

Home Forward - Dashboard Report For April of 2018

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 | 1,347 | 18 | 98.7% | 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 * | 10 | 681 | 681 | 5 | 99.3% | 385 | 93 | 89 | 62 | 45 | 7 | 681 |
| Total Public Housing | 46 | 2,101 | 2,093 | 25 | 98.8% | 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 | 20 | 2,078 | 2,078 | 40 | 98.1% | 786 | 525 | 565 | 164 | 30 | 0 | 2,078 |
| Total Affordable Owned Housing | 24 | 2,359 | 2,359 | 43 | 98.2% | 812 | 596 | 386 | 280 | 134 | 17 | 2,359 |
| Tax Credit Partnerships | 17 | 2,225 | 2,225 | 31 | 98.6% | 812 | 596 | 386 | 280 | 134 | 17 | 2,225 |
| Total Affordable Housing | 41 | 4,584 | 4,584 | 74 | 98.4% | 1,624 | 1,192 | 772 | 560 | 268 | 34 | 4,584 |
| Eliminate Duplicated PH Properties/Units | -12 | -746 | -746 | -7 | | -385 | -108 | -129 | -72 | -45 | -7 | -746 |
| Combined Total PH and AH | 75 | 5,939 | 5,931 | 92 | 98.4% | 1,701 | 1,859 | 1,114 | 819 | 278 | 34 | 5,939 |
| Special Needs (Master Leased) | 32 | 269 | 269 | | | | | | | | | |
| Special Needs (Shelter Beds) | 2 | 236 | | | | | | | | | | |
| Total with Special Needs | 109 | 6,444 | 6436 | | | | | | | | | |

* property/unit counts also included in Affordable Housing Count

Financial

Nine months ending 12/31/2017

| Fiscal YTD ending 12/31/2017 | | | | 03/31/17 | | |
|---|-------|---|-----|---------------------------------------|---------------------------------|------------------------------------|
| # 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 | | | |
| 22 | 2,289 | 2 | 70 | 17 | 1 | 6 |
| 17 | 2,225 | 0 | 0 | 14 | 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 Islnd | Hispanic/ Latino |
| Public Housing Residents | | | | | | | | | | | | | | |
| 0 to 10% MFI | 293 | 22.5% | 2.4 | 1.9 | 10.8% | 11.7% | 1.0% | 6.2% | 6.2% | 10.1% | 1.1% | 0.5% | 0.5% | 4.2% |
| 11 to 20% | 579 | 44.5% | 1.6 | 1.4 | 36.2% | 8.4% | 14.3% | 23.0% | 10.0% | 26.3% | 1.6% | 1.8% | 0.8% | 4.1% |
| 21 to 30% | 231 | 17.8% | 2.1 | 1.7 | 11.8% | 6.0% | 6.8% | 5.2% | 3.0% | 10.5% | 0.5% | 1.3% | 0.3% | 2.2% |
| 51 to 80% | 41 | 3.2% | 2.6 | 2.1 | 1.2% | 1.9% | 0.5% | 0.8% | 0.7% | 1.2% | 0.0% | 0.3% | 0.0% | 0.9% |
| Over 80% | 8 | 0.6% | 2.4 | 2.0 | 0.6% | 0.0% | 0.1% | 0.1% | 0.1% | 0.4% | 0.0% | 0.0% | 0.0% | 0.2% |
| All | 1,300 | 100.0% | 2.0 | 1.6 | 66.2% | 33.8% | 25.5% | 38.1% | 23.3% | 53.4% | 3.8% | 4.4% | 1.7% | 13.5% |

