

Home Forward - Dashboard Report For October of 2017

Property Performance Measures

Occupancy

	Number of Properties	Physical Units	Rentable Units	Vacant Units	Occupancy Percentage	Unit Mix						Total
						Studio/SRO	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5+ Bdrm	
Public Housing	34	1,355	1,345	20	98.5%	77	667	342	259	10	0	1,355
Public Housing Mixed Financed Owned *	2	65	65	3	100.0%	0	15	40	10	0	0	65
Public Housing Mixed Finance Tax Credit *	10	681	681	10	98.5%	385	93	89	62	45	7	681
Total Public Housing	46	2,101	2,091	33	98.4%	462	775	471	331	55	7	2,101
Affordable Owned with PBA subsidy	4	281	281	2	99.3%	72	191	12	6	0	0	281
Affordable Owned without PBA subsidy	20	2078	2,078	35	98.3%	794	525	565	164	30	0	2,078
Total Affordable Owned Housing	24	2,359	2,359	37	98.4%	812	596	386	280	134	17	2,359
Tax Credit Partnerships	17	2,225	2,225	28	98.7%	812	596	386	280	134	17	2,225
Total Affordable Housing	41	4,584	4,584	65	98.6%	1,624	1,192	772	560	268	34	4,584
Eliminate Duplicated PH Properties/Units	-12	-746	-746	-13		-385	-108	-129	-72	-45	-7	-746
Combined Total PH and AH	75	5,939	5,929	85	98.6%	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	6,434									

* property/unit counts also included in Affordable Housing Count

Financial

Three months ending 9/30/2017

Fiscal YTD ending 9/30/2017				09/30/17		
# of Properties/units Positive Net Operating Income (NOI)	Net	# of Properties/units Negative Net Operating Income (NOI)	Net	# of Properties meeting Debt Coverage	# of Properties not meeting DCR	# of Properties DCR Not Applicable
32	1,328	2	27	17	2	5
22	2,289	2	70	11	0	6
17	2,225	0	0			

Public Housing
Affordable Owned
Tax Credit Partnerships

Public Housing Demographics

	Households				% Family Type (head of household)				Race % (head of household)					
	# of	% of	Average	Average Unit	Adults no	Family with	Elderly	Disabled	Black African American	White	Native American	Asian	Hawaiian/Pacific Isld	Hispanic/ Latino
Public Housing Residents														
0 to 10% MFI	461	22.7%	2.1	1.8	11.8%	10.9%	0.5%	7.9%	7.1%	10.0%	1.1%	0.4%	0.3%	3.8%
11 to 20%	806	39.7%	1.8	1.5	29.6%	10.1%	9.8%	20.3%	11.4%	20.7%	1.6%	1.3%	0.5%	4.2%
21 to 30%	388	19.1%	2.2	1.7	12.0%	7.1%	6.2%	5.7%	4.9%	10.3%	0.6%	0.9%	0.4%	2.0%
51 to 80%	74	3.6%	3.2	2.4	1.3%	2.4%	0.3%	0.4%	1.2%	1.0%	0.1%	0.2%	0.0%	1.1%
Over 80%	17	0.8%	2.7	2.1	0.4%	0.4%	0.0%	0.1%	0.2%	0.3%	0.0%	0.0%	0.0%	0.3%
All	2,030	100.0%	2.1	1.7	61.2%	38.8%	19.8%	37.9%	29.0%	47.9%	3.9%	3.4%	1.5%	14.3%

Waiting List

	# of	% of	Average	Average Unit	Adults no	Family with	Elderly	Disabled	Black African American	White	Native American	Asian	Hawaiian/Pacific Isld	Hispanic/ Latino
0 to 10% MFI	6,472	37.8%	1.9	1.4			1.7%	13.0%	11.9%	18.1%	1.8%	0.9%	0.5%	3.5%
11 to 20%	4,750	27.8%	2.1	1.4			3.2%	13.4%	8.4%	13.8%	1.2%	1.1%	0.4%	2.3%
21 to 30%	2,900	16.9%	2.3	1.4			2.5%	5.8%	4.8%	8.4%	0.7%	0.8%	0.2%	1.8%
31 to 50%	2,292	13.4%	2.5	1.4			1.6%	2.9%	3.8%	6.2%	0.4%	0.7%	0.2%	1.7%
51 to 80%	536	3.1%	2.6	1.4			0.3%	0.5%	1.0%	1.4%	0.1%	0.2%	0.1%	0.3%
Over 80%	163	1.0%	2.5	1.4			0.1%	0.2%	0.4%	0.3%	0.0%	0.1%	0.0%	0.1%
All	17,113	100.0%	2.1	1.4			9.3%	35.8%	30.3%	48.2%	4.3%	3.7%	1.5%	9.8%

