

Households Served

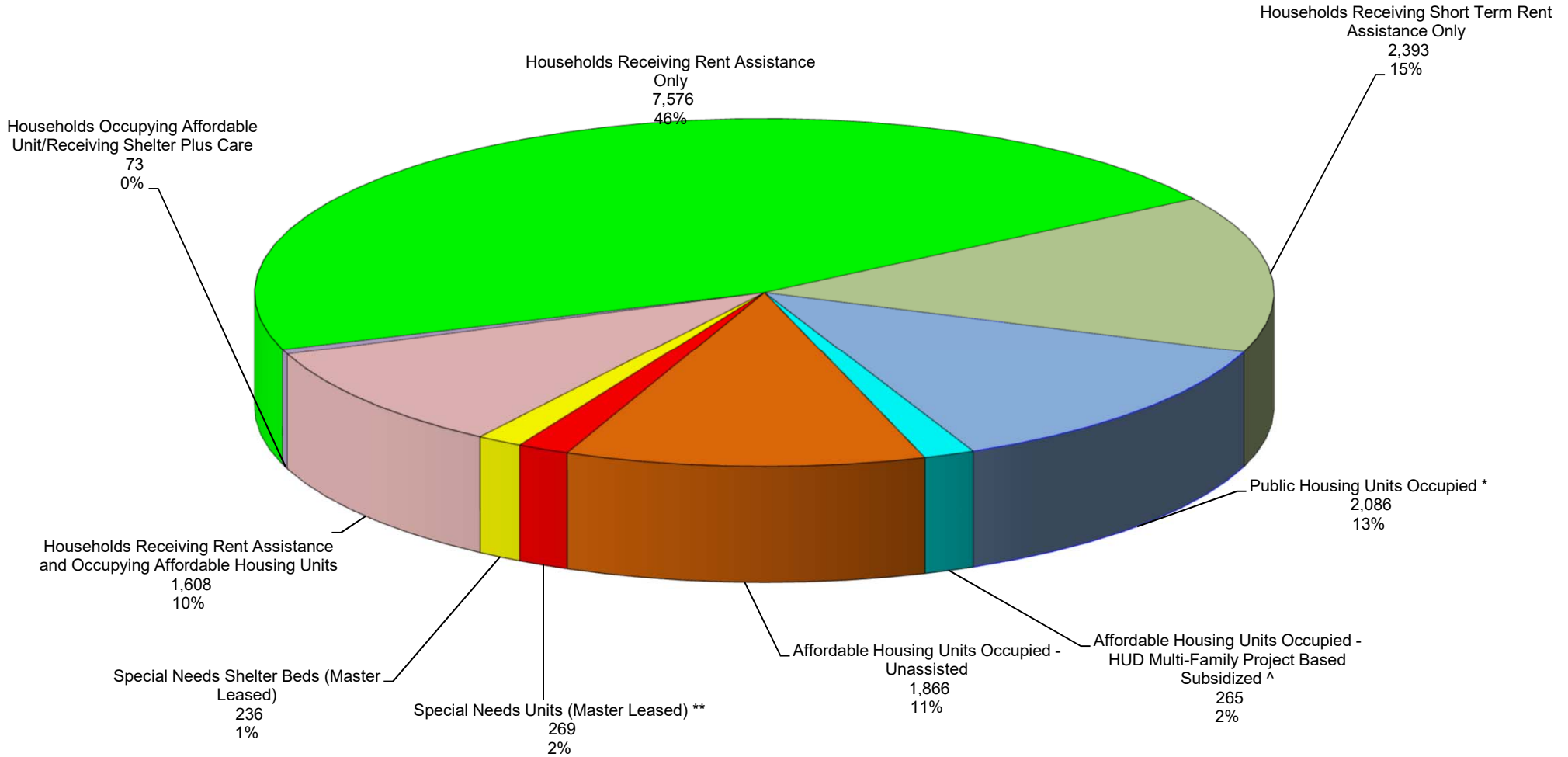
Households Served Through Housing Supports June 2017

