

PUBLIC NOTICE:



Home Forward
BOARD OF COMMISSIONERS
will meet on
Tuesday, April 15, 2025
At 5:30 pm
Zoom Link Here:

<https://homeforward.zoom.us/j/86842841406?pwd=c7U8YLPiaX1Xd5PIikKUN5CWL9EgKz.1>



MEMORANDUM

To: Community Partners

Date: April 8, 2025

From: Ivory N. Mathews, Chief Executive Officer

Subject: Home Forward Board of Commissioners April Meeting

The Board of Commissioners of Home Forward will meet on Tuesday, April 15 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/86842841406?pwd=c7U8YLPlaX1Xd5PlikKUN5CWL9EgKz.1>

The commission meeting is open to the public.

AGENDA



BOARD OF COMMISSIONERS MEETING

HOME FORWARD
135 SW ASH STREET
PORTLAND, OREGON
VIA ZOOM

<https://homeforward.zoom.us/j/86842841406?pwd=c7U8YLPiaX1Xd5PliiKUN5CWL9EgKz.1>

APRIL 15, 2025, 5:30 PM

AGENDA

INTRODUCTION AND WELCOME8

PUBLIC COMMENT

General comments not pertaining to specific resolutions. Any public comment regarding a specific resolution will be heard when the resolution is considered.

MEETING MINUTES

Topic
Minutes of March 18, 2025 Board of Commissioners Virtual Meeting

CONSENT CALENDAR

Following Reports and Resolutions:			
25-04	Topic	Presenter/POC	Phone #
01	Authorize Amended Financing Documents for Dekum Court Project	Jonathan Trutt Nikolai Ursin	503.802.8507 503.802.8521

REPORTS AND RESOLUTIONS

Following Reports and Resolutions:			
25-04	Topic	Presenter/POC	Phone #
02	Authorize Naming Recommendation for Troutdale Development	Amanda Saul Ida Kiros	503.802.8552 503.802.8508
REPORT	Regional Long-Term Rent Assistance Program Update	Ian Slingerland Hannah Schmalz Erin Goldwater, Senior Program Specialist, JOHS	503.802.8370 503.802.8349
REPORT	State of the Portfolio	Elise Anderson Juli Garvey	503.280.3742 503.802.8457

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 with the upcoming work session on Thursday, May 8. The next Board of Commissioners meeting will be Tuesday, May 20, 2025 at 5:30 PM.

EXECUTIVE SESSION

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

ADJOURN

MINUTES



BOARD OF COMMISSIONERS MONTHLY MEETING
HOME FORWARD
HELD VIRTUALLY
135 SW Ash Street Portland, OR 97204
March 18, 2025

COMMISSIONERS PRESENT

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

STAFF PRESENT

Juhi Aggarwal, Elise Anderson, April Berg, Robert Dell, Christina Dirks, Carolina Gomez,
Biljana Jasic, Ivory Mathews, Kitty Miller, Jimmy Rattanasouk, Brian Rutzen, Kandy Sage,
Amanda Saul, Shannon Schmidt, Kellie Shaw, Ian Slingerland, Aimee Smith, Celia Strauss,
Jonathan Trutt, 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 comments returning following sharing concerns two months ago. At the time advocating for 24/7 security at the property. Unfortunately, a week ago, preparing to attend a neighborhood meeting with Councilor Green, Hayes was shoved leaving the elevator by a homeless man and woman trying to access an upper floor. The significance of the shove caused her to fall face first on the stone floor. This entailed a trip to ER and noticeable facial bruising. Since the incident she has received threats and is fearful to venture outside her apartment. Adding that the female assailant is still in the building causing Hayes to withdraw from all participation.

Hayes is fueled with anger and frustration over the number of homeless running amuck throughout the property saying they are unpredictable and dangerous. She is not the only

resident being assaulted and afraid to leave their apartment with unhappiness running high. Hayes raised the question as to what is being done by Home Forward to create a safe environment and to protect the residents. She expects the board to lead the organization in resolving these issues, not rubber-stamping policies, now. No one should have to live like this.

Chair Matthew Gebhardt thanked Hayes for sharing her story and the facial impacts of her fall. This is not the environment we want for our residents and although it may sound meaningless, he has been made aware of steps to address these safety concerns. Staff is making this a priority with behind-the-scenes efforts to secure the property.

Resident Commissioner TomiRene Hettman acknowledged Hayes' heartbreaking story and that she has been heard. Chair Gebhardt said Property Management Director Elise Anderson is nodding in agreement work is taking place. The board is asking for follow-up and a timeframe for the proposed remedies. He welcomed Hayes back but not under these circumstances.

Matthew Sevier, a current VASH voucher recipient expressed frustration with long delays in responses from the rent assistance services coordinator handling the VASH program. He indicated that it had been 34 days since his original request to address the lack of utility allowance for the first three months of 2025. His property management company and Transition Projects have also contacted Home Forward without a response. It wasn't until March 10 he received a call, but the issue has yet to be resolved. Sevier is aware of four others dealing with the same issue and wonders where they go for answers.

Chair Matthew Gebhardt thanked Sevier for his comments and his rigorous record keeping. Staff is listening and he should not expect this to be a standard timeline. Chair Gebhardt assured him staff would be following up. Ian Slingerland, Director of Homeless Initiatives said Sevier can expect a response within a week.

Cathy Millis, resident at Dahlke Manor said she had no complaints to report. She sympathized with the Hayes' situation adding many buildings have faced similar problems in the past. The nighttime security continues to be an ongoing concern in the senior and disable buildings and is a sad situation for everyone.

MEETING MINUTES

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

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

There being no discussion, Commissioner Breann Preston moved to approve the meeting minutes. Treasurer Jessy Ledesma seconded the motion.

The vote was as follows:

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

CONSENT CALENDAR

Resolution 25-03-01 Authorize Execution of Contract Amendments for Full Design Services for Holgate House and Ruth Haefner Plaza Renovation Projects

There being no discussion, Chair Matthew Gebhardt requested a motion to approve Resolution 25-03-01. Treasurer Jessy Ledesma moved to adopt Resolution 25-03-01. Chair Emeritus Damien Hall seconded the motion.

The vote was as follows:

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

RESOLUTIONS

Resolution 25-03-02 Authorize The Purchase of the Goose Hollow Lofts

Jonathan Trutt, Development Director presented the resolution. We are prepared to move forward with the \$11,150,000 purchase, approximately \$182,800 per unit. As a follow-up to the executive session last month Trutt said the purchase aligns with our strategic plan strategy to acquire market rate properties. With the limited availability of low-income tax credits, we have been able to take advantage of low interest and purchase prices. Trutt

reported that our due diligence is checking out. He reviewed the funding sources from the Portland Housing Bureau and Oregon Housing and Community Services. Noting that our use of Moving to Work funds will follow MTW rules.

Chair Matthew Gebhardt commended Trutt and Ryan Winterberg-Lipp for all the background work to put together the purchase. We are excited to see what is next.

There being no further discussion, Chair Matthew Gebhardt requested a motion to approve Resolution 25-03-02. Chair Emeritus Damien Hall moved to adopt Resolution 25-03-02. Commissioner Breann Preston seconded the motion.

The vote was as follows:

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

REPORT: Fiscal Year 2024 Moving to Work Report & Fiscal Year 2025 Moving to Work Plan Approval

Terren Wing, Director, Strategy & Federal Policy presented the informational update requiring no board action. She gave an overview of the MTW program and our reporting process. HUD no longer requires a board resolution authorizing submission of our annual report. Our FY2024 MTW Report will be submitted by March 31, 2025.

Wing reported that Home Forward's FY2025 MTW Plan was approved by HUD. The plan outlines our short and long-term goals during the plan year. We did not propose any new activities with a focus on fine-tuning existing activities. Wing described the one change approved, allowing us certain flexibilities in how we calculate rents.

Chair Matthew Gebhardt expressed excitement for the one change and appreciation to staff for exploring new possibilities. Adding the importance of maintaining our Moving to Work flexibility.

