



Home Forward meets with the Real Choice Initiative to talk about housing for people living with disabilities.

Board of Commissioners Meeting

Location:

Multnomah County Building
501 SE Hawthorne Blvd
Portland, Oregon 97214

Date & Time:

June 19, 2018
6:15 PM

PUBLIC NOTICE:



Home Forward
BOARD OF COMMISSIONERS
will meet on
Tuesday, June 19, 2018
At 6:15 pm
At the Multnomah County Building
501 SE Hawthorne Blvd.
In the Board of Commissioners Room



MEMORANDUM

To: Community Partners

Date: June 13, 2018

From: Michael Buonocore, Executive
Director

Subject: Home Forward Board of
Commissioners June Meeting

The Board of Commissioners of Home Forward will meet on Tuesday, June 19, 2018 at the Multnomah County Building, 501 SE Hawthorne Blvd., in the Board of Commissioners Room, at 6:15 P.M. The commission meeting is open to the public.

The meeting site is accessible, and persons with disabilities may call 503.802.8423 or 503.802.8554 (TTY) for accommodations (e.g. assisted listening devices, sign language, and/or oral interpreter) by 12:00 P.M. (noon), Friday, June 15, 2018.

AGENDA



BOARD OF COMMISSIONERS MEETING

MULTNOMAH COUNTY BUILDING
COMMISSIONERS BOARD ROOM
501 SE HAWTHORNE BLVD.
PORTLAND, OREGON

JUNE 19, 2018 6:15 PM

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 15, 2018 Board of Commissioners Conference Call

MISSION MOMENT

Topic	Presenter
Steve Rudman Scholarship Recipients	Rachel Langford

CONSENT CALENDAR

Following Reports and Resolutions:			
18-06	Topic	Presenter/POC	Phone #
01	Authorize Capital Grant Funds Acceptance	Kandy Sage Josephine Keldsen	503.802.8585 503.802.8596

02	Authorize Oregon Department of Transportation (ODOT) Purchase of Hunter's Run Parcel	Molly Rogers Merrell Baker	503.802.8437 503.802.8451
03	Ratification of the Tentative Collective Bargaining Agreement between Home Forward and the Building Trades Council	Melissa Richardson	503.802.8529

REPORTS / RESOLUTIONS

Following Reports and Resolutions:

18-06	Topic	Presenter/POC	Phone #
04	Authorize Amendment to the Design Build Contract for Architect and Engineering Services for 85 Stories Group 6	Jonathan Trutt Leslie Crehan	503.802.8507 503.802.8463
05	Authorize Contract for Resident Relocation Services with Epic Land Solutions, Inc. During the Renovations of Group 5 under the 85 Stories Project	Jonathan Trutt Myriam Demezas	503.802.8507 503.802.8502

EXECUTIVE SESSION

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

THE NEXT MEETING OF THE BOARD OF COMMISSIONERS

There will be no Work Session in July. The next Board of Commissioners meeting will be Tuesday, July 17, 2018 at 6:15 PM. This meeting will take place at the Multnomah County Building, 501 SE Hawthorne Blvd, in the Commissioners Board Room.

ADJOURN

MINUTES



BOARD OF COMMISSIONERS MEETING
CONFERENCE CALL
HOME FORWARD
135 SW Ash Street—Portland, Oregon
May 15, 2018

COMMISSIONERS PRESENT

Chair Miki Herman, Vice Chair and Treasurer Damien Hall, Commissioners Matthew Gebhardt, TomiRene Hettman, Jenny Kim, and David Widmark

STAFF PRESENT

Michael Buonocore, Tim Collier, Ian Davie, Kitty Miller, Peter Beyer, Melissa Richardson, and Celia Strauss

Counsel Present

None

Chair Miki Herman opened the meeting at 5:32 PM and did a roll call of the board present.

PUBLIC COMMENT

There was no public comment.

MEETING MINUTES

April 17, 2018

Chair Miki Herman asked if there were any changes to the April 17, 2018 meeting minutes. There being no changes, she requested a motion to approve. Commissioner David Widmark moved to approve, and Commissioner Jenny Kim seconded the motion.

The vote was as follows:

Chair Miki Herman—Aye
Vice Chair and Treasurer Damien Hall – Aye
Commissioner Matthew Gebhardt—Aye
Commissioner TomiRene Hettman—Aye

Commissioner Jenny Kim—Aye
Commissioner David Widmark—Aye

CONSENT CALENDAR

RESOLUTION 18-05-01

Authorize the Renewal of Employee Health and Welfare Benefit Plan for the Plan Year July 1, 2018 to June 30, 2019

Chair Miki Herman reminded the Commissioners that the resolution was vetted with the Executive Committee. She then asked Celia Strauss to read the consent resolution. There being no discussion, she requested a motion to approve the Consent Calendar. Commissioner Jenny Kim moved to approve, and Commissioner TomiRene Hettman seconded the motion.

The vote was as follows:

Chair Miki Herman—Aye
Vice Chair and Treasurer Damien Hall – Aye
Commissioner Matthew Gebhardt—Aye
Commissioner TomiRene Hettman—Aye
Commissioner Jenny Kim—Aye
Commissioner David Widmark—Aye

ADJOURN

There being no further business, Chair Miki Herman adjourned the conference call meeting at 5:36 PM.

EXECUTIVE SESSION

The Board of Commissioners of Home Forward did not meet in Executive Session pursuant to ORS 192.660(2).

Attached to the Official Minutes of Home Forward are all Resolutions adopted at this meeting, together with copies of memoranda and material submitted to the Commissioners and considered by them when adopting the foregoing resolutions.

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

ADOPTED: JUNE 19, 2018

Attest:

Home Forward:

Michael Buonocore, Secretary

Mary Ann Herman, Chair

CONSENT CALENDAR



MEMORANDUM

To: Board of Commissioners

Date: June 19, 2018

From: Peter Beyer, Chief Financial Officer
503.802.8538

Subject: Authorize the Receipt of 2018
Capital Funds for Public Housing
Resolution 18-06-01

Josephine Keldsen, Senior
Development Accountant
503.802.8596

The Board of Commissioners is requested to authorize acceptance of public housing capital funds awarded to Home Forward as part of the annual modernization funding from the U.S. Department of Housing and Urban Development (HUD) Capital Fund Program.

This year, the Capital Fund Program (CFP) grant was announced in May 2018. The grant amount awarded to Home Forward is \$4,178,834. A resolution by the Board of Commissioners authorizing acceptance of the grant must be on file prior to the submission of the Annual Contributions Contract amendment to the Portland HUD field office and, as such, we are requesting your approval to execute the Capital Fund Program Annual Contributions Contract (ACC). This request is critical to renovate the agency's public housing portfolio and to support ongoing agency operations. Additionally, these funds will help leverage resources for the current conversion of Public Housing properties to a voucher structure as part of HUD's Rental Assistance Demonstration (RAD) program.

Included in the Capital Fund Program award is Demolition or Disposition Transitional Funding (DDTF). DDTF is transitional funding from HUD and is meant to supplant the former Replacement Housing Factor (RHF) grants and HUD allows DDTF as part of Section 18 dispositions for a period of five years from the date of original disposition. The

2018 grant award includes the fourth year of DDTF for Gallagher Plaza, Northwest Tower, Sellwood Center and Hollywood East - the first four properties converted under Home Forward's 85 Stories initiative. The five-year allowance of Demolition or Disposition Transitional Funding (DTF) is scheduled to expire in 2020, and will cause a reduction in the projected Capital Fund Program base grant at that time.