Rent Assistance	All Programs	Moving to Work Programs	Non-MTW Programs
Rent Assistance Vouchers - Home Forward Funded	9,184	7,668	1,516
Tenant Based Vouchers	5,672	5,672	
Project Based Vouchers	1,343	1,343	
Hi Rise Project Based Vouchers	653	653	
Single Room Occupancy (SRO)/MODS	498		498
Family Unification Program	84		84
Veterans Affairs Supportive Housing (VASH)	517		517
Rent Assistance - PORT IN From Other Jurisdiction	417		417
Short Term Rent Assistance Programs	2,466	99	2,367
Shelter + Care	458		458
Locally Funded Short Term Rent Assistance	1,909		1,909
Earl Boyles	36	36	
MIF Funded Short Term Rent Assistance	10	10	
Alder School	42	42	
New Doors	10	10	
Employment Opportunity Program	-	-	
Work Systems Inc. - Agency Based Rent Assistance	1	1	
Total Rent Assistance	11,650	7,767	3,883
Subsidized Housing Units			
Public Housing Units Occupied	2,086	2,086	-
Traditional Public Housing units Occupied	1,302	1,302	
Public Housing units Occupied - Local Blended Subsidy	172	172	
Public Housing units Occupied - in Owned Affordable	64	64	
Public Housing units Occupied - in Tax Credit Affordable	548	548	
Affordable Housing Units Occupied (excluding PH subsidized)	3,812		3,812
Affordable Housing Units - Tenant Based Vouchers	527		527
Affordable Housing Units - Shelter + Care	73		73
Affordable Housing Units - Project Based Vouchers	273		273
Affordable Housing Units - Hi Rise Project Based Vouchers	653		653
^ Affordable Housing Units - HUD Multi-Family Project Based	265		265
Affordable Housing Units - VASH Vouchers	123		123
Affordable Housing Units - Family Unification Program	6		6
Affordable Housing Units - Section 8 Port In	26		26
Affordable Housing Units - Unassisted	1,866		1,866
Special Needs	505		505
Special Needs Units (Master Leased) **	269		269
Special Needs Shelter Beds (Master Leased)	236		236
Total Households Occupying Housing Units	6,403	2,086	4,317
Total Housing Supports Provided to Household	18,053	9,853	8,200
Household Occupying Affordable Unit/Receiving Home Forward Rent Assistance	(1,608)		(1,608)
Households Occupying Affordable Unit/Receiving Shelter Plus Care	(73)		(73)
Total Households Served	16,372	9,853	6,519

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 June 2017



Total Households Served 16,372

^ 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.

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	1	100.0%	0	15	40	10	0	0	65
Public Housing Mixed Finance Tax Credit *	10	681	681	6	99.1%	385	93	89	62	45	7	681
Total Public Housing	46	2,101	2,091	15	99.3%	462	775	471	331	55	7	2,101
Affordable Owned with PBA subsidy	4	281	281	1	99.6%	72	191	12	6	0	0	281
Affordable Owned without PBA subsidy	20	2,078	2,078	12	99.4%	794	525	565	164	30	0	2,078
Total Affordable Owned Housing	24	2,359	2,359	13	99.4%	866	716	577	170	30	0	2,359
Tax Credit Partnerships	17	2,225	2,225	20	99.1%	812	596	386	280	134	17	2,225
Total Affordable Housing	41	4,584	4,584	33	99.3%	1,678	1,312	963	450	164	17	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	5,929	41	99.3%	1,755	1,979	1,305	709	174	17	5,939
Special Needs (Master Leased)	32	269	269									
Special Needs (Shelter Beds)	2	236	236									
Total with Special Needs	109	6,444	6434									

* property/unit counts also included in Affordable Housing Count

Financial

Twelve months ending 3/31/2017

Public Housing
Affordable Owned
Tax Credit Partnerships

Fiscal YTD ending 3/31/2017				03/31/17		
# 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	14	3	5
22	2,289	2	70	12	3	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 Islnd	Hispanic/ Latino
Public Housing Residents														
0 to 10% MFI	450	22.0%	2.1	1.8	11.6%	10.4%	0.4%	7.3%	7.0%	9.5%	1.2%	0.4%	0.4%	3.5%
11 to 20%	802	39.3%	1.8	1.5	29.7%	9.6%	9.7%	20.3%	11.4%	20.4%	1.5%	1.4%	0.5%	4.0%
21 to 30%	396	19.4%	2.2	1.7	11.8%	7.5%	6.0%	6.0%	4.7%	10.8%	0.6%	0.8%	0.3%	2.2%
51 to 80%	84	4.1%	3.3	2.4	1.4%	2.7%	0.4%	0.5%	1.1%	1.3%	0.1%	0.2%	0.0%	1.4%
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	61.2%	38.8%	19.7%	37.8%	28.9%	48.0%	3.9%	3.3%	1.5%	14.4%