RESOLUTIONS

Resolution 25-03-03 Authorize Changes to the Administrative Plan and Admissions & Continued Occupancy Policy

Director, Strategy & Federal Policy Terren Wing presented the resolution. She highlighted the changes necessary to implement the Housing Opportunity Through Modernization Act of 2016 (HOTMA). This law affects both public housing and rental assistance programs and goes into effect July 1, 2025. The amendments pertain to income exclusions, new or revised definitions and de minimis errors and are redlined in the provided document. Approving these changes will show compliance with the HOTMA provisions.

Commissioner Breann Preston thanked Wing for the redline structure and the ease of identifying the changes. In understanding frequency, Treasurer Jessy Ledesma asked if these are reviewed annually. Rent Assistance Director Jimmy Rattanasouk said reviews take place every two to three years. We will continue to keep some of our flexibility that doesn't cause harm as our team currently works on these processes. Chair Gebhardt was interested in the strategy to roll this out to staff. He suggested a board work session to understand how this affects our residents. CEO Ivory Mathews said the original HOTMA changes were proposed by a CLPHA work group in 2014-2015, and are hopeful the changes will better streamline the processes.

One last point from Terren Wing, with HUD's phased approach, there have been delays with the development of new technology systems. We do not know where this lands with HUD's new administration. To Rattanasouk's point, these changes can be implemented without HUD's software. Related to the software, Chief Financial Officer Kandy Sage said we are working closely with Yardi and anticipate an update at the April Yardi Forum.

There being no further discussion, Chair Matthew Gebhardt requested a motion to approve Resolution 25-03-03. Commissioner TomiRene Hettman moved to adopt Resolution 25-03-03. Treasurer Jessy Ledesma seconded the motion.

The vote was as follows:

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

Commissioner TomiRene Hettman invited the board and staff to attend a monthly rhythm and blues jam session at Hollywood East. She was excited with the quality and caliber displayed by the musicians and hoped to see folks on the first Friday of the month at 4:00 PM.

There being no further business, Chair Matthew Gebhardt adjourned the meeting at 6:25 PM.

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

ADOPTED: APRIL 15, 2025

Attest:

Home Forward:

Ivory N. Mathews, Secretary

Matthew Gebhardt, Chair

CONSENT CALENDAR



MEMORANDUM

To: Board of Commissioners
Date: April 15, 2025

From: Jonathan Trutt, Director of
Development
503.802.8507
Subject: Authorize Amended Financing
Documents – Dekum Court Project
Resolution 25-04-01

Nikolai Ursin, Affordable Housing
Developer, Development
503.802.8521

The Board of Commissioners is requested to authorize amendments to financing documents related to the Dekum Court affordable housing project. The proposed amendments will extend certain financing deadlines and reduce Dekum Court’s financing costs.

This effort aligns with the strategic plan goal of using our development expertise to advance innovative solutions that expand supply and address community needs.

BACKGROUND

Home Forward previously established Dekum 2 Limited Partnership and issued up to \$48.29 million in governmental notes (Series 2022A and 2022B) to help finance the construction of Dekum Court, a 187-unit affordable housing development located at 7003 NE 27th Avenue in Portland. This financing is structured as a construction loan provided by Wells Fargo.

Previous resolutions related to Dekum Court’s financing include Resolution 22-03-05 and Resolution 22-04-05.

OVERVIEW

Due to entitlement delays at the outset of the project, the partnership has successfully requested two extensions from Wells Fargo:

- An extension of the date by which Dekum 2 Limited Partnership must borrow its total \$48.29 million of construction loans. The requested extension moves this date the (“**Advance Termination Date**”) from April 28, 2025, to September 1, 2025.
- An extension of the loan’s required completion date that accounts for the entitlement delays at the project’s outset.

The extension of the Advance Termination Date will defer the drawdown of the construction loan, reducing the amount of time interest accrues on the funds. This adjustment is expected to lower overall interest costs for the project.

CONCLUSION

Staff recommends approval of the resolution to amend various documents between Dekum 2 Limited Partnership and Wells Fargo to extend the financing and construction timelines for Dekum Court. These changes are intended to support the project's successful completion and reduce financing costs.

Staff presented the content of this resolution to the Real Estate and Development (READ) Committee at its April 4, 2025, meeting.



RESOLUTION 24-04-01

RESOLUTION 24-04-01 AUTHORIZES AMENDMENTS AND/OR SUPPLEMENTS TO DOCUMENTS PERTAINING TO THE FINANCING OF DEKUM COURT; AUTHORIZING AND DIRECTING APPROPRIATE OFFICERS OF HOME FORWARD TO EXECUTE SUCH DOCUMENTS AS ARE USEFUL OR NECESSARY TO THE PURPOSES OF THIS RESOLUTION; AND DETERMINING RELATED MATTERS

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF HOME FORWARD as follows:

Section 1. Recitals and Findings. The Board of Commissioners (the “Board”) of Home Forward finds and determines:

(a) Pursuant to the authority provided by the Housing Authorities Law (ORS 456.005 to 456.235), Resolution No. 23-43-04 of the Board (the “Note Resolution”), and Resolution 22-03-05, as amended by Resolution 22-04-01 (the “Omnibus Resolution”), Home Forward previously caused Dekum 2 Limited Partnership (the “Partnership”) to be formed, and provided financial assistance to the Partnership for the purpose of providing part of the funds with which to finance, acquire, construct, and equip an approximately 187-unit affordable rental housing project to be located in the vicinity of 7003 NE 27th Avenue, in the City of Portland, Oregon, to provide housing for low-income persons within Home Forward’s area of operation, initially to be known as Dekum Court (the “Project”). Such financial assistance from Home Forward was provided, in part, through Home Forward’s issuance of its not to exceed \$14,335,000 Multifamily Note (Dekum Court), Series 2022A dated April 28, 2022 (the “Series 2022A Governmental Note”), and its not to exceed \$33,955,000 Multifamily Note (Dekum Court), Series 2022B dated April 28, 2022 (the “Series 2022B Governmental Note” and together with the Series 2022A Governmental Note, the “Governmental Notes”) pursuant to the terms of a Funding Loan Agreement dated as of April 1, 2022 (the “Original Funding Loan Agreement”), among Home Forward, Wells Fargo Bank, National Association (the “Initial Funding Lender”), and Zions Bancorporation, National Association, as fiscal agent (the “Fiscal Agent”). The proceeds of the Governmental Lender Notes are to be used fund mortgage loans to the Partnership in the maximum combined principal

amount of \$48,290,000 (the “Project Loans”) to provide for the financing of the Project pursuant to the Project Loan Agreement dated as of April 1, 2022 (the “Project Loan Agreement”), by and among Home Forward, the Fiscal Agent and the Partnership.

(b) The Initial Funding Lender remains the sole holder of the Governmental Notes and the Funding Lender Representative for purposes of the Original Funding Loan Agreement.

(c) The Partnership experienced unexpected delays in constructing the Project and wishes to extend the period of time during which draws on the Project Loans and Government Notes may be funded, as well as the deadlines for completion of construction, all as set forth in the existing Financing Documents (as defined in the Original Funding Loan Agreement). Home Forward and the Initial Funding Lender have agreed to extend the Advance Termination Date under the Original Funding Loan Agreement from April 28, 2025 to September 1, 2025, and to make certain other amendments to the Financing Documents (as defined in the Original Funding Loan Agreement).

(d) ORS 456.135 provides that a housing authority may delegate to one or more of its agents or employees such powers or duties as it deems proper.

Section 1. Definitions. Certain capitalized terms used herein have the meanings set forth in the foregoing recitals or elsewhere in this resolution. Capitalized terms used and not otherwise defined herein shall have the meanings ascribed thereto in the Original Funding Loan Agreement.

