

Home Forward - Dashboard Report For March 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	8	99.4%	77	667	342	259	10	0	1,355
Public Housing Mixed Financed Owned *	2	65	65	2	100.0%	0	15	40	10	0	0	65
Public Housing Mixed Finance Tax Credit *	7	681	681	2	99.7%	385	93	89	62	45	7	681
Total Public Housing	43	2,101	2,091	12	99.4%	462	775	471	331	55	7	2,101
Affordable Owned with PBA subsidy	4	281	281	3	98.9%	72	191	12	6	0	0	281
Affordable Owned without PBA subsidy	19	2,070	2,070	26	98.7%	786	525	565	164	30	0	2,070
Total Affordable Owned Housing	23	2,351	2,351	29	98.8%	858	716	577	170	30	0	2,351
Tax Credit Partnerships	17	2,225	2,225	18	99.2%	812	596	386	280	134	17	2,225
Total Affordable Housing	40	4,576	4,576	47	99.0%	1,670	1,312	963	450	164	17	4,576
Eliminate Duplicated PH Properties/Units	-9	-746	-746	-4		-385	-108	-129	-72	-45	-7	-746
Combined Total PH and AH	74	5,931	5,921	55	99.1%	1,747	1,979	1,305	709	174	17	5,931
Special Needs (Master Leased)	32	269	269									
Special Needs (Shelter Beds)	2	236	236									
Total with Special Needs	108	6,436	6,426									

* property/unit counts also included in Affordable Housing Count

Financial

Nine months ending 12/31/2016

Fiscal YTD ending 12/31/2016				12/31/16		
# of Properties/units Positive Net Operating Income (NOI)		# of Properties/units Negative Net Operating Income (NOI)		# of Properties meeting Debt Coverage	# of Properties not meeting DCR	# of Properties DCR Not Applicable
32	1,328	2	27	16	1	6
22	2,289	1	62	12	0	5
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 Isln	Hispanic/ Latino
Public Housing Residents														
0 to 10% MFI	460	22.5%	2.1	1.8	11.8%	10.7%	0.5%	7.4%	7.2%	9.7%	1.0%	0.4%	0.4%	3.8%
11 to 20%	804	39.3%	1.8	1.5	29.3%	10.1%	9.6%	20.2%	11.3%	20.4%	1.5%	1.5%	0.5%	4.2%
21 to 30%	407	19.9%	2.2	1.7	12.5%	7.4%	6.1%	6.4%	5.0%	11.0%	0.9%	0.8%	0.3%	1.9%
51 to 80%	79	3.9%	3.2	2.4	1.3%	2.6%	0.4%	0.4%	1.1%	1.2%	0.1%	0.2%	0.0%	1.2%
Over 80%	15	0.7%	3.0	2.3	0.4%	0.3%	0.0%	0.1%	0.3%	0.3%	0.0%	0.0%	0.0%	0.1%
All	2,044	100.0%	2.1	1.7	61.4%	38.6%	19.8%	37.9%	28.9%	48.1%	4.0%	3.4%	1.5%	14.2%

Waiting List

0 to 10% MFI	6,568	37.8%	1.9	1.4		1.6%	13.0%	12.0%	18.1%	1.8%	0.9%	0.5%	3.5%	1.0%
11 to 20%	4,827	27.8%	2.1	1.4		3.2%	13.3%	8.4%	13.7%	1.3%	1.1%	0.4%	2.3%	0.5%
21 to 30%	2,939	16.9%	2.3	1.4		2.4%	5.8%	4.8%	8.4%	0.7%	0.8%	0.2%	1.8%	0.3%
31 to 50%	2,320	13.4%	2.5	1.5		1.6%	2.9%	3.8%	6.2%	0.4%	0.7%	0.2%	1.8%	0.3%
51 to 80%	543	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%	166	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	17,363	100.0%	2.1	1.4		9.2%	35.8%	30.3%	48.1%	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 List	184
Denials	22
New rentals	22
Vacates	22
Evictions	3
# of work orders received	1,827
# of work orders completed	1,240
Average days to respond	14.3
# of work orders emergency	0
Average response hrs (emergency)	

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Rent Assistance Performance Measures

Utilization and Activity

	Current Month Status					Current Month Activity			Calendar Year To Date						
	Vouchers Authorized	Vouchers Utilized	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	7,093	6,850	94%	\$710	-\$180,967	0	2	40	41	459	94%	\$703	\$571,619	129	138
Project Based Vouchers	2,010	1,965	98%	\$838	\$232,150			20	19	106	97%	\$801	\$1,184,182	77	52
SRO/Mod Vouchers	512	495	97%	\$451				11	14	113	97%	\$447	\$30,044	28	31
All Vouchers	9,615	9,110	95%	\$723	-\$51,183			71	74	678	95%	\$716	\$1,785,845	234	221

