

PUBLIC NOTICE:



Home Forward
BOARD OF COMMISSIONERS
will meet on
Tuesday, May 18, 2021
At 5:15 pm
Zoom Register here:

https://homeforward.zoom.us/webinar/register/WN_Z06tFdCXRUmnCPJcorVn_g



MEMORANDUM

To: Community Partners

Date: May 11, 2021

From: Michael Buonocore, Executive
Director

Subject: Home Forward Board of
Commissioners May Meeting

The Board of Commissioners of Home Forward will meet on Tuesday, May 18, 2021 at 5:15 PM virtually using the Zoom platform. The meeting will be accessible to the public via phone and electronic device.

If you would like to provide public testimony or view the meeting, please use this link to sign up https://homeforward.zoom.us/webinar/register/WN_Z06tFdCXRUmncpJcorVn_g

The commission meeting is open to the public.

AGENDA



BOARD OF COMMISSIONERS MEETING

HOME FORWARD
135 SW ASH STREET
PORTLAND, OREGON

VIA ZOOM

https://homeforward.zoom.us/webinar/register/WN_Z06tFdCXRUmncpJcorVn_g

MAY 18, 2021 5:15 PM

AGENDA

INTRODUCTION AND WELCOME

PUBLIC COMMENT

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

MEETING MINUTES

Topic
Minutes of April 20, 2021 Board of Commissioner Virtual Meetings

RESOLUTIONS/REPORTS

Following Reports and Resolutions:			
21-05	Topic	Presenter/POC	Phone #
01	Authorize Execution of Group 7 Financing Documents for Dahlke Manor, Eastwood Court, Fir Acres and Stark Manor	Jonathan Trutt Theresa Auld	503.802.8507 503.802.8319
02	Recognize Former Board Chair and Commissioner David Widmark	Michael Buonocore	503.802.8423

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 next Board Work Session will be on Wednesday, June 2, 2021 at 5:30 PM. The next Board of Commissioners meeting will be Tuesday, June 15, 2021 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 MEETING
HOME FORWARD
CONFERENCE CALL
135 SW Ash Street Portland, OR 97204
April 20, 2021**

COMMISSIONERS PRESENT

Chair Damien Hall, Vice Chair Matthew Gebhardt, Treasurer Jenny Kim, Chair Emeritus Miki Herman, Commissioners Dina DiNucci, Vivian Satterfield, Rakeem Washington and David Widmark

STAFF PRESENT

Elise Anderson, April Berg, Peter Beyer, Ian Davie, Dena Ford-Avery, Tonya Evans, Leslie Heimer, Biljana Jesic, Kitty Miller, Kandy Sage, Amanda Saul, Shannon Schmidt, Taylor Smiley Wolfe, Celia Strauss, Jonathan Trutt

COUNSEL PRESENT

Sarah Stauffer Curtiss

Chair Damien Hall convened the meeting at 5:20 PM.

MEETING MINUTES

Minutes of the February 16, 2021 Board of Commissioners Conference Call Meeting

Chair Damien Hall requested a motion authorizing approval of the minutes for March 3, 2021 and March 16, 2021 Board of Commissioners meetings.

There being no discussion, Vice Chair Matthew Gebhardt moved to approve a motion for approval, and Commissioner Vivian Satterfield seconded the motion.

The vote was as follows:

Chair Damien Hall—Aye

Vice Chair Matthew Gebhardt—Aye

Treasurer Jenny Kim—Abstained

Chair Emeritus Miki Herman—Aye
Commissioner Dina DiNucci—Aye
Commissioner Vivian Satterfield—Aye
Commissioner Rakeem Washington—Aye
Commissioner David Widmark—Aye

MISSION MOMENT – NextGen Program

Biljana Jesic, Director of Community Services introduced the Mission Moment. Jesic highlighted the relatively new program for Home Forward youth. It is a youth-focused partnership with Work Systems Inc. to prepare them for the workforce, noting some of the funding sources and an overview of how the program works.

Jesic turned it over to Leslie Heimer, Youth Employment Coordinator for Home Forward. Heimer described the program and her role. Through this partnership and Home Forward's investment in the program, youth in Home Forward housing are provided career development opportunities that include career planning, job readiness, internships, occupational training which lead to education and careers for them. The program was introduced to Home Forward youth in 2017. There is a network of providers that include Multnomah County, City of Portland, Prosper Portland, Oregon Department of Human Services, and US Department of Labor.

Heimer went onto say the goal of the program is to help create long-term employment focus and the establishment of working relationships. A large part of her role centers on career coaching. The pillar of support services and funding help navigate through the employment barriers. Heimer provided a snapshot of demographics. Lavina Delacerda shared her journey having been in the program for two years. She moved to Portland at 18, was a high school dropout, currently raising two children and trying to hold everything together. Through the program and strong support from Heimer she has been afforded the opportunity to grow, broaden her knowledge, obtain her GED and become independent. It has been a great experience sighted Delacerda and she highly recommends it to other girls in situations similar to hers.

Chair Hall thanked Delacerda for sharing her story and to hear the program has been a positive and successful experience. Commissioner Satterfield said we will continue to cheer you on and was curious what career path she was exploring. Delacerda hoped top pursue something in the medical field and social work. In closing, Chair Hall invited Heimer and Delacerda back for future updates on the good things being done.

RESOLUTIONS

RESOLUTION 21-04-01 Authorize Adoption of Findings for Troutdale Project

Celeste King, Procurement and Contracts Manager presented the resolution. This resolution requests the board adopt the findings and exempt Home Forward from the competitive bid process for the Troutdale Project, adding it is a Metro Housing Bond project. In December 2020, Multnomah County donated a 3.5-acre parcel to Home Forward to develop housing. We are ready to issue solicitations for design and construction services. Complying with our contracting rules and the ORS there was a 14-day public notice and public hearing offered. No public testimony was received at the hearing.