Section 2. Authorization of Amendment Documents. The Board finds that it is in the best interest of Home Forward, the Partnership, and the Project to extend the Advance Termination Date as set forth in the Original Funding Loan Agreement and to extend certain completion deadlines set forth in the existing Financing Documents. The Chair of the Board, Home Forward’s Chief Executive Officer, Home Forward’s Chief Financial Officer, Home Forward’s Chief Administrative Officer, Home Forward’s Chief Operating Officer, and their designees (each, an “Authorized Officer” and, collectively, the “Authorized Officers”), and each of them acting alone, are authorized and directed to execute and deliver, on behalf of Home Forward, acting on its own behalf and in its capacity as general partner of the Partnership, the an amendment to the Original Funding Loan Agreement, an amendment to the Construction Disbursement Agreement, and other amendments and/or supplements to other Financing Documents related to the extension of the Advance Termination Date and extension of completion deadlines for the Project (collectively, the “Amendment Documents”).

The Authorized Officers (and each of them acting alone) are further authorized and directed to take any other action and to execute such other documents as may be required to be taken or executed by Home Forward or the Partnership under the provisions of or as necessary to carry out the transactions contemplated by the Amendment Documents. From and after the date such documents are executed, the Authorized Officers (and each of them acting alone) are authorized and directed, without further Board approval, to take such actions on behalf of Home Forward, on its own behalf and in its capacity as general partner of the Partnership, that are required to be taken by such documents.

Section 3. Acting Officers Authorized. Any action authorized or directed by this resolution to be taken by the Chief Executive Officer of Home Forward, may in the absence of such person, be taken by a duly authorized acting Chief Executive Officer of Home Forward or any other employee of Home Forward that has been designated by the Chief Executive Officer or the Board to act in the Chief Executive Officer's absence. Any action authorized or directed by this resolution to be taken by the Chair of the Board may, in the absence of such person, be taken by the duly authorized acting Chair of the Board. Any action authorized or directed by this resolution to be taken by the Chief Financial Officer of Home Forward may, in the absence of such person, be taken by the duly authorized acting Chief Financial Officer of Home Forward or any other employee of Home Forward that has been designated by the Chief Financial Officer to act in the Chief Financial Officer's absence. Any action authorized or directed by this resolution to be taken by the Chief Administrative Officer of Home Forward may, in the absence of such person, be taken by the duly authorized acting Chief Administrative Officer of Home Forward or any other employee of Home Forward that has been designated by the Chief Administrative Officer to act in the Chief Administrative Officer's absence. Any action authorized or directed by this resolution to be taken by the Chief Operating Officer of Home Forward may, in the absence of such person, be taken by the duly authorized acting Chief Operating Officer of Home Forward or any other employee of Home Forward that has been designated by the Chief Operating Officer to act in the Chief Operating Officer's absence.

Section 4. Supplemental Authorization. The Authorized Officers, and each of them acting alone, are authorized on behalf of Home Forward, acting on its own behalf and in its capacity as general partner of the Partnership, to: (i) execute and deliver and, if applicable, file (or cause to be delivered and/or filed) any government forms, applications, affidavits, certificates, letters, documents, agreements and instruments that such officer determines to be necessary or advisable to give effect to this resolution and to consummate the transactions contemplated herein; (ii) cause Home Forward or the Partnership to expend

such funds as are necessary to pay for all filing fees, application fees, registration fees and other costs relating to the actions authorized by this resolution; and (iii) create, accept, execute, send, use, and rely upon such tangible medium, manual, facsimile, or electronic documents, records and signatures under any security procedure or platform, as in such Authorized Officer's judgment may be necessary or desirable to give effect to this resolution and to consummate the transactions contemplated herein.

Section 5. Changes to Titles or Parties; Omission of Documents. While the titles of and parties to the various documents described herein may change, no change to such titles or parties shall affect the authority conferred by this resolution to execute, deliver, file (if required), enforce and perform the documents in their final form. The Authorized Officers, and each of them acting alone, in their discretion, may determine that any document authorized by this resolution is, at the time such document otherwise would be executed, no longer necessary or desirable and, based on such determination, cause Home Forward (acting on its own behalf and/or in its capacity as general partner of the Partnership) not to execute or deliver such document.

Section 6. Ratification and Confirmation. Any actions of Home Forward or its officers and employees prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

Section 7. Severability. If any provision in this resolution is declared by any court of competent jurisdiction to be contrary to law, then such provision shall be null and void and shall be deemed separable from the remaining provision of this resolution and shall in no way affect the validity of the other provisions of this resolution or the Governmental Notes.

Section 8. Effective Date. This resolution shall be in full force and effect from and after its adoption and approval.

ADOPTED: APRIL 15, 2025

Attest:

Ivory N. Mathews, Secretary

Matthew Gebhardt, Chair

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Chief Executive Officer/Executive Director and Secretary of Home Forward and keeper of the records of Home Forward, CERTIFY:

1. That the attached Resolution 25-04-01 (the "Resolution") is a true and correct copy of the resolution of the Board of Commissioners of Home Forward, as adopted at a meeting of Home Forward held on April 15, 2025, and duly recorded in the minute books of Home Forward.

2. That such meeting was duly convened and held in all respects in accordance with law, and, to the extent required by law, due and proper notice of such meeting was given; that a quorum was present throughout the meeting and a majority of the members of the Board of Commissioners of Home Forward present at the meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of April, 2025.

HOME FORWARD

Ivory N. Mathews, Chief Executive
Officer and Secretary

RESOLUTIONS



MEMORANDUM

To: Board of Commissioners

Date: April 15, 2025

From: Amanda Saul
Assistant Director of
Development
503.802.8552

Subject: Naming Recommendation
for Troutdale
Development
Resolution 25-04-02

Ida Kiros
Development Coordinator
503.802.8508

The Board of Commissioners is requested to authorize a resolution approving the name York Terrace for a new affordable housing development located in Troutdale.

A naming committee consisting of staff, board, and community members recommended this name to honor the contributions of York to the Lewis and Clark Expedition. York was an enslaved African American who was essential to the successful outcome of that journey. He was a leader, pioneer, and interpreter.

This effort aligns with the strategic plan goal of using our development expertise to advance innovative solutions that expand supply and address community needs.

BACKGROUND

Home Forward’s development of the property at 227 SW Kendall Court in Troutdale (the “Project”) will provide 85 affordable homes. This effort will provide a mix of apartments ranging from studios to three bedrooms at a variety of affordability levels. Twenty-five units will have project-based rental assistance to serve households earning 0-30% of the Area Median Income.

Previous board actions related to this effort include:

- Resolution 21-04-01 (authorizing findings to enable alternative contracting methods)
- Resolution 21-06-02 (authorizing an architecture contract)

- Resolution 21-06-03 (authorizing funding applications to Oregon Housing and Community Services)
- Resolution 21-07-07 (authorizing a construction manager / general contractor contract)
- Resolution 24-05-01 (authorizing a guaranteed maximum price amendment to the construction contract)
- Resolution 24-05-02 (omnibus financing authorization)

The Board of Commissioners adopted a naming policy in January 2020 that strives to honor the contributions of underrepresented people who have made a significant contribution to our community.

OVERVIEW

Consistent with Home Forward's Naming Policy, staff convened a naming committee for the Project. This committee included a Home Forward Board member, Home Forward staff, and residents of the City of Troutdale. It considered names that were originally provided for another project by a volunteer member of the Oregon Black Pioneers, as well as names provided by Home Forward staff.

The naming committee recommended naming the project for York, given his significant contributions to the Lewis and Clark Expedition and the historical gaps in recognizing his unprecedented achievements. Due to the historical loss of African American history, the following information about York is based on estimates made by historians.

York was born around 1770 on a tobacco plantation in Caroline County, Virginia. His parents, Rose and Old York, were enslaved laborers owned by the Clark family, and like most enslaved individuals, they did not have a surname. As a child, York was assigned to William Clark as a "body servant," a term that designated a young, enslaved person to serve without agency as a companion, and he later became Clark's enslaved servant.

In 1804, Meriwether Lewis, a former soldier, invited Clark to accompany him on a journey, known as the Corps of Discovery, to explore the Louisiana Purchase Territory. Clark brought York along on the expedition. Over the course of the two-year journey, York contributed significantly to the physical demands of the trip, including paddling, portaging, and constructing shelters. He also handled firearms, hunted, scouted, and assisted in navigating the trails and waterways. Beyond his practical skills, York served as a cultural ambassador. His physical appearance intrigued Native American tribes, and helped facilitate diplomatic relations and trade. As a result, York became the first African American

man to reach the Pacific Ocean coast of North America during the expedition, traveling through and exploring the Columbia Gorge and area now known as Troutdale. Despite his invaluable contributions to the 28-month journey, upon their return to Kentucky, Clark denied York his freedom, and York remained enslaved.

