming of Fairfield
Kathleen Saadat
Residence
Resolution 25-02-02

The Board of Commissioners is requested to adopt a resolution naming the newly renovated affordable housing development located at 1117 SW Harvey Milk Street “Kathleen Saadat Residence,” as recommended by the naming committee, convened by Urban League of Portland. Kathleen Saadat has been contacted and is honored to have a building named after her. Since her arrival in Portland in 1970, Kathleen Saadat has raised her voice in support of racial justice and LGBTQ rights.

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

BACKGROUND

The Board of Commissioners adopted a naming policy in January 2020, amended in 2021, that strives to honor the contributions of underrepresented people who have made a significant contribution to our community. The committee followed the applicable renaming criteria to reach a unanimous decision on the name for this newly renovated housing.

OVERVIEW

Home Forward’s redevelopment of the property at 1117 SW Harvey Milk Street will provide 75 homes to chronically homeless people who request culturally specific services for Black/African Americans. All units have rent assistance allowing tenants to pay approximately 30% of their income as rent each month. Permanent Supportive Housing services are available 24 hours a day for all 75 units, provided by the Urban League of Portland. Eligible residents must earn below 30% of Area Median Income, have a disabling condition, and have experienced homelessness. A full range of resident services and supportive services are provided by Urban League.

Urban League formed a naming committee that included names that were originally suggested for another project by the Oregon Black Pioneers. After several meetings, the committee considered a list of potential names and were unanimous in the choice of Kathleen Saadat, given her work in racial and LGBTQ justice.

Kathleen Saadat is a consummate advocate who has served Oregon's LGBTQ community for over four decades. Her advocacy has taken form through innumerable public-facing positions on topics that have expanded beyond LGBTQ issues, including as a voice for women, people of color, and people in poverty. Given her expansive efforts, Kathleen has been called "the social conscience of Oregon." Additional information about Kathleen Saadat is available in this 2017 interview by Mason Funk of the Outwords Archive located at <https://theoutwordsarchive.org/interview/saadat-kathleen/>.

CONCLUSION

Home Forward staff requests that the Board of Commissioners approve the resolution naming the "Kathleen Saadat Residence."

The Real Estate and Development (READ) Committee of Home Forward's Board of Commissioners reviewed a draft of this resolution at its February 7, 2025 meeting.



RESOLUTION 25-02-02

RESOLUTION 25-02-02 AUTHORIZES THE NAMING OF THE “KATHLEEN SAADAT RESIDENCE”, AN AFFORDABLE HOUSING DEVELOPMENT, LOCATED AT 1117 SW HARVEY MILK STREET, 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 preserved 75 units of Permanent Supportive Housing located at 1117 SW Harvey Milk Street; and

WHEREAS, Home Forward identifies significantly important actions that support the Home Forward Strategic Plan to be presented to the Board of Commissioners; and

WHEREAS, a naming committee was convened to review and prioritize the recommended building name to honor Kathleen Saadat; and

WHEREAS, Home Forward’s Naming Policy, adopted by the Board of Commissioners in January 2020, amended in 2021, was utilized to arrive at this recommendation; and

WHEREAS, Kathleen Saadat supports the committee’s recommendation and approves the change of the building name to be the Kathleen Saadat Residence;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Home Forward approves the name of the housing development (formerly referred to as the Fairfield Apartments) as the Kathleen Saadat Residence.

ADOPTED: FEBRUARY 18, 2025

Attest:

Home Forward:

Ivory N. Mathews, Secretary

Matthew Gebhardt, Chair

STAFF REPORTS

**Procurement & Contracts Department
MONTHLY CONTRACT REPORT
Contracts Approved 12/01/24 - 01/31/25**

PUBLIC IMPROVEMENT
(CONSTRUCTION & MAINTENANCE SERVICES)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3508	0	Able Fence Co, Inc	\$1,000.00	New section of fencing to match adjacent west property (Hopworks Brewery).	DCR	12/4/2024	1/30/2025
C3484	0	Get It Done PDX LLC	\$97,593.04	Restoration/remodel at SCC	Property Mgmt	12/11/2024	12/11/2024
C3499	0	Prime Legacy	\$13,805.00	Vacant unit repairs at Eliot Square	Property Management	12/15/2024	12/15/2024
C3404	0	Alliance Environmental Group	\$41,148.21	Madrona attic mold remediation	DCR	12/31/2024	12/31/2024
C3528	0	Walsh Construction Co.	\$24,949.00	Alcove gate installation at Fairfield	DCR	1/21/2025	9/30/2025
Subtotal			\$178,495.25				5