RESOLUTION 18-06-01

RESOLUTION 18-06-01 AUTHORIZES ACCEPTANCE OF PUBLIC HOUSING CAPITAL FUNDS AWARDED TO HOME FORWARD FOR 2018 AS PART OF THE MODERNIZATION FUNDING FROM THE CAPITAL FUND PROGRAM (CFP) BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

WHEREAS, Home Forward of Portland, OR has been notified by the U.S. Department of Housing and Urban Development (HUD) that the agency has been awarded modernization funding from the CFP in the amounts of \$4,178,834 (Grant OR16P00250118) and

WHEREAS, HUD requires the adoption of a Board Resolution approving the execution of the Capital Fund Program (CFP) Annual Contributions Contract Amendments to the Consolidated Annual Contribution Contract so that Home Forward can receive these CFP funds.

NOW, THEREFORE, BE IT RESOLVED: the Board of Commissioners of Home Forward hereby accepts funding from the Capital Fund Program (CFP) in the amount of \$4,178,834 (Grant OR16P00250118) for Federal Fiscal Year 2018, the execution and submission of the CFP ACC Amendments to the Consolidated Annual Contribution Contract and certifies that the activities carried out with the funds provided under the Amendments will meet the requirements of the Amendments and the Consolidated Annual Contribution Contract.

ADOPTED: JUNE 19, 2018

Attest:

Home Forward:

Michael Buonocore, Secretary

Mary Ann Herman, Chair



MEMORANDUM

To: Board of Commissioners

Date: June 19, 2018

From: Molly Rogers, Director, Asset
Management
503.802.8437

Subject: Authorize ODOT Purchase of
Hunter's Run Parcel
Resolution 18-06-02

Merrell Baker, Asset Manager
503.802.8451

The Board of Commissioners is requested to authorize a real estate transaction, specifically the purchase of 892 square feet of vacant land, a permanent easement, and temporary easement at the southern edge of Hunter's Run (directly on Powell Boulevard), located at 12725 SE Powell Boulevard, Portland, Oregon 97236.

This action was requested by Oregon Department of Transportation (ODOT) in connection with their overall SE 122nd Avenue – SE 136th Avenue project to make improvements to portions of SE Powell Boulevard.

ISSUE

ODOT requested to acquire a parcel of land, improvements (property sign), permanent easement, and temporary easement, at Hunter's Run located at the southern boundary of the property which runs along Powell Boulevard. The request was made so ODOT could fulfill their larger mission of making SE Powell Boulevard safer for everyone, including vehicles, bikes, and pedestrians. The project is called Outer Powell Transportation Safety Project and will add sidewalks where there are none now, better crosswalks, new curbs to separate bike lanes, center turn lanes for vehicles, and storm drains to prevent water from pooling on the road. Construction is planned to begin early 2019. ODOT offered \$28,800

to complete this transaction, which is backed up by an appraisal. The property sign will be replaced by property management. ODOT will pay recording costs, title insurance premiums, and all other normal costs of sale.

We request for the Board of Commissioners to delegate authority to Michael Buonocore, Executive Director of Home Forward, to sign any legal documents associated with this transaction.



RESOLUTION 18-06-02

RESOLUTION 18-06-02 AUTHORIZES THE EXECUTIVE DIRECTOR OR DESIGNEE TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO SELL A PORTION OF LAND LOCATED AT 12725 SE POWELL BOULEVARD, PORTLAND, OREGON 97236 TO OREGON DEPARTMENT OF TRANSPORTATION

WHEREAS, Oregon Department Transportation (ODOT) requests to acquire a portion of land, improvements, permanent, and temporary easements from Hunter's Run, located at 12725 SE Powell Boulevard, Portland, OR 97236 in the amount of \$28,800;

WHEREAS, ODOT makes this request as part of the Outer Powell Transportation Safety Project which will add sidewalks where there are none now, better crosswalks, new curbs to separate bike lanes, center turn lanes for vehicles, and storm drains to prevent water from pooling on the road;

WHEREAS, ODOT's proposed purchase price of \$28,800 is substantiated by an appraisal;

WHEREAS, ODOT will pay recording costs, title insurance premiums, and all other normal costs of sale;

WHEREAS, Home Forward's property management department will replace a sign and this action will not otherwise affect operations at the property.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Home Forward hereby authorizes the sale of a portion of property located at 12725 SE Powell Boulevard, Portland, Oregon 97236, and authorizes the Executive Director or designee to execute any and all documents necessary to complete this transaction.

ADOPTED: JUNE 19, 2018

Attest:

Home Forward:

Michael Buonocore, Secretary

Mary Ann Herman, Chair



MEMORANDUM

To: Board of Commissioners

Date: June 19, 2018

From: Melissa Richardson
Director, Business Services
503.802.8529

Subject: Ratification of the Tentative
Collective Bargaining Agreement
between Home Forward and the
Building Trades Council
Resolution 18-06-03

The Board of Commissioners is requested to approve Resolution 18-06-03 ratifying the tentative collective bargaining agreement between Home Forward and the Building Trades Council. The Building Trades Council represents employees performing maintenance work in buildings managed by Home Forward.

ISSUE

On May 21, 2018 Home Forward and the Building Trades Council reached a tentative agreement on a successor labor contract which will expire on December 31, 2020. The two year, nine-month agreement allows Home Forward to align the length of the contract with Home Forward's new calendar year fiscal year. The prior three-year agreement expired on March 31, 2018.

Home Forward management staff worked together with the Building Trades Council over six sessions to reach a financial settlement wherein the largest wage increases in the first year will go to the least highly compensated employees, the Maintenance Generalist I's, and to the two most competitively recruited positions, the Electrician and Plumber. All employees in the Building Trades Council will also receive a signing bonus with employees on Schedule A receiving \$1,000 and employees on Schedule B receiving \$500. In the second and third year of the labor agreement, all employees will receive an equal 3%

increase to their base wage. The total cost the financial settlement is estimated at \$339,950.68.

The Building Trades Council had 54 of their members vote on the tentative agreement. Of the 54 members eligible to vote to ratify the contract 54 voted; 40 voted to ratify the agreement and 14 voting against ratification.



RESOLUTION 18-06-03

RESOLUTION 18-06-03 AUTHORIZES THE RATIFICATION OF THE COLLECTIVE BARGAINING AGREEMENT BETWEEN HOME FORWARD AND THE BUILDING TRADES COUNCIL

WHEREAS, it is the policy of Home Forward to recognize the right of its employees to enter into a collective bargaining agreement under the Public Employees Collective Bargaining Act to govern their wages, hours and working conditions; and

WHEREAS, the former collective bargaining agreement between Home Forward and the Building Trades Council expired on March 31, 2018; and

WHEREAS, the duly authorized representatives of Home Forward have met in negotiations meetings with representatives of the Building Trades Council; and

WHEREAS, the representatives of Home Forward and the Building Trades reached a tentative agreement on a successor labor contract;

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners approves the ratification of the tentative collective bargaining agreements between Home Forward the Building Trades Council.

ADOPTED: JUNE 19, 2018

Attest:

Home Forward:

Michael Buonocore, Secretary

Mary Ann Herman, Chair

RESOLUTIONS



MEMORANDUM

To: Board of Commissioners

Date: June 19, 2018

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

Subject: Authorize Design Amendment to
Walsh Construction Company
Design/Build Services Contract for
the Renovation of Medallion and
Williams Plaza Apartments
Resolution 18-06-04

Leslie Crehan, Senior Project
Manager, Development and
Community Revitalization
503.802.8463

The Board of Commissioners is requested to authorize the Executive Director or his designee to execute an amendment to the design/build contract between Home Forward and Walsh Construction Co. for the design phase at Medallion and Williams Plaza Apartments. Holst Architecture and Salazar Architect are the two prime design subcontractors.

