

Property Performance Measures

	Number of Properties	Physical Units	Rentable Units	Vacant Units	Occupancy Percentage	Unit Mix						Total
						Studio/SRO	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5+ Bdrm	
Public Housing	33	1,310	1,300	30	97.7%	77	664	331	228	10	0	1,310
Affordable Owned	25	2,351	2,351	49	97.9%	857	704	578	182	30	0	2,351
Tax Credit Partnerships	20	2,278	2,278	48	97.9%	812	620	413	282	134	17	2,278
Total Affordable Housing	45	4629	4629	97	97.9%	1669	1324	991	464	164	17	4,629
Combined Total PH and AH	78	5939	5929	127	97.9%	1746	1988	1322	692	174	17	5,939
Special Needs (Master Leased)	29	266	266									
Special Needs (Shelter Beds)	3	236	236									
Total with Special Needs	110	6441	6431									

* property/unit counts also included in Affordable Housing Count

Financial
Twelve months ending 3/31/2018

Fiscal YTD ending 6/30/2018				06/30/18		
# of Properties/units Positive Net Operating Income (NOI)		# of Properties/units Negative Net Operating Income (NOI)		# of Properties meeting Debt Coverage Ratio (DCR)	# of Properties not meeting DCR	# of Properties DCR Not Applicable
11	723	22	587			
19	1,903	6	448	16	4	5
	847	14	1,431	15	1	3

Public Housing
Affordable Owned
Tax Credit Partnerships

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 Isld	Hispanic/ Latino
	Public Housing Residents													
0 to 10% MFI	276	21.5%	2.4	1.8	10.6%	10.9%	0.9%	5.8%	6.2%	9.9%	1.0%	0.5%	0.7%	3.2%
11 to 20%	569	44.3%	1.6	1.4	35.4%	8.9%	15.3%	21.7%	10.2%	25.6%	1.6%	1.9%	0.6%	4.4%
21 to 30%	234	18.2%	2.0	1.6	12.5%	5.7%	7.0%	5.6%	2.6%	10.9%	0.5%	1.4%	0.3%	2.5%
31 to 50%	149	11.6%	2.6	2.0	4.8%	6.8%	3.0%	2.6%	3.3%	5.2%	0.5%	0.4%	0.1%	2.2%
51 to 80%	45	3.5%	2.6	2.3	1.5%	2.0%	0.5%	1.1%	0.4%	1.5%	0.2%	0.3%	0.0%	1.1%
Over 80%	11	0.9%	2.6	2.3	0.8%	0.1%	0.2%	0.1%	0.2%	0.5%	0.0%	0.0%	0.0%	0.2%
All	1,284	100.0%	321682.8	81268.3	65.7%	34.3%	26.8%	36.8%	22.9%	53.5%	3.8%	4.4%	1.7%	13.6%

	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 Isld	Hispanic/ Latino
Waiting List														
0 to 10% MFI	6,903	41.0%	7.9	1.4			1.9%	13.7%	12.8%	19.7%	2.0%	0.9%	0.6%	3.7%
11 to 20%	5,007	29.7%	2.0	1.4			3.7%	14.7%	9.0%	14.8%	1.4%	1.2%	0.4%	2.5%
21 to 30%	2,638	15.7%	2.3	1.4			2.2%	4.9%	4.3%	7.9%	0.6%	0.7%	0.2%	1.6%
31 to 50%	1,824	10.8%	2.6	1.4			1.2%	2.2%	3.2%	4.9%	0.3%	0.6%	0.2%	1.4%
51 to 80%	330	2.0%	2.7	1.4			0.2%	0.3%	0.6%	0.8%	0.1%	0.1%	0.1%	0.2%
Over 80%	134	0.8%	2.4	1.5			0.1%	0.2%	0.3%	0.3%	0.0%	0.0%	0.0%	0.1%
All	16,836	100.0%	127.6	1.4			9.3%	35.9%	30.3%	48.4%	4.4%	3.6%	1.5%	9.6%

Other Activity

Public Housing	330
Names pulled from Wait List	72
Denials	7
New rentals	7
Vacates	14
Evictions	1
# of work orders received	2,007
# of work orders completed	1,505
Average days to respond	12.1
# of work orders emergency	12
Average response hrs (emergency)	10

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	Current Month Activity			Calendar Year To Date					
							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	6,257	5,516	88%	\$787	-190,089	3,065	0	3	1	452	90%	\$780	-1,074,946	27	180
Project Based Vouchers	2,161	2,094	97%	\$791	90,202			23	6	276	98%	\$791	932,869	217	156
VASH Vouchers	664	576	87%	\$706	-49,543			8	0	32	88%	\$708	-364,570	59	46
FUP Vouchers	100	96	96%	\$906	5,166			0	0	12	96%	\$915	58,080	3	7
RAD Project Based Vouchers	791	778	98%	\$526	1,471			4	0	140	99%	\$537	255,979	68	53
SRO/MOD Vouchers	512	497	97%	\$427	-48,970			8	2	26	99%	\$443	-330,078	75	80
All Vouchers	10,485	9,557	91%	\$744	-191,763			46	9	938	93%	\$742	-522,666	449	522