Troutdale is recognized as the gateway to the Columbia River Gorge, and the Lewis and Clark expedition is celebrated in local history, imagery, and identity. However, Lewis and Clark are solely recognized for the accomplishments without mention of York's pivotal role in the overland expedition. As Home Forward's first housing community in Troutdale, the naming committee saw an opportunity to honor York's contribution and largely untold history.

CONCLUSION

Home Forward staff requests that the Board of Commissioners approve the resolution naming the Project as York Terrace.

The Real Estate and Development (READ) Committee of Home Forward's Board of Commissioners reviewed a draft of this resolution at its April 4, 2025 meeting.



RESOLUTION 25-04-02

RESOLUTION 25-04-02 AUTHORIZES THE NAMING OF “YORK TERRACE”, AN AFFORDABLE HOUSING DEVELOPMENT, LOCATED AT 227 SW KENDALL COURT, TROUTDALE, 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 is developing new affordable housing located on the Troutdale block fronting SW Kendall Court and SW 227th Avenue (“The Project”); and

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

WHEREAS, Home Forward’s Naming Policy prioritizes naming properties to honor the contributions of under-represented people, cultures or communities;

WHEREAS, consistent with its Naming Policy, Home Forward convened a naming committee which recommends naming the Project to honor York and his many contributions to the Lewis and Clark Expedition; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Home Forward approves the name York Terrace for the Project located at 227 SW Kendall Court, Troutdale, Oregon.

ADOPTED: APRIL 15, 2025

Attest:

Home Forward:

Ivory N. Mathews, Secretary

Matthew Gebhardt, Chair

STAFF REPORTS



MEMORANDUM

To: Board of Commissioners

Date: April 15, 2025

From: Ian Slingerland
Director, Homeless Initiatives and
Supportive Housing
503.802.8370

Subject: Report on the Regional Long Term
Rent Assistance (RLRA) Program

What is Regional Long Term Rent Assistance (RLRA) at Home Forward?

RLRA is locally funded (County, Metro, State) long-term rent assistance mirrored, in many ways, after the federal Housing Choice Voucher program (HCV). RLRA households pay 28.5%*¹ of gross income as their monthly rent portion and the program subsidizes the remaining costs. Participating units must meet inspection requirements and rent reasonableness standards, with contract rents that do not exceed 120% of our region's Fair Market Rent (FMR) as established by the U.S. Department of Housing and Urban Development (HUD).

RLRA leverages the infrastructure and expertise of the Public Housing Authorities in Clackamas, Multnomah and Washington counties and is implemented independently by each county following consistent regional guidelines and policies. These guidelines and policies aim to streamline screening criteria, simplify application processes, and reduce eligibility barriers to increase housing access and support long-term housing stability for people who have been disproportionately impacted by homelessness and restricted from housing opportunities.

RLRA works as both a tenant-based subsidy that increases housing choice for households to find housing on the open market, and a project-based subsidy that helps households who need on-site supportive services in an affordable housing building.

¹ This percentage is the same as Home Forward's rent calculation for HCV participant households with a head of household who is a senior or a person with a disability.

In Multnomah County, RLRA rent assistance is administered by Home Forward and is always coupled with supportive services for assisted households provided by partner agencies. The bulk of the RLRA in Multnomah County is used to provide the rent assistance component of Permanent Support Housing projects. In this regard, it has been a critical tool to make progress on the 2017 Multnomah County-City of Portland joint goal of creating 2,000 new permanent supportive housing units by 2028.

In addition to tenant-aligned and project-specific supportive services for RLRA participants, RLRA is matched with a Landlord Guarantee Fund administered by the Housing Development Center and a RLRA Landlord Liaison team at New Narrative.

How was the Regional Long Term Rent Assistance Program Developed?

In 2018, Home Forward initiated a Long Term-Rent Assistance program pilot funded with local (City of Portland and Multnomah County) general funds. This initial pilot served only 55 households but was developed with the intention of using it as framework for potential expansion. The program guidelines for the long-term rent assistance pilot were developed in partnership by staff from Home Forward, the Portland Housing Bureau and the Multnomah County Homeless Services Department (then the Joint Office of Homeless Services) with input from the two community-based service agencies providing aligned supportive services for the Long-Term Rent Assistance pilot.

With the passage of the Regional Supportive Housing Services Measure (SHS) in 2020, Metro convened a workgroup with staff from the three regional Public Housing Authorities and the homeless services arms of Clackamas, Multnomah, and Washington Counties to develop guidelines for SHS-funded Regional Long-Term Rent assistance. The workgroup used the guidelines for Home Forward's locally-funded Long-Term Rent Assistance pilot as a starting point for the development of the regional program.

In developing RLRA program guidelines, the workgroup sought to:

1. Leverage the significant expertise and technological and administrative infrastructure of the region's Public Housing Authorities. This includes PHA infrastructure for contracting with and making payments to housing providers, infrastructure for inspections, and infrastructure for managing eligibility and rent calculation determinations.
2. Adapt RLRA program guidelines to better respond to needs of individuals and families leaving homelessness.

The RLRA workgroup continues to pull together staff from Metro, the Counties and the region's Public Housing Authorities to evaluate and revise regional guidelines and policies for RLRA based on experience and learnings from implementation.

Below are some ways RLRA program guidelines differ from the federal HCV program:

- Flexible documentation requirements (self-certification allowed in most circumstances);
- No requirement to determine citizenship status or to collect SSNs;
- No criminal/background screening by rent assistance administrator;
- No required housing quality inspections for LIHTC units (unless requested);
- Simplified unit eligibility determinations;
- Program's intent is to avoid termination of rent assistance unless absolutely necessary.

How is RLRA funded?

Home Forward receives funding for RLRA through annual Inter-Governmental Agreements (IGA) with the Multnomah County Homeless Services Department (HSD). Funding in the IGAs for RLRA primarily comes from the Metro Supportive Housing Services Program, but also includes funding from the Multnomah County General Fund and funding passed on from Oregon Housing and Community Services Department.

Home Forward's IGA with Multnomah County includes \$27.1 million in funding for RLRA for the period of July 1, 2024 – June 30 2025. RLRA has ramped up significantly over the last several years and that is reflected in budgeted amounts.

Initial budgets² for RLRA for previous years were:

- \$18.3 million in 2023-24
- \$6.3 million in 2022-23
- \$3.3 million in 2021-22
- \$800 thousand in 2020-2021

² Budgets for RLRA shift through out the budget year to address addition of new projects and pace of utilization for existing projects.

Who is eligible for RLRA?

Basic eligibility for RLRA is aligned with eligibility for Metro Supportive Housing Services (SHS) funded programming. Household's must meet eligibility criteria for SHS Population A or Population B.

Population A of the SHS program is defined as a household with extremely low income (earning below 30% of Area Median Income for a given household size), one or more disabling conditions, and experiencing or at imminent risk of experiencing long-term or frequent episodes of literal homelessness. Population B is defined as a household experiencing homelessness or having a substantial risk of experiencing homelessness.

RLRA in Multnomah County is primarily the rent assistance component of Permanent Supportive Housing projects serving individuals and households meeting the Population A criteria.

What does RLRA programming look like at Home Forward?

As of March 2025, Home Forward assists 1,180 households through RLRA with 1,064 leased and the remainder in the housing search process. These RLRA households are assisted through twenty-one Tenant-Based RLRA projects and twelve Project-Based RLRA projects. All RLRA projects include supportive services for participant households designed to meet the needs of prioritized populations.

A number of RLRA projects are still in the initial leasing ramp-up phase. When fully utilized, RLRA at Home Forward can serve just over 1,350 households.

Attached is an overview of the bulk of RLRA projects. This overview does not include some recently initiated projects.

Who is served by Home Forward's RLRA program?

