

## **PUBLIC NOTICE:**



Home Forward  
BOARD OF COMMISSIONERS  
will meet on  
Tuesday, June 16, 2020  
At 5:15 pm  
Via a Conference Call  
Call in: 1.346.248.7799  
Meeting ID: 92944581431#



**MEMORANDUM**

To: Community Partners Date: June 9, 2020

From: Michael Buonocore, Executive Director Subject: Home Forward Board of Commissioners June Meeting

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The Board of Commissioners of Home Forward will meet on Tuesday, June 16, 2020 at 5:15 PM via a conference call. The call-in information is as follows:

Dial-In Number: 1.346.248.7799  
Conference ID: 92944581431#

The commission meeting is open to the public.

# AGENDA



**BOARD OF COMMISSIONERS MEETING**

**HOME FORWARD  
135 SW ASH STREET  
PORTLAND, OREGON**

**VIA CONFERENCE CALL  
DIAL-IN NUMBER: 1.346.248.7799  
CONFERENCE ID: 92944581431#  
JUNE 16, 2020 5:15 PM\***

**\*Please note this is one hour earlier**

**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 May 19, 2020 Board of Commissioners Conference Call Meeting

**MISSION MOMENT**

Topic	Presenter
Steve Rudman Scholarship Fund Recipients	Odalys Perez-Crouse

**REPORTS/RESOLUTIONS**

Following Reports and Resolutions:			
20-06	Topic	Presenter/POC	Phone #
<b>01</b>	<b>Authorize Execution of Contract for Professional Architecture and Engineering Services for Dekum Court</b>	Jonathan Trutt	503.802.8507

<b>02</b>	<b>Authorize Execution of Contract for Professional Design Services for Killingsworth Housing</b>	Jonathan Trutt	503.802.8507
<b>03</b>	<b>Authorize Execution of Contract for Construction Manager/General Contractor Services for Killingsworth Housing</b>	Jonathan Trutt	503.802.8507

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

Home Forward is currently operating in a state of emergency. We 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 as we assess the situation.

The following are the dates and times for the upcoming board meetings:

The next Board Work Session will be on Wednesday, July 8, 2020 at 5:30 PM. The next Board of Commissioners meeting will be Tuesday, July 21, 2020 at 5:15 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 WORK SESSION  
HOME FORWARD  
CONFERENCE CALL  
135 SW Ash Street Portland, OR 97204  
May 19, 2020**

**COMMISSIONERS PRESENT**

Chair Damien Hall, Vice Chair Matthew Gebhardt, Treasurer Jenny Kim, Chair Emeritus Miki Herman, Commissioners Richard Anderson, TomiRene Hettman, Vivian Satterfield and David Widmark

**STAFF PRESENT**

Elise Anderson, April Berg, Peter Beyer, Michael Buonocore, Ian Davie, Tonya Evans, Dena Ford-Avery, Monica Foucher, Peter Garcia, Carolina Gomez, Donna Jensen, Biljana Jesic, Celeste King, Kitty Miller, Amanda Saul, Shannon Schmidt, Taylor Smiley Wolfe, Aimee Smith, Celia Strauss

**COUNSEL PRESENT**

Sarah Stauffer Curtiss

Chair Damien Hall convened the meeting at 6:15 PM.

**PUBLIC COMMENT**

None

**MEETING MINUTES**

Minutes of the March 17, 2020 Board of Commissioners Conference Call Meeting

Minutes of the April 8, 2020 Board of Commissioners Conference Call Meeting

Chair Damien Hall requested a motion authorizing approval of the minutes to the March 17, 2020 and April 8, 2020 Board of Commissioners meetings.

There being no discussion, Commissioner Richard Anderson moved to approve a motion for approval, and Treasurer Jenny Kim seconded the motion.

The vote was as follows:

- Chair Damien Hall—Aye
- Vice Chair Matthew Gebhardt—Aye
- Treasurer Jenny Kim—Aye
- Chair Emeritus Miki Herman—Aye
- Commissioner Richard Anderson —Aye
- Commissioner TomiRene Hettman—Absent for vote
- Commissioner David Widmark—Absent for vote

## CONSENT CALENDAR

RESOLUTION 20-05-01 Authorize Renewal of Employee Health and Welfare Benefit Plans for the Plan Year July 1, 2020 to June 30, 2021

There being no questions, Chair Damien Hall requested a motion to approve.

Commissioner Vivian Satterfield moved to adopt the Consent Calendar, Commissioner Richard Anderson seconded the motion.

The vote was as follows:

- Chair Damien Hall—Aye
- Vice Chair Matthew Gebhardt—Aye
- Treasurer Jenny Kim—Aye
- Chair Emeritus Miki Herman—Aye
- Commissioner Richard Anderson —Aye
- Commissioner TomiRene Hettman—Absent for vote
- Commissioner David Widmark—Absent for vote

## REPORT

### Annual Procurement and Equity Report

Celeste King, Procurement and Contracts Manager presented the report along with Peter Garcia, Senior Procurement Coordinator.

King said this report represents the twelve-month period from January 1 through December 31, 2019. The procurement department processed 518 new contracts, which represents approximately 22% increase in total contracts. She referenced the breakdown of contracted dollar amounts in the graphic on page two. King went onto provide the history of the agency's economic participation in contracting policy that was established in 2002. At that time the policy had an aspirational goal of 20%. In 2012, by board resolution the policy was renamed as the economic equity policy. 2019 saw minor changes to the policy.



King highlighted the outcomes for fiscal year 2019, for the categories of professional services, personal services and public improvement reflecting an overall increase in contract spending. We continue to exceed the aspirational goals established for woman-owned and minority-owned businesses.

Peter Garcia presented the information related to Section 3 businesses saying it is a small subset of our contracts entire value. There were Section 3 hires involved in work at Schrunk Tower, Medallion/Williams and Northwest Towers. We did not meet the 10% target on construction contracting dollars nor the 3% target for non-construction contract activities. We also did not meet the 30% target for hiring Section 3 persons. As Garcia pointed out, it is difficult to hit these target goals. The household and income information that is used to identify Section 3 persons in the hiring process is disclosed at the discretion of the employee and not required.

Garcia reported that Home Forward subcontracted more than \$3.3 million among four contracts with three of the six Section 3 certified firms on projects not covered by HUD funding. He added that the Procurement and HR staff are working to develop strategies to increase resident engagement.

The workforce training and hiring is a robust and diverse undertaking. Based on the board's input last year, Garcia said we have taken a closer look at these outcomes and they are highlighted in the graphic on page eight. The program aims to increase the number of women and minorities in the construction trades with an aspirational goal of women performing 9% and people of color performing 18% of the labor hours. Garcia pointed out that this is an overwhelmingly male profession. There were only 92 women counted, equaling 5%. He drilled down reviewing the chart that reflected workers by trade and class.

Home Forward participates in the Construction Careers Pathway Project sponsored by Metro. The goal of this workgroup is to agree upon and implement uniform contract requirements for the participation of women and people of color, with the outcome being an increased demand for diversity that would drive contractors and unions to make concerted efforts for outreach and training to meet the workforce requirements on public improvement work.