There being no further discussion, Chair Damien Hall requested a motion to approve Resolution 21-04-01. Commissioner David Widmark moved to adopt resolution 21-04-01. 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 Dina DiNucci—Aye
Commissioner Vivian Satterfield—Aye
Commissioner Rakeem Washington—Aye
Commissioner David Widmark—Aye

RESOLUTION 21-04-02 Authorize Adoption of Exception Payment Standard for Stark Manor, Eastwood Court and Fir Acres

Jonathan Trutt, Development Director presented the resolution. This is a process piece as we move towards a Group 7 financial closing in May and construction thereafter. Group 7 involves 209 homes at four properties with Dahlke being the largest. Trutt described the rehabilitation work at Eastwood Court and the construction of a new building that will house property management, resident services and a community room. He went onto discuss the funding streams and how they will factor into services at the properties, such as the CHSP program at Dahlke. Watching how the rents are set has been front and center and closely monitored. Trutt described the scrutiny taken with RAD rent levels and a central role in our preservation efforts. Fortunately, our current MTW Plan has existing language which allows our board to approve exception rents at Stark Manor, Eastwood Court and Fir Acres. Trutt highlighted the vulnerable population at these three properties.

Chair Hall said this is a very technical matter with many moving pieces. He appreciated the effort to identify common sense decisions and was heartened to see the adopted MTW Plan language allows the intensions we seek today. He added, continue to work with Taylor Smiley Wolfe for clearer language to optimize the plan.

Commissioner Dina DiNucci appreciated seeing work happening in Rockwood and asked for the definition of RAD. Trutt responded and described how it works. DiNucci followed up with confirming there would be two resident services staff at Eastwood Court. Trutt said the space is being designed to accommodate those positions and Biljana Jesic affirmed this decision. She said it is important to have this presence in East County and this will compliment the work we are already doing in the area. Commissioner DiNucci appreciated hearing this saying it is something near and dear to her heart.

Commissioner David Widmark too expressed his appreciation for the work being done and the broadening of services in the area. Commissioner Vivian Satterfield asked for clarification that there will be no rent increase impact to the residents. Trutt acknowledged that is true and the backend efforts make it so. Treasurer Jenny Kim appreciated the creativity and asked how many after this? Trutt said one more bundle, but there are opportunities for more.

There being no further discussion, Damien Hall requested a motion to approve Resolution 21-04-02. Commissioner Dina DiNucci moved to adopt resolution 21-04-02. 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 Dina DiNucci—Aye
Commissioner Vivian Satterfield—Aye
Commissioner Rakeem Washington—Aye
Commissioner David Widmark—Aye

RESOLUTION 21-04-03 Authorize the Execution of Permanent Financing for the Louisa Flowers Apartments

April Berg, Assistant Development Director presented the resolution indicating it was straightforward. This resolution would convert construction financing to the permanent

financing for The Louisa Flowers Apartments, with the loan terms remaining the same. She noted that the resolution was reviewed by the READ Committee and our attorneys.

There being no further discussion, Damien Hall requested a motion to approve Resolution 21-04-03. Chair Emeritus Miki Herman moved to adopt resolution 21-04-03. 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 Dina DiNucci—Aye
Commissioner Vivian Satterfield—Aye
Commissioner Rakeem Washington—Aye
Commissioner David Widmark—Aye

ADJOURN

There being no further business, Chair Damien Hall adjourned the meeting at 6:10 PM.

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

ADOPTED: MAY 18, 2021

Attest:

Home Forward:

Michael Buonocore, Secretary

Damien R. Hall, Chair

RESOLUTIONS



MEMORANDUM

To:	Board of Commissioners	Date:	May 18, 2021
From:	Jonathan Trutt, Director, Development and Community Services 503.802.8507 Theresa Auld, Development Finance Manager 503.802.8319	Subject:	Supplemental Resolution Regarding Resolution 21-03-07 Authorize Execution of Documents in Connection with Financing, Transferring of Property Interests, Development and Operation of Dahlke Manor, Eastwood Court, Fir Acres and Stark Manor Resolution 21-05-01

REQUEST

Staff requests that the Board of Commissioners approve a supplemental resolution relating to the financing of 85 Stories Group 7. This supplemental resolution amends amounts provided in Group 7's Omnibus Financing Resolution, which the Board adopted as Resolution 21-03-07 on March 16, 2021. The reason for the resolution is updated advice from our tax counsel on how best to structure the Home Forward component of 85 Stories Group 7's financing.

BACKGROUND

85 Stories Group 7 enables the renovation of Dahlke Manor in Portland and Eastwood Court, Fir Acres and Stark Manor in Gresham. It will consist of 209 Low Income Housing Tax Credit (LIHTC) units. Home Forward will serve as the seller, lessor, lender, developer and the sole general partner of the Partnership that will:

- Lease the land underlying all Group 7 properties;
- Own all buildings at Eastwood Court, Fir Acres and Stark Manor;
- Lease the improvements at Dahlke Manor.

Our lender role stems from two elements of the 85 Stories' financing structure:

- 1) **Seller and Lease-Carryback Financing.** Seller financing represents the difference between the value of these four properties land and buildings and the cash Home Forward receives towards that total value. Seller and lease carryback financing does not require any cash outlay by Home Forward.
- 2) **A Sponsor Loan.** A sponsor Loan is an actual cash outlay by Home Forward. Most of our Low Income Housing Tax Credit (LIHTC) funded projects have a sponsor loan. Our real estate reserves provide the funding needed for sponsor loans. Developer fees and cash receipts of proceeds from sales and leases fund our real estate reserves.

OVERVIEW

Funding sources for 85 Stories Group 7 will include tax credit equity, a loan of proceeds of a tax-exempt bond issued by OHCS, one or more equity contributions or sponsor loan(s) from Home Forward, seller and lease carry-back financing from Home Forward, and other funds. Current and the previous permanent estimates of these sources are summarized in the table below.

		Updated Amounts	Amounts as of 3/16/21
a.	Investor capital contribution (US Bank Community Development Corporation via LIHTCs)	\$ 30,208,147	\$ 30,207,130
b.	Deferred/Delayed Developer Fee (Home Forward)	\$ 2,485,000	\$ 2,153,000
c.	Tax-exempt bond (issued by OHCS to JPMorgan Chase)	\$ 21,000,000	\$ 21,000,000
d.	Home Forward equity (\$100) & sponsor loan(s)	\$ 16,002,231	\$ 10,482,310
e.	Home Forward seller and lease carryback financing	\$ 13,310,000	\$ 19,505,000
f.	TOTAL	\$ 83,005,378	\$ 83,347,440

The overall budget is estimated at \$83.0 million, including acquisition costs estimated at \$30.6 million, construction costs of \$32.3 million including a construction contingency of \$2.1 million and soft costs of \$20.8 million.

