

**SUPPORTIVE SERVICES**

Project Name:

The Commons on MLK

Date:

2/5/2019

Vacancy Rate	0%
Income Escalator	2%
Expense Escalator	3%

**Income Assumptions**

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Federal HUD Continuum of Care	323,031	323,031	323,031	323,031	323,031	323,031	323,031	323,031	323,031	323,031	323,031	323,031	323,031	323,031	323,031
Local Human Services Commission	72,758	74,213	75,697	77,211	78,755	80,330	81,937	83,576	85,248	86,953	88,692	90,466	92,275	94,121	96,003
State of Oregon Emergency Housing Account	30,000	30,600	31,212	31,836	32,473	33,122	33,784	34,460	35,149	35,852	36,569	37,300	38,046	38,807	39,583
Oregon Health Plan (Medicaid)	89,347	91,134	92,957	94,816	96,712	98,646	100,619	102,631	104,684	106,778	108,914	111,092	113,314	115,580	117,892
Kaiser	85,000	85,000	80,000												
PeaceHealth	85,000	80,000	85,000												
PacificSource	80,000	85,000	85,000												
<b>Total Income - Supportive services</b>	<b>765,136</b>	<b>768,978</b>	<b>772,897</b>	<b>526,894</b>	<b>530,971</b>	<b>535,129</b>	<b>539,371</b>	<b>543,698</b>	<b>548,112</b>	<b>552,614</b>	<b>557,206</b>	<b>561,889</b>	<b>566,666</b>	<b>571,539</b>	<b>576,509</b>

**Expense Assumptions**

Case Manager	137,904	142,041	146,302	150,691	155,212	159,868	164,664	169,604	174,692	179,933	185,331	190,891	196,618	202,517	208,593
Front Desk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CADC Counselor	48,672	50,132	51,636	53,185	54,781	56,424	58,117	59,861	61,657	63,507	65,412	67,374	69,395	71,477	73,621
Counselor	62,192	64,058	65,980	67,959	69,998	72,098	74,261	76,489	78,784	81,148	83,582	86,089	88,672	91,332	94,072
Program Supervisor	67,600	69,628	71,717	73,869	76,085	78,368	80,719	83,141	85,635	88,204	90,850	93,576	96,383	99,274	102,252
Peer Support Staff	121,680	125,330	129,090	132,963	136,952	141,061	145,293	149,652	154,142	158,766	163,529	168,435	173,488	178,693	184,054
<b>Personnel and Fringe</b>	<b>438,048</b>	<b>451,189</b>	<b>464,725</b>	<b>478,667</b>	<b>493,028</b>	<b>507,819</b>	<b>523,054</b>	<b>538,747</b>	<b>554,910</b>	<b>571,558</b>	<b>588,704</b>	<b>606,365</b>	<b>624,556</b>	<b>643,293</b>	<b>662,592</b>
Daily per diem	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048	13,439	13,842	14,257	14,685	15,126
Support Services	12,500	12,875	13,261	13,659	14,069	14,491	14,926	15,374	15,835	16,310	16,799	17,303	17,822	18,357	18,908
Telephone Services	9,600	9,888	10,185	10,491	10,806	11,130	11,464	11,808	12,162	12,527	12,903	13,290	13,689	14,100	14,523
Technology Services	4,800	4,944	5,092	5,245	5,402	5,564	5,731	5,903	6,080	6,262	6,450	6,644	6,843	7,048	7,259
Office Supplies & Expense	2,400	2,472	2,546	2,622	2,701	2,782	2,865	2,951	3,040	3,131	3,225	3,322	3,422	3,525	3,631
Printing & Binding	1,400	1,442	1,485	1,530	1,576	1,623	1,672	1,722	1,774	1,827	1,882	1,938	1,996	2,056	2,118
DP Supplies And Access	600	618	637	656	676	696	717	739	761	784	808	832	857	883	909
Travel/Mileage	803	827	852	878	904	931	959	988	1,018	1,049	1,080	1,112	1,145	1,179	1,214
Vehicle	6,880	7,086	7,299	7,518	7,744	7,976	8,215	8,461	8,715	8,976	9,245	9,522	9,808	10,102	10,405
Administration	74,105	76,328	78,618	80,977	83,406	85,908	88,485	91,140	93,874	96,690	99,591	102,579	105,656	108,826	112,091
Miscellaneous Payments	3,000	3,090	3,183	3,278	3,376	3,477	3,581	3,688	3,799	3,913	4,030	4,151	4,276	4,404	4,536
Training	4,000	4,120	4,244	4,371	4,502	4,637	4,776	4,919	5,067	5,219	5,376	5,537	5,703	5,874	6,050
<b>Materials and Services</b>	<b>130,088</b>	<b>133,990</b>	<b>138,011</b>	<b>142,152</b>	<b>146,417</b>	<b>150,808</b>	<b>155,332</b>	<b>159,992</b>	<b>164,793</b>	<b>169,736</b>	<b>174,828</b>	<b>180,072</b>	<b>185,474</b>	<b>191,039</b>	<b>196,770</b>
<b>Total Expenses</b>	<b>568,136</b>	<b>585,179</b>	<b>602,736</b>	<b>620,819</b>	<b>639,445</b>	<b>658,627</b>	<b>678,386</b>	<b>698,739</b>	<b>719,703</b>	<b>741,294</b>	<b>763,532</b>	<b>786,437</b>	<b>810,030</b>	<b>834,332</b>	<b>859,362</b>
<b>Surplus/Gap</b>	<b>197,000</b>	<b>183,799</b>	<b>170,161</b>	<b>(93,925)</b>	<b>(108,474)</b>	<b>(123,498)</b>	<b>(139,015)</b>	<b>(155,041)</b>	<b>(171,591)</b>	<b>(188,680)</b>	<b>(206,326)</b>	<b>(224,548)</b>	<b>(243,364)</b>	<b>(262,793)</b>	<b>(282,853)</b>

Supportive Services Reserve	org balance	197,000	380,799	550,960	457,035	348,561	225,063	86,048	(68,993)	(240,584)	(429,264)	(635,590)	(860,138)	(1,103,502)	(1,366,295)
	payment	197,000	183,799	170,161	-	-	-	-	-	-	-	-	-	-	-
	withdrawal	-	-	-	(93,925)	(108,474)	(123,498)	(139,015)	(155,041)	(171,591)	(188,680)	(206,326)	(224,548)	(243,364)	(262,793)
	final balance	197,000	380,799	550,960	457,035	348,561	225,063	86,048	(68,993)	(240,584)	(429,264)	(635,590)	(860,138)	(1,103,502)	(1,366,295)