ISSUE

Physical improvements to Medallion and Williams Plaza Apartments support the current Strategic Plan's One Portfolio Objective by using financing to leverage funds for the preservation of affordable housing.

Home Forward's preservation strategy is to preserve and rehabilitate the existing 191 public housing apartments at these two properties through significant capital investment. This investment will decrease maintenance costs and improve safety and residents' quality of life.

Medallion and Williams Plaza are two properties within Group 6 of 85 Stories. Financing for all properties in Group 6 will utilize 4% Low Income Housing Tax Credits, tax exempt bonds and Home Forward equity.

In February 2018, the Home Forward Board of Commissioners authorized the design-build contract with Walsh Construction Co (Resolution 18-02-03) to begin the programming phase for the renovation of Medallion and Williams Plaza Apartments. The value of this authorization is \$1,839,750 to support full design services. The design services phase will generate construction documents and coordinate permitting and bidding activities so that a GMP (Guaranteed Maximum Price) can be established for the construction work at both Medallion and Williams Plaza Apartments. After the design phase, staff anticipates a subsequent board resolution in the first quarter of 2019 to authorize the GMP for the full construction phase. Architecture and engineering services during the construction period will be included within the GMP amendment to the contract. Staff currently anticipates that the \$1.380 million remaining in the A/E Services Budget after this Amendment will cover all costs architecture and engineering services needed during construction.

85 Stories: Group 6	Medallion (A)	Williams (B)	Total = (A) + (B)	Development Budget
Architect and Engineering Services Contract ("A/E Services")				3,452,404.00
Initial Programming Services	57,500.00	57,500.00	115,000.00	
+ Mod One: Medallion Schematic Design and Survey	90,385.50		90,385.50	
+ Mod Two: Williams Schematic Design and Survey		27,074.50	27,074.50	
= Total Current Design-Build Contract Amount	147,885.50	84,574.50	232,460.00	
+ Proposed Design Phase Fees	1,101,222.00	738,528.00	1,839,750.00	
Total Architect and Engineering Design-Build Contract	1,249,107.50	823,102.50	2,072,210.00	
Budget less current and proposed contract total				1,380,194.00
Owner's Architect and Engineering Contingency outside of contract				172,620.15



RESOLUTION 18-06-04

RESOLUTION 18-06-04 AUTHORIZES THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO EXECUTE A DESIGN AMENDMENT TO THE DESIGN/BUILD SERVICES CONTRACT WITH WALSH CONSTRUCTION CO. FOR MEDALLION AND WILLIAMS PLAZA APARTMENTS.

WHEREAS, Home Forward Board of Commissioners previously authorized the submission of the Section 18 Disposition applications for Medallion and Williams Plaza Apartments; and

WHEREAS, Home Forward previously undertook a formal competitive process for design/build services for the renovation of Medallion and Williams Plaza Apartments and selected Walsh Construction Co.; and

WHEREAS, the contract will be undertaken in phases, with the programming phase complete and the design phase now requiring authorization by contract amendment; and

WHEREAS, Medallion Apartments, a 90 unit, six story apartment building and Williams Plaza, a 101 unit, nine story apartment building both located in northwest Portland are in need of major system repairs and other renovations; and

WHEREAS, Home Forward contracting rules require approval of the Home Forward Board of Commissioners for contracts and contract amendments in excess of \$100,000,

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Home Forward hereby authorizes the Executive Director, or his designee, to execute the design amendment to the design/build contract with Walsh Construction Co. in the amount not to exceed \$1,839,750, for full design services for Medallion and Williams Plaza Apartments.

ADOPTED: JUNE 19, 2018

Attest:

Home Forward:

Michael Buonocore, Secretary

Mary Ann Herman, Chair



MEMORANDUM

To:	Board of Commissioners	Date:	June 19, 2018
From:	Jonathan Trutt, Director, Development and Community Revitalization 503.802.8507 Myriam Demezas, Relocation Program Manager, Development and Community Revitalization 503.802.8502	Subject:	Authorize Contract for Resident Relocation Services with Epic Land Solutions, Inc. During the Renovations of Group 5 under the 85 Stories Project Resolution 18-06-05

The Board of Commissioners is requested to authorize the Executive Director, or his designee, to enter into a contract with Epic Land Solutions, Inc. for an amount not to exceed \$1,499,000.00 to provide Phase I of resident relocation services at Tamarack and Schrunk Riverview Tower Apartments.

ISSUE

Resident relocation is a necessary component of our public housing subsidy conversion and renovation under RAD and Section 18 (85 Stories). These efforts support the One Portfolio Goal within the Strategic Plan by ensuring the rehabilitation and long term physical viability of Home Forward's housing portfolio.

Generally, the vast majority of relocation needed as we continue to rehabilitate our public housing portfolio is temporary in nature—i.e. residents move from their apartments for a period of up to two months while renovations occur. On rare occasions, we may need to relocate a household permanently to ensure compliance with the Low Income Housing Tax Credit (LIHTC) requirements necessary to complete 85 Stories (e.g. household income

limits in excess of 80% of median family income; or a prohibition on households comprised solely of full-time students.)

Specific to 85 Stories Group 5, our resident relocation needs stem from Schrunk Riverview Tower (118 one-bedroom units for seniors and persons with disabilities) and Tamarack Apartments (120 units and a mix of seniors, persons with disability and families with children). These properties' renovations will require residents to move out of their homes for approximately 5-7 weeks.

In February 2018, Home Forward conducted a formal procurement process, issuing a Request For Proposals (RFP) to identify and select a qualified relocation firm to provide relocation services. On March 30, 2018, four firms submitted responses. A selection committee evaluated the proposals based on criteria identified in the RFP that included relevant experience, minority / women / emerging small business (MWESB) goals and cost for services. The selection committee recommended Epic Land Solutions, Inc. (EPIC) as the most qualified and advantageous selection.

Authorizing this request will allow Home Forward to contract with EPIC to coordinate all efforts, other than securing off-site housing, related to resident relocation. This first phase of our contract with EPIC (Phase 1) includes activities such as

- Preparing and coordinating delivery of appropriate resident notifications
- Conducting individual household assessments
- Providing ongoing information to residents pertaining to their individual relocation plans and the overall relocation and construction process
- Contracting professional moving and packing services to assist residents during moves
- Implementing pre-move events and performing all residents' moves

Upon implementation of the contract, EPIC will begin working with residents individually at Schrunk and Tamarack Apartments to produce a comprehensive relocation plan and begin the associated work. The 85 Stories – Group 5 development will vet and approve this plan prior to its implementation.

For both Tamarack and Schrunk, securing off-site temporary housing will be the second component of the resident relocation services contract with EPIC and a primary driver of the total relocation cost. Housing Schrunk and Tamarack residents in extended-stay hotels would cost an estimated \$1,816,000, which is why staff is exploring other, potentially overlapping options such as

- Using vacant units on-site at each property to the fullest extent possible
- Master-leasing apartments
- Constructing and owning modular units that could be utilized for future rehabilitation projects.

Once staff defines the most cost-efficient approach to off-site temporary relocation, staff will present a second (Phase II) contract authorization with EPIC to the Home Forward Board of Commissioners for execution and implementation.