Per the advice of our tax counsel, compared to the authorization provided in Resolution 21-03-07, Home Forward will

- Increase Group 7's sponsor loan
- Decrease Group 7's seller and lease carryback financing
- Provide a shorter term and lower amount for the seller and lease carryback financing.

Home Forward is increasing the sponsor loan (table row d) and our cash outlay at financial closing. The increase in Home Forward's cash outlay happens concurrently with an increase in cash receipts stemming from our roles as seller and lessor. This change helps us reduce the amount and term of seller and lease carryback financing (table row e). The net impact to our development reserves, vis-à-vis our expectations back in March, is an increase of almost \$700,000.

CONCLUSION

Staff requests the Board of Commissioners approve this supplemental resolution authorizing the execution of all documents necessary for the lending of money, in increased amounts described above, to Central Group Limited Partnership related to the sponsor loan, seller loan, lease financing and deferred developer fee.

Staff provided the Real Estate and Development (READ) Committee a draft copy of this resolution at its May 7, 2021 meeting.



RESOLUTION 21-05-01

RESOLUTION 21-05-01 SUPPLEMENTS RESOLUTION 21-03-07 WHICH AUTHORIZES THE EXECUTION AND DELIVERY OF DOCUMENTS BY HOME FORWARD, ON ITS OWN BEHALF AND IN ITS CAPACITY AS GENERAL PARTNER OF CENTRAL GROUP LIMITED PARTNERSHIP, IN CONNECTION WITH THE FINANCING, DEVELOPMENT AND OPERATION OF DAHLKE MANOR, EASTWOOD COURT, FIR ACRES, AND STARK MANOR, AND AUTHORIZING THE TRANSFER OF PROPERTY INTERESTS AND LENDING OF MONEY TO SAID PARTNERSHIP

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

WHEREAS, ORS 456.120(18) authorizes Home Forward to enter into partnership agreements and to make loans to partnerships to finance, plan, undertake, construct, acquire and operate housing projects;

WHEREAS, ORS 456.065 defines “housing project” to include, among other things, “any work or undertaking . . . to provide decent, safe and sanitary urban or rural housing for persons or families of lower income”;

WHEREAS, the Board adopted Resolution 21-03-07 on March 16, 2021 (the “Original Resolution”) which authorizes, among other actions, certain financing required for the rehabilitation of the Development, and capitalized terms not defined herein shall have the meanings ascribed thereto in the Original Resolution;

WHEREAS, certain financing terms have changed since the Initial Resolution was authorized by the Board and thus this resolution (the “Supplemental Resolution”) authorizes updated financing terms;

WHEREAS, the total cost of acquiring and constructing the Development is anticipated to be approximately \$83,005,378, which will be financed (and refinanced) by the Partnership with numerous sources of funds, including: (i) the Bank Loan in the anticipated amount of \$43,885,000 (of which up to \$21,000,000 is anticipated to be converted to permanent financing) of proceeds of the Bonds issues by the Issuer; (ii) public funds in the anticipated amount of \$16,002,231 that will be lent by Home Forward to the Partnership; (iii) seller financing (either in the form of a seller loan or long-term lease payments under the leases) in the anticipated amount of \$8,260,000 from Home Forward to the Partnership to finance, in part, the acquisition of the improvements; (iv) lease financing in the anticipated amount of \$5,050,000 from Home Forward to the Partnership to finance, in part, the lease of the land; (v) capital contributions in the anticipated amount of \$30,208,147 from the Investor Limited Partner; and (vi) deferred developer fee in the anticipated amount \$2,485,000 from Home Forward;

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

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. Approval of Updated Financing. Home Forward is authorized to:
 - a. cause the Partnership to obtain the Bank Loan in the anticipated amount of \$43,885,000 (of which up to \$21,000,000 is anticipated to be converted to permanent financing) of proceeds of the Bonds issued by the Issuer;
 - b. provide public funds in the anticipated amount of \$16,002,231 to the Partnership as a sponsor loan;
 - c. provide seller financing (either in the form of a seller loan or long-term lease payments under the leases) in the anticipated amount of \$8,260,000 to the Partnership to finance, in part, the acquisition of the improvements;
 - d. provide lease financing in the anticipated amount of \$5,050,000 to the Partnership to the Partnership to finance, in part, the lease of the land;
 - e. cause the Partnership to obtain capital contributions in the anticipated amount of \$30,208,147 from the Investor Limited Partner; and

- f. defer the developer fee in the anticipated amount of \$2,485,000.
2. ORS 456.153 Determinations. On behalf of Home Forward, the Board finds and determines that a substantial number of persons of eligible income in the area served by Home Forward cannot obtain housing for 30% of less or their income. Based on the foregoing determination, the Board hereby declares, on behalf of Home Forward, the need for additional housing for persons or families of lower income that can be addressed by Home Forward participating in the financing, development, ownership, management and/or operation of mixed income housing projects;
 3. Increase in Home Forward Participation. Each Authorized Officer is authorized to decrease the principal amount of any loan or capital contribution authorized by this resolution by any amount, or to increase the principal amount of any such loan or capital contribution by an amount up to \$1,000,000 more than the maximum principal amount for the loan or capital contribution stated in this resolution. The Board directs the Executive Director to report to the Board if the total amount borrowed by the Partnership for the Development exceeds the aggregate maximum principal amount stated in this resolution for all loans to the Partnership.
 4. Execution of Duties and Obligations. The Board authorizes Home Forward's Executive Director to cause Home Forward (whether acting on its own behalf or in its capacity as general partner of the Partnership, as applicable) to fulfill Home Forward's duties and obligations, and cause the Partnership to fulfill the Partnership's duties and obligations under the various agreements authorized by this resolution.
 5. Acting Officers Authorized. Any action required by this resolution to be taken by the Chair of the Board, Home Forward's Executive Director, or Home Forward's Chief Financial Officer, may, in the absence of such person, be taken by the duly authorized acting Chair of the Board, acting Executive Director of Home Forward, or acting Chief Financial Officer, respectively.
 6. Changes to Titles or Parties. While the titles of and parties to the various documents listed in Exhibit A hereto may change, no change to such titles or parties shall affect the authority conferred by this resolution to execute, deliver, file (if required), enforce and perform the documents in their final form.

