

Home Forward - Dashboard Report For August 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	11	99.2%	77	667	342	259	10	0	1,355
Public Housing Mixed Finance	2	65	65	1	100.0%	0	15	40	10	0	0	65
Public Housing Mixed Finance T	10	681	681	5	99.3%	385	93	89	62	45	7	681
<b>Total Public Housing</b>	<b>46</b>	<b>2,101</b>	<b>2,091</b>	<b>17</b>	<b>99.2%</b>	<b>462</b>	<b>775</b>	<b>471</b>	<b>331</b>	<b>55</b>	<b>7</b>	<b>2,101</b>
Affordable Owned with PBA subs	4	281	281	3	98.9%	72	191	12	6	0	0	281
Affordable Owned without PBA s	20	2,078	2,078	35	98.3%	794	525	565	164	30	0	2,078
<b>Total Affordable Owned</b>	<b>24</b>	<b>2,359</b>	<b>2,359</b>	<b>38</b>	<b>98.4%</b>	<b>812</b>	<b>596</b>	<b>386</b>	<b>280</b>	<b>134</b>	<b>17</b>	<b>2,359</b>
Tax Credit Partnerships	17	2,225	2,225	30	98.7%	812	596	386	280	134	17	2,225
<b>Total Affordable Housing</b>	<b>41</b>	<b>4,584</b>	<b>4,584</b>	<b>68</b>	<b>98.5%</b>	<b>1,624</b>	<b>1,192</b>	<b>772</b>	<b>560</b>	<b>268</b>	<b>34</b>	<b>4,584</b>
Eliminate Duplicated PH Propert	-12	-746	-746	-6		-385	-108	-129	-72	-45	-7	-746
<b>Combined Total PH and</b>	<b>75</b>	<b>5,939</b>	<b>5,929</b>	<b>79</b>	<b>98.7%</b>	<b>1,701</b>	<b>1,859</b>	<b>1,114</b>	<b>819</b>	<b>278</b>	<b>34</b>	<b>5,939</b>
Special Needs (Master Leased)	32	269	269									
Special Needs (Shelter Beds)	2	236	236									
<b>Total with Special Needs</b>	<b>109</b>	<b>6,444</b>	<b>6434</b>									

\* property/unit counts also included in Affordable Housing Count

**Financial**

Three months ending 6/30/20

Fiscal YTD ending 6/30/2017				06/30/17	
# of Properties/units Positive Net Operating Income (NOI)	Net	# of Properties/units Negative Net Operating Income (NOI)	Net	# of Properties meeting Debt Coverage Ratio (DCR)	# of Properties DCR Not Applicable
32	1,328	2	27		
22	2,289	2	70	16	2
17	2,225	0	0	13	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 Islnd	Hispanic/ Latino
Public Housing Residents														
0 to 10% MFI	455	22.3%	2.1	1.8	11.6%	10.6%	0.5%	7.4%	6.9%	9.8%	1.1%	0.4%	0.3%	3.7%
11 to 20%	815	39.9%	1.8	1.5	29.8%	10.1%	9.7%	20.5%	11.5%	20.7%	1.7%	1.3%	0.6%	4.2%
21 to 30%	388	19.0%	2.2	1.7	11.8%	7.1%	6.0%	5.8%	4.7%	10.6%	0.6%	0.9%	0.3%	1.9%
51 to 80%	79	3.9%	3.2	2.4	1.3%	2.5%	0.4%	0.4%	1.1%	1.2%	0.1%	0.2%	0.0%	1.3%
Over 80%	16	0.8%	2.8	2.1	0.4%	0.4%	0.0%	0.1%	0.2%	0.3%	0.0%	0.0%	0.0%	0.2%
All	2,043	100.0%	2.1	1.7	61.3%	38.7%	19.7%	37.8%	29.0%	48.1%	3.9%	3.3%	1.5%	14.2%