RESOLUTION 18-06-05

RESOLUTION 18-06-05 AUTHORIZES THE EXECUTIVE DIRECTOR, OR HIS DESIGNEE, TO EXECUTE A CONTRACT WITH EPIC LAND SOLUTIONS, INC. FOR RESIDENT RELOCATION SERVICES FOR SCHRUNK RIVERVIEW TOWER AND TAMARACK APARTMENTS DURING THE 85 STORIES PROJECT

WHEREAS, temporary relocation will be required as part of the renovations planned for the 85 Stories Project - Group 5, and

WHEREAS, permanent relocation may be required as part of the renovations planned for the 85 Stories Project - Group 5, and

WHEREAS, Home Forward completed a formal competitive Request For Proposals process to select a qualified provider of resident relocation services for Schrunk and Tamarack, and from those proposals selected Epic Land Solutions, Inc. as the most advantageous selection, and

WHEREAS, Home Forward contracting rules require approval of the Home Forward Board of Commissioners for contract and contract amendments in excess of \$100,000;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Home Forward hereby authorize the Executive Director, or his designee, to execute a contract with Epic Land Solutions, Inc. in the amount not to exceed \$1,499,000.00 for Phase I of the resident relocation services.

ADOPTED: JUNE 19, 2018

Attest:

Home Forward:

Michael Buonocore, Secretary

Mary Ann Herman, Chair

STAFF REPORTS

Procurement & Contracts Department
MONTHLY CONTRACT REPORT
Contracts Approved 04/01/18 - 05/31/18

PUBLIC IMPROVEMENT
(CONSTRUCTION & MAINTENANCE SERVICES)

Contract #	Amend #	Contract Type (Hide)	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C1960	0	Public Improvement	LMC Construction	\$ 12,337.75	CMGC services for bel park, eliot square, maple mallory, (pre-construction)	DCR	4/3/2018	3/16/2020
C1964	0	Public Improvement	LMC Construction	\$ 58,080.00	CMGC services for schrunk tower (pre-construction)	DCR	4/3/2018	3/16/2020
C1987	0	Public Improvement	LandCare	\$ 6,849.28	Replacement of existing landscaping at Dahlke Manor	DCR	4/4/2018	6/4/2018
C1999	0	Public Improvement	Epiphany Construction	\$ 10,552.30	Rehab work due to flood at Humboldt Gardens	Property Management	4/16/2018	6/15/2018
C2001	0	Public Improvement	Squires Electric, Inc.	\$ 13,905.40	Repairing cut wires and replacing breakers at Williams Plaza	Property Management	4/16/2018	4/30/2018
C2003	0	Public Improvement	Fulcrum Construction & Building Services LLC	\$ 76,375.00	Richmond Place Window Replacement	DCR	4/17/2018	6/14/2018
C1968	0	Public Improvement	Walsh Construction Co.	\$ 115,000.00	Design-Build Medallion and Williams (pre-construction)	DCR	4/24/2018	10/30/2020
C1974	0	Public Improvement	LMC Construction	\$ 38,180.00	CMGC pre-construction services for red group -hunter's run, tillicum north, and tillicum south	DCR	4/26/2018	5/1/2020
C2007	0	Public Improvement	First Cascade Corporation	\$ 325,804.00	Repainting at Humboldt Gardens	DCR	5/15/2018	10/14/2018
Subtotal				\$ 657,083.73				9

GOODS & SERVICES

Contract #	Amend #	Contract Type (Hide)	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C1995	0	Goods and Services	Mr Rooter Plumbing	\$ 5,000.00	Clean sewer lines at Tamarack	DCR	4/10/2018	5/25/2018
C2004	0	Goods and Services	Anytime Plumbing & Drain Cleaning Services	\$ 4,075.15	Water leak at Williams Plaza	Property Management	4/12/2018	4/30/2018
C1988	0	Goods and Services	Avanti Markets Northwest	\$ -	Installation and operation of an automated convenience store at NMW	Business Services	4/24/2018	1/0/1900
C1961	0	Goods and Services	Performance Systems Integration (PSI)	\$ 26,349.83	Fire safety services at 12 properties	Property Management	5/4/2018	5/6/2019

C2019	0	Goods and Services	Charter Mechanical	\$ 3,368.00	Waste stack clean out and pull toilet and reset at winchell court. Cut waste lines in basement for sewer cleanout at camera work at camelia court	DCR	5/11/2018	7/2/2018
Subtotal				\$ 38,792.98				5

PERSONAL SERVICE CONTRACTS

Contract #	Amend #	Contract Type (Hide)	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C1997	0	Personal Service	Ready Northwest	\$ 9,900.00	Emergency response plan for Home Forward	Executive	4/9/2018	12/31/2018
C2006	0	Personal Service	New Avenues for Youth	\$ 22,258.00	Program based rent assistance program called New Doors	Rent Assistance	4/11/2018	12/31/2018
C1998	0	Personal Service	Megan Ashlock	\$ 12,367.53	Harvest Share program coordinator managing the New Columbia Youth Empowerment Program (YEP)	Community Services	4/17/2018	3/30/2019
C2005	0	Personal Service	RDH Building Sciences, Inc.	\$ 4,750.00	Documenting condition of siding for CertainTeed Siding Class Action Settlement for Maple Mallory	DCR	4/19/2018	6/30/2018
C2010	0	Personal Service	Serenity Therapeutic Massage	\$ 5,000.00	Therapeutic chair massage to residents of Dahlke, Grace Peck, Holgate House, Rosenbaum, and Unthank Plaza	Community Services	4/30/2018	12/31/2019
C2014	0	Personal Service	Pegasus Social Services	\$ 10,000.00	On-call housekeeping services for Home Forward residents	Community Services	5/3/2018	4/30/2019
C2012	0	Personal Service	Elizabeth Bradley (E.B.) Ferdig	\$ 1,200.00	Chair yoga at Dahlke Manor	Community Services	5/11/2018	12/31/2018
C2020	0	Personal Service	ABHT Structural Engineers LLC	\$ 5,000.00	structural engineering - richmond place shearwall retrofit	DCR	5/16/2018	7/7/2018
C2016	0	Personal Service	Sunghee Chung	\$ 5,000.00	Providing haircuts to residents at Dahlke, Grace Peck, Holgate House, Rosenbaum, and Unthank Plaza	Community Services	5/17/2018	12/31/2019
C2022	0	Personal Service	TRC Environmental Corporation	\$ 1,440.00	Short-term radon in air testing at Bel Park	DCR	5/22/2018	8/31/2018
C2023	0	Personal Service	TRC Environmental Corporation	\$ 2,475.00	Short-term radon in air testing at Maple Mallory	DCR	5/22/2018	8/31/2018
C2024	0	Personal Service	TRC Environmental Corporation	\$ 1,825.00	Short-term radon in air testing at Schunk tower	DCR	5/22/2018	8/31/2018
C2025	0	Personal Service	TRC Environmental Corporation	\$ 2,225.00	Short-term radon in air testing at Eliot Square	DCR	5/22/2018	8/31/2018
C2026	0	Personal Service	TRC Environmental Corporation	\$ 2,545.00	Phase I environmental site assessment at Maple Mallory	DCR	5/22/2018	12/31/2018
C2027	0	Personal Service	TRC Environmental Corporation	\$ 2,695.00	Phase I environmental site assessment at Eliot Square	DCR	5/22/2018	12/31/2018
C2028	0	Personal Service	TRC Environmental Corporation	\$ 2,395.00	Phase I environmental site assessment at Bel Park	DCR	5/22/2018	12/31/2018