7. Effective Date. This resolution shall be in full force and effect from and after its adoption and approval.
8. Ratification and Confirmation. Any actions of Home Forward or its officers prior to the date hereof and consistent with the terms of this resolution (including, without limitation, the formation of the Partnership) are ratified and confirmed.
9. Effect of Original Resolution. Except as otherwise set forth herein, all provisions of the Original Resolution relative to the Development remain in full force and effect as originally adopted by the Board.

ADOPTED: MAY 18, 2021

Attest:

Home Forward:

Michael Buonocore, Secretary

Damien R. Hall, Chair

CERTIFICATE

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

1. That the attached Resolution 21-05-01 (the "Resolution") is a true and correct copy of the resolution of the Board of Commissioners of Home Forward, as adopted at a meeting of Home Forward held on May 18, 2021, and duly recorded in the minute books of Home Forward.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 18th day of May, 2021.

HOME FORWARD

Michael Buonocore, Executive Director and Secretary

Placeholder for Resolution 21-05-02
Recognizing Commissioner David Widmark

STAFF REPORTS

Procurement & Contracts Department
MONTHLY CONTRACT REPORT
Contracts Approved 03/01/21 - 04/30/21

PUBLIC IMPROVEMENT
(CONSTRUCTION & MAINTENANCE SERVICES)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2702	0	Bridge City Contracting	\$ 22,728.65	Hollywood East shower installation	IFS	3/2/2021	5/30/2021
C2704	0	Pioneer Waterproofing	\$ 4,115.00	Sidewalk repair at NMW	IFS	3/2/2021	5/1/2021
Subtotal			\$ 26,843.65				2

GOODS & SERVICES

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2708	0	Cascade Radon Inc.	\$ 300.00	Install radon mitigation at Stephens Creek Crossing	DCR	3/5/2021	9/30/2021
C2709	0	NW Enforcement	\$ 8,550.00	Security at Celilo	Property Management	3/15/2021	12/31/2021
C2714	0	Moncha Service LLC	\$ 5,500.00	Tree trimming at Tamarack	Property Management	3/23/2021	4/22/2021
C2723	0	Heinz Mechanical Industries, Inc	\$ 140,000.00	Replace cooling tower at New Market West	DCR	4/7/2021	12/31/2021
C2727	0	Gen-Con	\$ 2,400.00	Charge 8 solar loop with new glycol at Cora Park	Property Management	4/15/2021	5/12/2021
C2728	0	IRS Environmental	\$ 150,000.00	On-call hazardous material abatement	IFS	4/19/2021	4/18/2026
C2729	0	Professional Minority Group (PMG)	\$ 150,000.00	On-call hazardous material abatement	IFS	4/20/2021	4/18/2026
C2730	0	Alpha Environmental Services	\$ 150,000.00	On-call hazardous material abatement	IFS	4/20/2021	4/18/2026
C2732	0	NW Enforcement	\$ 150,000.00	On-call security services	Property Management	4/20/2021	4/25/2022

C2734	0	Prime Legacy	\$ 10,247.01	Drywall, door, flooring repairs at Eastwood Court unit 120	Property Management	4/22/2021	5/26/2021
C2736	0	Performance Systems Integration (PSI)	\$ 2,133.00	Repair 6th floor sprinkler valve at NMW	IFS	4/26/2021	7/15/2021
C2739	0	Soha Sign Company	\$ 4,652.00	Install temporary signage based on re-addressing the properties at Fir Acres and Stark Manor.	DCR	4/27/2021	7/31/2021
Subtotal			\$ 773,782.01				12

PERSONAL SERVICE CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2697	0	Western Realty Advisors, Inc.	\$ 3,500.00	Appraisal for 4720 North Maryland St in Portland, Oregon. We are considering purchasing this property and the appraisal will help us make our decision.	DCR	3/2/2021	5/31/2021
C2707	0	Easbey Consulting, LLC	\$ 22,400.00	Full Review/Audit of Resident files to meet the qualifications for LIHTC program for 85 Stories, Group 6, East Group, LP	DCR	3/8/2021	7/30/2021
C2710	0	GTG Consultants, PC	\$ 8,500.00	Capital needs assessment for The Jeffrey	Asset Management	3/15/2021	7/31/2021
C2711	0	Quality Counts LLC	\$ 585.00	Street observation historical data gathering for PBOT Traffic Study report Albina Head Start	DCR	3/16/2021	5/31/2021
C2712	0	GTG Consultants, PC	\$ 30,350.00	CNA for Grace Peck Terrace	DCR	3/16/2021	9/30/2021
C2715	0	Hahn and Associates Inc	\$ 3,250.00	Phase I ESA for Louisa Flowers (grand)	DCR	3/16/2021	6/30/2021
C2713	0	Environmental Works	\$ 7,055.00	Comprehensive follow-up radon testing at Tamarack, Winchell Court and Camelia Court Apartments	DCR	3/17/2021	7/31/2021
C2716	0	Spectrum Enterprises Inc.	\$ 11,000.00	Move-In file audit for Group 7- Dahlke Manor, Fir Acres, Stark Manor and Eastwood Court	Property Management	3/31/2021	11/30/2021
C2717	0	Lifeworks NW	\$ 48,732.00	Resident services support at Beech Street	Community Services	3/31/2021	12/31/2021
C2718	0	Art Larger than Me, LLC	\$ 1,800.00	Art consulting services for Baldwin project	DCR	4/5/2021	3/31/2022
C2720	0	Samikawise Practical Wisdom Facilitators	\$ 5,000.00	Research and provide training documents for Leadership	Talent & Organizational Development	4/5/2021	12/30/2021
C2726	0	Hahn and Associates Inc	\$ 3,500.00	Phase 1 ESA for 4720 N Maryland Ave	DCR	4/13/2021	12/31/2021

C2722	0	Western Realty Advisors, Inc.	\$ 7,500.00	Appraisal of the 206 unit development at 3000 SE Powell Blvd.	DCR	4/15/2021	5/14/2021
C2725	0	Human Solutions, Inc.	\$ 21,615.00	Resident Services at Gateway Park and Sequoia Square	Community Services	4/15/2021	12/31/2021
Subtotal			\$ 174,787.00	14			