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	1,132	17.4%	2.1	1.9	9.2%	8.2%	0.7%	4.4%	6.8%	8.3%	0.6%	0.5%	0.2%	1.1%
11 to 20%	2,505	38.6%	1.9	1.9	27.2%	11.3%	12.1%	15.9%	12.7%	19.5%	1.1%	2.9%	0.2%	2.3%
21 to 30%	1,538	23.7%	2.3	2.0	14.5%	9.2%	8.1%	7.9%	7.5%	12.8%	0.6%	1.4%	0.2%	1.2%
31 to 50%	1,120	17.2%	2.8	2.3	7.1%	10.1%	3.5%	4.4%	7.0%	7.8%	0.3%	0.8%	0.2%	1.1%
51 to 80%	187	2.9%	3.1	2.7	0.9%	2.0%	0.3%	0.3%	1.5%	1.1%	0.0%	0.1%	0.0%	0.2%
Over 80%	14	0.2%	3.4	2.9	0.1%	0.1%	0.0%	0.0%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%
All	6,496	100.0%	2.2	2.0	58.9%	41.1%	24.7%	33.0%	35.6%	49.6%	2.6%	5.6%	0.7%	5.9%

	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	471	23.9%	1.5	1.3	17.8%	6.1%	1.5%	9.3%	4.5%	15.2%	0.8%	0.5%	0.4%	2.5%
11 to 20%	794	40.3%	1.6	1.3	34.1%	6.2%	14.0%	18.9%	7.6%	26.9%	1.3%	1.1%	0.2%	3.3%
21 to 30%	459	23.3%	1.7	1.4	19.1%	4.2%	10.8%	7.9%	3.5%	16.9%	0.7%	0.5%	0.2%	1.5%
31 to 50%	222	11.3%	2.3	1.7	7.3%	4.0%	4.0%	2.5%	2.3%	6.9%	0.3%	0.3%	0.1%	1.3%
51 to 80%	21	1.1%	3.5	2.5	0.3%	0.8%	0.1%	0.1%	0.3%	0.5%	0.0%	0.1%	0.0%	0.2%
Over 80%	3	0.2%	3.3	2.3	0.1%	0.1%	0.0%	0.1%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%
All	1,970	100.0%	1.7	1.4	78.6%	21.4%	30.4%	38.8%	18.2%	66.5%	3.1%	2.4%	0.9%	8.8%

	Households			Race % (head of household)										Not Reported
	# of Households	% of Households	Average Family Size	Black	White	Native	Asian	Hawaiian/	Hispanic	Other	Unkn			
Waiting List														
0 to 10% MFI	245	46.1%	1.8	0.9%	7.5%	19.2%	20.3%	1.3%	2.0%	0.3%	2.2%	0.8%		
11 to 20%	140	26.4%	2.5	1.9%	8.1%	8.8%	12.2%	1.2%	0.8%	0.2%	2.4%	0.8%		
21 to 30%	70	13.2%	2.6	2.4%	2.8%	3.5%	7.1%	0.2%	0.6%	0.0%	1.3%	0.6%		
31 to 50%	55	10.4%	2.7	0.9%	1.5%	3.5%	4.7%	0.3%	0.5%	0.6%	0.8%	0.0%		
51 to 80%	13	2.4%	3.0	0.2%	0.2%	1.2%	0.9%	0.0%	0.0%	0.0%	0.3%	0.0%		
Over 80%	8	1.5%	2.4	0.2%	0.4%	0.2%	0.9%	0.0%	0.2%	0.0%	0.2%	0.0%		
All	531	100.0%	2.2	6.6%	20.5%	36.3%	46.2%	3.0%	4.0%	1.1%	7.2%	2.1%		

Short Term Rent Assistance

	# of Households Participating	\$ Amount of Assistance	Average Cost per Household
Shelter Plus Care	461	\$356,756	774
Short Term Rent Assistance	835	\$633,269	758

Resident Services

Resident Programs

	Housing Program Served	Household Served/ Participant	Monthly Funding Amount	Average Funds per Participant
Congregate Housing Services * as of previous month	Public Housing	113	\$71,285	\$631

	Increased Housing Stability	Increased Self-Reliance	Increased Sense of	
	# Interventions regarding lease violations	# of appointments assisting residents to connect and utilize community	# of events	# event attendees
Resident Services Coordination	150	1047	283	4370