In closing, Celeste King said the procurement staff will continue to work to support the contracting activities and took questions from the board. Chair Emeritus Miki Herman said there is a cultural shift in a male dominated industry and asked why not an internal

increase in our set goal. Adding this would drive the change if we are committed. King said we can reflect these aspirations in our RFPs. We can also look at contractors past performance and deduct for not meeting participation goals on previous projects.

Commissioner Richard Anderson suggested programs that would engage our teenage residents, which King will look into.

Commissioner Vivian Satterfield was pleased to see the data tracking. In observing the journey level progression encouraged setting the bar higher. She also suggested being outward facing and working with coalitions to stimulate collaboration.

Chair Damien Hall was heartened by Home Forward's engagement and that best practices will help find a road map as we continue to support the people who need it most.

## RESOLUTIONS

### RESOLUTION 20-05-02 Authorize Execution of Contract for Construction

#### Manager/General Contractor Services for Baldwin Permanent Supportive Housing

Amanda Saul, Assistant Director for General Obligation Bond Development presented the resolution. She presented an overview and said it also pertains to the next Resolution 20-05-03.

Home Forward will be the developer, owner and property manager. Urban League of Portland will provide the supportive services also funded by the OHCS grant. The housing will be financed by the OHCS grant, non-competitive 4% Low Income Housing Tax Credits and additional financial sources. Baldwin will be a site-based permanent supportive housing project intended for those who self-identify as desiring culturally specific services for African Americans, with a special emphasis on those who suffer from chronic homelessness with disabling conditions that limit their abilities to live without ongoing supportive services.

The Board is being asked to authorize a contract in the amount of \$137,052.00 for construction management and general contracting preconstruction services with Bremik Construction for a new 60-unit, four story, permanent supportive housing building. Saul described the procurement process. She also added that both resolutions were reviewed by the READ Committee.

Treasurer Jenny Kim congratulated the team on the grant funding and for allowing her to participate in the selection process. She found it to be eye opening, impressed with the

dedication to our goals and excited we will be working with the Urban League. She thanked staff for all their work.

There being no questions, Chair Damien Hall requested a motion to approve. Chair Emeritus Miki Herman moved to adopt Resolution 20-05-02, Commissioner David Widmark seconded the motion.

The vote was as follows:

- Chair Damien Hall—Aye
- Vice Chair Matthew Gebhardt—Aye
- Treasurer Jenny Kim—Aye
- Chair Emeritus Miki Herman—Aye
- Commissioner Richard Anderson —Aye
- Commissioner TomiRene Hettman—Aye
- Commissioner David Widmark—Aye

**RESOLUTION 20-05-03 Authorize Execution of Contract for Professional Architecture and Engineering Services for Baldwin Permanent Supportive Housing**

The Board is being asked to authorize Home Forward to execute a contract in the not to exceed amount of \$982,550 for professional architecture and engineering services with SERA for a new 60-unit, four story, permanent supportive housing building. Home Forward’s Procurement & Contracts Department issued a Request for Proposals for Professional Architectural and Engineering Services to the architecture firms on its short-list in January 2020. Seven proposals were received.

This resolution will authorize architecture and engineering services with SERA for a not to exceed amount of \$982,550.

There being no questions, Chair Damien Hall requested a motion to approve. Treasurer Jenny Kim moved to adopt Resolution 20-05-03, Commissioner Richard Anderson seconded the motion.

The vote was as follows:

- Chair Damien Hall—Aye
- Vice Chair Matthew Gebhardt—Aye
- Treasurer Jenny Kim—Aye
- Chair Emeritus Miki Herman—Aye
- Commissioner Richard Anderson —Aye

Commissioner TomiRene Hettman—Aye  
Commissioner David Widmark—Aye

## RESOLUTION 20-05-04 Authorizes Changes to the Administrative Plan for Rent Assistance

Ian Slingerland, Director of Homeless Initiatives presented the resolution requesting two changes to the Administrative Plan for the Housing Choice Voucher Program.

In 2015, Home Forward established a limited Housing Choice Voucher (HCV) wait list preference for families referred from Multnomah County's Homeless Family System of Care (HFSC). This preference was structured to sunset once 200 families leased units under this preference. Given this "sunset" language, new families were not referred from the Homeless Family System of Care as families selected through the preference left the HCV program. There are currently about 160 families remaining on the HCV program from initial lease-up under this preference.

Slingerland said the language change would mirror the MTW Plan and it would establish a set aside of up to 200 total vouchers for families currently served by Multnomah County's Homeless Family System of Care.

Chair Emeritus Miki Herman asked if we anticipate a greater need. Slingerland said the need is there. We have a significant number on our waiting list, an outstanding commitment to project based vouchers and a matter of balancing the statement of need.

Slingerland walked through the chart outlining program access and outcomes by race and ethnicity. We continue to toward success in alignment of homeless services with culturally specific providers. He acknowledged the work and commitment of Stephanie Taylor and Yvette Hernandez in this effort.

There being no questions, Chair Damien Hall requested a motion to approve.

Commissioner Vivian Satterfield moved to adopt Resolution 20-05-04, Vice Chair Matthew Gebhardt seconded the motion.

The vote was as follows:

Chair Damien Hall—Aye  
Vice Chair Matthew Gebhardt—Aye  
Treasurer Jenny Kim—Aye  
Chair Emeritus Miki Herman—Aye

Commissioner Richard Anderson —Aye  
Commissioner TomiRene Hettman—Aye  
Commissioner David Widmark—Aye

ADJOURN

There being no further business, Chair Damien Hall adjourned the meeting at 7:11 PM.

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

ADOPTED: JUNE 16, 2020

Attest:

Home Forward:

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Michael Buonocore, Secretary

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Damien R. Hall, Chair

# RESOLUTIONS



MEMORANDUM

To: Board of Commissioners Date: June 16, 2020

From: Jonathan Trutt, Director,  
Development & Community  
Revitalization  
503.802.8507 Subject: Authorize Execution of Amendment  
Contract for Professional Design  
Services for the Redevelopment of  
Dekum Court (a Metro Regional  
Housing Bond Project)  
Resolution 20-06-01

The Board of Commissioners is asked to expand Lever Architecture’s scope of work to include full design services for the redevelopment of Dekum Court.

This action supports Strategic Plan Goal, One Portfolio: Our real estate is stable for generations to come and meets the needs of the people and neighborhoods it serves. In October 2019, the Board of Commissioners approved the selection of Lever Architecture through a public procurement process and an initial contract in the amount of \$54,600 for completion of a masterplan phase. That work is now complete, the project is fully scoped, and staff is requesting approval to execute a contract in the amount of \$2,017,413 for full design services, for a total project cost of \$2,072,013.