Waiting List

| | | | | | | | | | | | | | | | |
|--------------|--------|--------|-----|-----|--|--|------|-------|-------|-------|------|------|------|------|------|
| 0 to 10% MFI | 6,866 | 40.9% | 2.0 | 1.4 | | | 1.9% | 13.6% | 12.9% | 19.6% | 2.0% | 0.9% | 0.6% | 3.8% | 1.1% |
| 11 to 20% | 5,005 | 29.8% | 2.0 | 1.4 | | | 3.7% | 14.7% | 9.0% | 14.8% | 1.4% | 1.2% | 0.4% | 2.5% | 0.5% |
| 21 to 30% | 2,654 | 15.8% | 2.3 | 1.4 | | | 2.3% | 4.9% | 4.4% | 7.9% | 0.6% | 0.7% | 0.2% | 1.7% | 0.3% |
| 31 to 50% | 1,818 | 10.8% | 2.6 | 1.4 | | | 1.2% | 2.2% | 3.2% | 4.9% | 0.3% | 0.6% | 0.2% | 1.4% | 0.2% |
| 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% | 0.1% |
| Over 80% | 132 | 0.8% | 2.3 | 1.4 | | | 0.1% | 0.2% | 0.3% | 0.3% | 0.0% | 0.0% | 0.0% | 0.1% | 0.0% |
| All | 16,805 | 100.0% | 2.1 | 1.4 | | | 9.3% | 35.8% | 30.3% | 48.3% | 4.4% | 3.6% | 1.5% | 9.6% | 2.3% |

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

Other Activity

| | #s.days.hrs |
|----------------------------------|-------------|
| Public Housing | |
| Names pulled from Wait List | 119 |
| Denials | 22 |
| New rentals | 8 |
| Vacates | 9 |
| Evictions | 2 |
| # of work orders received | 2,790 |
| # of work orders completed | 1,714 |
| Average days to respond | 15.3 |
| # of work orders emergency | 4 |
| Average response hrs (emergency) | 15 |

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 | Waiting List Names | New Vouchers Leased | Vouchers Terminated | Voucher Inspections Completed | Utilization | Average Voucher | HUD Subsidy Over(Under) | New Vouchers | Vouchers Terminated |
| Tenant Based Vouchers | 6,297 | 5,719 | 91% | \$773 | -415,159 | 0 | 0 | 1 | 9 | 392 | 92% | \$768 | -1,622,307 | 18 | 65 |
| Project Based Vouchers | 2,121 | 2,047 | 97% | \$796 | 196 | | | 14 | 13 | 119 | 97% | \$802 | 89,839 | 62 | 61 |
| WASH Vouchers | 664 | 557 | 84% | \$708 | -51,876 | | | 2 | 4 | 14 | 92% | \$711 | -45,493 | 18 | 23 |
| FUP Vouchers | 100 | 97 | 97% | \$911 | 9,887 | | | 0 | 0 | 8 | 97% | \$924 | 43,540 | 1 | 2 |
| RAD Project Based Vouchers | 791 | 780 | 99% | \$540 | 37,771 | | | 7 | 2 | 8 | 99% | \$540 | 151,806 | 36 | 27 |
| SRO/MOD Vouchers | 512 | 510 | 100% | \$442 | -35,974 | | | 6 | 8 | 129 | 100% | \$451 | -126,245 | 33 | 33 |
| All Vouchers | 10,485 | 9,710 | 93% | \$740 | -455,156 | | | 30 | 36 | 670 | 94% | \$739 | -1,508,860 | 168 | 211 |

Home Forward - Dashboard Report For April of 2018

Demographics

| 0.185072719 Tenant Based Voucher Participants | 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 |
| 0 to 10% MFI | 1158 | 18.6% | 2.3 | 2.0 | 9.1% | 9.6% | 0.9% | 4.5% | 7.4% | 8.5% | 0.7% | 0.5% | 0.2% | 1.2% |
| 11 to 20% | 2,579 | 41.5% | 1.9 | 1.8 | 30.5% | 11.0% | 14.6% | 17.8% | 13.4% | 21.3% | 1.2% | 3.1% | 0.1% | 2.4% |
| 21 to 30% | 1,365 | 22.0% | 2.2 | 2.0 | 13.8% | 8.2% | 8.2% | 6.9% | 7.2% | 11.9% | 0.4% | 1.1% | 0.2% | 1.1% |
| 31 to 50% | 964 | 15.5% | 2.9 | 2.3 | 6.0% | 9.5% | 2.7% | 3.2% | 6.9% | 6.4% | 0.3% | 0.7% | 0.2% | 1.0% |
| 51 to 80% | 146 | 2.3% | 3.0 | 2.7 | 0.8% | 1.6% | 0.2% | 0.2% | 1.3% | 0.8% | 0.0% | 0.1% | 0.0% | 0.1% |
| Over 80% | 5 | 0.1% | 3.2 | 2.6 | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| All | 6,257 | 100.0% | 2.2 | 2.0 | 60.1% | 39.9% | 26.4% | 32.8% | 36.2% | 49.0% | 2.6% | 5.5% | 0.7% | 5.9% |