PROFESSIONAL SERVICE CONTRACTS (A&E)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2705	0	Westlake Consultants Inc	\$ 9,900.00	Killingsworth Housing land survey	DCR	3/1/2021	12/31/2022
C2445	0	Lever Architects	\$ 34,638.00	Dekum court additional civil and landscape scope - A&E	DCR	3/4/2021	12/31/2023
C2721	0	Forensic Building Consultants	\$ 5,770.00	Design fee to rehabilitate the water retention planters at Bud Clark Commons	DCR	4/6/2021	9/30/2021
Total			\$ 50,308.00	3			

AMENDMENTS TO EXISTING CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2280	3	Helping Hands Home Care NW	\$ -	Provides bathing assistance and personal care services for CHSP; amended to update scope and extend contract	Community Services	1/21/2021	12/31/2021
C2080	2	Human Solutions, Inc.	\$ -	After-school academic and enrichment activities at Sequoia; amended to extend services	Community Services	3/1/2021	6/30/2021
C2480	2	Lifeworks NW	\$ 9,746.00	Resident services coordinator at Beech Street; amended to add time and funds	Community Services	3/2/2021	2/28/2021
C2615	1	Kennedy Restoration	\$ -	BCC water mitigation following emergency flood; amended to add time	Property Management	3/2/2021	3/31/2021
C2046	6	NW Enforcement	\$ 79,810.52	Security Services for Schunk; amended to updates scope	Property Management	3/3/2021	7/31/2021
C2482	3	Bremik Construction	\$ 11,861.00	Additional services to secure Baldwin site prior to construction	DCR	3/3/2021	7/31/2021

C2557	1	Red Sea Road Consulting	\$ 10,000.00	Retreat for Operations Department; amended to update scope of work	Executive	3/4/2021	12/31/2021
C2635	2	Bridge City Contracting	\$ 4,839.00	Beam replacement at Madrona; amended to update scope	Property Management	3/4/2021	4/15/2021
C2218	2	Staffing Solutions, LLC	\$ 50,000.00	On-call Temporary Labor Staffing Firms & Direct Hire Recruiters; amended to add funds	DBS-HR	3/5/2021	4/30/2022
C2320	4	Cascade Radon Inc.	\$ 4,950.00	Additional system and system modification for radon at Eastwood Court	DCR	3/5/2021	6/30/2021
C1994	13	LMC, Inc.	\$ (2,624.02)	red group 1 CO 10	DCR	3/9/2021	9/30/2021
C2643	2	Cascade Radon Inc.	\$ 580.00	Adding long term test for radon testing for Unit 14 at Alderwood	DCR	3/9/2021	9/30/2021
C1994	12	LMC, Inc.	\$ 34,963.45	red group 1 CO 9	DCR	3/10/2021	9/30/2021
C2362	2	Forensic Building Consultants	\$ 10,000.00	Additional job site visits and reporting for Add-Back work involving the Group 6-1 properties of Alderwood, Powellhurst and Floresta. - rule 46-0340	DCR	3/11/2021	4/30/2021
C2228	3	Otis Elevator	\$ 9,636.40	Add scope of work to: Remove and replace panels in both elevators at Medallion and Williams for flooring installation and added scope to Medallion for new key switch and	DCR	3/12/2021	4/30/2021
C2408	4	Cascade Radon Inc.	\$ 856.00	Additional radon retesting at Stephens Creek Crossing North & South	DCR	3/12/2021	6/30/2021
C2230	3	AKS Engineering & Forestry, LLC	\$ 10,000.00	Additional surveying services for Powell	DCR	3/16/2021	12/31/2022
C2292	3	#REF!	\$ 15,000.00	Provides housekeeping and personal care for CHSP residents; amended to update scope	Community Services	3/19/2021	6/30/2021
C2292	2	Home Instead	\$ -	COVID-19 language amendment	Community Services	3/19/2021	12/31/2020
C2457	6	Forensic Building Consultants	\$ 35,000.00	Additional Design and Construction Administration services to support Group 6-2 Add-Back work at the Hunter's Run, Tillicum North and Tillicum South Apts.	DCR	3/20/2021	5/31/2021
C2612	1	JR Johnson, Inc	\$ -	BCC Flood reconstruction; amended to add time	Property Management	3/22/2021	4/1/2021
C2485	2	Universal Lawncare Maintenance	\$ 9,000.00	Landscaping at HWE; amended to extend contract	Property Management	3/23/2021	3/31/2022
C2713	1	Environmental Works	\$ 210.00	Additional radon test kits at Tamarack, Winchell, Camelia	DCR	3/29/2021	7/31/2021
C2613	1	PDX Nutrition Services	\$ 11,439.00	Comprehensive Meal Program for CHSP; amended to add funds due to increase in monthly rate	Community Services	3/29/2021	12/31/2021
C1952	7	Universal Lawncare Maintenance	\$ 32,145.00	Landscaping Maintenance for 20 Master-Leased Properties; amended to extend contract	Asset Mgmt	3/31/2021	6/30/2021