The redevelopment of Dekum Court will replace 40 physically obsolete public housing units with 200 new mixed-finance units, and is funded by the \$652.8 million Metro Regional Housing Bond. When Metro referred the bond to voters in November 2018 as a strategy to create 3,900 permanently affordable homes for households in need, it also adopted a framework to guide the bond’s implementation. Dekum Court fulfills two of the key core values of the framework and therefore qualified for early “Phase 1” funding:

- Lead with racial equity to ensure access to affordable housing opportunities for historically marginalized communities
- Ensure long-term benefits and good use of public dollars with fiscally sound investments and transparent community oversight

Home Forward will be the developer and the general partner of a Low Income Housing Tax Credit (LIHTC) partnership entity that will own the property for 15 years, and the sole owner following the dissolution of the LIHTC partnership.

The development team also includes Walsh Construction Company (approved by the Board of Commissioners in February 2020).

Staff provided the Real Estate and Development (READ) Committee of Home Forward's board a draft copy of this resolution in advance of the publication of the agenda and packet for the June 2020 meeting.





RESOLUTION 20-06-01

RESOLUTION 20-06-01 AUTHORIZES THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH LEVER ARCHITECTURE FOR PROFESSIONAL DESIGN SERVICES FOR THE REDEVELOPMENT OF DEKUM COURT (A METRO REGIONAL HOUSING BOND PROJECT)

WHEREAS, the Metro Council approved the redevelopment of Dekum Court as a Phase 1 project on July 11, 2019 through Resolution No. 19-5007; and

WHEREAS, this approval makes approximately \$23 million of Metro Regional Housing Bond funds available to support the redevelopment of Dekum Court; and

WHEREAS, through a competitive selection process managed by Home Forward's procurement department a team of architects and engineers led by Lever Architecture was approved by the Board of Commissioners in October 2019; and

WHEREAS, the initial masterplan phase of work has been completed, the project has been fully scoped, the fee for full design services has been negotiated, and the development team is ready to proceed;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Home Forward authorizes and directs the Executive Director to execute a Contract in an amount not to exceed \$2,017,413 for the redevelopment of Dekum Court.

ADOPTED: JUNE 16, 2020

Attest:

Home Forward:

\_\_\_\_\_  
Michael Buonocore, Secretary

\_\_\_\_\_  
Damien R. Hall, Chair



MEMORANDUM

To: Board of Commissioners

Date: June 16, 2020

From: Jonathan Trutt, Director,  
Development & Community  
Revitalization  
503.802.8507

Subject: Authorize Execution of (1) a  
Contract for Professional Design  
Services for Killingsworth Housing  
and (2) a Contract for pre-  
construction Construction  
Manager/General Contractor  
services for Killingsworth Housing  
Resolutions 20-06-02 and 20-06-  
03

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The Board of Commissioners is asked to approve two resolutions related to Killingsworth Housing: (1) expand Hacker Architect's scope of work to include full design services (resolution 20-06-02), and (2) approve the execution of a pre-construction Construction Manager/General Contractor (CM/GC) services contract with O'Neill Walsh Community Builders for the development of Killingsworth Housing (resolution 20-06-03).

These actions support Strategic Plan Goal, One Portfolio: Our real estate is stable for generations to come and meets the needs of the people and neighborhoods it serves.

### Background

Portland Community College (PCC) plans to redevelop its Metro Center site at the intersection of NE 42<sup>nd</sup> Avenue and NE Killingsworth Street. The project will be catalytic for the Cully and Concordia neighborhoods and there is a recognized need for increased housing options in the area. Therefore, in January 2020, Home Forward and PCC executed a Memorandum of Understanding that outlines the terms of a collaboration that will deliver both a new workforce training center and approximately 90 affordable housing units on the Metro Center site. Approximately one acre of the three-acre site will be made available to Home Forward through a 50-year land lease. PCC will be the developer, owner

and operator of the training center and Home Forward will be the developer, owner, and operator of the housing. The housing will be financed with Low Income Housing Tax Credits (LIHTCs), private activity bonds, and other sources not yet determined.

### **Contract for Professional Design Services for Killingsworth Housing**

In February 2020, the Board of Commissioners approved the selection of Hacker Architects through a public procurement process and an initial contract in the amount of \$54,400 for completion of a masterplan phase. That work is now complete, the project is fully scoped, and staff is requesting approval to execute a contract in the amount of \$1,092,553 for full design services, for a total project cost of \$1,146,953.

### **Contract for Construction Manager/General Contractor for Killingsworth Housing**

Also, in February 2020, Home Forward's procurement department issued a Request for Proposals for CM/GC services. Five proposals were received in April and evaluated by a selection committee comprised of one Home Forward Board member, two Home Forward employees, and a representative of PCC. Evaluation criteria were:

- Overall quality and experience of the proposed team
- The proposed team's portfolio of work
- COBID participation (Oregon's Certification Office for Business Inclusion & Diversity)
- Approach to executing the work
- Actions to promote environmental & social responsibility
- Cost (hourly rates and a proposed fee to complete pre-construction services)

Three proposers—Andersen Construction, LMC Construction, and O'Neill Walsh Community Builders—were short listed and interviewed. The selection committee identified the O'Neill Walsh Community Builders team as most qualified to undertake this significant project in a manner fully compliant with the project goals and criteria.

The cost for pre-construction services is \$103,900. A contract amendment for the Guaranteed Maximum Price (GMP) of construction will be presented to the Board of Commissioners after the project is bid and reconciled prior to the financial closing.

### **Conclusion**

The Board of Commissioners is asked to approve two resolutions related to Killingsworth Housing: (1) expand Hacker Architect's scope of work to include full design services, and (2) approve the execution of a Construction Manager/General Contractor (CM/GC) contract with O'Neill Walsh Community Builders for the development of Killingsworth Housing.



RESOLUTION 20-06-02

RESOLUTION 20-06-02 AUTHORIZES THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH HACKER ARCHITECTS FOR PROFESSIONAL DESIGN SERVICES FOR THE DEVELOPMENT OF KILLINGSWORTH HOUSING

WHEREAS, Home Forward and Portland Community College have executed a Memorandum of Understanding that outlines the terms of a collaborative redevelopment of the Metro Center site in Northeast Portland; and

WHEREAS, Portland Community College is the owner of land that will be redeveloped and has committed land for the development of affordable housing through a 99-year land lease; and

WHEREAS, Home Forward has committed to developing, owning and operating affordable housing in exchange for a 99-year land lease on a parcel with capacity for approximately 90 units; and

WHEREAS, through a competitive selection process managed by Home Forward's procurement department a team of architects and engineers led by Hacker Architects was approved by the Board of Commissioners in February 2020; and

WHEREAS, the initial masterplan phase of work has been completed, the project has been fully scoped, the fee for full design services has been negotiated, and the development team is ready to proceed;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Home Forward authorizes and directs the Executive Director to execute a Contract in an amount not to exceed \$1,146,953 for professional design services of Killingsworth Housing.