**Waiting List**

0 to 10% MFI	6,493	37.8%	1.9	1.4			1.7%	13.1%	11.9%	18.1%	1.8%	0.9%	0.5%	3.5%	1.0%
11 to 20%	4,772	27.8%	2.1	1.4			3.2%	13.4%	8.4%	13.8%	1.3%	1.1%	0.4%	2.3%	0.5%
21 to 30%	2,915	17.0%	2.3	1.4			2.5%	5.8%	4.8%	8.4%	0.7%	0.8%	0.2%	1.8%	0.3%
31 to 50%	2,299	13.4%	2.5	1.4			1.6%	2.9%	3.8%	6.2%	0.4%	0.7%	0.2%	1.7%	0.3%
51 to 80%	539	3.1%	2.6	1.4			0.3%	0.5%	1.0%	1.4%	0.1%	0.2%	0.1%	0.3%	0.1%
Over 80%	164	1.0%	2.5	1.5			0.1%	0.2%	0.4%	0.3%	0.0%	0.1%	0.0%	0.1%	0.0%
All	17,182	100.0%	2.1	1.4			9.3%	35.9%	30.3%	48.2%	4.3%	3.7%	1.5%	9.8%	2.2%

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

**Other Activity**

	#s, days, hrs
Public Housing	
Names pulled from Wait L	141
Denials	7
New rentals	9
Vacates	9
Evictions	2
# of work orders received	697
# of work orders complete	2,003
Average days to respond	14.3
# of work orders emergenc	2
Average response hrs (em	1

Home Forward - Dashboard Report For August of 2017

**Rent Assistance Performance Measures**

**Utilization and Activity**

	Current Month Status					Current Month Activity					Calendar Year To Date				
	Vouchers	Vouchers	Utilization	Average Voucher	HUD Subsidy Over(Under)	Remaining Waiting List	Waiting List Names	New Vouchers	Vouchers	Voucher Inspections	Utilization	Average Voucher	HUD Subsidy Over(Under)	New Vouchers	Vouchers
Tenant Based Vouchers	6,965	6,568	94%	\$730	-\$44,264	0	0	22	34	459	93%	\$716	\$736,603	251	355
Project Based Vouchers	2,078	2,008	97%	\$831	\$233,457			24	14	106	97%	\$818	\$2,632,308	224	183
SRO/Mod Vouchers	512	492	96%	\$451				15	8	113	97%	\$448	\$55,841	79	77
All Vouchers	9,555	9,068	95%	\$737	\$189,193			61	56	678	94%	\$726	\$3,424,752	554	615

**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 Participant	1,092	17.1%	2.1	1.9	9.1%	8.0%	0.8%	4.5%	6.7%	8.0%	0.6%	0.4%	0.2%	1.1%
0 to 10% MFI	2,440	38.2%	1.9	1.9	27.2%	11.0%	12.4%	15.7%	12.6%	19.2%	1.1%	2.9%	0.1%	2.2%
11 to 20%	1,513	23.7%	2.3	2.0	14.7%	9.0%	8.2%	8.0%	7.3%	13.0%	0.6%	1.4%	0.2%	1.2%
21 to 30%	1,124	17.6%	2.8	2.3	7.4%	10.2%	3.8%	4.5%	7.1%	8.0%	0.2%	0.8%	0.2%	1.3%
31 to 50%	211	3.3%	3.1	2.7	1.0%	2.3%	0.3%	0.3%	1.8%	1.1%	0.1%	0.1%	0.0%	0.2%
51 to 80%	13	0.2%	2.4	2.2	0.1%	0.1%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
Over 80%	6,393	100.0%	2.2	2.0	59.5%	40.5%	25.5%	33.1%	35.6%	49.3%	2.7%	5.7%	0.7%	6.1%
All														

