

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	5	99.6%	77	667	342	259	10	0	1,355
Public Housing Mixed Financed Owned *	2	65	65	1	98.5%	0	15	40	10	0	0	65
Public Housing Mixed Finance Tax Credit *	10	681	524	4	99.2%	385	93	89	62	45	7	681
Total Public Housing	46	2,101	1,934	10	99.5%	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	18	99.1%	786	525	565	164	30	0	2,070
Total Affordable Owned Housing	23	2,351	2,351	21	99.1%	858	716	577	170	30	0	2,351
Tax Credit Partnerships	17	2,225	2,225	13	99.4%	812	596	386	280	134	17	2,225
Total Affordable Housing	40	4,576	4,576	34	99.3%	1,670	1,312	963	450	164	17	4,576
Eliminate Duplicated PH Properties/Units	-12	-746	-589	-5		-385	-108	-129	-72	-45	-7	-746
Combined Total PH and AH	74	5,931	5,921	39	99.3%	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

Public Housing
Affordable Owned
Tax Credit Partnerships

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 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 Isind	Hispanic/ Latino
Public Housing Residents														
0 to 10% MFI	472	23.1%	2.1	1.8	12.0%	11.1%	0.4%	7.1%	7.3%	9.9%	1.0%	0.3%	0.4%	4.1%
11 to 20%	820	40.1%	1.9	1.6	29.5%	10.6%	9.8%	20.2%	11.6%	20.5%	1.6%	1.6%	0.5%	4.2%
21 to 30%	394	19.3%	2.2	1.7	12.0%	7.2%	6.2%	6.0%	5.0%	10.5%	0.9%	0.7%	0.3%	1.8%
51 to 80%	77	3.8%	3.1	2.4	1.3%	2.5%	0.4%	0.4%	1.1%	1.0%	0.1%	0.3%	0.0%	1.2%
Over 80%	15	0.7%	3.3	2.3	0.3%	0.4%	0.0%	0.1%	0.2%	0.3%	0.0%	0.0%	0.0%	0.1%
All	2,046	100.0%	2.1	1.7	61.2%	38.8%	19.8%	37.3%	29.1%	47.8%	4.0%	3.4%	1.5%	14.2%

Waiting List

0 to 10% MFI	6,585	37.9%	1.9	1.4			1.6%	13.1%	12.0%	18.1%	1.8%	0.9%	0.5%	3.5%	1.1%
11 to 20%	4,820	27.7%	2.1	1.4			3.2%	13.3%	8.5%	13.7%	1.3%	1.1%	0.4%	2.3%	0.5%
21 to 30%	2,941	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%	3.0%	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%	165	0.9%	2.5	1.5			0.1%	0.2%	0.4%	0.3%	0.0%	0.1%	0.0%	0.1%	0.0%
All	17,374	100.0%	2.1	1.4			9.1%	35.9%	30.4%	48.1%	4.3%	3.7%	1.5%	9.8%	2.3%

* 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	126
Denials	37
New rentals	19
Vacates	18
Evictions	1
# of work orders received	1,281
# of work orders completed	956
Average days to respond	10.3
# of work orders emergency	0
Average response hrs (emergency)	

Home Forward - Dashboard Report For January 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	7,093	6,644	94%	\$694	\$125,330	0	0	26	35	459	94%	\$693	\$125,330	26	35
Project Based Vouchers	2,010	1,971	98%	\$793	\$292,142			13	16	106	98%	\$793	\$292,143	13	16
SRO/Mod Vouchers	512	496	97%	\$447				10	3	113	97%	\$447	\$10,050	10	3
All Vouchers	9,615	9,111	95%	\$702	\$417,472			49	54	678	95%	\$702	\$427,523	49	54