GOODS & SERVICES

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3509	0	King Ridge Construction	\$85,000.00	On-Call Snow/Ice Removal Services - East Region	Property Management	12/4/2024	11/19/2025
C3510	0	A-Z Exterior Services	\$85,000.00	On-Call Snow/Ice Removal Services - North/South Region	Property Management	12/4/2024	11/19/2025
C3512	0	Carbonell Cleaning Solutions	\$85,000.00	On-Call Snow/Ice Removal Services - sidewalk, stairs, entrance/exits, no driveways/parking lots	Property Management	12/4/2024	11/19/2025
C3511	0	ValleyScapes Landscape Solutions	\$85,000.00	On-Call Snow/Ice Removal Services - West Region	Property Management	12/13/2024	11/19/2025
C3537	0	Environmental Works	\$3,000.00	Radon Testing at Goose Hollow Lofts	DCR	1/9/2025	6/30/2025
C3548	0	Carbonell Cleaning Solutions	\$19,075.00	Custodial cleaning services at Sellwood Center	Property Management	1/31/2025	1/14/2026
C3559	0	Carbonell Cleaning Solutions	\$11,520.00	Custodial cleaning services at Gallagher Plaza	Property Management	1/31/2025	1/27/2026
C3544	0	Carbonell Cleaning Solutions	\$14,820.00	Landscaping at Tukwila	Property Management	2/4/2025	1/31/2026
Subtotal			\$388,415.00				8

PERSONAL SERVICE CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3507	0	Victor Trejo	\$18,332.00	Design art sculptures for the Troutdale Project	DCR	12/4/2024	12/31/2025
C3506	0	Columbia West Engineering	\$44,500.00	Provide a geotechnical engineering report and provide construction administrative services during the construction phase	DCR	12/10/2024	12/31/2028
C3517	0	VPC Consulting LLC	\$30,600.00	Facilitate Intensive Learning Groups	Executive	12/17/2024	7/31/2025
C3491	0	Bell Consulting LLC	\$50,000.00	Information Technology Consulting	IT	12/19/2024	12/31/2027
C3518	0	CliftonLarsonAllen LLP (CLA)	\$880,000.00	Financial Audit Services; Rule 46-0340	FAAM	12/19/2024	12/31/2027
C3520	0	Express Employment Professionals	\$100,000.00	On-Call Temporary Labor Staffing	HR	12/27/2024	12/11/2025
C3521	0	Motus Recruiting & Staffing Inc.	\$100,000.00	On-Call Temporary Labor Staffing	HR	12/27/2024	12/11/2025
C3522	0	Model Integrity LLC	\$27,300.00	BCC Leadership Group support and education	Community Services	12/27/2024	8/31/2025
C3525	0	PDX Nutrition Services	\$586,956.96	Meal services for CHSP; Rule 46-0340	Community Services	12/27/2024	12/31/2025
C3501	0	Haley and Aldrich	\$5,400.00	Broadway Corridor Phase I ESA	DCR	1/2/2025	4/30/2025
C3524	0	Pegasus Moving & Cleaning	\$479,440.00	Housekeeping services for CHSP at Dahlke Manor, Holgate House, Rosenbaum, Unthank, and Grace Peck; Rule 46-0340	Community Services	1/6/2025	12/31/2025
C3529	0	Cornerstone Community Housing	\$117,112.32	Resident Services at Hazel Ying Lee Apartments; Rule 46-0340	Community Services	1/6/2025	12/31/2025
C3302	0	Sharita Towne	\$35,000.00	art consultant to help facilitate the selection of public artists and implementation of the artwork for the Dekum Redevelopment.	DCR	1/8/2025	9/30/2024
C3530	0	Impact Northwest	\$325,419.38	Case Management Services for CHSP buildings; Rule 46-0340	Community Services	1/9/2025	12/31/2025
C3541	0	Birdee Media	\$35,000.00	Website development and maintenance for nonprofit	Executive	1/9/2025	12/31/2028
C3535	0	Model Integrity LLC	\$50,000.00	Strategic Planning, Coaching, and Facilitation	Executive	1/13/2025	1/31/2026
C3536	0	Pegasus Moving & Cleaning	\$30,000.00	Referral-based housekeeping services for Community Services properties, including pest treatment prep	Community Services	1/13/2025	12/31/2025
C3534	0	Home Instead	\$179,640.00	Personal care and housekeeping services for all 5 CHSP sites; Rule 46-0340	Community Services	1/17/2025	12/31/2025
C3506	0	Columbia West Engineering	\$2,750.00	Add health and safety plan for contaminated soil; add drums to store drill cuttings	DCR	1/21/2025	12/31/2028