The bulk of RLRA at Home Forward provides the rent assistance component of Permanent Supportive Housing. As a result, over 80% of assisted households met the Metro SHS definition for Population A at program entry. That is a household with extremely low income (earning below 30% of Area Median Income), one or more disabling conditions, and experiencing or at imminent risk of experiencing long-term or frequent episodes of literal homelessness. Complete demographic information for assisted households is included in the attached Home Forward RLRA Quarterly Report for the second quarter of 2024-25 (10/1/2024 to 12/31/2024).

How were RLRA projects / population focuses determined?

Projects and population focuses are primarily determined by the Multnomah County Homeless Services Department (HSD) to align with specific community needs for expansion of supportive housing as identified in Multnomah County's Metro Supportive Housing Services Local Implementation plan.

The majority of RLRA projects were selected through a competitive process run by HSD. HSD has released a number of Notices of Funding Availability (NOFAs) inviting qualified organizations to propose PSH service programming to pair with RLRA. Previous NOFAs have prioritized funding for projects focused on serving a range of populations within which we see the greatest need for PSH, including: BIPOC communities overrepresented in the homeless population; LGBTQIA2S+ individuals; people with significant physical and behavioral health disabilities; people who have frequent interactions with healthcare, criminal justice and homeless services systems; and older adults.

In some cases, the funder of a specific RLRA project determines the population focus. For instance, Multnomah County and the City of Portland determined the population focus for the initial long term rent assistance pilot through their budget processes, and Oregon Housing and Community Services Department set the initial population focus for RLRA project funded through their Long Term Rent Assistance funding.

How do eligible households access RLRA?

RLRA is primarily accessed through Multnomah County's Coordinated Access systems. Information on Multnomah County's Coordinated Access systems, including how outreach and access is provided to vulnerable populations including people with disabilities, is available on the Homeless Services Department website.

Coordinated Access:

<https://johs.us/coordinated-access/>

Coordinated Access Guidelines:

https://johs.us/wp-content/uploads/2024/01/FINAL_1.0_CA_Guidelines.pdf

Online Application:

<https://www.tprojects.org/permanent-supportive-housing-pre-screening-form>

Multnomah Services and Screening Tool (English):

<https://johs.us/wp-content/uploads/2024/11/Multnomah-Services-and-Screening-Tool-Oct-2024.pdf>

The Multnomah County Coordinated Access system maintains a centralized applicant and housing database and prioritizes access to transitional or permanent housing for people exiting homelessness primarily based on individual assessments of vulnerability.

When people are assessed through Coordinated Access, they are not applying for a specific housing program (for instance RLRA). Rather they are assessed based on their current situation and needs and matched with appropriate housing programs for which they are eligible and prioritized.

For a few projects, access happens through the system of care on the support services side. For instance, there is a large RLRA project that serves households referred through Multnomah County Behavioral Health's Assertive Community Treatment and Intensive Case Management Teams. Similarly, there are RLRA projects serving households referred through Multnomah County Department of Community Justice's Transition Services Unit and through the Multnomah Stability Initiative that is part of the larger Multnomah County SUN Services System.

How is RLRA staffed at Home Forward:

Currently, RLRA is staffed by a team of six Rent Assistance Specialists and one Program Specialist. The RLRA staff are part of a larger team that also includes staff for Home Forward's Continuum of Care funded Shetler Plus Care (SPC) project. The supervisor for the RLRA/SPC team reports to the Director of Homeless Initiatives and Supportive Housing who in turn reports to the Chief Operating Officer. The RLRA program is part of the larger Home Forward Rent Assistance Department and is supported by the Rent Assistance Landlord Services, Inspections, Administrative Support and Policy and Quality Control teams as well as Home Forward's Finance and Accounting Department.

What support does Home Forward provide to RLRA service providers?

Home Forward, in partnership with Multnomah County's Homeless Services Department (HSD), provides project specific kick-off orientations and trainings for RLRA supportive services providers. These kick-off trainings provide support service staff information on RLRA voucher administration, information on communication flow and coordination, and information on available ongoing support.

Home Forward provides a quarterly “Tenant-Based RLRA Refresher Course” to provide ongoing training and support for staff at service providers, and to provide structured training to help address the reality of staff turnover at service provider partners.

Home Forward and HSD provide a monthly RLRA Community Group meeting for providers where there is a presentation on emergent topics, open time for questions, and updates on training opportunities. Additionally, there are monthly RLRA drop-in sessions with Home Forward, HSD and the RLRA Landlord Liaison team from New Narrative.

Providers can also request case-conferencing to address household specific challenges. Case-conferencing pulls together staff from the service provider, Home Forward, HSD and the Coordinated Access system to problem-solve and identify potential supports for RLRA households at risk of losing assistance.

What support is provided to RLRA participant households?

Similar to the federal Housing Choice Voucher program, each RLRA participant household is assigned to a Rent Assistance Specialist at Home Forward on the RLRA team. Rent Assistance Specialists work with participants on the administration of rent assistance — completing rent calculations, processing household changes, contracting with housing providers, etc. That said, the bulk of supports for participants are provided by the supportive services providers that are aligned with each RLRA project.

What support is provided to RLRA housing providers?

There is a an RLRA Landlord Guarantee Program administered by Housing Development Center, and a Landlord Liaison team at New Narrative that does outreach and unit identification and provides and/or coordinates support for RLRA housing providers (focused on participant issues).

Within Home Forward, in addition to Rent Assistant Specialists assigned to particular households, there is a Landlord Services team that provides support to housing providers across Home Forward’s rent assistance programs.

How are RLRA rents determined and how are RLRA landlords paid?

For Project-Based RLRA, rents are determined through contracts with owners. RLRA guidelines allow rents up to 80% of Area Median Income. In Multnomah County, initial rents for Project-Based RLRA units were set based on the underlying requirements for rents set by the buildings’ financing (for instance, aligned with the Low-Income Housing Tax Credit rents).

For Tenant-Based RLRA, contract rents up to 120% of Fair Market Rent are allowed. This approach is utilized to improve access and opportunities in the private rental market for RLRA participants. Contract rents are also limited by rent reasonableness, meaning that contract rents for RLRA cannot be higher than rents for comparable units in the market. This rent reasonableness test is a component of the Housing Choice Voucher program and other long-term rent assistance programs and is designed to ensure landlords are not requesting more for RLRA rents solely because the rents are subsidized.

While RLRA allows contract rents up to 120% of FMR to maximize opportunities on the individual level, overall, the average contract rent is below 100% of FMR.

Home Forward enters into an RLRA Agreement for Rent Assistance with the landlord for each household assisted with tenant-based RLRA. This agreement is akin to the Housing Assistance Payments Contract used for the federal HCV Program. Once an RLRA Agreement for Rent Assistance is executed, landlords receive initial and monthly rent payments using the same rent roll and accounting processes used by the HCV program. Housing providers are encouraged to enroll to receive electronic payments but are allowed to request paper checks. Electronic payments are the best way to ensure time receipt of payment as checks are dependent on delivery by USPS.

Across all our rent assistance programs, Home Forward made \$15.7 million in payments to housing providers as part of the monthly rent roll for March 2025. Of these, 68% were electronic payments.

How Does Home Forward Report on RLRA?

Home Forward provides quarterly reports to Multnomah County Homeless Services Department on the RLRA program which in turn reports to Metro on the SHS funded components for RLRA. Home Forward's most recent RLRA Quarterly Report (10/1/2024 to 12/31/2024) is attached.

Multnomah County and Metro generally do not do public facing reporting on RLRA as a stand-alone program. Rather RLRA activity is captured in broader, public-facing quarterly reporting on housing placement. For more information, please see here: <https://www.oregonmetro.gov/public-projects/supportive-housing-services/progress> and here: <https://johs.us/>



Regional Long Term Rent Assistance (RLRA) Supportive Services Providers in Multnomah County

The Regional Long Term Rent Assistance (RLRA) program, locally funded by the 2020 Metro Supportive Housing Services Measure, pairs flexible long-term rent assistance with ongoing supportive services in order to increase permanent supportive housing (PSH) opportunities for those exiting homelessness. Supportive housing services include housing navigation, addressing barriers to housing, financial assistance to help with move-in costs, support with landlord relationships, healthcare navigation, income acquisition, eviction prevention, and other long term, individualized, flexible, tenant-driven services.