C2029	0	Personal Service	TRC Environmental Corporation	\$ 2,695.00	Phase I environmental site assessment at Schrunck Tower	DCR	5/22/2018	12/31/2018
C2030	0	Personal Service	TRC Environmental Corporation	\$ 1,550.00	Pre-renovation asbestos survey and lead in paint survey at Maple Mallory	DCR	5/22/2018	8/31/2018
C2031	0	Personal Service	TRC Environmental Corporation	\$ 1,485.00	Pre-renovation asbestos survey and lead in paint survey at Eliot Square	DCR	5/22/2018	8/31/2018
C2032	0	Personal Service	TRC Environmental Corporation	\$ 1,975.00	Pre-renovation asbestos survey and lead in paint survey at Bel Park	DCR	5/22/2018	8/31/2018
C2033	0	Personal Service	TRC Environmental Corporation	\$ 2,825.00	Pre-renovation asbestos survey and lead in paint survey at Schrunck Tower	DCR	5/22/2018	8/31/2018
Subtotal				\$ 101,605.53				21

PROFESSIONAL SERVICE CONTRACTS (A&E)

Contract #	Amend #	Contract Type (Hide)	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C1937	0	Professional Services (A&E)	Northwest Surveying, inc	\$ 2,000.00	ALTA surveying update for The Framework Project LLC	DCR	12/21/2017	12/31/2019
C1945	0	Professional Services (A&E)	Easbey Consulting, LLC	\$ 50,000.00	Consulting services relating to IRS Code, Section 42 compliance: ongoing LIHTC move-in file audits & RAD-LIHTC conversions.	DCR	4/3/2018	3/31/2021
C1985	0	Professional Services (A&E)	Benthin Engineering, Inc	\$ 10,000.00	Preliminary ALTA survey at Dekum Court	DCR	4/3/2018	12/31/2018
C1993	0	Professional Services (A&E)	KPFF Consulting Engineers	\$ 7,800.00	Boundary and topographic survey at 9214 N Dwight (New Columbia)	DCR	4/11/2018	7/31/2018
C2008	0	Professional Services (A&E)	Catholic Charities	\$ 15,000.00	Financial education and counseling for Home Forward clients	Community Services	4/30/2018	12/31/2018
C2015	0	Professional Services (A&E)	GEO Consultants Northwest	\$ 6,000.00	geotechnical seismic consultation for the Schrunck Riverview Tower	DCR	5/2/2018	8/31/2018
C2017	0	Professional Services (A&E)	Family Essentials	\$ 15,930.00	Build and maintain partnerships with WorkSystems and NextGen; provide coaching and counseling to participants of NextGen	Community Services	5/4/2018	6/30/2019
C2013	0	Professional Services (A&E)	TRC Environmental Corporation	\$ 995.00	Pre-renovation asbestos and lead paint survey at Schrunck	DCR	5/8/2018	6/30/2018
C2021	0	Professional Services (A&E)	KPFF Consulting Engineers	\$ 46,940.00	Design Services for Dwight Temporary Modular Housing Project	DCR	5/14/2018	12/1/2018
C2009	0	Professional Services (A&E)	Catholic Charities	\$ 19,461.00	Resident Services Plan at Multnomah Manor	Community Services	5/17/2018	4/30/2019
Total				\$ 174,126.00				10

AMENDMENTS TO EXISTING CONTRACTS

Contract #	Amend #	Contract Type (Hide)	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C1628	1	Goods and Services	American Heating, Inc	\$ 65,000.00	Bud Clark Commons. HVAC system preventative maintenance agreement	Prop Mgmt	1/18/2018	9/20/2019
C1637	3	Personal Service	Trash for Peace	\$ 30,000.00	Environmental education activities at The Plaza Townhomes, Dekum Court Apartments & Rockwood Station. Adding services at Gladstone Sq. & Fairview Oaks. Include billing rate.	Community Services	1/19/2018	1/1/2019
C1668	3	Personal Service	Amanda Morris	\$ 1,685.25	Foot care clinic at BCC	Community Services	4/3/2018	12/31/2018
C1710	3	Personal Service	The Giving Tree	\$ 3,465.00	Resident Services at Fountain Place	Community Services	4/4/2018	12/1/2018
C1833	1	Personal Service	Metropolitan Public Defenders	\$ 39,000.00	Expungement Services	Rent Assistance	4/4/2018	12/31/2018
C1891	2	Personal Service	Community Alliance of Tenants (CAT)	\$ -	Tenant education program for recipients of the housing choice voucher program	Rent Assistance	4/4/2018	12/31/2018
C1911	1	Personal Service	Nancy Davis Consulting	\$ 12,000.00	Design & adopt Home Forward's new service delivery model contract extension	Executive	4/9/2018	6/30/2019
C1573	4	Goods and Services	HALT Pest Control	\$ -	On-call pest control services, IRFP 04/15-280; amended to extend duration	Prop Mgmt	4/12/2018	4/30/2020
C1666	3	Personal Service	Forensic Building Consultants	\$ -	Building Envelope Consulting Services at Harold Lee Village Apartments; amended to allow payment of final invoices	DCR	4/12/2018	5/15/2018
T1333	1	Personal Service	Foster Pepper LLC	\$ 90,000.00	On-call legal services	DCR	4/17/2018	7/31/2018
C1692	4	Personal Service	Amanda Morris	\$ 21,060.00	Foot care clinic for residents at Pearl Court, Rosenbaum Plaza, Unthank, Dahlke, Holgate House, Medallion, Ruth Haefner, Schrunk, Williams, Gallagher, HWE, NW Tower, Sellwood	Community Services	4/17/2018	12/31/2018
C1684	3	Personal Service	Reliant Search	\$ 35,000.00	On-call Temporary Labor Staffing Firms & Direct Hire Recruiters, RFP 02/16-304; amended to add funds	DBS-HR	4/18/2018	4/30/2019
C1681	3	Personal Service	Staffing Solutions, LLC	\$ 70,000.00	On-call Temporary Labor Staffing Firms & Direct Hire Recruiters, RFP 02/16-304; amended to add funds	DBS-HR	4/19/2018	4/30/2019
C1905	4	Personal Service	Beery Elsner & Hammond LLP	\$ 20,000.00	Providing counsel on contract negotiation between Home Forward and Walsh regarding Framework project; amended to add funds	Procurement	4/19/2018	7/31/2018
C1948	1	Professional Services (A&E)	KPFF Consulting Engineers	\$ -	Boundary and topographic survey for Schrunk Tower; amended to extend time	DCR	4/19/2018	5/31/2018
C1966	1	Professional Services (A&E)	KPFF Consulting Engineers	\$ -	Surveying services for the Blandena Design Project; amended to extend duration	DCR	4/19/2018	5/31/2018
C1975	1	Goods and Services	United Fire Health & Safety	\$ -	Replacement of sprinkler heads, strobe lights, and wet system sprinklers at Richmond Place; amended to add time	FAAM	4/19/2018	5/31/2018
C1685	2	Personal Service	MLK Property Management & Support Services	\$ 80,000.00	On-call Temporary Labor Staffing Firms & Direct Hire Recruiters, RFP 02/16-304; amended to add funds	DBS-HR	4/23/2018	4/30/2019
C1933	3	Personal Service	EMG Corp	\$ -	RAD Physical Condition Assessments for Camelia Court, Eliot Square, Maple Mallory, Bel Park, & Winchell Court; amended to add time	DCR	4/24/2018	6/30/2018
C1922	1	Goods and Services	Advanced Vertical Solutions (AVS)	\$ -	Adds Humboldt Gardens to elevator maintenance contract	Property Management	4/26/2018	11/30/2018