C3538	0	Trash for Peace	\$20,060.00	Weekly youth services at Gateway, Gladstone, Sequoia, and Multnomah Manor	Community Services	1/21/2025	12/31/2025
C3546	0	Dena Ford-Avery	\$50,000.00	On-call consulting and support for Rent Assistance department	Rent Assistance	1/21/2025	12/31/2025
C3532	0	NARA	\$650,000.00	Admin of RLRA (23-24)	Rent Assistance	1/22/2025	9/1/2024
C3533	0	NARA	\$980,872.00	Admin of RLRA (24-25)	Rent Assistance	1/22/2025	7/1/2025
C3545	0	Dr. Yaejoon Kwon	\$3,750.00	Research supporting the renaming of Dekum Court	DCR	1/22/2025	12/31/2025
C3543	0	Amanda Morris	\$35,551.00	Foot care at 13 Home Forward high rises	Community Services	1/27/2025	12/31/2025
C3540	0	Free Geek	\$40,000.00	Digital equity and navigation services for 3-5 low income housing buildings	Community Services	1/31/2025	12/31/2025
C3539	0	Our Just Future/Human Solutions	\$43,686.00	20 hours per week of resident services at Gateway Park, Sequoia Square, and Multnomah Manor	Community Services	2/4/2025	12/31/2025
Subtotal			\$4,921,369.66				27

PROFESSIONAL SERVICE CONTRACTS (A&E)

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

AMENDMENTS TO EXISTING CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3494	1	GTG Consultants	\$3,000.00	Correcting rates	DCR	12/4/2024	12/31/2026
C3298	2	NW Enforcement	\$7,545.00	Security services at Tukwila 8pm-8am; amended to cover final invoice	Community Services	12/6/2024	11/30/2024
C3172	1	West Coast Landscape LLC	\$46,800.00	Landscaping at Tamarack and Camelia Court; amended to extend contract	Property Management	12/10/2024	6/30/2025
C3279	1	Equity Hub	\$3,312.00	BidLocker renewal	Procurement	12/10/2024	11/30/2025
C3402	1	Motus Recruiting & Staffing Inc.	\$15,000.00	Temp for HR; amended to extend contract	HR	12/10/2024	3/1/2025