| Project Based Voucher Participants | 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 |
| 0 to 10% MFI | 719 | 25.5% | 1.8 | 1.6 | 16.0% | 9.5% | 1.4% | 9.1% | 6.5% | 14.0% | 1.1% | 0.7% | 0.3% | 2.9% |
| 11 to 20% | 1,220 | 43.3% | 1.6 | 1.3 | 36.4% | 6.9% | 14.8% | 20.3% | 10.1% | 27.0% | 1.4% | 1.2% | 0.1% | 3.4% |
| 21 to 30% | 538 | 19.1% | 2.2 | 1.6 | 13.2% | 5.9% | 8.1% | 5.1% | 4.7% | 11.6% | 0.3% | 0.5% | 0.3% | 1.6% |
| 31 to 50% | 282 | 10.0% | 3.0 | 2.2 | 4.2% | 5.8% | 2.1% | 1.5% | 2.6% | 4.5% | 0.4% | 0.2% | 0.1% | 2.1% |
| 51 to 80% | 52 | 1.8% | 3.5 | 2.4 | 0.5% | 1.3% | 0.1% | 0.1% | 0.6% | 0.5% | 0.1% | 0.0% | 0.0% | 0.6% |
| Over 80% | 8 | 0.3% | 2.9 | 2.1 | 0.1% | 0.2% | 0.0% | 0.0% | 0.1% | 0.1% | 0.0% | 0.0% | 0.0% | 0.1% |
| All | 2,820 | 100.0% | 1.9 | 1.6 | 70.5% | 29.5% | 26.4% | 36.5% | 24.8% | 57.8% | 3.3% | 2.4% | 0.9% | 10.8% |

| Waiting List | 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 | |
| 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 | 472 | \$394,720 | 835 |
| Short Term Rent Assistance | 127 | \$131,294 | 993 |

Resident Services

Resident Programs

| Housing Program Served | Households Served/ Participants | Monthly Funding Amount | Average Funds per Participant | |
|--|---------------------------------|------------------------|-------------------------------|----------|
| Congregate Housing Services * as of previous month | Public Housing | 123 | \$647 | \$79,581 |

| Resident Services Coordination | Public Housing | # HH Eviction Prevention | Health and Safety Stabilized appointments assisting residents to connect and utilize community | Unduplicated Number Served | # Events | # Event Attendees |
|--------------------------------|----------------|--------------------------|--|----------------------------|----------|-------------------|
| | | 292 | 1932 | 213 | 4926 | |

| | 0 | 0 | 0 | # of Graduates | Escrow \$ Disbursed | Terminations or Exits | 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 |
| Nine months ending 12/31/2017 | Section 8 | 50 | \$180,300 | 0 | 0 | \$14,889 | 0 | \$0 |