	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 Participant	469	23.3%	1.5	1.3	17.2%	6.1%	1.5%	9.3%	4.6%	14.7%	0.9%	0.5%	0.2%	2.3%
0 to 10% MFI	815	40.4%	1.5	1.3	34.9%	5.5%	14.1%	19.5%	7.8%	26.8%	1.2%	1.2%	0.2%	3.2%
11 to 20%	474	23.5%	1.8	1.4	18.8%	4.8%	10.7%	8.0%	3.9%	16.9%	0.5%	0.5%	0.2%	1.5%
21 to 30%	230	11.4%	2.3	1.7	7.1%	4.3%	3.7%	2.4%	2.4%	6.9%	0.4%	0.3%	0.1%	1.4%
31 to 50%	24	1.2%	3.2	2.4	0.5%	0.7%	0.1%	0.1%	0.3%	0.6%	0.0%	0.0%	0.0%	0.2%
51 to 80%	3	0.1%	6.0	3.3	0.0%	0.1%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
Over 80%	2,015	100.0%	1.7	1.4	78.5%	21.5%	30.1%	39.4%	19.1%	65.9%	3.1%	2.5%	0.8%	8.7%
All														

	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	1	100.0%	2.0														
0 to 10% MFI	140	26.4%	2.5					0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
11 to 20%	70	13.2%	2.6					1.9%	8.1%	8.8%	12.2%	1.2%	0.8%	0.2%	2.4%	0.8%	0.8%
21 to 30%	55	10.4%	2.7					2.4%	2.8%	3.5%	7.1%	0.2%	0.6%	0.0%	1.3%	0.6%	0.6%
31 to 50%	13	2.4%	3.0					0.9%	1.5%	3.5%	4.7%	0.3%	0.5%	0.6%	0.8%	0.8%	0.0%
51 to 80%	8	1.5%	2.4					0.2%	0.2%	1.2%	0.9%	0.0%	0.0%	0.0%	0.3%	0.3%	0.0%
Over 80%	287	153.9%	2.6					0.2%	0.4%	0.2%	0.9%	0.0%	0.2%	0.0%	0.2%	0.2%	0.0%
All								5.6%	13.0%	117.1%	25.9%	1.7%	2.1%	0.8%	5.0%	1.3%	1.3%

**Short Term Rent Assistance**

	# of Households Participating	\$ Amount of Assistance Provided	Average Cost per Household
Shelter Plus Care	456	\$363,751	787
Short Term Rent Assistance	292	\$232,938	798

**Resident Services**

**Resident Programs**

Housing Program Served	Households Served/ Participants	Monthly Funding Amount	Average Funds per Participant
Congregate Housing Serv	72	\$82,304	\$1,143

\* as of previous month

Resident Services Coordinz: Public Housing	# of Interventions regarding lease violations	# of appointments assisting residents to connect and utilize community resources	# Events	# Event Attendees

	# 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 6/30/17	158	\$327,168	1	3	\$6,866	4	\$0	\$1,191
GOALS Program	141	\$269,957	3	0	\$1,483	0	\$0	\$2,017

**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
<b>Total Revenue</b>	<b>\$39,600,164</b>	<b>\$34,597,740</b>	<b>\$5,002,424</b>
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	\$127,605,338	\$123,625,607	\$3,979,732
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	May-17	Construction	\$23,250,483	\$219,344
Square Manor						
Gladstone Square	48	Mar-17	Aug-18	Construction	\$11,191,518	\$233,157
Multnomah Manor	54	Aug-17		Pre-Construction	\$8,949,559	\$168,860
NE Grand	240	Oct-17	Oct-20	Pre-Construction	\$69,248,377	\$288,535
<b>Capital Improvement</b>						
Highrise Rehab - Group 1	343	Apr-15	Oct-16	Post-Construction	\$57,643,336	\$168,056
Highrise Rehab - Group 2	396	Apr-15	Sep-16	Post-Construction	\$66,078,085	\$166,864
Harold Lee Comprehensive	N/A	May-16	Sep-17	Construction	\$1,800,000	N/A
Fairview Oaks Comprehensive	N/A	Aug-15	May-17	Construction	\$5,100,000	N/A