Below is a list of Metro SHS funded RLRA service providers and a high level overview of each program. This list only includes programs with services that support RLRA voucher holders. Many of the providers provide additional services and support for PSH and non-PSH housing programs.

ADULT PROGRAMS



Cascade AIDS Project (CAP)'s Housing Opportunities to Better Medical Outcomes (HOBMO) program supports 30 adults living with HIV/AIDS and their Trans, Non-Binary Housing (TNBH) program supports 30 adults. ^{TB}



Cascadia Health provides supportive services for 10 individuals and families with project-based vouchers at Las Adelitas. ^{PB}



Central City Concern (CCC) provides supportive services to 37 residents at Cedar Commons, Crescent Court, and The Henry. ^{PB}

CCC's Move On program supports 50 single adults who no longer desire intensive case management and supportive services. ^{TB}



Do Good Multnomah provides supportive services to 15 veterans at Findley Commons. ^{PB}



Frequent User System Engagement (FUSE) Program: East County Housing and Greater New Hope Family Services collaborate to provide supportive services for 40 adults with complex behavioral health service needs who have frequent interactions with the health care, criminal justice, and homeless services systems. ^{TB}



IRCO provides culturally-specific support and case management for 30 households who identify as immigrants and refugees. ^{TB}



The Mobile Permanent Supportive Housing team is a multi-agency collaborative effort led by JOIN that supports 18 households with supportive services. ^{TB PB}



The Department of Behavioral Health partners with Telecare, CCC, Lifeworks, Cascadia, New Narrative, Outside In, and NARA to provide Assertive Community Treatment and Intensive Case Management for 150 adults. ^{TB}



The Department of Community Justice's Transition Services Unit offers light touch supportive services to 45 justice involved adults leaving a corrections facility. ^{TB}



The Department of County Human Services provides PSH tenant-based services for 30 adults with intellectual and developmental disabilities. ^{TB}



One of the founding partners, NARA provides culturally specific tenant-based services to 45 elders and project-based recovery-focused housing at Hayu Tilixam, Hazel Heights, and Nesika Illahee. ^{TB, PB}



New Narrative provides behavioral health focused support services for 15 adults at Douglas Fir and 100 adults through MultCo Rental Assistance Program (MRAP). ^{TB, PB}



One of the founding partners, NW Pilot Project provides supportive housing search and retention services for older adults. ^{TB}



Self Enhancement Inc. provides culturally specific supportive housing services for 30 African American/Black adults. ^{TB}



Transition Projects provides tenant-based supportive housing services for trans and non-binary adults, BIPOC households, and project-based supportive housing for 12 justice involved adults at Argyle Gardens. ^{TB, PB}



Urban League provides culturally specific tenant-based supportive housing services for 30 older adults and on-site services for 15 households at Renaissance Commons. ^{TB, PB}

If you are looking for housing or supportive services for adults, please call the CHAT line at 844-765-9384, or for culturally specific assessments, the BIPOC CHAT line at 503-280-2600 x 654.

DOMESTIC AND SEXUAL VIOLENCE PROGRAMS



Bradley Angle supports 12 households that are survivors of domestic and sexual violence seeking culturally-specific and/or responsive services. ^{TB}



Volunteers of America supports 12 survivors of domestic and sexual violence and their household with culturally-specific and/or responsive services. ^{TB}

If you are looking for housing or supportive services for domestic violence survivors, contact Call to Safety 503-235-5333 or, for Spanish, Project UNICA 503-232-4448.

FAMILY PROGRAMS



El Programa Hispano Catolico provides culturally specific tenant-based supportive housing services for 10 families. ^{TB}



Impact NW provides supportive services for 8 families with project-based vouchers at Cathedral Village. ^{PB}



NAYA provides culturally specific tenant-based supportive housing services for 10 families. ^{TB}



Multnomah Stability Initiative (MS) serves up to 120 families with school-aged children and provides housing, education, and workforce training support. ^{TB}



Self Enhancement Inc. provides culturally specific tenant-based supportive housing services for 10 families. ^{TB}

If you are looking for housing or supportive services for families, please call 211.

YOUTH PROGRAMS



New Avenues for Youth provides developmentally appropriate supportive housing services for 30 youth between the ages of 18 and 25. ^{TB}

If you are looking for housing or supportive services for unaccompanied youth, contact Janus Youth through their Access Center 635 SW Alder St or 503-432-3986.

RLRA Quarter 2 2024-2025 (10/1/2024 - 12/31/2024)	Home Forward	
Numbers Served During Reporting Period (10/01/2024-12/31/2024)		
Total Program Utilization (Subsidized, Issued Vouchers, In Transition)		1045
Number of tenant-based RLRA vouchers issued during reporting period		59
Number of households leased up during reporting period		78
Number of people leased up during reporting period		126
Total number of households leased (total active households)		979
<i>Tenant-Based</i>		873
<i>Project-Based</i>		106
Total number of people leased (total members of active households)		1569
<i>Tenant-Based</i>		1427
<i>Project-Based</i>		142
Number of households served in housing since the RLRA program started		1183
Number of people served in housing since the RLRA program started		1809
Number of households searching for housing with *new* vouchers		44
Total number of people in searching households		89
Housing Placement		
Number of days to lease up (for households leased up during reporting period):		
a. Leased in place	7	9.0%
b. Project-Based Lease-Ups	5	6.4%
c. <30 days	5	6.4%
d. 31-60 days	26	33.3%
e. 61-90 days	11	14.1%
f. 91-120 days	8	10.3%
g. >120 days	16	20.5%
Average days to lease from voucher issuance (for shopper households[1])		105.2
Number of canceled or expired vouchers during reporting period		12
Landlord Recruitment		
Number of landlords leasing to RLRA voucher holders		550
Number of landlords that are new to PHA		42
Number of landlords that are new to RLRA		42
Program Retention		
Retention rate in the program at 6 months (for all households leased)		96.1%
at 12 months (for all households leased)		89.1%
Length of Time in the Program		
< 6 Months	208	21.2%
6-12 Months	218	22.3%
1-2 Years	303	30.9%
> 2 Years	250	25.5%

Exits (during reporting period)		
Number of exits during reporting period		19
Percent of participants who exited during reporting period		1.9%
Exit destinations		
Permanent housing	1	5.3%
Family/friends	0	0.0%
Institution	0	0.0%
Return to homelessness	0	0.0%
Other	3	15.8%
Death	6	31.6%
Unknown	9	47.4%
Reasons for exits		
Voluntary exit	0	0.0%
Program/lease violation	0	0.0%
No longer eligible for program	0	0.0%
Death	6	31.6%
Other	13	68.4%
Unknown	0	0.0%
Participants still in RLRA but not subsidized in reporting period	22	2.1%
Voucher Payments (all payments during reporting period)		
Average monthly tenant payment		\$118
Average monthly assistance payment		\$1,354
Average monthly utility reimbursement payment		\$59
Total assistance paid (rent + utility reimbursement)		\$3,757,111
Average Family Size		1.60
Actual Unit Size (last day of reporting period)		
Percent of units that are less than one bedroom		17.0%
Percent of units that are one-bedroom		57.7%
Percent of units that are two-bedrooms		16.6%
Percent of units that are three-bedrooms		6.6%
Percent of units that are four or more bedrooms		2.0%
SHS Population A/B at Program Entry (for total active households)		
Population A at program entry	800	81.7%
Population B at program entry	121	12.4%
Data pending	58	5.9%