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

Other Activity

	#'s.days.hrs
Public Housing	
Names pulled from Wait List	160
Denials	4
New rentals	22
Vacates	91
Evictions	2
# of work orders received	1,531
# of work orders completed	1,069
Average days to respond	10.9
# of work orders emergency	6
Average response hrs (emergency)	33

Rent Assistance Performance Measures

Utilization and Activity

	Current Month Status					Waiting List Names	Current Month Activity			Calendar Year To Date				
	Vouchers	Vouchers	Utilization	Average Voucher	HUD Subsidy Over(Under)		Remaining Waiting List	New Vouchers	Vouchers	Voucher Inspections	Utilization	Average Voucher	HUD Subsidy Over(Under)	New Vouchers
Tenant Based Vouchers	6,938	6,517	94%	\$744	-\$232,349	0	16	23	469	93%	\$719	\$501,837	287	439
Project Based Vouchers	2,105	2,035	97%	\$843	\$184,632		14	18	106	97%	\$821	\$2,816,685	289	230
SRO/Mod Vouchers	512	494	96%	\$458			13	14	113	97%	\$449	\$70,776	100	104
All Vouchers	9,555	9,046	95%	\$751	-\$47,717		43	55	678	94%	\$729	\$3,389,298	676	773

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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	White	Native	Asian	Hawaiian/	Hispanic
Tenant Based Voucher Participants														
0 to 10% MFI	1,064	16.8%	2.1	1.9	8.8%	8.0%	0.8%	4.4%	6.5%	8.0%	0.6%	0.4%	0.1%	1.2%
11 to 20%	2,397	37.8%	1.9	1.9	27.2%	10.6%	12.5%	15.7%	12.4%	19.2%	1.1%	2.9%	0.1%	2.1%
21 to 30%	1,509	23.8%	2.3	2.0	14.8%	9.0%	8.3%	8.0%	7.5%	13.0%	0.6%	1.3%	0.2%	1.2%
31 to 50%	1,128	17.8%	2.7	2.3	7.6%	10.2%	3.9%	4.5%	7.3%	8.0%	0.2%	0.9%	0.2%	1.2%
51 to 80%	224	3.5%	3.1	2.7	1.1%	2.4%	0.3%	0.3%	1.9%	1.2%	0.1%	0.1%	0.0%	0.2%
Over 80%	11	0.2%	3.2	2.6	0.1%	0.1%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
All	6,333	100.0%	2.2	2.0	59.6%	40.4%	25.7%	33.0%	35.7%	49.3%	2.6%	5.6%	0.7%	6.0%

	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
Project Based Voucher Participants														
0 to 10% MFI	469	23.1%	1.5	1.3	16.9%	6.2%	1.5%	9.3%	4.2%	14.7%	0.9%	0.6%	0.2%	2.4%
11 to 20%	818	40.3%	1.6	1.3	34.7%	5.6%	13.6%	19.7%	7.9%	26.6%	1.2%	1.2%	0.2%	3.1%
21 to 30%	469	23.1%	1.8	1.4	18.4%	4.7%	10.8%	7.5%	3.9%	16.5%	0.6%	0.5%	0.2%	1.5%
31 to 50%	247	12.2%	2.4	1.8	7.2%	5.0%	3.6%	2.6%	2.8%	7.2%	0.4%	0.3%	0.1%	1.4%
51 to 80%	27	1.3%	3.4	2.6	0.5%	0.8%	0.2%	0.1%	0.4%	0.6%	0.0%	0.0%	0.0%	0.2%
Over 80%	2	0.1%	5.0	3.0	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
All	2,032	100.0%	1.8	1.4	77.7%	22.3%	29.8%	39.2%	19.3%	65.6%	3.1%	2.7%	0.7%	8.6%