Waiting List

0 to 10% MFI	6,532	37.8%	1.9	1.4	1.6%	13.1%	11.9%	18.2%	1.8%	0.9%	0.5%	3.5%	1.0%
11 to 20%	4,806	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%	2,922	16.9%	2.3	1.4	2.5%	5.8%	4.7%	8.4%	0.7%	0.8%	0.2%	1.8%	0.3%
31 to 50%	2,303	13.3%	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%	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	17,268	100.0%	2.1	1.4	9.3%	36.0%	30.1%	48.3%	4.3%	3.7%	1.5%	9.7%	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	168
Denials	19
New rentals	21
Vacates	18
Evictions	2
# of work orders received	1,491
# of work orders completed	992
Average days to respond	13.6
# of work orders emergency	5
Average response hrs (emergency)	6

Home Forward - Dashboard Report For June 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	7,045	6,603	94%	\$723	-\$84,521	0	1	14	21	459	94%	\$710	\$1,151,395	198	272
Project Based Vouchers	2,058	1,996	97%	\$827	\$231,814			16	22	106	97%	\$813	\$2,149,071	164	119
SRO/Mod Vouchers	512	498	97%	\$444				5	12	113	97%	\$448	\$37,949	58	64
All Vouchers	9,615	9,097	95%	\$731	\$147,293			35	55	678	95%	\$722	\$3,338,414	420	455

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	1,107	17.2%	2.1	1.9	9.0%	8.2%	0.7%	4.3%	6.8%	8.1%	0.6%	0.4%	0.2%	1.1%
11 to 20%	2,467	38.4%	1.9	1.9	27.3%	11.1%	12.4%	15.9%	12.5%	19.5%	1.1%	2.9%	0.1%	2.2%
21 to 30%	1,535	23.9%	2.3	2.0	14.6%	9.3%	8.2%	8.0%	7.6%	13.0%	0.6%	1.4%	0.1%	1.2%
31 to 50%	1,121	17.4%	2.8	2.3	7.4%	10.1%	3.5%	4.5%	7.1%	7.9%	0.3%	0.8%	0.2%	1.2%
51 to 80%	189	2.9%	3.2	2.7	0.9%	2.0%	0.2%	0.3%	1.6%	1.0%	0.1%	0.1%	0.0%	0.2%
Over 80%	13	0.2%	2.8	2.4	0.1%	0.1%	0.0%	0.0%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%
All	6,432	100.0%	2.2	2.0	59.2%	40.8%	25.1%	33.0%	35.6%	49.5%	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	475	23.8%	1.5	1.3	17.6%	6.2%	1.5%	9.3%	4.5%	15.0%	1.0%	0.5%	0.4%	2.4%
11 to 20%	804	40.2%	1.6	1.3	34.5%	5.8%	14.0%	19.4%	7.6%	26.6%	1.3%	1.2%	0.2%	3.5%
21 to 30%	466	23.3%	1.8	1.4	18.9%	4.5%	10.7%	7.9%	3.7%	16.9%	0.5%	0.6%	0.1%	1.5%
31 to 50%	231	11.6%	2.4	1.7	7.1%	4.5%	3.8%	2.4%	2.5%	7.0%	0.3%	0.3%	0.1%	1.3%
51 to 80%	21	1.1%	3.4	2.5	0.4%	0.7%	0.1%	0.2%	0.4%	0.5%	0.0%	0.0%	0.0%	0.2%
Over 80%	1	0.1%	3.0	2.0	0.0%	0.1%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%
All	1,998	100.0%	1.7	1.4	78.4%	21.6%	30.0%	39.1%	18.6%	66.0%	3.1%	2.5%	0.8%	8.9%

	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															
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	458	\$360,533	787
Short Term Rent Assistance	2008	\$1,578,163	786

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	113	\$82,695	\$732

	Increased Housing Stability	Increased Self-Reliance	Increased Sense of Community	
	# interventions regarding lease violations	# of appointments assisting residents to connect and utilize	# of events	# event attendees
Resident Services Coordination	235	1112	5704	273

	# of Participants	Escrow \$ Held	New Enrollees	# of Graduates	Escrow \$ Disbursed	Terminations or Exits	Escrow \$ Forfeited	Avg Annual Earned Income Increase Over Last Year
Twelve months ending 3/31/2017	Public Housing	158	\$327,168	1	3	\$6,866	4	\$0
GOALS Program	Section 8	142	\$258,178	1	0	\$34,961	1	\$0

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	\$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

Capital Improvement

	Units	Construction Start	Construction End	Current Phase	Total Cost	Cost Per Unit
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 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