C2271	1	Colas Construction	\$ 311,582.00	CMGC Powell CO #1	DCR	4/1/2021	12/31/2022
C2497	2	Ella Marra-Ketelaar	\$ 5,200.00	Added engagement activities after design at Schrunck Tower	DCR	4/5/2021	12/31/2021
C2635	3	Bridge City Contracting	\$ 2,379.00	Beam replacement at Madrona; amended to update scope	Property Management	4/5/2021	4/15/2021
C2693	1	Harrity Tree Specialists Inc	\$ 475.00	Remove tree limb downed from ice storm damage at the Tillicum North Residence.	DCR	4/5/2021	5/31/2021
C2536	2	KO Construction	\$ 5,260.00	additional mounting blocks at Humboldt Gardens, and extending time	DCR	4/6/2021	9/30/2021
C2421	2	Pegasus Moving & Cleaning	\$ 266,416.00	Provides housekeeping, meal set up and delivery service for CHSP; amended to add time	Community Services	4/12/2021	12/31/2021
C2637	1	GEO Consultants Northwest	\$ 400.00	Additional hours for geotech investigation to finish report at Dekum	DCR	4/12/2021	4/20/2021
C2330	3	USA Mechanical	\$ 50,000.00	HVAC maintenance at BCC; amended to add funds	Property Management	4/13/2021	12/31/2021
C2538	2	Cascade Radon Inc.	\$ 7,845.00	additional radon mitigation systems at Humboldt Gardens, and extending time	DCR	4/13/2021	9/30/2021
C2493	5	Jani-King	\$ -	On-Call Cleaning Services for vacant units and common area/office cleaning; amended scope for HWE	Property Management	4/14/2021	3/18/2023
C2692	1	IRS Environmental	\$ 5,580.00	Increased scope of abatement removal at the Baldwin Property.	DCR	4/14/2021	6/30/2021
C2429	1	Diana's Cleaning Professional Services	\$ 112,620.00	Custodial Services at NMW; amended to extend contract	IFSS	4/15/2021	2/13/2023
C2533	3	KASA Architects, inc	\$ 1,500.00	Dekum head start structural engineering services	DCR	4/15/2021	9/2/2021
C2193	2	Squires Electric, Inc.	\$ -	On-call electrical services; amended to extend contract	Property Management	4/16/2021	3/31/2024
C2203	2	Lovett Inc	\$ -	On-call plumbing services; amended to extend contract	Property Management	4/16/2021	3/31/2024
C2204	2	Anytime Plumbing & Drain Cleaning Services	\$ -	On-call plumbing services; amended to extend contract	Property Management	4/20/2021	3/31/2024
C1912	2	Nancy Hochman	\$ -	Hearings Officer for Home Forward; amended to extend contract	Rent Assistance	4/21/2021	9/30/2022
C2581	1	Arrakis Professional Services	\$ 32,064.00	Stationed security at Hollywood East; amended to add funds	Prop Mgmt	4/26/2021	8/31/2021

C2517	1	Doug Decker LLC	\$ -	History project for Dekum Redevelopment and PCC/Killingsworth Project	DCR	4/27/2021	6/30/2021
Subtotal			\$ 1,138,733.35				44

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

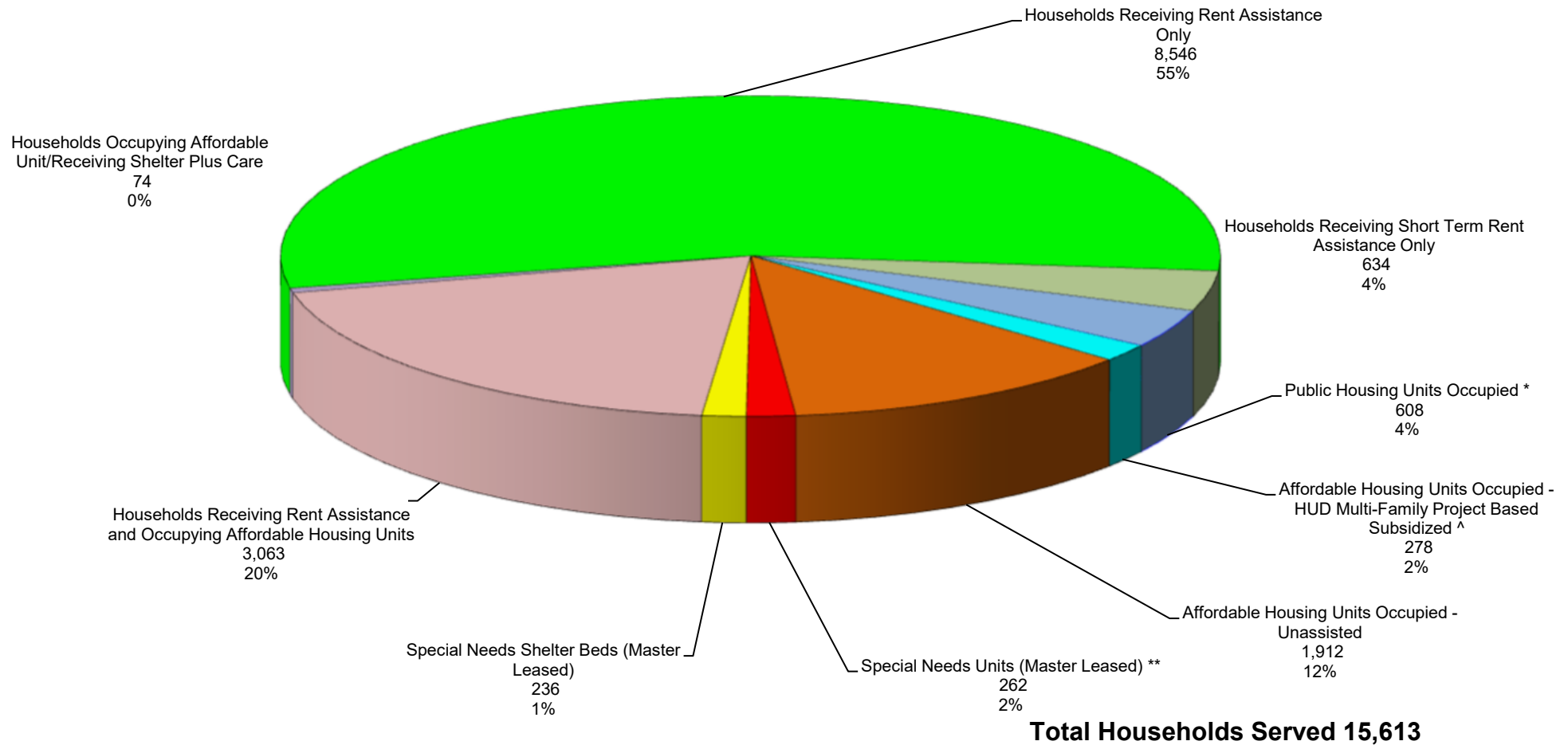
Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
Subtotal			\$ -				0
Total			\$ 2,164,454.01				75

**Procurement & Contracts Department
FUTURE FORMAL PROCUREMENTS
6-Month Look Ahead - May 2021**

Estimated Contract Amount	Description	Dept.	Solicitation Period
\$9.4 million	Design/Build - Grace Peck	DCR	May 2021
\$20 million	CM/GC - Troutdale	DCR	May 2021
\$600,000	Window replacement at Gretchen Kafoury	DCR	Re-Bid Postponed TBD
\$1.5 million	CHSP Housekeeping & Personal Care	Community Services	TBD
\$11 million	A&E - Fairfield	DCR	TBD
\$16 million	CM/GC - Fairfield	DCR	TBD