Agency Financial Summary

| Six months ending 12/31/17 | Fiscal Year to Date | Prior YTD | Increase (Decrease) |
|-------------------------------|----------------------|----------------------|---------------------|
| Subsidy Revenue | \$78,327,834 | \$69,643,963 | \$8,683,871 |
| Grant Revenue | \$13,812,987 | \$10,330,023 | \$3,482,964 |
| Property Related Income | \$15,477,170 | \$14,202,078 | \$1,275,092 |
| Development Fee Revenue | \$1,223,178 | \$2,692,828 | (\$1,469,650) |
| Other Revenue | \$6,785,878 | \$6,008,257 | \$777,620 |
| Total Revenue | \$115,627,046 | \$102,877,149 | \$12,749,897 |
| Housing Assistance Payments | \$73,714,992 | \$62,455,162 | \$11,259,830 |
| Operating Expense | \$34,150,905 | \$33,102,846 | \$1,048,059 |
| Depreciation | \$6,465,849 | \$6,142,052 | \$323,797 |
| Total Expense | \$114,331,746 | \$101,700,060 | \$12,631,686 |
| Operating Income | \$1,295,300 | \$1,177,088 | \$118,212 |
| Other Income(Expense) | -\$93,353 | \$4,069,938 | (\$4,163,291) |
| Capital Contributions | \$6,179,857 | \$1,811,537 | \$4,368,320 |
| Increase(Decrease) Net Assets | \$8,677,104 | \$8,235,653 | \$441,451 |
| Total Assets | \$499,872,070 | \$441,465,156 | \$58,406,914 |
| Liquidity Reserves | -\$4,019,439 | \$1,371,879 | (\$5,391,318) |

Development/Community Revitalization

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

Households Served

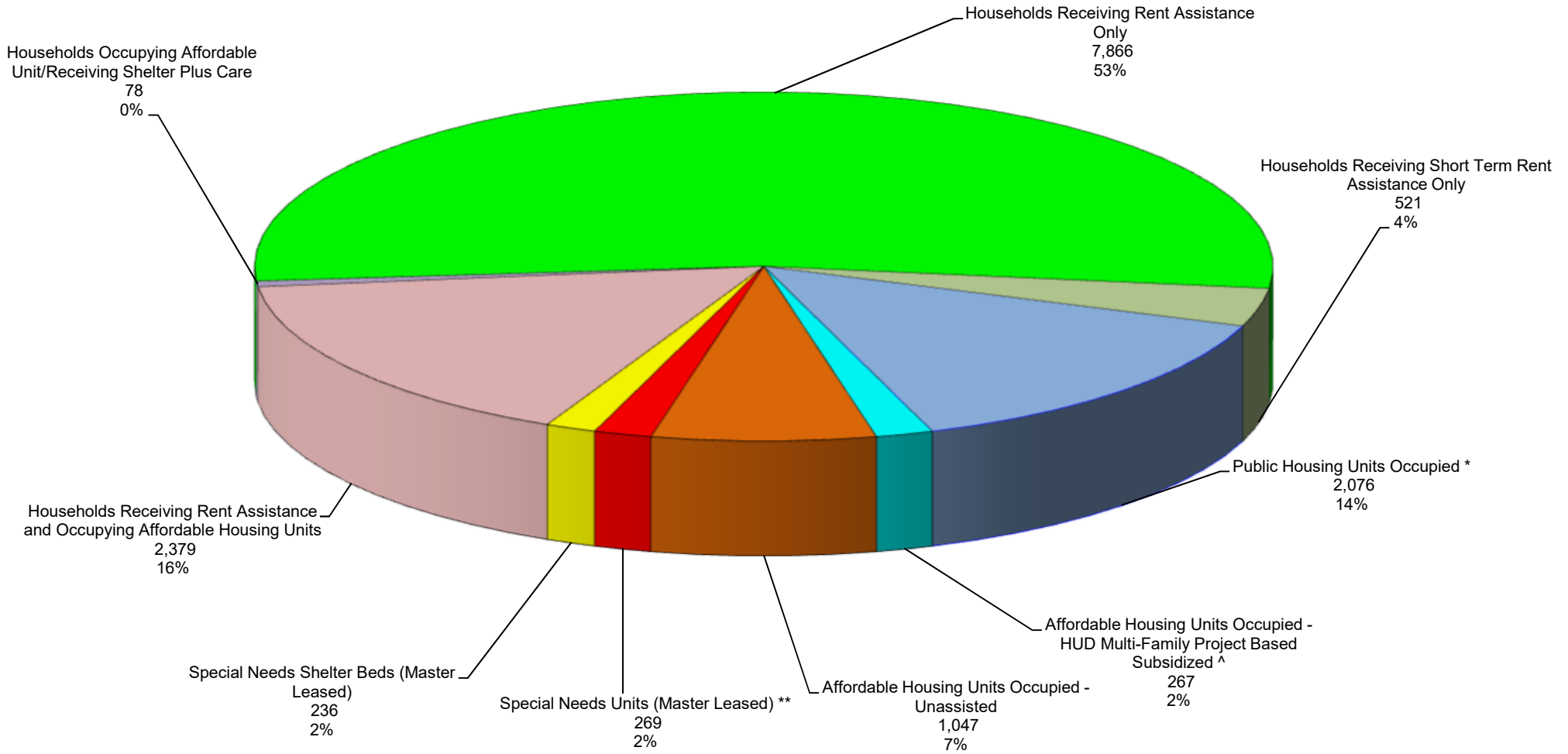
Households Served Through Housing Supports April 2018