ADOPTED: JUNE 16, 2020

Attest:

Home Forward:

\_\_\_\_\_  
Michael Buonocore, Secretary

\_\_\_\_\_  
Damien R. Hall, Chair



RESOLUTION 20-06-03

RESOLUTION 20-06-03 AUTHORIZES THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH O'NEILL WALSH COMMUNITY BUILDERS FOR CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES FOR THE DEVELOPMENT OF KILLINGSWORTH HOUSING

WHEREAS, Home Forward and Portland Community College have executed a Memorandum of Understanding that outlines the terms of a collaborative redevelopment of the Metro Center site in Northeast Portland; and

WHEREAS, Portland Community College is the owner of land that will be redeveloped and has committed land for the development of affordable housing through a 99-year land lease; and

WHEREAS, Home Forward has committed to developing, owning and operating affordable housing in exchange for a 99-year land lease on a parcel with capacity for approximately 90 units; and

WHEREAS, Home Forward issued a formal Request for Construction Manager/General Contractor Services in February 2020 and O'Neill Walsh Community Builders has been recommended by the selection committee as the most qualified proposer; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Home Forward authorizes and directs the Executive Director to execute a Contract in an amount not to exceed \$103,900 for the pre-construction phase of Killingsworth Housing.

ADOPTED: JUNE 16, 2020

Attest:

Home Forward:

\_\_\_\_\_  
Michael Buonocore, Secretary

\_\_\_\_\_  
Damien R. Hall, Chair

# STAFF REPORTS

**Procurement & Contracts Department**  
**MONTHLY CONTRACT REPORT**  
**Contracts Approved 04/01/20 - 05/31/20**

PUBLIC IMPROVEMENT  
(CONSTRUCTION & MAINTENANCE SERVICES)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2504	0	Anytime Plumbing & Drain Cleaning Services	\$ 25,000.00	Excavation and sewer pipe repair at Townhouse Terrace and Peaceful Villa	Property Management	4/8/2020	7/31/2020
C2510	0	KO Construction	\$ 28,608.00	Install mounting blocks at siding at Rockwood Station (for radon mitigation)	DCR	4/9/2020	12/31/2020
C2503	0	In Your Home	\$ 4,614.00	Install ADA ramp at Peaceful Villa	Property Management	4/28/2020	5/6/2020
C2505	0	Centric Elevator	\$ 595,300.00	Elevator modernization Dahlke including alternates	DCR	5/7/2020	6/30/2022
C2506	0	Centric Elevator	\$ 236,340.00	Elevator modernization Grace Peck	DCR	5/7/2020	3/31/2021
C2507	0	Centric Elevator	\$ 294,500.00	Elevator modernization New Market West	DCR	5/7/2020	4/30/2021
C2508	0	Centric Elevator	\$ 538,000.00	Elevator modernization Rosenbaum including alternates	DCR	5/7/2020	7/31/2021
<b>Subtotal</b>			<b>\$ 1,722,362.00</b>				<b>7</b>

GOODS & SERVICES

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2498	0	Kimberly Kent	\$ 19,000.00	Commissioning an art broker to select, frame, and install artwork for Schrunck Tower. Includes installation so entire contract is G&S per CEK	DCR	4/1/2020	12/31/2020
C2452	0	ValleyScapes Landscape Solutions	\$ 36,644.00	Landscaping at Peaceful Villa, Lexington Court, Cora Park, Chateau, and scattered sites	Property Management	4/7/2020	4/5/2021
C2499	0	Universal Lawncare Maintenance	\$ 150,000.00	On-Call Outdoor Maintenance Services	Property Management	4/8/2020	4/5/2023
C2509	0	Cascade Radon Inc.	\$ 99,185.00	Amending to remove clause about prevailing wage	DCR	4/10/2020	12/31/2020

C2500	0	ValleyScapes Landscape Solutions	\$ 150,000.00	On-Call Outdoor Maintenance Services	Property Management	4/11/2020	4/5/2023
C2502	0	Snugs Services	\$ 150,000.00	On-Call Outdoor Maintenance Services	Property Management	4/14/2020	4/5/2023
C2512	0	Eclipse Security Service	\$ 4,000.00	Security services at Celilo Court	Prop Mgmt	4/15/2020	12/23/2020
C2518	0	Great Northwest Environmental	\$ 9,540.00	Asbestos abatement at Fountain Place	DCR	4/24/2020	12/31/2020
C2521	0	PacificWRO	\$ 16,000.00	Furniture purchase and installation at Maple Mallory (cooperative agreement)	DCR	5/2/2020	12/31/2020
C2520	0	Carbonell Cleaning Solutions	\$ 1,750.00	Deep cleaning of stairwells at HWE	Property Management	5/4/2020	7/11/2020
C2528	0	NW Enforcement	\$ 7,440.00	Security at Holgate House	Prop Mgmt	5/6/2020	5/5/2021
C2513	0	Centric Elevator	\$ 44,000.00	Interim & preventative elevator maintenance at Dahlke	DCR	5/7/2020	4/30/2023
C2514	0	Centric Elevator	\$ 23,000.00	Interim & preventative elevator maintenance at Grace Peck	DCR	5/7/2020	4/30/2023
C2515	0	Centric Elevator	\$ 22,000.00	Interim & preventative elevator maintenance at New Market West	DCR	5/7/2020	4/30/2023
C2516	0	Centric Elevator	\$ 45,000.00	Interim & preventative elevator maintenance at Rosenbaum	DCR	5/7/2020	4/30/2023
C2527	0	Cornerstone Security Group	\$ 3,040.00	Security at Alexis Apartments	Prop Mgmt	5/7/2020	8/30/2020
C2522	0	Northwest Pest Control	\$ 150,000.00	On-call pest control services	Property Management	5/12/2020	5/3/2025
C2523	0	Pest Solutions LLC	\$ 150,000.00	On-call pest control services	Property Management	5/12/2020	5/3/2025
C2525	0	Sprague Pest Solutions	\$ 150,000.00	On-call pest control services	Property Management	5/18/2020	5/3/2025
C2524	0	HALT Pest Control	\$ 150,000.00	On-call pest control services	Property Management	5/19/2020	5/3/2025
C2530	0	J&F Tree Service	\$ 3,590.00	Tree services at Slavin Court	Prop Mgmt	5/27/2020	7/15/2020
<b>Subtotal</b>			<b>\$ 1,384,189.00</b>				<b>21</b>



PERSONAL SERVICE CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2517	0	Doug Decker LLC	\$ 9,650.00	History project for Dekum Redevelopment and PCC/Killingsworth Project	DCR	4/28/2020	12/30/2020
C2519	0	Workplace Changes	\$ 50,000.00	Focus Group Facilitation	HR	5/6/2020	12/31/2020
C2526	0	Beery Elsner & Hammond LLP	\$ 10,000.00	Counsel on COVID-19	Procurement	5/6/2020	5/4/2021
C2529	0	Geotechnical Resources, Inc	\$ 22,000.00	New contract continuing C2240 - infiltration testing at powell	DCR	5/11/2020	12/31/2021
<b>Subtotal</b>			<b>\$ 91,650.00</b>				<b>4</b>

PROFESSIONAL SERVICE CONTRACTS (A&E)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2462	0	SERA Architect and Design Services	\$ 52,500.00	Application phase for Baldwin project	DCR	4/22/2020	7/15/2020
<b>Total</b>			<b>\$ 52,500.00</b>				<b>1</b>