Home Forward - Dashboard Report For September of 2018

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	1044	17.3%	2.3	2.0	8.3%	9.0%	0.9%	4.5%	6.8%	8.1%	0.7%	0.4%	0.2%	1.2%	
11 to 20%	2,479	41.1%	1.8	1.8	30.8%	10.3%	15.2%	17.1%	13.4%	21.0%	1.1%	3.1%	0.2%	2.3%	
21 to 30%	1,367	22.6%	2.2	2.0	14.2%	8.4%	8.6%	6.8%	7.5%	12.2%	0.4%	1.1%	0.2%	1.2%	
31 to 50%	953	15.8%	2.8	2.3	6.6%	9.2%	3.0%	3.4%	6.9%	6.7%	0.3%	0.7%	0.2%	1.1%	
51 to 80%	179	3.0%	3.0	2.6	1.0%	2.0%	0.2%	0.4%	1.6%	1.0%	0.1%	0.1%	0.0%	0.2%	
Over 80%	14	0.2%	3.1	2.4	0.1%	0.1%	0.0%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	
All	6,022	100%	2.5	2.2	61%	39%	28%	32%	36%	49%	3%	5%	1%	6%	
Project Based Voucher Participants															
0 to 10% MFI	719	24.9%	1.8	1.5	16.0%	9.0%	1.4%	8.6%	6.2%	14.4%	1.1%	0.5%	0.2%	2.5%	
11 to 20%	1,246	43.2%	1.6	1.3	36.0%	7.3%	14.7%	20.4%	10.1%	26.7%	1.5%	1.3%	0.2%	3.5%	
21 to 30%	539	18.7%	2.1	1.6	13.4%	5.3%	7.9%	5.0%	4.4%	11.6%	0.3%	0.5%	0.2%	1.7%	
31 to 50%	314	10.9%	2.9	2.1	4.8%	6.1%	2.5%	1.8%	3.2%	4.7%	0.4%	0.2%	0.2%	2.3%	
51 to 80%	54	1.9%	3.5	2.5	0.5%	1.4%	0.1%	0.0%	0.7%	0.5%	0.1%	0.0%	0.0%	0.6%	
Over 80%	10	0.3%	2.5	1.8	0.2%	0.1%	0.1%	0.1%	0.2%	0.1%	0.0%	0.0%	0.0%	0.0%	
All	2,872	100%	2.4	1.8	71%	29%	26%	36%	25%	58%	3%	2%	1%	10%	
Waiting List															
0 to 10% MFI	1	100.0%	2.0												Not Reported
11 to 20%	140	26.4%	2.5		0.0%				0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
21 to 30%	70	13.2%	2.6						1.9%	8.1%	8.8%	12.2%	1.2%	0.8%	2.4%
31 to 50%	55	10.4%	2.7						2.4%	2.8%	3.5%	7.1%	0.2%	0.6%	1.3%
51 to 80%	13	2.4%	3.0						0.9%	1.5%	3.5%	4.7%	0.3%	0.5%	0.8%
Over 80%	8	1.5%	2.4						0.2%	0.2%	1.2%	0.9%	0.0%	0.0%	0.3%
All	287	153.9%	2.6						0.2%	0.4%	0.2%	0.9%	0.0%	0.2%	0.2%
									5.6%	13.0%	117.1%	25.9%	1.7%	2.1%	5.0%

	# of Households Participating	\$ Amount of Assistance Provided	Average Cost per Household
Shelter Plus Care	112	\$609,738	5,444
Short Term Rent Assistance	596	\$410,309	344

Resident Services

Resident Programs

Housing Program Served	Households Served/ Participants	Monthly Funding Amount	Average Funds per Participant
Public Housing	144	\$71,953	\$499.67

Congregate Housing Services
* as of previous month

# HH Eviction Prevention	Health and Safety Stabilized appointments assisting residents to connect and utilize community	Unduplicated Number Served	# Events	# Event Attendees
	272	1067	244	4597

Resident Services Coordination

Public Housing

	# of Participants	Escrow \$ Held	New Enrollees	# of Graduates	Escrow \$ Disbursed	Terminations or Exits	Escrow \$ Forfeited	Avg Annual Earned Income Increase Over Last Year	Escrow \$ Forfeited	Avg Annual Earned Income Increase Over Last Year
Nine months ending 12/31/2017	Public Housing	158	\$327,168	1	3	\$6,866	4	\$0	\$1,191	
Twelve months ending 3/31/2018	Section 8	50	\$180,300	0	0	\$14,889	0	\$0	\$298	

Agency Financial Summary

Three months ending 6/30/2018	Fiscal Year to Date	Prior YTD	Increase (Decrease)
Subsidy Revenue	\$28,768,746	\$26,256,015	\$2,512,732
Grant Revenue	\$5,317,861	\$5,889,958	(\$572,096)
Property Related Income	\$5,407,426	\$5,281,124	\$126,302
Development Fee Revenue	\$423,024	\$0	\$423,024
Other Revenue	\$2,734,753	\$2,173,067	\$561,685
Total Revenue	\$21,370,858	\$21,267,348	\$103,510
Housing Assistance Payments	\$26,352,649	\$25,565,861	\$786,788
Operating Expense	\$11,756,323	\$11,473,816	\$282,508
Depreciation	\$2,153,804	\$2,122,362	\$31,442
Total Operating Expenses	\$28,768,746	\$26,255,043	\$2,513,704
Operating Income	\$4,026,599	\$4,187,647	-\$161,049
Other Income(Expense)	\$5,611,741	\$5,545,171	\$66,569
Capital Contributions	\$423,024	\$0	\$423,024
Increase(Decrease) Net Assets	\$1,923,364	\$1,334,955	\$588,409
Total Assets	\$461,765,893	\$454,873,356	\$6,892,538
Liquidity Reserves	\$21,048,576	\$20,996,584	\$51,992

Development/Community Revitalization

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