| Rent Assistance | All Programs | Moving to Work Programs | Non-MTW Programs |
|--|---------------|-------------------------|------------------|
| Rent Assistance Vouchers - Home Forward Funded | 10,245 | 7,766 | 1,699 |
| Tenant Based Vouchers | 5,719 | 5,719 | |
| Project Based Vouchers | 1,403 | 1,403 | |
| Hi Rise Project Based Vouchers | 644 | 644 | |
| RAD Project Based Vouchers | 780 | | |
| Single Room Occupancy (SRO)/MODS | 510 | | 510 |
| Family Unification Program | 97 | | 97 |
| Veterans Affairs Supportive Housing (VASH) | 557 | | 557 |
| Rent Assistance - PORT IN From Other Jurisdiction | 535 | | 535 |
| Short Term Rent Assistance Programs | 599 | 21 | 578 |
| Shelter + Care | 472 | | 472 |
| Locally Funded Short Term Rent Assistance | 106 | | 106 |
| Earl Boyles | - | - | |
| MIF Funded Short Term Rent Assistance | 21 | 21 | |
| Alder School | - | - | |
| New Doors | - | - | |
| Employment Opportunity Program | - | - | |
| Work Systems Inc. - Agency Based Rent Assistance | - | - | |
| Total Rent Assistance | 10,844 | 7,787 | 2,277 |
| Subsidized Housing Units | | | |
| Public Housing Units Occupied | 2,076 | 2,076 | - |
| Traditional Public Housing units Occupied | 1,292 | 1,292 | |
| RAD units Occupied - Local Blended Subsidy | 172 | 172 | |
| RAD units Occupied - in Owned Affordable | 63 | 63 | |
| RAD units Occupied - in Tax Credit Affordable | 549 | 549 | |
| Affordable Housing Units Occupied (excluding PH subsidized) | 3,771 | | 3,771 |
| Affordable Housing Units - Tenant Based Vouchers | 505 | | 505 |
| Affordable Housing Units - Shelter + Care | 78 | | 78 |
| Affordable Housing Units - Project Based Vouchers | 333 | | 333 |
| Affordable Housing Units - Hi Rise Project Based Vouchers | 644 | | 644 |
| Affordable Housing Units - RAD Project Based Vouchers | 780 | | 780 |
| Affordable Housing Units - HUD Multi-Family Project Based | 267 | | 267 |
| Affordable Housing Units - VASH Vouchers | 79 | | 79 |
| Affordable Housing Units - Family Unification Program | 3 | | 3 |
| Affordable Housing Units - Section 8 Port In | 35 | | 35 |
| Affordable Housing Units - Unassisted | 1,047 | | 1,047 |
| Special Needs | 505 | | 505 |
| Special Needs Units (Master Leased) ** | 269 | | 269 |
| Special Needs Shelter Beds (Master Leased) | 236 | | 236 |
| Total Households Occupying Housing Units | 6,352 | 2,076 | 4,276 |
| Total Housing Supports Provided to Household | 17,196 | 9,863 | 6,553 |
| Household Occupying Affordable Unit/Receiving Home Forward Rent Assistance | (2,379) | | (2,379) |
| Households Occupying Affordable Unit/Receiving Shelter Plus Care | (78) | | (78) |
| Total Households Served | 14,739 | 9,863 | 4,096 |

Notes:

- ^A
- 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 April 2018



Total Households Served 14,739

^ 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.