Participant Income Levels (for total active households)			#	%
Percent of households with income ≤30% AMI	945	96.5%		
Percent of households with income 31-50% AMI	32	3.3%		
Percent of households with income >50% AMI	2	0.2%		
Participant Income Sources (for total active households)			#	%
Percent of households with earned income	98	10.0%		
Percent of households with non-employment income	537	54.9%		
Percent of households with zero income	344	35.1%		
Demographics: Head of Household (for total active households)				
Race/ethnicity: mutually exclusive categories			#	%
BIPOC	614	62.7%		
Non-Hispanic White	365	37.3%		
Race/Ethnicity Unreported	0	0.0%		
Race/ethnicity: alone or in combination				
American Indian, Alaska Native, or Indigenous	123	12.6%		
Asian or Asian American	13	1.3%		
Black, African American or African	359	36.7%		
Middle Eastern or North African	1	0.0%		
Native Hawaiian or Pacific Islander	24	2.5%		
White	526	53.7%		
Hispanic/Latina/e/o	154	15.7%		
Don't know	0	0.0%		
Prefer not to answer	0	0.0%		
None apply/data not collected	0	0.0%		
Disability				
Persons with disabilities	817	83.5%		
Persons without disabilities	162	16.5%		
Disability unreported	0	0%		

Age		
<18	2	0.2%
18-24	52	5.3%
25-54	537	54.9%
55-69	300	30.6%
70+	88	9.0%
Age Unreported	0	0%
Gender: alone or in combination		
Female	473	48.3%
Male	474	48.4%
Questioning	1	0.1%
A gender that is not singularly 'Male' or 'Female'	22	2.2%
Transgender	11	1.1%
Client doesn't know	0	0.0%
Client Refused	1	0.1%
Data Unreported	1	0.1%
Household type		
Households with adults and children	189	19.3%
Households with only adults	790	80.7%
Households with only children	0	0.0%
Primary language spoken in household		
English	651	66.5%
Spanish	75	7.7%
Other (See Language Tab)	35	3.6%
Not reported	218	22.3%

Demographics: Individuals (for total active households)		
Race/ethnicity: alone or in combination (individuals)	#	%
American Indian, Alaska Native, or Indigenous	161	10.2%
Asian or Asian American	26	1.7%
Black, African American or African	585	37.2%
Middle Eastern or North African	1	0.1%
Native Hawaiian or Pacific Islander	54	3.4%
White	810	51.5%
Hispanic/Latina/e/o	369	23.5%
Don't know	0	0.0%
Prefer not to answer	0	0.0%
None apply/data not collected	0	0.0%
Disability (individuals)	#	%
Persons with disabilities	911	57.9%
Persons without disabilities	662	42.1%
Disability unreported	0	0.0%
Age (individuals)	#	%
<18	441	28.1%
18-24	88	5.6%
25-54	619	39.5%
55-69	330	21.0%
70+	91	5.8%
Gender: alone or in combination (individuals)	#	%
Woman (Girl, if child)	848	53.9%
Man (Boy, if child)	686	43.6%
Culturally Specific Identity (e.g., Two-Spirit)	0	0.0%
Transgender	13	0.8%
Non-Binary	27	1.7%
Questioning	1	0.1%
Different Identity	0	0.0%
Doesn't know	0	0.0%
Prefers not to answer	1	0.1%
Data not collected	1	0.1%

**Procurement & Contracts Department
MONTHLY CONTRACT REPORT
Contracts Approved 2/01/25 - 03/31/25**

PUBLIC IMPROVEMENT
(CONSTRUCTION & MAINTENANCE SERVICES)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3585	0	MJ General Contractors	\$23,500.00	Fire damage reconstruction at Ruth Haefner	Property Management	2/25/2025	5/31/2025
C3547	0	Prime Legacy	\$304,873.00	Rebuilding storm damage at Floresta (Note: contract amount does not include 9.7% contingency)	DCR	3/11/2025	10/31/2025
C3589	0	Prime Legacy	\$62,200.00	Leak and mold remediation at Project Open Door	Property Management	3/17/2025	3/31/2025
C3599	0	aininc	\$11,000.00	Replace deteriorated section of Ruth Haefner Plaza sewer line	DCR	3/17/2025	12/31/2025
Subtotal			\$401,573.00				4

GOODS & SERVICES

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3544	0	Carbonell Cleaning Solutions	\$14,820.00	Landscaping at Tukwila	Property Management	2/4/2025	1/31/2026
C3556	0	PacificWRO	\$125,953.38	FF&E at Dekum	DCR	2/5/2025	8/8/2025
C3570	0	Harrity Tree Specialists	\$17,270.00	Tree removal at Sequoia Square Apartments	DCR	2/5/2025	7/31/2025
C3549	0	Eclipse Security Service	\$58,800.00	Security services at Demar downs, floresta, harlod lee, hunters run, powellhurst woods, tillicum south, tillicum north, townhouse terrace	Property Management	2/6/2025	12/31/2025
C3571	0	Carbonell Cleaning Solutions	\$13,020.00	Landscaping at Dahlke	Property Management	2/6/2025	2/4/2026
C3558	0	Hughes Electrical	\$48,502.00	EV Charger install at Dekum Ct	DCR	2/7/2025	7/18/2025
C3562	0	Hughes Electrical	\$71,144.00	EV Charger install at Holgate House	IFS	2/7/2025	8/25/2025
C3563	0	Hughes Electrical	\$35,038.00	EV Charger install at Schrunk	IFS	2/7/2025	8/25/2025
C3564	0	EV United	\$42,662.00	EV Charger install at Stark Manor	IFS	2/7/2025	8/25/2025
C3565	0	Hughes Electrical	\$34,304.00	EV Charger install at Tillicum N	IFS	2/7/2025	8/25/2025

C3574	0	Johnson Controls Fire Protection	\$18,259.00	5 Yr Pipe and Valve Inspection at NMW	IFS	2/18/2025	6/1/2025
C3582	0	Metro Access Control	\$23,052.00	Install additional fob readers at Fairfield	DCR	2/20/2025	9/30/2025
C3560	0	Carbonell Cleaning Solutions	\$13,152.00	Custodial cleaning services at Williams Plaza	Property Management	2/24/2025	1/28/2026
C3561	0	Carbonell Cleaning Solutions	\$8,640.00	Custodial cleaning services at Medallion	Property Management	2/24/2025	1/28/2026
C3584	0	Sign Wizards	\$7,250.00	Fairfield building name signage	DCR	2/27/2025	12/31/2025
C3587	0	Sparklean Corp	\$20,280.00	Cleaning services at Humboldt	Property Management	3/7/2025	12/31/2025
C3598	0	Jet Industries	\$2,656.00	Quarterly HVAC maintenance at Humboldt	Property Management	3/18/2025	3/10/2026
C3608	0	USA Mechanical	\$3,180.00	HVAC quarterly maintenance at 1604 SE Cesar Chavez	Property Management	3/31/2025	3/31/2026
Subtotal			\$557,982.38				18

PERSONAL SERVICE CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
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
C3567	0	Haven Coaching LLC	\$5,000.00	On-call coaching and facilitating	T&OD	2/5/2025	1/29/2026
C3551	0	A Hive, Inc	\$5,000.00	On-call coaching and facilitating	T&OD	2/10/2025	1/15/2026
C3555	0	Worksystems, Inc.	\$47,500.00	Provides a WorkSource liaison for training and technical assistance to the APN career coach	Community Services	2/10/2025	12/31/2026
C3519	0	LHH Recruitment Solutions	\$100,000.00	On-Call Temporary Labor Staffing	HR	2/18/2025	12/11/2025
C3569	0	Trash for Peace	\$42,722.00	Youth Services at The Ellington	Community Services	2/18/2025	12/31/2025
R3579	0	Home Forward	\$201,928.00	Resident services for Grace Peck Terrace	Community Services	2/19/2025	12/31/2029
C3568	0	Robert Half Inc.	\$36,000.00	Temp: Guadalupe P. Accounting/Audit Support	FAAM	2/20/2025	3/17/2025
C3573	0	Megan Ashlock	\$37,400.00	Youth Leadership Academy program coordination	Community Services	2/20/2025	12/31/2025
C3581	0	Responsible Media Group	\$5,000.00	Strategic Consultation; Meeting Facilitation	Executive	2/20/2025	6/30/2025