C2866	1	Moffet Energy Modeling, LLC	\$-	Energy modeling and earth advantage cert for Troutdale project; amended to extend contract end date	DCR	12/11/2024	2/1/2026
C3182	2	Cuenta Conmigo LLC	\$-	Resident engagement and leadership trainings; amended to extend contract	Community Services	12/13/2024	12/31/2025
C3347	2	Farallon Consulting	\$-	Troutdale additional soil testing, management plan, removal monitoring; amended to add time	DCR	12/13/2024	12/1/2025
C3408	1	Soluna Career Consulting	\$4,500.00	Career coaching; amended to extend contract	Talent & Organizational Development	12/13/2024	12/1/2025
C2761	3	KPFF Consulting Engineers	\$-	ALTA survey services prior to construction and after construction for the Troutdale Project; amended to extend contract	DCR	12/16/2024	2/1/2026
3383	1	Cascade Environmental Solutions	\$-	Asbestos and Lead based paint testing of the Gretchen Kafoury Commons; amended contract for billing	DCR	12/16/2024	12/31/2024
C3026	12	Bacharach Construction LLC	\$70,662.21	Cello Ct Project extension and additional cost due to site lighting fixture failures.	DCR	12/20/2024	1/31/2025
C3363	2	QEDLAB Qualified Envelope Diagnostics, Inc.	\$1,750.00	Additional window testing	DCR	12/23/2024	8/30/2025
C3250	2	Holst Architects	\$707,222.00	Schematic design amendment prior to fully executed B101	DCR	12/27/2024	5/1/2029
C3228	1	Freedom Security Solutions	\$429,240.00	24/7 Security at HWE; amended to extend contract	Property Management	12/29/2024	9/30/2025
C2271	17	Colas Construction	\$157,480.20	Powel CO #17	DCR	12/30/2024	12/31/2024
C3109	2	Nancy Davis Consulting	\$-	Strategist & Facilitation Consultant; amended to add time	Executive	12/31/2024	1/31/2026
C3071	2	Trauma Intervention Program TIPNW	\$12,000.00	Trauma informed care services and counseling for HF residents; Training and consultation for HF staff; amended to extend contract	Community Services	1/6/2025	12/31/2025
C3161	2	Lift Urban Portland	\$20,000.00	Monthly food boxes for high rise properties downtown; amended to extend contract	Community Services	1/9/2025	12/31/2025
C2436	4	John Keating	\$-	On- call grant writing, consultation, and fund development; amended to extend contract	Community Services	1/13/2025	12/31/2025
C2606	3	Pegasus Moving & Cleaning	\$50,000.00	Packing and moving services for relocation; amended to extend contract and add funds	DCR	1/13/2025	12/31/2025
C2662	4	Trash for Peace	\$7,638.00	Resident support and services for Clackamas County; amended to extend contract	Community Services	1/13/2025	12/31/2025
C3267	2	Trash for Peace	\$19,536.00	Youth engagement at Rockwood Station/Landing, Madrona, and Fairview Oaks/Woods; amended to add funds for summer camps	Community Services	1/13/2025	12/31/2025
C3056	2	Bryan Potter Design	\$10,000.00	Graphic Design Services; amended to extend contract	DCR	1/14/2025	1/9/2026
C2954	3	Day One Tech	\$8,912.00	Educational support, STEM activities, and summer programming; amended to extend contract	Community Services	1/17/2025	12/31/2025
C3033	2	Epic Land Solutions	\$-	Resident Relocation at Grace Peck Terrace; amended to add time	DCR	1/17/2025	12/31/2024
C3289	1	Woloshin Communications	\$2,020.00	Workshops for Home Forward seniors; amended to extend contract	Community Services	1/17/2025	12/31/2025

C3271	2	Gordon & Rees LLP	\$-	Legal Representation of Home Forward; amended to add time	Executive	1/21/2025	4/30/2025
C3451	1	Idea Language Services LLC	\$-	Extending contract time	T&OD	1/22/2025	2/28/2025
C3192	1	West Coast Landscape LLC	\$30,016.00	Landscaping at Lexington, Cora, Chateau, and scattered sites	Property Management	1/27/2025	12/31/2025
C3320	1	Hannah Bryant Design + Consulting	\$-	Consulting planner services to assist with land use work necessary to advance Home Forward's Homeownership initiative; amended to add time	DCR	1/31/2025	12/31/2025
Subtotal			\$1,606,633.41				31

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

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
Subtotal			\$0.00				0
Total			\$7,094,913.32				71

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

Estimated Contract Amount	Description	Dept.	Solicitation Period
\$1.650 million	A&E for N. Maryland	DCR	Spring 2025
\$13.2 million	CM/GC for N. Maryland	DCR	Spring 2025
500k	Goose Hollow Apts Renovations	DCR	Summer 2025
TBD	Townhouse Terrace Construction Project	DCR	Late 2025
TBD	Slavin Court Construction Project	DCR	Late 2025
\$1.5 million	CHSP Housekeeping & Personal Care	Community Services	TBD
\$1 million	Rosenbaum Plaza Plumbing Repairs Phase 2/3	DCR	TBD
600k	Cesar Apartments Construction Project	DCR	TBD