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	1,150	17.7%	2.1	1.9	9.3%	8.3%	0.7%	4.6%	6.9%	8.3%	0.7%	0.4%	0.2%	1.2%
11 to 20%	2,510	38.6%	1.9	1.9	27.3%	11.3%	12.3%	16.1%	12.5%	19.7%	1.1%	2.9%	0.2%	2.3%
21 to 30%	1,538	23.6%	2.3	2.0	14.5%	9.1%	7.9%	8.2%	7.3%	12.9%	0.6%	1.4%	0.2%	1.2%
31 to 50%	1,115	17.1%	2.8	2.3	7.1%	10.0%	3.5%	4.3%	7.2%	7.6%	0.3%	0.8%	0.2%	1.0%
51 to 80%	187	2.9%	3.2	2.7	0.9%	2.0%	0.2%	0.3%	1.5%	1.1%	0.1%	0.1%	0.0%	0.2%
Over 80%	10	0.2%	3.9	3.0	0.0%	0.1%	0.0%	0.0%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%
All	6,510	100.0%	2.2	2.0	59.2%	40.8%	24.7%	33.4%	35.5%	49.7%	2.7%	5.5%	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	483	24.9%	1.6	1.3	18.4%	6.6%	1.5%	9.6%	4.7%	15.6%	0.9%	0.5%	0.5%	2.7%
11 to 20%	779	40.2%	1.6	1.3	34.0%	6.2%	13.8%	18.8%	7.7%	26.7%	1.3%	1.1%	0.1%	3.3%
21 to 30%	448	23.1%	1.7	1.4	19.0%	4.1%	10.7%	7.8%	3.0%	17.1%	0.6%	0.6%	0.2%	1.6%
31 to 50%	207	10.7%	2.4	1.7	6.6%	4.1%	3.6%	2.5%	1.7%	7.1%	0.4%	0.2%	0.1%	1.2%
51 to 80%	18	0.9%	3.1	2.2	0.4%	0.6%	0.1%	0.1%	0.3%	0.5%	0.0%	0.1%	0.0%	0.1%
Over 80%	3	0.2%	4.7	3.3	0.0%	0.2%	0.0%	0.0%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%
All	1,938	100.0%	1.7	1.4	78.3%	21.7%	29.6%	38.9%	17.5%	67.2%	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			
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	454	\$348,844	768
Short Term Rent Assistance	487	\$343,226	705

Resident Services

Resident Programs

	Housing Program Served	Household Served/ Participants	Monthly Funding Amount	Average Funds per Participant
Congregate Housing Services * as of previous month	Public Housing	113	\$84,939	\$752

	Increased Housing Stability	Increased Self-Reliance	Increased Sense of	
Resident Services Coordination	# Interventions regarding lease violations	# of appointments assisting residents to connect and utilize community resources	# of events	# event attendees
Public Housing	122	805	241	3709

	# 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	\$300,939	0	0	\$0	1	\$0	\$1,532
	Section 8	\$693,811	7	1	\$11,317	1	\$0	\$1,517

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	\$441,465,109	\$444,982,416	(\$3,517,308)
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

Capital Improvement	Units	Start	End	Phase	Total Cost	Cost Per Unit
	Highrise Rehab - Group 1	343	Apr-15	Oct-16	Construction	\$57,643,336
Gallagher	85					
Northwest Tower	258					
Highrise Rehab - Group 2	396	Apr-15	Sep-16	Construction	\$66,078,085	\$166,864
Sellwood	110					
Hollywood East	286					
Eliot Square Brick Repair	N/A	Dec-15	Sep-16	Construction	\$153,000	N/A
Maple Mallory Brick Repair	N/A	Dec-15	Sep-16	Construction	\$287,000	N/A
Harold Lee Comprehensive Rehab	N/A	May-16	Dec-16	Pre-Construction	\$1,800,000	N/A
Floresta Roof Replacement	N/A	Jun-16	Sep-16	Construction	\$250,000	N/A
Holgate Plumbing Repairs	N/A	Aug-16	Oct-16	Construction	\$280,000	N/A
Fairview Oaks Comprehensive Rehab	N/A	Aug-15	Mar-17	Construction	\$5,100,000	N/A
Hamilton West Window Replacement	N/A	Jul-16	Oct-16	Construction	\$502,075	N/A