C3576	0	Robert Half Inc.	\$600,600.00	Temp: Michelle M. - SharePoint Platform Implementation	IT	2/24/2025	1/31/2027
C3577	0	Robert Half Inc.	\$116,480.00	Temp: Martin L. - Deployment of Laptops for 2024-2025	IT	2/24/2025	7/31/2025
C3583	0	Birdee Media	\$1,000.00	Photography services at Career Fair	T&OD	2/24/2025	3/31/2025
C3554	0	Walsh Construction	\$77,500.00	Group 8 Design-Build - Holgate House (Pre-Construction)	DCR	2/25/2025	11/30/2026
C3566	0	Elevate	\$17,000.00	Energy modeling for Civic Station	DCR	2/26/2025	12/31/2025
C3586	0	Robert Half Inc.	\$80,000.00	Temp Services: Cynthia A.	Executive	2/26/2025	12/31/2025
C3580	0	Earth Advantage, Inc	\$28,500.00	Certification process for Gresham Civic Station	DCR	3/6/2025	6/1/2027
C3594	0	Bridget Calfee Consulting LLC	\$15,000.00	Leadership training; Leadership retreat	Community Services	3/7/2025	12/31/2025
C3596	0	Environmental Works	\$4,770.00	RRNC Passive Systems Assessment Dekum Cldgs C & D	DCR	3/7/2025	9/30/2025
C3590	0	JLD Cost Consulting	\$98,850.00	Cost estimating services for Broadway Corridor	DCR	3/11/2025	12/31/2026
C3595	0	PassinArt: A Theatre Company	\$33,920.00	Youth Summer Camps at New Columbia	Community Services	3/11/2025	8/30/2025
C3600	0	Stoel Rives LLP	\$650,000.00	On-call agency wide legal services	Executive	3/20/2025	12/31/2026
C3603	0	S. Brannon Consulting LLC	\$300,000.00	Yardi consulting and troubleshooting; Rule 46-0340	Executive	3/24/2025	12/31/2026
C3604	0	S. Brannon Consulting LLC	\$200,000.00	Rent Cafe Implementation; Rule 46-0340	Executive	3/24/2025	12/31/2026
C3605	0	Russ Baker	\$5,000.00	Tech Support for Waitlist Opening	Executive	3/25/2025	5/9/2025
C3601	0	Dudek	\$17,500.00	HUD ER for Holgate House	DCR	3/27/2025	3/31/2026
C3602	0	Dudek	\$18,500.00	HUD ER for Ruth Haefner	DCR	3/27/2025	3/31/2026
Subtotal			\$2,788,856.00				27

PROFESSIONAL SERVICE CONTRACTS (A&E)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3553	0	Walsh Construction	\$78,000.00	Group 8 Design-Build - Ruth Haefner (Pre-Construction)	DCR	2/4/2025	11/30/2026

C3575	0	Bryce Allison Architect	\$85,000.00	Goose Hollow Lofts AH conversion	DCR	2/16/2025	2/7/2028
C3578	0	VLMK Engineering + Design	\$15,000.00	Structural engineering and CA at Sequoia Square	DCR	8/31/2025	3/11/2025
Total			\$178,000.00				3

AMENDMENTS TO EXISTING CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3250	4	Holst Architects	\$-	Amending insurance requirements for subconsultants	DCR	2/5/2025	5/1/2029
C3468	1	Portland Foot Care Clinic	\$27,900.00	Monthly foot care clinics for 10 residents; amended to extend contract	Community Services	2/6/2025	12/31/2025
C2965	7	LMC, Inc.	\$63,695,436.00	GMP Amendment	DCR	2/12/2025	2/1/2027
C3251	5	Hacker Architects	\$279,549.00	ASR 6-8	DCR	2/12/2025	6/30/2027
C3493	1	KPFF	\$16,900.00	Survey, document and record a property line adjustment	DCR	2/12/2025	12/31/2025
C2763	4	Greenfield Geotechnical	\$12,495.00	Additional geotech services; unforeseen conditions	DCR	2/18/2025	12/1/2025
C3330	1	Dudek	\$-	HUD Environmental Assessment for Civic Station; amended to add time	DCR	2/18/2025	12/31/2025
C3332	2	Akana	\$37,530.00	Design revisions and additional CA time	DCR	2/18/2025	12/31/2025
C3507	1	Victor Trejo	\$36,668.00	Design art sculptures for the Troutdale Project; amended to add scope of work	DCR	2/18/2025	12/31/2025
C3553	1	Walsh Construction	\$-	Updating insurance exhibit	DCR	2/18/2025	11/30/2026
C3421	1	Eliminate Girl Hate	\$-	Career development for HF employees; amended to add time	T&OD	2/18/2025	6/1/2025
C2447	15	Hacker Architects	\$98,089.00	Additional CA; allowances and add-backs	DCR	2/20/2025	12/31/2025
C2447	16	Hacker Architects	\$9,451.00	Additional structural costs & coordination with NAYA	DCR	2/20/2025	12/31/2025
C2568	3	Eclipse Security Service	\$49,200.00	Security services at Madrona, Alderwood, Eastwood Court, Stark Street Manor, Fir Acres; amended to extend contract	Property Management	2/20/2025	12/31/2025
C3236	1	Le Chevallier Strategies	\$10,000.00	amending scope and updating compensation agreement	Executive	2/20/2025	12/31/2025
C2445	11	Lever Architects	\$5,840.00	Additional services	DCR	2/24/2025	6/30/2025

C3246	1	Chocolate Milk Diplomacy	\$2,200.00	Career Development Program; amended to update scope	T&OD	2/24/2025	12/31/2025
C2515	3	Centric Elevator	\$1,952.00	Interim & preventative elevator maintenance at New Market West; amended to extend contract	DCR	3/3/2025	5/31/2025
C2857	11	Bremik Construction	\$53,097.00	Added scopes and increased labor	DCR	3/3/2025	12/29/2025
C3258	1	Save First Financial Wellness	\$10,000.00	Financial Education and Credit Counseling for GOALS participants; amended to extend contract	Community Services	3/3/2025	12/31/2025
C3582	1	Metro Access Control	\$4,032.00	Additional hardware and install	DCR	3/6/2025	9/30/2025
C3414	1	SunBelt Controls	\$40,798.00	Install DDC Controls at NMW; amendment to update scope	IFS	3/11/2025	6/30/2025
C3554	1	Walsh Construction	\$-	Updating insurance exhibit	DCR	3/11/2025	11/30/2026
C2868	21	Walsh Construction Co.	\$66,071.32	Dekum CO # 17	DCR	3/17/2025	9/30/2025
C3570	1	Harrity Tree Specialists Inc	\$11,840.00	Tree Planting and pruning at Sequoia Square Apartments	DCR	3/17/2025	7/31/2025
C2992	1	CSG Advisors, Inc.	\$-	Financial advisory for faircloth to RAD for Peaceful Villa; amended to extend contract	DCR	3/18/2025	12/31/2025
C3250	5	Holst Architects	\$157,500.00	Incorporating E202 into agreement; additional cost for structural scope re: mass timber	DCR	3/18/2025	5/1/2029
C3304	4	Baldwin General Contracting Inc	\$112,640.70	Sequoia square PCO 002, 012, 013, 014	DCR	3/18/2025	10/31/2025
C3380	1	Model Integrity LLC	\$-	Consulting for supervising staff; amended to extend contract	Talent & Organizational Development	3/19/2025	7/31/2025
C3251	6	Hacker Architects	\$-	Revising insurance requirements for civil subconsultant	DCR	3/20/2025	6/30/2027
C2418	7	Forensic Building Consultants	\$39,000.00	Sequoia square Additional Services Requested for Construction Administration	DCR	3/24/2025	12/2/2025
C3451	2	Idea Language Services LLC	\$-	Translating SharePoint and accompanying forms; amended to extend contract	T&OD	3/25/2025	4/30/2025
C3421	2	Eliminate Girl Hate	\$1,200.00	Career development for HF employees; amended to extend contract	Talent & Organizational Development	3/31/2025	9/1/2025
Subtotal			\$64,779,389.02				33

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	\$68,705,800.40	85

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

Estimated Contract Amount	Description	Dept.	Solicitation Period
\$1.650 million	A&E for N. Maryland	DCR	Spring 2025
\$350k	Demolition at North 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