AMENDMENTS TO EXISTING CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2126	11	LMC, Inc.	\$ 30,269.98	Schrunk Tower maintenance, CO, misc changes	DCR	2/6/2020	3/16/2020
C1961	7	Performance Systems Integration (PSI)	\$ 3,595.50	Fire safety services at 14 properties; amended to add 5 year pipe inspection, 5 year valve inspection, and replacing water gauges	Property Management	4/7/2020	12/3/2020
C2496	1	American Heating, Inc	\$ 485.00	HVAC maintenance at SCC; amended scope	Property Management	4/8/2020	12/31/2020
C2126	13	LMC, Inc.	\$ 147,202.14	Schrunk Tower maintenance, CO, misc changes	DCR	4/13/2020	7/31/2020

C1964	14	LMC, Inc.	\$ 5,907.64	Schrunk Tower Development; scope change	DCR	4/13/2020	7/31/2020
C1968	22	Walsh Construction Co.	\$ 17,602.00	Medallion CO #8	DCR	4/13/2020	10/30/2020
C2368	2	Buffalo Welding	\$ -	extend the railings around the perimeter of the Northwest Tower Annex Roof	DCR	4/14/2020	5/15/2020
C2403	1	Snugs Services	\$ -	On-call snow removal services	Prop Mgmt	4/14/2020	3/31/2021
C1791	3	Northwest Pest Control	\$ -	On-call bed bug heat treatment; amended to add time	Prop Mgmt	4/16/2020	11/28/2021
C1968	21	Walsh Construction Co.	\$ 175,361.00	Williams CO #8	DCR	4/20/2020	10/30/2020
C2315	3	Cascade Radon Inc.	\$ 33,707.00	Additional radon mitigation at Stark Manor	DCR	4/21/2020	12/31/2020
C2509	1	Cascade Radon Inc.	\$ -	Amending to remove clause about prevailing wage	DCR	4/22/2020	12/31/2020
C2109	2	Holst Architecture	\$ 466,082.00	Additional Schematic Design work at Powell	DCR	4/23/2020	12/31/2023
C2109	3	Holst Architecture	\$ 2,319,491.00	Design Development thru Construction Administration amendment for A&E at Powell	DCR	4/23/2020	12/31/2023
C1961	8	Performance Systems Integration (PSI)	\$ 12,483.00	Fire safety services at 14 properties; amended scope for HWE	Property Management	4/24/2020	12/3/2020
C2402	1	Lorentz Bruun Construction	\$ -	Emergency truss repair in unit #417 & #414 at Headwaters; amended to add time	DCR	4/29/2020	5/31/2020
C2333	1	Background Investigations, inc	\$ 10,000.00	Tenant screening services, additional funds during the creation of a new solicitation	Property Management	4/30/2020	9/30/2020
C2046	2	NW Enforcement	\$ 24,251.20	Security Services for Schrunk; amended scope	Property Management	4/30/2020	6/14/2020
C2214	1	Allied Universal Security Services	\$ -	Adds Gallagher Plaza to list of properties served	Prop Mgmt	5/4/2020	8/14/2020
c2477	1	Environmental Works	\$ 299.21	Radon mitigation at Peaceful Villa	DCR	5/4/2020	12/31/2020
C2185	2	ValleyScapes Landscape Solutions	\$ 84,510.93	Lawncare services at Tillicum North & South, Stark Manor, Fir Acres, Eastwood Court, Alderwood & Madrona, Project Open Door & Nathaniels Way, Floresta,	Prop Mgmt	5/6/2020	2/28/2021
C2209	1	Waste Management	\$ 27,600.00	Garbage Services at Alexis Apartments; amended to extend contract	Prop Mgmt	5/6/2020	4/4/2024
C2194	1	Centric Elevator	\$ (58,080.00)	Removing Dahlke, Grace Peck, Rosenbaum because they will have their own separate maintenance contracts	Property Management	5/7/2020	3/31/2022

C2266	1	Pacific Patrol Services	\$ -	Security Services at the Joyce Hotel; amended to add time	Asset Mgmt	5/13/2020	12/31/2020
C2359	1	Mayer/Reed	\$ -	Landscape architecture at BCC; amended to add time	Asset Management	5/18/2020	4/30/2021
C1790	3	Sprague Pest Solutions	\$ -	On-call bed bug heat treatment; amended to add time	Prop Mgmt	5/19/2020	11/28/2021
C2286	3	Meals on Wheels People	\$ 15,000.00	Provides frozen meals for residents in CHSP; amended to add funds	Community Services	5/19/2020	12/31/2020
<b>Subtotal</b>			<b>\$ 3,315,767.60</b>				<b>27</b>

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

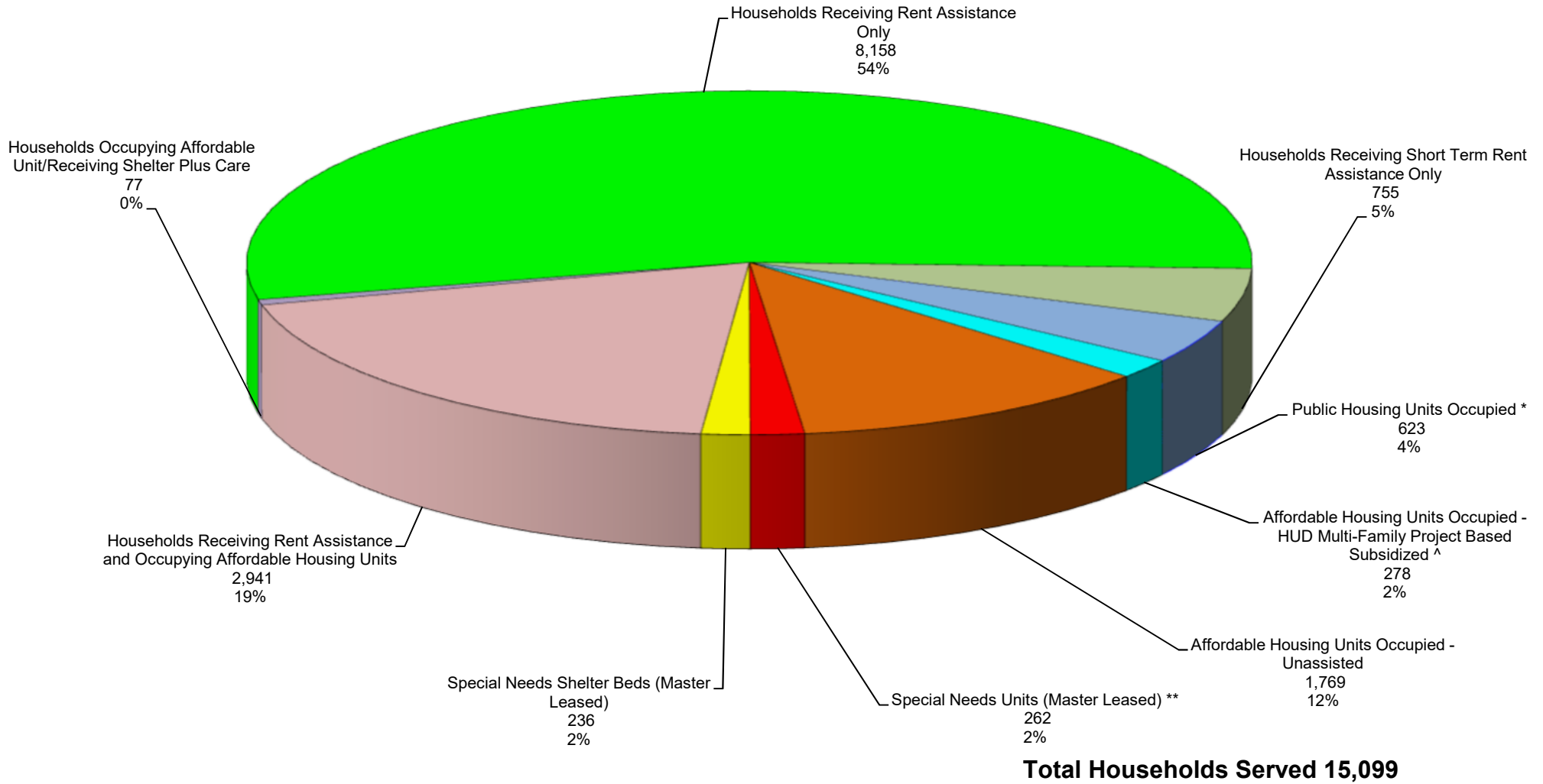
Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
GO2432	1	GTG Consultants, PC	\$ 9,500.00	CNA for Pearl Court; amended to add time	Asset Management	5/13/2020	12/31/2020
<b>Subtotal</b>			<b>\$ 9,500.00</b>				<b>1</b>
<b>Total</b>			<b>\$ 6,575,968.60</b>				<b>61</b>