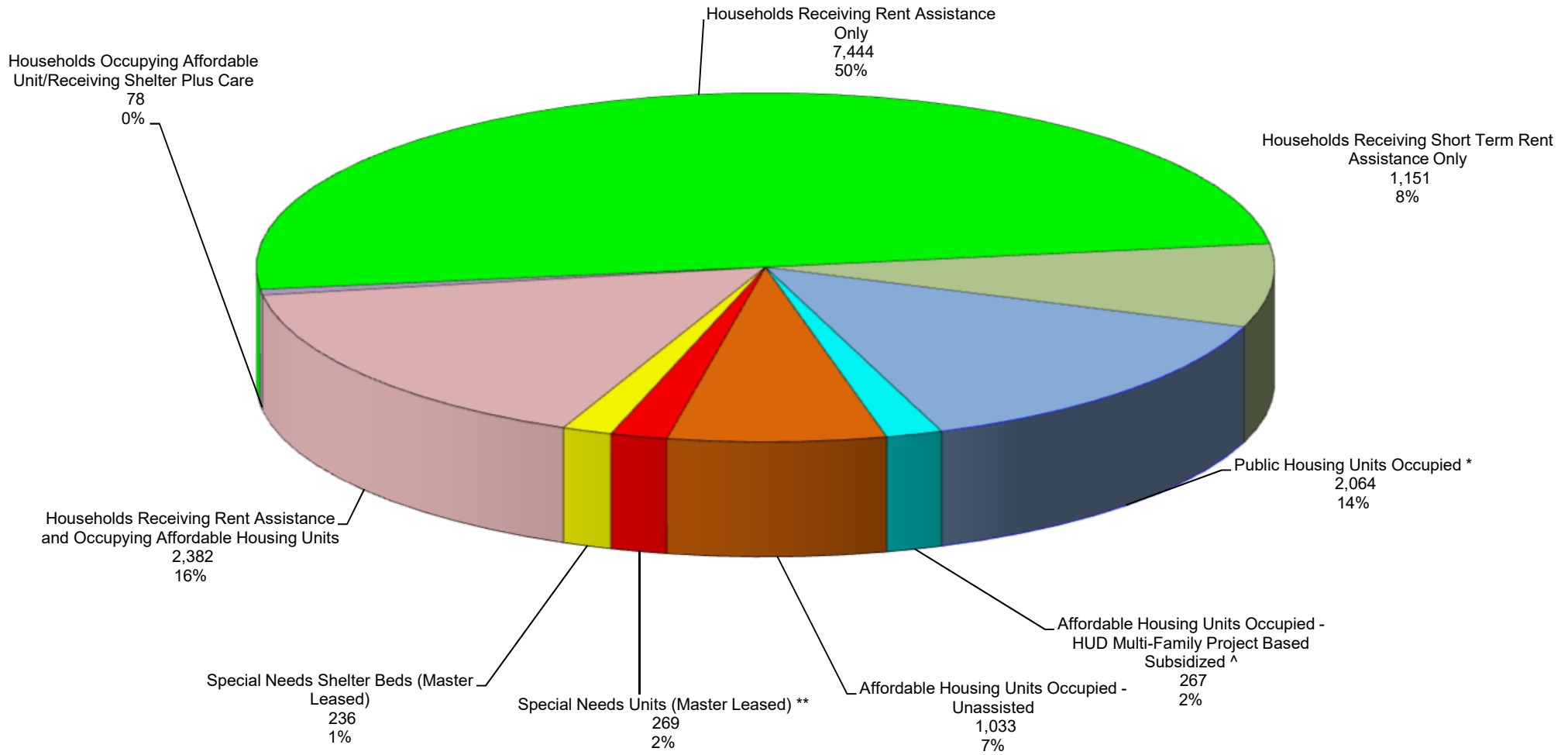
C1709	3	Personal Service	John Keating	\$ 10,000.00	Grant writing, consultation and fund development at \$85/hr; amended to extend duration	Community Services	4/30/2018	12/31/2018
C1794	2	0	Squires Electric, Inc.	\$ 10,000.00	On-call electrical services	Prop Mgmt	4/30/2018	12/12/2018
C1919	1	Goods and Services	American Heating, Inc	\$ 3,228.00	HVAC maintenance agreement for service every 90 days at Hollywood East apartments; amended scope and added funds	Property Management	4/30/2018	12/31/2018
C1971	1	Public Improvement	Cascade Radon Inc.	\$ 750.00	Radon Mitigation at Alderwood; amended scope and funds	DCR	5/1/2018	5/30/2018
C1848	1	Personal Service	Myla Stauber LLC	\$ -	Meditation classes open to all home Forward residents	Community Services	5/2/2018	12/31/2019
C1513	5	Personal Service	Stoel Rives LLP	\$ 100,000.00	Agency wide Legal Services; General Counsel, Procurement & Contracts, Real-Estate & Litigation; adding funds	Executive	5/7/2018	12/31/2019
C1794	3	0	Squires Electric, Inc.	\$ 15,000.00	On-call electrical services; amended to add funds	Prop Mgmt	5/7/2018	12/12/2018
C1573	5	Goods and Services	HALT Pest Control	\$ 75,000.00	On-call pest control services, IRFP 04/15-280; amended to add funds	Prop Mgmt	5/8/2018	4/30/2020
C1602	2	Personal Service	Verbio (aka Oregon Translation)	\$ 24,000.00	On-Call Interpreter and Translation Services for the Agency; amended to extend contract and add funds	Prop Mgmt	5/14/2018	8/1/2020
C1723	1	Personal Service	Immigrant Refugee Community Organization (IRCO)	\$ -	On-Call Interpreter and Translation Services for the Agency; amended to extend contract	Rent Assistance	5/16/2018	5/31/2019
C1940	2	Professional Services (A&E)	MWA Architects Inc	\$ 837,260.00	Design & Construction phases amendment	DCR	5/16/2018	5/31/2020
C1719	3	Public Improvement	O'Neill/Walsh Community Builders	\$ 88,588.00	GMP Amendment: Upgrade SBS material on roof to TPO CO #3	DCR	5/22/2018	2/17/2019
C1719	4	Public Improvement	O'Neill/Walsh Community Builders	\$ 60,739.00	GMP Amendment: demolition of the existing foundation CO #2	DCR	5/23/2018	2/17/2019
C1997	1	Personal Service	Ready Northwest	\$ -	Emergency response plan for Home Forward; amended scope	Executive	5/23/2018	7/31/2019
C1787	2	Goods and Services	Anytime Plumbing & Drain Cleaning Services	\$ 25,000.00	On-call plumbing services at HF-managed properties; amended to increase funds	Prop Mgmt	5/24/2018	11/27/2018
C1719	5	Public Improvement	O'Neill/Walsh Community Builders	\$ 87,265.00	GMP Amendment CO #4	DCR	5/30/2018	2/17/2019
C1939	2	Professional Services (A&E)	KASA Architects, inc	\$ 823,475.00	Design and construction phase amendment	DCR	5/31/2018	6/30/2019
Subtotal				\$ 2,627,515.25				37

Other Agreements (3rd Party contracts, MOU's, IGA's)

Contract #	Amend #	Contract Type (Hide)	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
H2002	0	Public Improvement	Fulcrum Construction & Building Services LLC	\$ 242,036.00	Rockwood Landing Roof Replacement - Contract with Quantum as Agent of Home Forward	DCR	4/30/2018	9/30/2018
Subtotal				\$ 242,036.00				1
Total				\$ 3,841,159.49				83