HOUSEHOLDS SERVED REPORT

Total Households Served: Rent Assistance and Occupied Housing Units April 2021



^ 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 April 2021

Rent Assistance	All Programs	Moving to Work Programs	Non-MTW Programs
Rent Assistance Vouchers - Home Forward Fundec	11,609	9,743	1,866
Tenant Based Vouchers	5,579	5,579	
Project Based Vouchers	1,777	1,777	
Hi Rise Project Based Vouchers	620	620	
RAD Project Based Vouchers	1,349	1,349	
Section 18 Project Based Vouchers	418	418	
Single Room Occupancy (SRO)/MODS	122		122
Family Unification Program	192		192
Mainstream Vouchers	91		91
Veterans Affairs Supportive Housing (VASH)	686		686
Rent Assistance - PORT IN From Other Jurisdiction	775		775
Short Term Rent Assistance Programs	708	60	648
Shelter + Care	464		464
Locally Funded Short Term Rent Assistance	184		184
Earl Boyles	18	18	
MIF Funded Short Term Rent Assistance	-	-	
Alder School	26	26	
New Doors	5	5	
Employment Opportunity Program	11	11	
Work Systems Inc. - Agency Based Rent Assistance	-	-	
Total Rent Assistance	12,317	9,803	2,514
Subsidized Housing Units			
Public Housing Units Occupied	608	608	-
Traditional Public Housing units Occupied	608	608	
Affordable Housing Units Occupied (excluding PH subsidized)	5,327		4,909
Affordable Housing Units - Tenant Based Vouchers	215		215
Affordable Housing Units - Shelter + Care	74		74
Affordable Housing Units - Project Based Vouchers	-		-
Affordable Housing Units - Hi Rise Project Based Vouchers	620		620
Affordable Housing Units - RAD Project Based Vouchers	1,349		1,349
Affordable Housing Units Section 18 Project Based Vouchers	418		
^ Affordable Housing Units - HUD Multi-Family Project Based	278		278
Affordable Housing Units - VASH Vouchers	436		436
Affordable Housing Units - Family Unification Program	-		-
Affordable Housing Units - Section 8 Port In	25		25
Affordable Housing Units - Unassisted	1,912		1,912
Special Needs	498		498
Special Needs Units (Master Leased) **	262		262
Special Needs Shelter Beds (Master Leased)	236		236
Total Households Occupying Housing Units	6,433	608	5,407
Total Housing Supports Provided to Household	18,750	10,411	7,921
Household Occupying Affordable Unit/Receiving Home Forward Rent Assistance	(3,063)		(3,063)
Households Occupying Affordable Unit/Receiving Shelter Plus Care	(74)		(74)
Total Households Served	15,613	10,411	4,784

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 Board of Commissioners
May 2021

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	17	645	615	7	98.9%	8	323	186	122	6	0	645
Affordable Owned	26	2401	2,401	82	96.6%	867	704	618	182	30	0	2,401
Tax Credit Partnerships *	37	3,183	3,103	95	96.9%	969	1,071	602	386	138	17	3,183
Total Affordable Housing	63	5584	5504	177	96.8%	1,836	1,775	1,220	568	168	17	5,584
Combined Total PH and AH	80	6,229	6,119	184	97.0%	1,834	2,098	1,406	690	174	17	6,219
Special Needs (Master Leased)	27	262	262									
Special Needs (Shelter Beds)	3	236	236									
Total with Special Needs	110	6,727	6,617									

* Excludes Louisa Flowers- has not fully leased up yet

Financial

	Fiscal YTD ending 12/31/20						12/31/20		
	# 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			20	1	5
Affordable Owned	23	2,012	4	389			14	2	21
Tax Credit Partnerships	26	1,870	10	1,233	1	80			

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	116	19.1%	2.4	2.0	46.6%	53.0%	20.7%	19.0%	20.7%	62.9%	6.0%	1.7%	2.6%	22.4%
11 to 20%	267	43.9%	1.7	1.5	78.3%	22.0%	65.2%	68.0%	19.9%	70.0%	2.3%	5.2%	1.1%	12.0%
21 to 30%	116	19.1%	2.0	1.7	70.7%	29.0%	60.3%	54.0%	16.4%	71.6%	1.7%	6.0%	0.9%	16.4%
31 to 50%	79	13.0%	2.7	2.1	58.2%	42.0%	45.6%	37.0%	21.5%	65.8%	2.5%	2.5%	1.3%	24.1%
51 to 80%	29	4.8%	2.4	2.2	51.7%	48.0%	44.8%	24.0%	24.1%	69.0%		6.9%		24.1%
Over 80%	1	0.2%	4.0	3.0	100.0%				100.0%					
All	608	100%	2.1	1.7	67%	33%	52%	49.7%	19.9%	68.3%	2.8%	4.4%	1.3%	16.9%

Waiting List

0 to 10% MFI	3,806	40.7%	2.1	1.7			40.7%	4.7%	49.7%	31.3%	2.6%	1.3%	5.2%	6.7%	2.0%
11 to 20%	2,868	30.7%	2.1	1.7			56.1%	10.7%	52.3%	29.5%	4.5%	1.1%	4.6%	4.4%	0.4%
21 to 30%	1,450	15.5%	2.5	1.9			37.0%	14.2%	48.6%	25.7%	7.4%	1.5%	6.1%	7.9%	0.3%
31 to 50%	907	9.7%	2.6	2.0			30.5%	12.8%	47.9%	26.9%	8.7%	1.7%	5.1%	8.2%	0.1%
51 to 80%	222	2.4%	2.6	2.0			24.3%	10.4%	49.6%	18.5%	12.2%	4.1%	5.0%	5.9%	0.0%
Over 80%	90	1.0%	2.2	1.8			30.0%	6.7%	34.4%	42.2%	5.6%	2.2%	3.3%	6.7%	0.0%
All	9,343	100.0%	2.2	1.8			43.4%	9.0%	50.0%	29.2%	4.8%	1.4%	5.1%	6.3%	

Other Activity

Public Housing	
Names pulled from Wait List	162
Denials	2
New rentals	4
Vacates	4
Evictions	0

