

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%	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%
51 to 80%	13	2.4%	3.0					0.2%	0.2%	1.2%	0.9%	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%
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

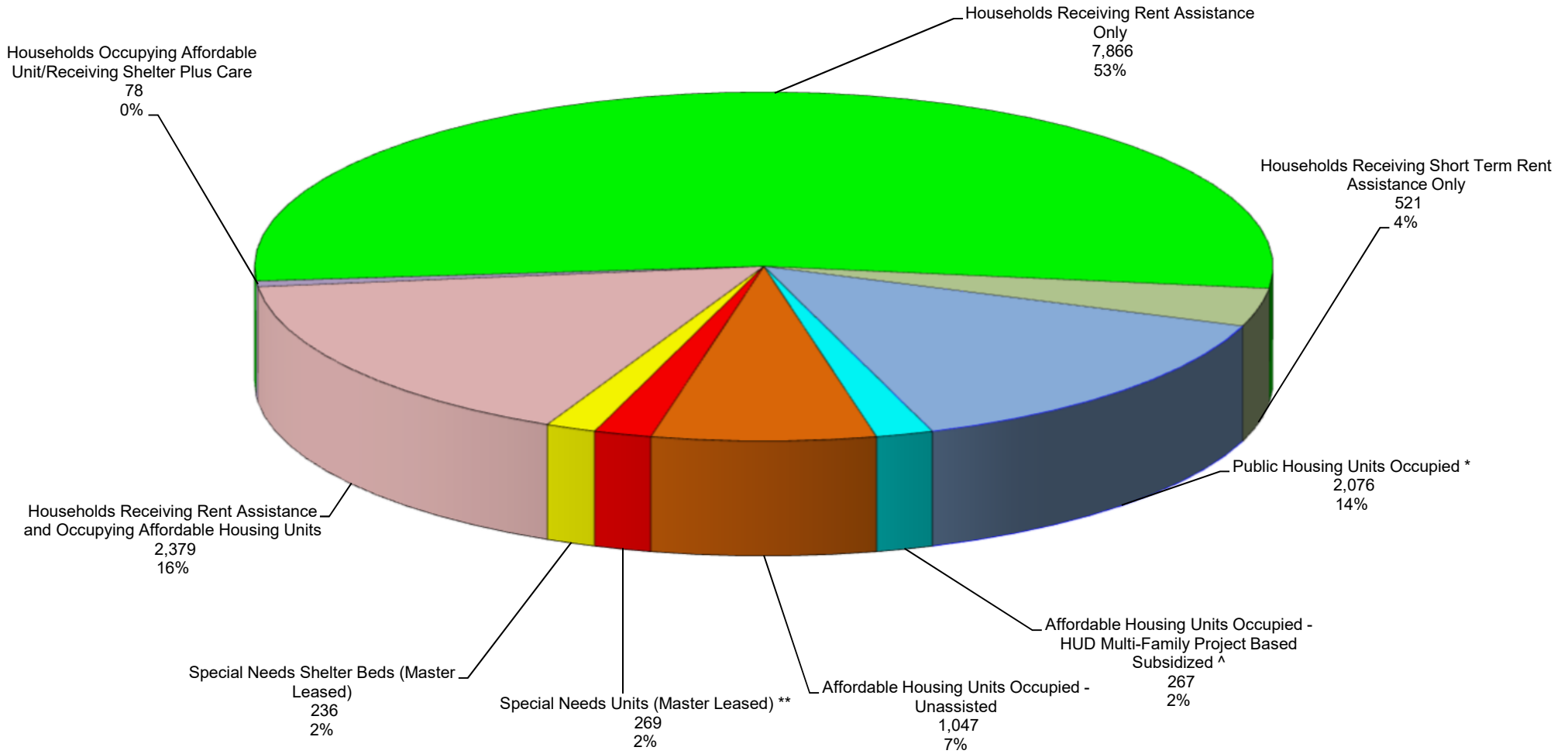
Households Served Through Housing Supports April 2018

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.