	# of Participants	Escrow \$ Held	New Enrollees	# of Graduates	Escrow \$ Disbursed	Terminations or Exits	Escrow \$ Forfeited	Avg Annual Earned Income Increase Over Last Year	
Nine months ending 12/31/2016 GOALS Program	Public Housing	162	\$320,886	1	1	\$445	0	\$0	\$1,899
	Section 8	294	\$699,862	16	2	\$21,935	2	\$19,763	\$1,756

Agency Financial Summary

Six months ending 12/31/16	Fiscal Year to Date	Prior YTD	Increase (Decrease)
Subsidy Revenue	\$43,521,063	\$44,111,161	(\$590,098)
Grant Revenue	\$6,562,783	\$6,361,411	\$201,372
Property Related Income	\$8,240,188	\$9,192,423	(\$952,235)
Development Fee Revenue	\$6,289,241	\$2,692,828	\$3,596,414
Other Revenue	\$2,924,237	\$3,720,333	(\$796,096)
Total Revenue	\$67,537,513	\$66,078,155	\$1,459,358
Housing Assistance Payments	\$36,302,642	\$40,023,812	(\$3,721,170)
Operating Expense	\$20,839,530	\$21,802,033	(\$962,503)
Depreciation	\$4,283,119	\$4,412,503	(\$129,384)
Total Expense	\$61,425,291	\$66,238,349	(\$4,813,057)
Operating Income	\$6,112,221	-\$160,194	\$6,272,415
Other Income(Expense)	\$539,790	\$4,948,905	(\$4,409,115)
Capital Contributions	\$610,760	\$1,218,497	(\$607,737)
Increase(Decrease) Net Assets	\$4,961,671	-\$6,327,597	\$11,289,267
Total Assets	\$0	\$0	\$0
Liquidity Reserves	\$22,487,305	\$18,903,659	\$3,583,646

Development/Community Revitalization

New Development / Revitalization

	Units	Constructio 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-17	Construction	\$11,191,518	\$233,157
Multnomah Manor	53	May-17		Pre-Construction	\$8,949,559	\$168,860

Capital Improvement

Highrise Rehab - Group 1	343	Apr-15	Oct-16	Post-Construction	\$57,643,336	\$168,056
Gallagher	85					
Northwest Tower	258					
Highrise Rehab - Group 2	396	Apr-15	Sep-16	Post-Construction	\$66,078,085	\$166,864
Sellwood	110					
Hollywood East	286					
Harold Lee Comprehensive Rehab	N/A	May-16	Sep-17	Construction	\$1,800,000	N/A
Fairview Oaks Comprehensive Rehab	N/A	Aug-15	May-17	Construction	\$5,100,000	N/A

Households Served

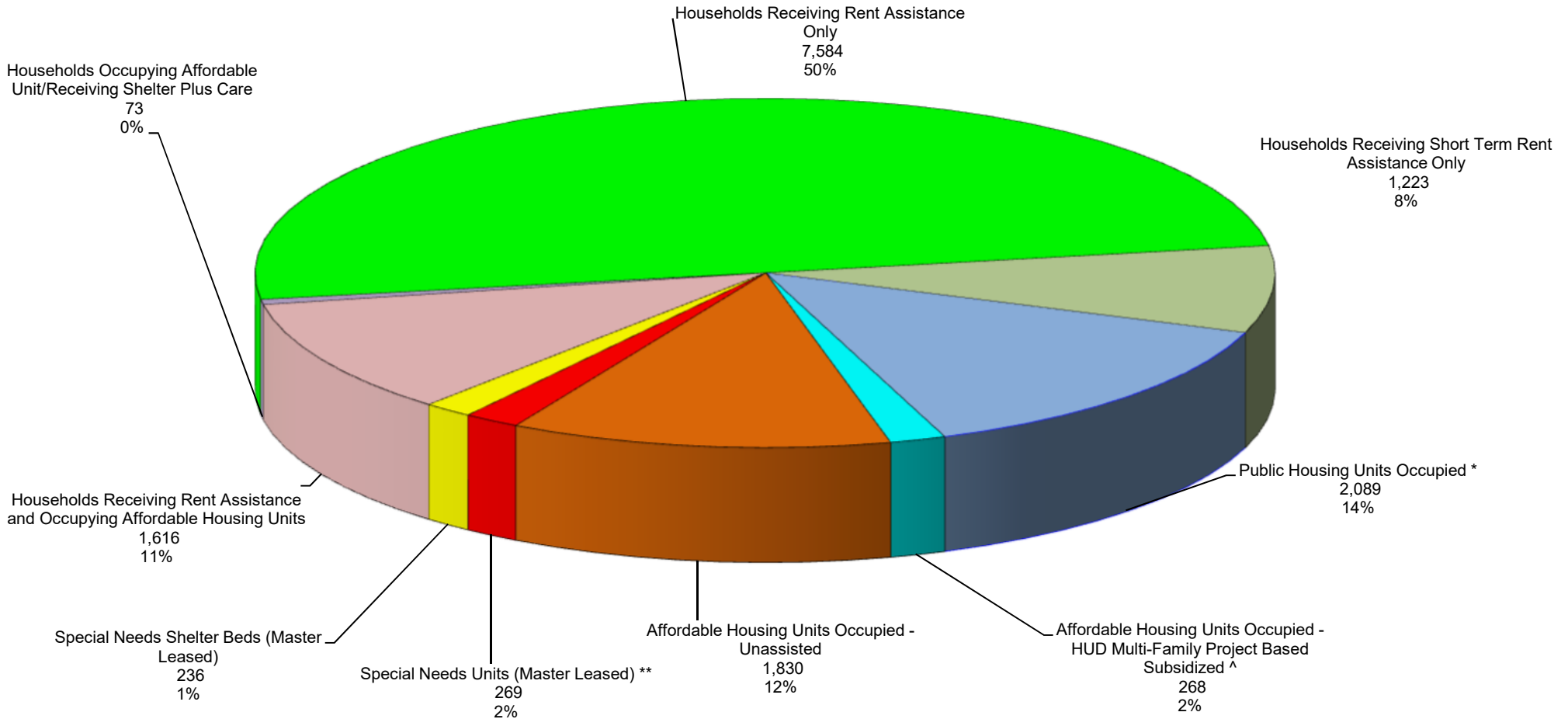
Households Served Through Housing Supports March 2017