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 Leased	Vouchers Terminated
Tenant Based Vouchers	5,887	5,579	95%	\$797	-407,928	857	0	30	7	287	95%	\$793	-1,736,811	141	55
Project Based Vouchers	2,955	2,815	95%	\$867	4,175			21	13	447	96%	\$871	118,725	110	81
VASH Vouchers	970	686	71%	\$757	16,521			8	1	48	70%	\$771	92,862	32	10
FUP Vouchers	244	192	79%	\$1,074	30,733			0	1	15	84%	\$974	98,874	5	2
Mainstream Vouchers	229	91	40%	\$914	-82,398			0	0	0	39%	\$235	-579,141	1	2
RAD Project Based Vouchers	1,419	1,349	95%	\$444	-400,595			13	3	102	95%	\$111	-3,400,622	60	41
SRO/MOD Vouchers	130	122	94%	\$511	1,515			1	0	3	94%	\$493	-3,254	6	6
All Vouchers	11,834	10,834	92%	\$772	-837,977			73	25	902	92%	\$722	-5,409,367	355	197

Home Forward - Dashboard Report For April of 2021

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
Tenant Based Voucher Participants *														
0 to 10% MFI	1,182	17.8%	2.5	2.0	48.7%	51.0%	21.1%	29.0%	39.4%	47.2%	3.5%	1.6%	1.2%	9.1%
11 to 20%	2,931	44.2%	1.8	1.7	78.5%	22.0%	62.0%	69.0%	33.5%	54.8%	1.8%	6.2%	0.4%	5.5%
21 to 30%	1,356	20.4%	2.3	2.0	65.6%	34.0%	52.0%	55.0%	36.3%	54.6%	1.4%	4.0%	0.9%	6.6%
31 to 50%	931	14.0%	2.9	2.3	48.6%	51.0%	36.5%	34.0%	41.4%	46.9%	2.2%	3.3%	1.6%	9.0%
51 to 80%	214	3.2%	2.7	2.5	51.9%	48.0%	23.8%	27.0%	52.8%	35.5%	3.3%	3.7%	1.4%	7.5%
Over 80%	22	0.3%	2.9	2.5	45.5%	55.0%	22.7%	23.0%	36.4%	50.0%		4.6%		9.1%
All	6,636	100%	2.2	1.9	65.4%	34.6%	47.7%	52.6%	36.9%	51.7%	2.1%	4.4%	0.9%	7.0%

* (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 Elderly	Black African American	White	Native American	Asian	Hawaiian/ Pacific Islnd	Hispanic/ Latino
Project Based Voucher Participants														
0 to 10% MFI	1113	27.9%	2.0	1.2	63.2%	37.0%	28.1%	32.0%	22.9%	65.2%	3.5%	1.9%	1.7%	15.0%
11 to 20%	1856	46.5%	1.6	0.9	83.4%	17.0%	61.7%	71.0%	23.2%	66.0%	3.3%	3.1%	0.7%	9.1%
21 to 30%	609	15.3%	2.1	1.3	71.4%	29.0%	58.1%	53.0%	22.7%	68.0%	2.8%	2.5%	0.7%	9.9%
31 to 50%	338	8.5%	2.7	1.9	51.2%	49.0%	39.9%	28.0%	30.2%	56.5%	4.4%	2.4%	1.2%	22.5%
51 to 80%	62	1.6%	2.9	2.2	48.4%	52.0%	37.1%	18.0%	32.3%	59.7%	4.8%		1.6%	30.7%
Over 80%	10	0.3%	4.0	3.1	30.0%	70.0%	30.0%		40.0%	60.0%				40.0%
All	3,988	100%	1.9	1.2	72%	28%	49%	52.7%	23.8%	65.1%	3.4%	2.6%	1.0%	12.4%

	Households				% Family Type (head of household)				Black African American	White	Native American	Asian	Hawaiian/ Pacific Islnd	Hispanic/ Latino	Not Reported
	# of Households	% of Households	Average Family Size	Average Unit Size	Adults no Children	Family with Children	Elderly	Disabled Not Elderly							
Waiting List															
0 to 10% MFI	350	32.2%	2.0				2.9%	26.0%	30.3%	56.3%	4.0%	2.3%	0.9%	7.0%	0.6%
11 to 20%	296	27.2%	1.9				17.6%	55.4%	26.0%	59.8%	2.0%	5.7%	1.4%	4.6%	0.7%
21 to 30%	221	20.3%	2.0				18.6%	43.0%	19.5%	67.9%	0.9%	3.6%	0.9%	5.3%	0.9%
31 to 50%	182	16.7%	2.5				9.9%	23.6%	27.5%	55.5%	3.9%	5.0%	1.1%	5.5%	0.6%
51 to 80%	31	2.9%	2.2				16.1%	19.4%	41.9%	35.5%		6.5%		10.3%	3.2%
Over 80%	7	0.6%	2.9						28.6%	42.9%			14.3%	4.6%	
All	1,087	100.0%	2.1				11.6%	36.7%	26.8%	58.8%	2.7%	4.0%	1.1%	5.8%	1.0%

Short Term Rent Assistance

	# of Households Participating	\$ Amount of Assistance Provided	Average Cost per Household
Shelter Plus Care	464	\$448,221	966
Short Term Rent Assistance	421	\$373,176	886

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

Resident Services Coordination

Public Housing

# Services	# of Programs	# Event Attendees	# Notice/Violation Meetings	# Eviction Notices	# Housing Stability Meetings
2489	22	212	6	9	6

Development/Community Revitalization**New Development / Revitalization**

	Units	Construction Start	Construction End	Current Phase	Total Cost	Cost Per Unit
North Group Rehab Project	350	18-Dec	30-Sep	Post -Construction	\$101,323,805	\$289,496
East Group Rehab Project	315	19-Jun	21-Mar	Construction	\$79,925,247	\$253,731
Fountain Place Rehab Project	74	20-Mar	21-Dec	Construction	\$32,804,443	\$443,303

Capital Improvement

Gretchen Kafoury Windows Replacem	N/A	21-Mar	21-Sep	Pre-Construction	\$875,000	N/A
Sequoia Elevated Deck	N/A	21-Mar	21-Sep	Pre-Construction	\$1,822,000	N/A
Schiller Way Elevated Deck Project	N/A	21-Mar	21-Jun	Pre-Construction	\$204,000	N/A
Kelly Place Elevated Deck	N/A	21-Mar	21-Jun	Pre-Construction	\$136,016	N/A