Households Served

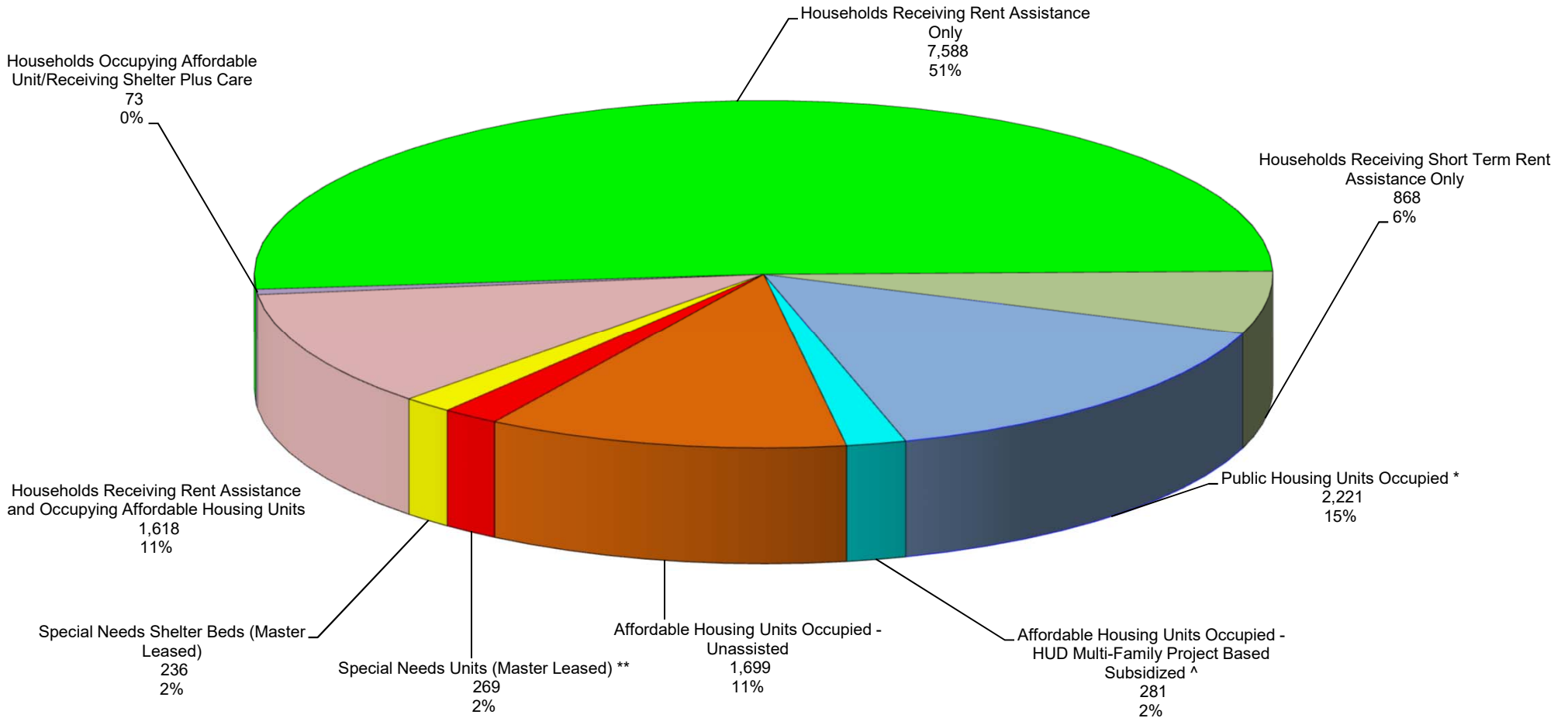
Households Served Through Housing Supports January 2017

Rent Assistance	All Programs	Moving to Work Programs	Non-MTW Programs
Rent Assistance Vouchers - Home Forward Funded	9,206	7,671	1,535
Tenant Based Vouchers	5,700	5,700	
Project Based Vouchers	1,317	1,317	
Hi Rise Project Based Vouchers	654	654	
Single Room Occupancy (SRO)/MODS	496		496
Family Unification Program	86		86
Veterans Affairs Supportive Housing (VASH)	528		528
Rent Assistance - PORT IN From Other Jurisdiction	425		425
Short Term Rent Assistance Programs	941	85	856
Shelter + Care	454		454
Locally Funded Short Term Rent Assistance	402		402
Earl Boyles	-	-	
MIF Funded Short Term Rent Assistance	35	35	
Alder School	31	31	
New Doors	4	4	
Employment Opportunity Program	13	13	
Work Systems Inc. - Agency Based Rent Assistance	2	2	
Total Rent Assistance	10,147	7,756	2,391
Subsidized Housing Units			
Public Housing Units Occupied	2,221	2,221	-
Traditional Public Housing units Occupied	1,305	1,305	
Public Housing units Occupied - Local Blended Subsidy	175	175	
Public Housing units Occupied - in Owned Affordable	64	64	
Public Housing units Occupied - in Tax Credit Affordable	677	677	
Affordable Housing Units Occupied (excluding PH subsidized)	3,671		3,671
Affordable Housing Units - Tenant Based Vouchers	532		532
Affordable Housing Units - Shelter + Care	73		73
Affordable Housing Units - Project Based Vouchers	272		272
Affordable Housing Units - Hi Rise Project Based Vouchers	654		654
^ Affordable Housing Units - HUD Multi-Family Project Based	281		281
Affordable Housing Units - VASH Vouchers	126		126
Affordable Housing Units - Family Unification Program	6		6
Affordable Housing Units - Section 8 Port In	28		28
Affordable Housing Units - Unassisted	1,699		1,699
Special Needs	505		505
Special Needs Units (Master Leased) **	269		269
Special Needs Shelter Beds (Master Leased)	236		236
Total Households Occupying Housing Units	6,397	2,221	4,176
Total Housing Supports Provided to Household	16,544	9,977	6,567
Household Occupying Affordable Unit/Receiving Home Forward Rent Assistance	(1,618)		(1,618)
Households Occupying Affordable Unit/Receiving Shelter Plus Care	(73)		(73)
Total Households Served	14,853	9,977	4,876

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 January 2017



Total Households Served 14,853

^ 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.