	Households				% Family Type (head of household)				Race % (head of household)						Not Reported
	# of Households	% of Households	Average Family Size	Average Unit Size	Adults no Children	Family with Children	Elderly	Disabled Not Elderly	Black	White	Native	Asian	Hawaiian/	Hispanic	
Waiting List															
0 to 10% MFI	1	100.0%	2.0					0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%
11 to 20%	140	26.4%	2.5					1.9%	8.1%	8.8%	12.2%	1.2%	0.8%	0.2%	2.4%
21 to 30%	70	13.2%	2.6					2.4%	2.8%	3.5%	7.1%	0.2%	0.6%	0.0%	1.3%
31 to 50%	55	10.4%	2.7					0.9%	1.5%	3.5%	4.7%	0.3%	0.5%	0.6%	0.8%
51 to 80%	13	2.4%	3.0					0.2%	0.2%	1.2%	0.9%	0.0%	0.0%	0.0%	0.3%
Over 80%	8	1.5%	2.4					0.2%	0.4%	0.2%	0.9%	0.0%	0.2%	0.0%	0.2%
All	287	153.9%	2.6					5.6%	13.0%	117.1%	25.9%	1.7%	2.1%	0.8%	5.0%

Short Term Rent Assistance

	# of Households Participating	\$ Amount of Assistance Provided	Average Cost per Household
Shelter Plus Care	453	\$365,308	806
Short Term Rent Assistance	619	\$565,893	914

Resident Services

Resident Programs

	Housing Program Served	Households Served/ Participants	Monthly Funding Amount	Average Funds per Participant		# HH Eviction Prevention		Health and Safety		Unduplicated Number Served	
						# Interventions regarding lease violations	# of appointments assisting residents to connect and utilize community resources	# Events	# Event Attendees		
Congregate Housing Services * as of previous month	Public Housing	124	\$82,404	\$665							
Resident Services Coordination	Public Housing				225	1297	283	6622			

	# of Participants	Escrow \$ Held	New Enrollees	# of Graduates	Escrow \$ Disbursed	Terminations or Exits	Escrow \$ Forfeited	Avg Annual Earned Income Increase Over Last Year
Three months ending 6/30/2017	Public Housing	158	\$327,168	1	3	\$6,866	4	\$0
Three months ending 6/30/2017	Section 8	141	\$269,957	3	0	\$1,483	0	\$0

Agency Financial Summary

Six months ending 06/30/17	Fiscal Year to Date	Prior YTD	Increase (Decrease)
Subsidy Revenue	\$26,256,015	\$21,593,512	\$4,662,503
Grant Revenue	\$5,889,958	\$3,957,276	\$1,932,681
Property Related Income	\$5,281,124	\$4,563,112	\$718,012
Development Fee Revenue	\$0	\$2,692,828	(\$2,692,828)
Other Revenue	\$2,173,067	\$1,791,012	\$382,055
Total Revenue	\$39,600,164	\$34,597,740	\$5,002,424
Housing Assistance Payments	\$25,565,861	\$20,245,533	\$5,320,328
Operating Expense	\$11,473,816	\$10,722,883	\$750,932
Depreciation	\$2,122,362	\$2,237,345	(\$114,982)
Total Expense	\$39,162,039	\$33,205,761	\$5,956,278
Operating Income	\$438,125	\$1,391,979	(\$953,854)
Other Income(Expense)	-\$532,787	-\$73,450	(\$459,337)
Capital Contributions	\$580,558	\$366,188	\$214,369
Increase(Decrease) Net Assets	\$390,355	\$1,099,241	(\$708,886)
Total Assets	\$448,147,292	\$421,005,477	\$27,141,815
Liquidity Reserves	\$23,207,791	\$22,569,896	\$3,583,646

Development/Community Revitalization

New Development / Revitalization	Units	Construction Start	Construction End	Current Phase	Total Cost	Cost Per Unit
St. Francis Park	106	Mar-16	Aug-17	Construction	\$23,250,483	\$219,344
Square Manor						
Gladstone Square	48	Mar-17	Jan-18	Construction	\$11,191,518	\$233,157
Multnomah Manor	54	Aug-17	Jan-18	Construction	\$8,949,559	\$168,860
NE Grand	240	Oct-17	Oct-20	Pre-Construction	\$69,248,377	\$288,535
Capital Improvement						
Harold Lee Comprehensive Rehab	N/A	May-16	Sep-17	Construction	\$1,800,000	N/A
Fairview Oaks Comprehensive Rehab	N/A	Aug-15	Sep-17	Construction	\$5,100,000	N/A
Fairview Woods Recladding	N/A	Jun-17	Jul-18	Construction	\$3,900,000	N/A