**Procurement & Contracts Department  
FUTURE FORMAL PROCUREMENTS  
6 Month Look Ahead - June 2020**

Estimated Contract Amount	Description	Dept.	Solicitation Period
\$600,000	Window replacement at Gretchen Kafoury	DCR	Re-Bid Postponed TBD
\$24 million	CM/GC - Killingsworth Housing	DCR	Contract Negotiation
Approx. \$1.5 million	CHSP	Community Services	Aug/Sept
\$16 million	A&E - Troutdale	DCR	Sept/Oct
\$11 million	A&E - Fairfield	DCR	August
\$16 million	CM/GC - Fairfield	DCR	September

# HOUSEHOLDS SERVED REPORT

## Total Households Served: Rent Assistance and Occupied Housing Units May 2020



^ Consists of Grace Peck Terrace, Multnomah Manor, Plaza Townhomes, Rosenbaum Plaza, Unthank Plaza

\* Includes Local Blended Subsidy

\*\* Special Needs are physical units as occupancy levels that are not reported to Home Forward by service providers master leasing these properties.

# Households Served

## Households Served Through Housing Supports May 2020

Rent Assistance	All Programs	Moving to Work Programs	Non-MTW Programs
Rent Assistance Vouchers - Home Forward Funded	11,099	7,703	1,731
Tenant Based Vouchers	5,412	5,412	
Project Based Vouchers	1,644	1,644	
Hi Rise Project Based Vouchers	647	647	
RAD Project Based Vouchers	1,295		
Section 18 Project Based Vouchers	370		
Single Room Occupancy (SRO)/MODS	128		128
Family Unification Program	160		160
Mainstream Vouchers	72		72
Veterans Affairs Supportive Housing (VASH)	618		618
Rent Assistance - PORT IN From Other Jurisdiction	753		753
Short Term Rent Assistance Programs	832	59	773
Shelter + Care	476		476
Locally Funded Short Term Rent Assistance	297		297
Earl Boyles	20	20	
MIF Funded Short Term Rent Assistance	-	-	
Alder School	27	27	
New Doors	-	-	
Employment Opportunity Program	12	12	
Work Systems Inc. - Agency Based Rent Assistance	-	-	
<b>Total Rent Assistance</b>	<b>11,931</b>	<b>7,762</b>	<b>2,504</b>
<b>Subsidized Housing Units</b>			
<b>Public Housing Units Occupied</b>	<b>623</b>	<b>623</b>	<b>-</b>
Traditional Public Housing units Occupied	623	623	
Affordable Housing Units Occupied (excluding PH subsidized)	5,065		4,695
Affordable Housing Units - Tenant Based Vouchers	296		296
Affordable Housing Units - Shelter + Care	77		77
Affordable Housing Units - Project Based Vouchers	-		-
Affordable Housing Units - Hi Rise Project Based Vouchers	647		647
Affordable Housing Units - RAD Project Based Vouchers	1,295		1,295
Affordable Housing Units Section 18 Project Based Vouchers	370		
^ Affordable Housing Units - HUD Multi-Family Project Based	278		278
Affordable Housing Units - VASH Vouchers	280		280
Affordable Housing Units - Family Unification Program	6		6
Affordable Housing Units - Section 8 Port In	47		47
Affordable Housing Units - Unassisted	1,769		1,769
Special Needs	498		498
Special Needs Units (Master Leased) **	262		262
Special Needs Shelter Beds (Master Leased)	236		236
<b>Total Households Occupying Housing Units</b>	<b>6,186</b>	<b>623</b>	<b>5,193</b>
<b>Total Housing Supports Provided to Household</b>	<b>18,117</b>	<b>8,385</b>	<b>7,697</b>
Household Occupying Affordable Unit/Receiving Home Forward Rent Assistance	(2,941)		(2,941)
Households Occupying Affordable Unit/Receiving Shelter Plus Care	(77)		(77)
<b>Total Households Served</b>	<b>15,099</b>	<b>8,385</b>	<b>4,679</b>

**Notes:**

- ^ Consists of Grace Peck Terrace, Multnomah Manor, Plaza Townhomes, Rosenbaum Plaza, Unthank Plaza
  - \*\* Special Needs are physical units as occupancy levels that are not reported to Home Forward by service providers master leasing these properties.
- Home Forward  
June Board of Commissioners

# DASHBOARD REPORT



Home Forward - Dashboard Report For May of 2020

**Property Performance Measures**

	Number of Properties	Physical Units	Rentable Units	Vacant Units	Occupancy Percentage	Unit Mix						Total
						Studio/SRO	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5+ Bdrm	
Public Housing	17	645	629	6	99.0%	8	323	186	122	6	0	645
Affordable Owned	27	2,481	2,398	82	96.6%	929	719	621	182	30	0	2,481
Tax Credit Partnerships *	35	2,863	2,790	41	98.5%	807	952	563	386	138	17	2,863
<b>Total Affordable Housing</b>	<b>62</b>	<b>5,344</b>	<b>5,188</b>	<b>123</b>	<b>97.6%</b>	<b>1,736</b>	<b>1,671</b>	<b>1,184</b>	<b>568</b>	<b>168</b>	<b>17</b>	<b>5,344</b>
<b>Combined Total PH and AH</b>	<b>79</b>	<b>5,989</b>	<b>5,817</b>	<b>129</b>	<b>97.8%</b>	<b>1,834</b>	<b>2,098</b>	<b>1,406</b>	<b>690</b>	<b>174</b>	<b>17</b>	<b>6,219</b>
Special Needs (Master Leased)	27	262	262									
Special Needs (Shelter Beds)	3	236	236									
<b>Total with Special Needs</b>	<b>109</b>	<b>6,487</b>	<b>6,315</b>									