HOUSEHOLDS SERVED REPORT

Total Households Served: Rent Assistance and Occupied Housing Units May 2018



Total Households Served 14,924

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

* Includes Local Blended Subsidy

^^ Total Short Term Rent Assistance less the Households Occupying Affordable Units/Receiving Shelter Plus Care

** 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 2018

Rent Assistance	All Programs	Moving to Work Programs	Non-MTW Programs
Rent Assistance Vouchers - Home Forward Funded	9,826	7,722	1,319
Tenant Based Vouchers	5,676	5,676	
Project Based Vouchers	1,402	1,402	
Hi Rise Project Based Vouchers	644	644	
RAD Project Based Vouchers	785		
Single Room Occupancy (SRO)/MODS	507		507
Family Unification Program	97		97
Veterans Affairs Supportive Housing (VASH)	552		552
Rent Assistance - PORT IN From Other Jurisdiction	163		163
Short Term Rent Assistance Programs	1,229	116	1,113
Shelter + Care	469		469
Locally Funded Short Term Rent Assistance	644		644
Earl Boyles	8	8	
MIF Funded Short Term Rent Assistance	74	74	
Alder School	23	23	
New Doors	5	5	
Employment Opportunity Program	6	6	
Work Systems Inc. - Agency Based Rent Assistance	-	-	
Total Rent Assistance	11,055	7,838	2,432
Subsidized Housing Units			
Public Housing Units Occupied	2,064	2,064	-
Traditional Public Housing units Occupied	1,279	1,279	
RAD units Occupied - Local Blended Subsidy	172	172	
RAD units Occupied - in Owned Affordable	64	64	
RAD units Occupied - in Tax Credit Affordable	549	549	
Affordable Housing Units Occupied (excluding PH subsidized)	3,760		3,760
Affordable Housing Units - Tenant Based Vouchers	505		505
Affordable Housing Units - Shelter + Care	78		78
Affordable Housing Units - Project Based Vouchers	334		334
Affordable Housing Units - Hi Rise Project Based Vouchers	644		644
Affordable Housing Units - RAD Project Based Vouchers	785		785
Affordable Housing Units - HUD Multi-Family Project Based	267		267
Affordable Housing Units - VASH Vouchers	77		77
Affordable Housing Units - Family Unification Program	3		3
Affordable Housing Units - Section 8 Port In	34		34
Affordable Housing Units - Unassisted	1,033		1,033
Special Needs	505		505
Special Needs Units (Master Leased) **	269		269
Special Needs Shelter Beds (Master Leased)	236		236
Total Households Occupying Housing Units	6,329	2,064	4,265
Total Housing Supports Provided to Household	17,384	9,902	6,697
Household Occupying Affordable Unit/Receiving Home Forward Rent Assistance	(2,382)		(2,382)
Households Occupying Affordable Unit/Receiving Shelter Plus Care	(78)		(78)
Total Households Served	14,924	9,902	4,237

Notes:

- ^A Consists of Grace Peck Terrace, Multnomah Manor, Plaza Townhomes, Rosenbaum Plaza, Unthank Plaza
- ^{**} Special Needs or Physical Units are programs at levels that are not reported to Home Forward by service providers master leasing these properties.
- Home Forward Board of Commissioners
June 2018

DASHBOARD REPORT

Property Performance Measures

Occupancy	Number of Properties	Physical Units	Rentable Units	Vacant Units	Occupancy Percentage	Unit Mix						
						Studio/SRO	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5+ Bdrm	Total
Public Housing	34	1,355	1,355	28	97.9%	77	667	342	259	10	0	1,355
Public Housing Mixed Financed Owned *	2	65	65	1	100.0%	0	15	40	10	0	0	65
Public Housing Mixed Finance Tax Credit *	7	681	681	8	98.8%	385	93	89	62	45	7	681
Total Public Housing	43	2,101	2,101	37	98.2%	462	775	471	331	55	7	2,101
Affordable Owned with PBA subsidy	4	281	281	4	98.6%	72	191	12	0	0	0	281
Affordable Owned without PBA subsidy	20	2078	2,078	54	97.4%	786	525	565	164	30	0	2,078
Total Affordable Owned Housing	24	2,359	2,359	58	97.5%	812	596	586	280	134	17	2,359
Tax Credit Partnerships	17	2,225	2,225	29	98.7%	812	596	386	280	134	17	2,225
Total Affordable Housing	41	4,584	4,584	87	98.1%	1,624	1,192	772	560	268	34	4,584
Eliminate Duplicated PH Properties/Units	-9	-746	-746	-9		-385	-108	-129	-72	-45	-7	-746
Combined Total PH and AH	75	5,939	5,939	115	98.1%	1,701	1,859	1,114	819	278	34	5,939
Special Needs (Master Leased)	32	269	269									
Special Needs (Shelter Beds)	2	236	236									
Total with Special Needs	109	6,444	6444									

* property/unit counts also included in Affordable Housing Count

Financial

Nine months ending 12/31/2017

Public Housing
Affordable Owned
Tax Credit Partnerships

Fiscal YTD ending 12/31/2017				03/31/18		
# of Properties/units Positive Net Operating Income (NOI)		# of Properties/units Negative Net Operating Income (NOI)		# of Properties meeting Debt Coverage	# of Properties not meeting DCR	# of Properties DCR Not Applicable
32	1,328	2	27			
22	2,289	2	70	16	2	6
17	2,225	0		13	0	4

Public Housing Demographics

	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	287	22.2%	2.4	1.9	10.7%	11.4%	1.0%	6.1%	6.2%	10.0%	1.1%	0.5%	0.5%	3.9%
11 to 20%	579	44.7%	1.6	1.4	36.0%	8.7%	14.5%	22.7%	9.9%	26.3%	1.6%	1.9%	0.7%	4.3%
21 to 30%	229	17.7%	2.1	1.6	11.7%	6.0%	6.5%	5.5%	2.7%	10.5%	0.5%	1.3%	0.3%	2.3%
51 to 80%	45	3.5%	2.6	2.2	1.5%	2.0%	0.5%	1.0%	0.7%	1.4%	0.1%	0.3%	0.0%	1.0%
Over 80%	9	0.7%	2.3	1.9	0.6%	0.1%	0.1%	0.2%	0.2%	0.4%	0.0%	0.0%	0.0%	0.2%
All	1,294	100.0%	2.0	1.6	65.9%	34.1%	25.6%	37.8%	23.0%	53.4%	3.9%	4.5%	1.7%	13.6%

Waiting List

0 to 10% MFI	6,859	40.9%	2.0	1.4		1.8%	13.6%	12.9%	19.6%	2.0%	1.0%	0.6%	3.8%	1.1%
11 to 20%	4,989	29.8%	2.0	1.3		3.7%	14.6%	9.0%	14.8%	1.4%	1.2%	0.4%	2.5%	0.5%
21 to 30%	2,642	15.8%	2.3	1.4		2.3%	4.9%	4.3%	7.9%	0.6%	0.7%	0.2%	1.6%	0.3%
31 to 50%	1,815	10.8%	2.6	1.4		1.2%	2.2%	3.2%	4.9%	0.3%	0.6%	0.2%	1.4%	0.2%
51 to 80%	328	2.0%	2.7	1.3		0.2%	0.3%	0.6%	0.8%	0.1%	0.1%	0.1%	0.2%	0.1%
Over 80%	131	0.8%	2.3	1.4		0.1%	0.2%	0.3%	0.3%	0.0%	0.0%	0.0%	0.1%	0.0%
All	16,764	100.0%	2.1	1.4		9.3%	35.8%	30.3%	48.4%	4.4%	3.6%	1.5%	9.6%	2.3%