Rent Assistance	All Programs	Moving to Work Programs	Non-MTW Programs
Rent Assistance Vouchers - Home Forward Funded	9,200	7,679	1,521
Tenant Based Vouchers	5,714	5,714	
Project Based Vouchers	1,311	1,311	
Hi Rise Project Based Vouchers	654	654	
Single Room Occupancy (SRO)/MODS	495		495
Family Unification Program	84		84
Veterans Affairs Supportive Housing (VASH)	522		522
Rent Assistance - PORT IN From Other Jurisdiction	420		420
Short Term Rent Assistance Programs	1,296	119	1,177
Shelter + Care	461		461
Locally Funded Short Term Rent Assistance	716		716
Earl Boyles	3	3	
MIF Funded Short Term Rent Assistance	74	74	
Alder School	29	29	
New Doors	4	4	
Employment Opportunity Program	6	6	
Work Systems Inc. - Agency Based Rent Assistance	3	3	
Total Rent Assistance	10,496	7,798	2,698
Subsidized Housing Units			
Public Housing Units Occupied	2,089	2,089	-
Traditional Public Housing units Occupied	1,302	1,302	
Public Housing units Occupied - Local Blended Subsidy	175	175	
Public Housing units Occupied - in Owned Affordable	63	63	
Public Housing units Occupied - in Tax Credit Affordable	549	549	
Affordable Housing Units Occupied (excluding PH subsidized)	3,787		3,787
Affordable Housing Units - Tenant Based Vouchers	532		532
Affordable Housing Units - Shelter + Care	73		73
Affordable Housing Units - Project Based Vouchers	273		273
Affordable Housing Units - Hi Rise Project Based Vouchers	654		654
^ Affordable Housing Units - HUD Multi-Family Project Based	268		268
Affordable Housing Units - VASH Vouchers	125		125
Affordable Housing Units - Family Unification Program	6		6
Affordable Housing Units - Section 8 Port In	26		26
Affordable Housing Units - Unassisted	1,830		1,830
Special Needs	505		505
Special Needs Units (Master Leased) **	269		269
Special Needs Shelter Beds (Master Leased)	236		236
Total Households Occupying Housing Units	6,381	2,089	4,292
Total Housing Supports Provided to Household	16,877	9,887	6,990
Household Occupying Affordable Unit/Receiving Home Forward Rent Assistance	(1,616)		(1,616)
Households Occupying Affordable Unit/Receiving Shelter Plus Care	(73)		(73)
Total Households Served	15,188	9,887	5,301

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.

Total Households Served: Rent Assistance and Occupied Housing Units March 2017



Total Households Served 15,188

^ Consists of Grace Peck Terrace, Multnomah Manor, Plaza Townhomes, Rosenbaum Plaza, Unthank Plaza

* Includes Local Blended Subsidy

^^ Total Short Term Rent Assistance less the Households Occupying Affordable Units/Receiving Shelter Plus Care

** Special Needs are physical units as occupancy levels that are not reported to Home Forward by service providers master leasing these properties.