\* Excludes Louisa Flowers- has not fully leased up yet

	Fiscal YTD ending 3/31/20				03/31/20		
	# of Properties/units Positive Net Operating Income (NOI)	# of Properties/units Negative Net Operating Income (NOI)	# of Properties/units Under Construction (NOI Does not Apply)	# of Properties meeting Debt Coverage	# of Properties not meeting DCR	# of Properties DCR Not Applicable	
Public Housing	17	645	0	0			
Affordable Owned	26	2,388	1	93	19	3	
Tax Credit Partnerships	32	2,628	2	191	15	1	
				240		20	

	Households				% Family Type (head of household)				Race % (head of household)					
	# of Households	% of Households	Average Family Size	Average Unit Size	Adults no Children	Family with Children	Elderly	Disabled Not Elderly	Black African American	White	Native American	Asian	Hawaiian/Pacific Islnd	Hispanic/ Latino
Public Housing Residents														
0 to 10% MFI	126	20.4%	2.6	2.0	42.7%	57.0%	0.9%	6.1%	61.8%	4.6%	0.9%	3.6%	20.0%	3.0%
11 to 20%	256	41.4%	1.6	1.4	79.8%	20.0%	16.0%	21.1%	68.8%	2.8%	4.7%	0.8%	11.1%	4.3%
21 to 30%	127	20.6%	1.9	1.6	75.4%	25.0%	7.0%	5.4%	69.8%	2.4%	6.4%	0.8%	20.6%	3.9%
31 to 50%	83	13.4%	2.8	2.1	48.9%	51.0%	3.0%	2.5%	71.3%	1.1%	4.3%	1.1%	22.3%	3.6%
51 to 80%	23	3.7%	2.6	2.3	57.7%	42.0%	0.5%	0.9%	61.5%	3.9%	7.7%		23.1%	0.7%
Over 80%	3	0.5%	4.0	2.7	66.7%	33.0%	0.2%	0.1%	33.3%		33.3%			0.0%
All	618	100%	2.1	1.7	66%	34%	9%	11.5%	67.5%	2.8%	4.5%	1.4%	16.8%	3.7%

	# of Households	% of Households	Average Family Size	Average Unit Size	% Family Type (head of household)				Race % (head of household)					
					Adults no Children	Family with Children	Elderly	Disabled Not Elderly	Black African American	White	Native American	Asian	Hawaiian/Pacific Islnd	Hispanic/ Latino
Waiting List														
0 to 10% MFI	4,206	40.5%	6.1	1.3			1.6%	12.1%	12.5%	18.9%	1.9%	0.9%	0.5%	3.8%
11 to 20%	3,076	27.9%	1.9	1.3			3.6%	13.7%	8.5%	13.9%	1.2%	1.1%	0.4%	2.3%
21 to 30%	1,572	15.4%	2.3	1.3			2.1%	4.9%	4.6%	7.6%	0.5%	0.7%	0.2%	1.5%
31 to 50%	966	12.2%	2.5	1.2			1.2%	2.2%	3.9%	5.3%	0.4%	0.7%	0.2%	1.6%
51 to 80%	234	3.0%	2.5	1.2			0.2%	0.4%	1.1%	1.1%	0.1%	0.2%	0.1%	0.3%
Over 80%	93	0.9%	2.4	1.1			0.1%	0.2%	0.4%	0.3%	0.0%	0.0%	0.0%	0.1%
All	10,147	100.0%	3.0	1.4			44.0%	10.0%	31.0%	47.1%	4.2%	3.9%	1.5%	10.0%

Other Activity	
Public Housing	
Names pulled from Wait List	162
Denials	2
New rentals	4
Vacates	4
Evictions	0
# of work orders received	1,335
# of work orders completed	1,085
Average days to respond	25.9
# of work orders emergency	159
Average response hrs (emergency)	0

**Rent Assistance Performance Measures**

	Current Month Status						Current Month Activity				Calendar Year To Date				
	Authorized Vouchers	Utilized Vouchers	Utilization	Average Voucher	HUD Subsidy Over / (Under)	Remaining Waiting List	Waiting List Names	New Vouchers Leased	Vouchers Terminated	Voucher Inspections Completed	Utilization	Average Voucher	HUD Subsidy Over / (Under)	New Vouchers Leased	Vouchers Terminated
Tenant Based Vouchers	5,619	5,412	96%	\$802	-76,372	1,964	0	20	7	93	97%	\$788	-712,390	122	77
Project Based Vouchers	3,223	2,661	83%	\$831	-308,091			14	12	22	83%	\$830	-1,519,065	143	94
VASH Vouchers	970	618	64%	\$773	-72,176			3	0	3	70%	\$764	-50,017	24	27
FUP Vouchers	188	160	85%	\$1,034	62,463			1	0	2	90%	\$936	273,150	16	3
Mainstream Vouchers	99	72	73%	\$907	-6,295			6	0	5	60%	\$221	-292,655	31	0
RAD Project Based Vouchers	1,419	1,295	91%	\$446	-284,124			8	3	21	92%	\$89	-3,728,552	58	42
SRO/MOD Vouchers	130	128	98%	\$478	832			0	0	1	99%	\$475	3,734	4	5
All Vouchers	11,648	10,346	89%	\$764	-683,763			52	22	147	90%	\$705	-6,025,795	398	248

Home Forward - Dashboard Report For May of 2020

	Households				% Family Type (head of household)				Race % (head of household)					
	# of Households	% of Households	Average Family Size	Average Unit Size	Adults no Children	Family with Children	Elderly	Disabled Not	Black African American	White	Native American	Asian	Hawaiian/Pacific Isld	Hispanic/ Latino
<b>Tenant Based Voucher Participants *</b>														
0 to 10% MFI	1,142	18.2%	1.7	1.8	31.0%	8.4%	0.8%	4.5%	39.2%	47.1%	3.7%	1.7%	0.1%	2.2%
11 to 20%	2,458	39.3%	2.1	2.0	14.6%	7.7%	15.5%	17.1%	34.6%	53.8%	1.8%	6.7%	0.2%	1.3%
21 to 30%	1,373	21.9%	2.8	2.3	7.5%	10.1%	8.7%	6.7%	31.5%	58.6%	1.2%	4.6%	0.1%	1.3%
31 to 50%	1,013	16.2%	2.9	2.6	1.7%	2.7%	3.0%	3.6%	41.6%	47.7%	2.2%	3.6%	0.0%	0.2%
51 to 80%	258	4.1%	3.1	2.7	0.1%	0.1%	0.3%	0.4%	52.6%	37.5%	1.5%	4.0%	0.0%	0.0%
Over 80%	17	0.3%	2.3	2.2	82.4%	18.0%	0.0%	0.1%	46.7%	40.0%	5.9%			5.9%
All	6,261	100%	2.4	2.1	14%	7%	9%	10%	37%	52%	2%	5%	0%	1%