* Race and ethnicity are not required fields on the Waitlist Application in Yard

Other Activity

	#s.days.hrs
Public Housing	
Names pulled from Wait List	98
Denials	13
New rentals	9
Vacates	14
Evictions	2
# of work orders received	2,184
# of work orders completed	1,868
Average days to respond	13.3
# of work orders emergency	7
Average response hrs (emergency)	107

Rent Assistance Performance Measures

Utilization and Activity

	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	Vouchers Terminated
Tenant Based Vouchers	6,287	5,676	90%	\$771	-188,718	3,062	0	1	15	459	91%	\$771	-672,317	21	92
Project Based Vouchers	2,131	2,046	96%	\$801	90,512			31	16	166	97%	\$802	544,587	100	85
VASH Vouchers	664	552	83%	\$715	-60,514			4	27		90%	\$710	-142,749	22	26
FUP Vouchers	100	97	97%	\$893	4,845			0	0	17	97%	\$919	35,613	1	2
RAD Project Based Vouchers	791	785	99%	\$538	38,417			10	7	16	99%	\$543	203,582	47	35
SRO/MOD Vouchers	512	507	99%	\$442	-36,990			6	6	56	100%	\$449	-163,235	42	43
All Vouchers	10,485	9,663	92%	\$739	-152,448			52	47	741	94%	\$740	-194,519	233	283

Home Forward - Dashboard Report For May of 2018

Demographics

Tenant Based Voucher Participants	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	White	Native	Asian	Hawaiian/	Hispanic
0 to 10% MFI	1130	18.3%	2.3	2.0	8.8%	9.5%	0.8%	4.6%	7.3%	8.4%	0.7%	0.5%	0.2%	1.2%
11 to 20%	2,554	41.4%	1.8	1.8	30.7%	10.7%	14.8%	17.6%	13.3%	21.3%	1.2%	3.1%	0.1%	2.3%
21 to 30%	1,365	22.1%	2.2	2.0	13.8%	8.3%	8.2%	6.9%	7.3%	11.9%	0.4%	1.1%	0.2%	1.2%
31 to 50%	957	15.5%	2.9	2.3	6.1%	9.4%	2.8%	3.2%	6.8%	6.5%	0.3%	0.7%	0.2%	1.0%
51 to 80%	163	2.6%	3.0	2.6	0.9%	1.7%	0.2%	0.3%	1.4%	0.9%	0.1%	0.1%	0.0%	0.2%
Over 80%	5	0.1%	3.6	2.6	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
All	6,169	100%	2.6	2.2	60%	40%	27%	33%	36%	49%	3%	5%	1%	6%

Project Based Voucher Participants	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	White	Native	Asian	Hawaiian/	Hispanic
0 to 10% MFI	719	25.3%	1.8	1.6	15.8%	9.5%	1.4%	9.1%	6.3%	14.1%	1.1%	0.6%	0.3%	3.0%
11 to 20%	1,225	43.1%	1.6	1.3	36.4%	6.7%	14.7%	20.5%	10.1%	26.9%	1.4%	1.2%	0.1%	3.4%
21 to 30%	543	19.1%	2.1	1.6	13.4%	5.7%	8.0%	5.1%	4.7%	11.7%	0.3%	0.5%	0.3%	1.6%
31 to 50%	291	10.3%	3.0	2.2	4.4%	5.9%	2.3%	1.5%	2.8%	4.6%	0.4%	0.1%	0.1%	2.2%
51 to 80%	52	1.8%	3.6	2.3	0.5%	1.3%	0.1%	0.1%	0.6%	0.6%	0.1%	0.0%	0.0%	0.6%
Over 80%	9	0.3%	2.8	2.0	0.1%	0.2%	0.0%	0.1%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%
All	2,830	100%	2.5	1.8	70%	29%	27%	36%	24%	58%	3%	2%	1%	11%

Waiting List	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 Elderly	Black	White	Native	Asian	Hawaiian/	Hispanic	
0 to 10% MFI	1	100.0%	2.0		0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
11 to 20%	140	26.4%	2.5		1.9%	8.8%	12.2%	1.2%	8.8%	12.2%	1.2%	0.8%	0.2%	2.4%	0.8%
21 to 30%	70	13.2%	2.6		2.4%	2.8%	3.5%	7.1%	0.2%	0.6%	0.0%	1.3%	0.0%	0.6%	0.6%
31 to 50%	55	10.4%	2.7		0.9%	1.5%	3.5%	4.7%	0.3%	0.5%	0.6%	0.8%	0.0%	0.0%	0.0%
51 to 80%	13	2.4%	3.0		0.2%	0.2%	1.2%	0.9%	0.0%	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%
Over 80%	8	1.5%	2.4		0.2%	0.4%	0.2%	0.9%	0.0%	0.2%	0.0%	0.2%	0.0%	0.2%	0.0%
All	287	153.9%	2.6		5.6%	13.0%	117.1%	25.9%	1.7%	2.1%	0.8%	5.0%		1.3%	

Short Term Rent Assistance

	# of Households Participating	\$ Amount of Assistance Provided	Average Cost per Household
Shelter Plus Care	469	\$397,561	848
Short Term Rent Assistance	760	\$901,328	1,186

Resident Services

Resident Programs

		Housing Program Served	Households Served/ Participants	Monthly Funding Amount	Average Funds per Participant										
Congregate Housing Services * as of previous month		Public Housing	134	\$86,071	\$642.32										

Agency Financial Summary

Six months ending 12/31/17	Fiscal Year to Date	Prior YTD	Increase (Decrease)
Subsidy Revenue	\$78,327,834	\$69,643,963	\$8,683,871
Grant Revenue	\$13,812,987	\$10,330,023	\$3,482,964
Property Related Income	\$15,477,170	\$14,202,078	\$1,275,092
Development Fee Revenue	\$77,939,445	\$69,639,646	\$8,299,799
Other Revenue	\$10,099,893	\$8,226,728	\$1,873,165
Total Revenue	\$15,942,553	\$15,594,637	\$347,916
Housing Assistance Payments	\$1,223,178	\$2,692,828	(\$1,469,650)
Operating Expense	\$4,189,404	\$3,804,916	\$384,489
Depreciation	\$109,270,957	\$99,892,807	\$9,378,149
Total Expense	\$60,818,664	\$54,033,173	\$6,785,491
Operating Income	\$31,137,931	\$31,618,305	-\$480,373
Other Income(Expense)	\$6,245,137	\$6,075,854	\$169,283
Capital Contributions	\$98,201,732	\$91,727,332	\$6,474,401
Increase(Decrease) Net Assets	\$11,069,224	\$8,165,476	\$2,903,749
Total Assets	-\$336,090	\$3,633,567	(\$3,969,657)
Liquidity Reserves	-\$4,019,439	\$1,371,879	(\$5,391,318)

Development/Community Revitalization

New Development / Revitalization	Units	Construction Start	Construction End	Current Phase	Total Cost	Cost Per Unit
Square Manor						
Gladstone Square	48	Mar-17	Jan-18	Construction	\$11,191,518	\$233,157
Rockwood Landing Roof Replacement	N/A	Feb-18	Jul-18	Construction	\$288,000	N/A
Richmond Place Rehab	21	Nov-17	Jun-18	Construction	\$600,000	\$28,571
Multnomah Manor	54	Aug-17	Jan-18	Construction	\$8,949,559	\$168,860
NE Grand	240	Dec-17	Oct-20	Pre-Construction	\$76,923,525	\$320,515
Capital Improvement						
Fairview Woods Recladding	N/A	Jun-17	Jul-18	Construction	\$3,900,000	N/A