\* (Includes Tenant Based, FUP, VASH, Mainstream and Port In Vouchers)

	Households				% Family Type (head of household)				Race % (head of household)					
	# of Households	% of Households	Average Family Size	Average Unit Size	Adults no Children	Family with Children	Elderly	Disabled Not	Black African American	White	Native American	Asian	Hawaiian/Pacific Isld	Hispanic/ Latino
<b>Project Based Voucher Participants</b>														
0 to 10% MFI	1082	27.3%	2.0	1.5	14.5%	5.5%	1.3%	8.6%	22.6%	65.2%	3.9%	1.7%	1.5%	1.6%
11 to 20%	1695	42.9%	3.4	2.3	4.3%	6.3%	14.7%	20.8%	23.5%	65.5%	3.8%	3.3%	0.7%	2.3%
21 to 30%	696	17.6%	3.0	2.3	0.7%	0.9%	8.1%	5.1%	21.9%	67.6%	2.6%	3.0%	1.0%	0.1%
31 to 50%	378	9.6%	3.4	2.7	0.2%	0.2%	2.4%	1.5%	28.7%	60.1%	3.2%	2.1%	1.3%	0.1%
51 to 80%	91	2.3%	3.6	2.7	0.2%	0.3%	0.1%	0.0%	32.2%	57.8%	6.7%	1.1%	1.1%	0.2%
Over 80%	17	0.4%	3.9	2.8	42.9%	57.0%	0.1%	0.0%	20.0%	73.3%	6.7%			42.9%
All	3,959	100%	2.9	2.1	6%	5%	8%	12.3%	23.6%	65.1%	3.6%	2.6%	1.0%	1.6%

	Households				% Family Type (head of household)				Race % (head of household)						Not Reported
	# of Households	% of Households	Average Family Size	Average Unit Size	Adults no Children	Family with Children	Elderly	Disabled Not	Black African American	White	Native American	Asian	Hawaiian/Pacific Isld	Hispanic/ Latino	
<b>Waiting List</b>															
0 to 10% MFI	721	33.4%	2.5				3.2%	26.3%	30.3%	53.6%	4.8%	2.1%	1.2%	7.0%	1.2%
11 to 20%	622	28.3%	1.8				15.2%	61.2%	28.4%	56.6%	3.1%	5.4%	1.0%	4.6%	1.1%
21 to 30%	426	18.7%	2.1				17.6%	38.7%	23.7%	63.0%	2.4%	3.8%	1.0%	5.3%	0.9%
31 to 50%	365	16.1%	2.4				12.5%	24.2%	27.7%	57.6%	2.8%	4.8%	1.2%	5.5%	0.4%
51 to 80%	61	2.8%	2.6				9.2%	17.2%	39.1%	43.7%	1.2%	3.5%	1.2%	10.3%	1.2%
Over 80%	15	0.7%	2.5				9.1%	27.3%	45.5%	36.4%	4.6%		9.1%	4.6%	0.0%
All	2,210	100.0%	2.3				11.0%	38.0%	28.5%	56.3%	3.5%	3.8%	0.8%	5.8%	1.0%

	# of Households Participating	\$ Amount of Assistance Provided	Average Cost per Household
Shelter Plus Care	476	\$457,784	962
Short Term Rent Assistance	356	\$362,305	1,018

**Resident Services**

**Resident Programs**

	Housing Program Served	Households Served/	Monthly Funding Amount	Average Funds per Participant
Congregate Housing Services * as of previous month	Public Housing	146	\$80,273	\$549.81

	Public Housing	# Services			# of Programs		# Event Attendees		# Notice/Violation Meetings	# Eviction Notices	# Housing Stability Meetings
		804	6	85	79	3	120				
Resident Services Coordination											
		# of Participants	Escrow \$ Held	New Enrollees	# of Graduates	Escrow \$ Disbursed	Terminations or Exits	Escrow \$ Forfeited	Avg Annual Earned Income Increase Over Last Year		
Nine months ending 12/31/2018	Public Housing	388	\$1,430,846	2	1	\$24,120	1	\$0	\$1,812		
Twelve months ending 3/31/2019	Section 8	400	\$1,394,613	5	1	\$30,649	2	\$1,375	\$2,617		

**Agency** Nine months ending 12/31/2019

The below data represents unaudited financial data.

	Fiscal Year to Date	Prior YTD	Increase (Decrease)
Subsidy Revenue	\$0	\$0	\$0
Grant Revenue	\$2,838,890	\$2,289,200	549,690
Property Related Income	\$44,363,817	\$38,855,835	5,507,982
Development Fee Revenue	\$2,208,298	\$2,227,030	(18,732)
Other Revenue	\$3,530,169	\$3,069,008	461,163
<b>Total Revenue</b>	<b>\$52,941,174</b>	<b>\$46,441,071</b>	<b>\$6,500,103</b>
Housing Assistance Payments	\$71,262,187	\$66,066,238	5,195,949
Operating Expense	\$18,161,642	\$16,813,514	1,348,128
Depreciation	\$1,015,082	\$1,155,089	-140,007
<b>Total Operating Expenses</b>	<b>\$90,438,911</b>	<b>\$84,034,842</b>	<b>\$6,404,070</b>
<b>Operating Income</b>	<b>-\$37,497,738</b>	<b>-\$37,593,771</b>	<b>\$96,034</b>
Other Income(Expense)	\$35,744,809	-\$1,446	35,746,255
Capital Contributions	\$0	\$36,900	-36,900
Increase(Decrease) Net Assets	<b>-1,752,928</b>	<b>-37,558,317</b>	<b>35,805,389</b>
<b>Total Assets</b>	<b>\$ 584,952,081</b>	<b>\$ 511,774,387</b>	<b>\$ 73,177,694</b>
Liquidity Reserves	33,530,304	29,928,641	3,601,663

**Development/Community Revitalization**

**New Development / Revitalization**

	Units	Construction Start	Construction End	Current Phase	Total Cost	Cost Per Unit
Lloyd Housing	240	17-Dec	19-Nov	Post -Construction	\$74,112,444	\$308,802
North Group Rehab Project	350	18-Dec	20-Jun	Construction	\$101,323,805	\$289,496
East Group Rehab Project	315	19-Jun	20-Dec	Construction	\$78,925,247	\$253,731
Fountain Place Rehab Project	74	20-Mar	21-Dec	Construction	\$32,804,443	\$443,303
<b>Capital Improvement</b>						
Gretchen Kafoury Windows Replacem	N/A	20-Apr	20-Jul	Pre-Construction	\$550,000	N/A
Schiller Way Elevated Deck Project	N/A	20-Jun	20-Aug	Pre-Construction	\$384,000	N/A
Kelly Place Elevated Deck	N/A	20-Jun	20-Sep	Pre-Construction	\$320,000	N/A