

# Households Served

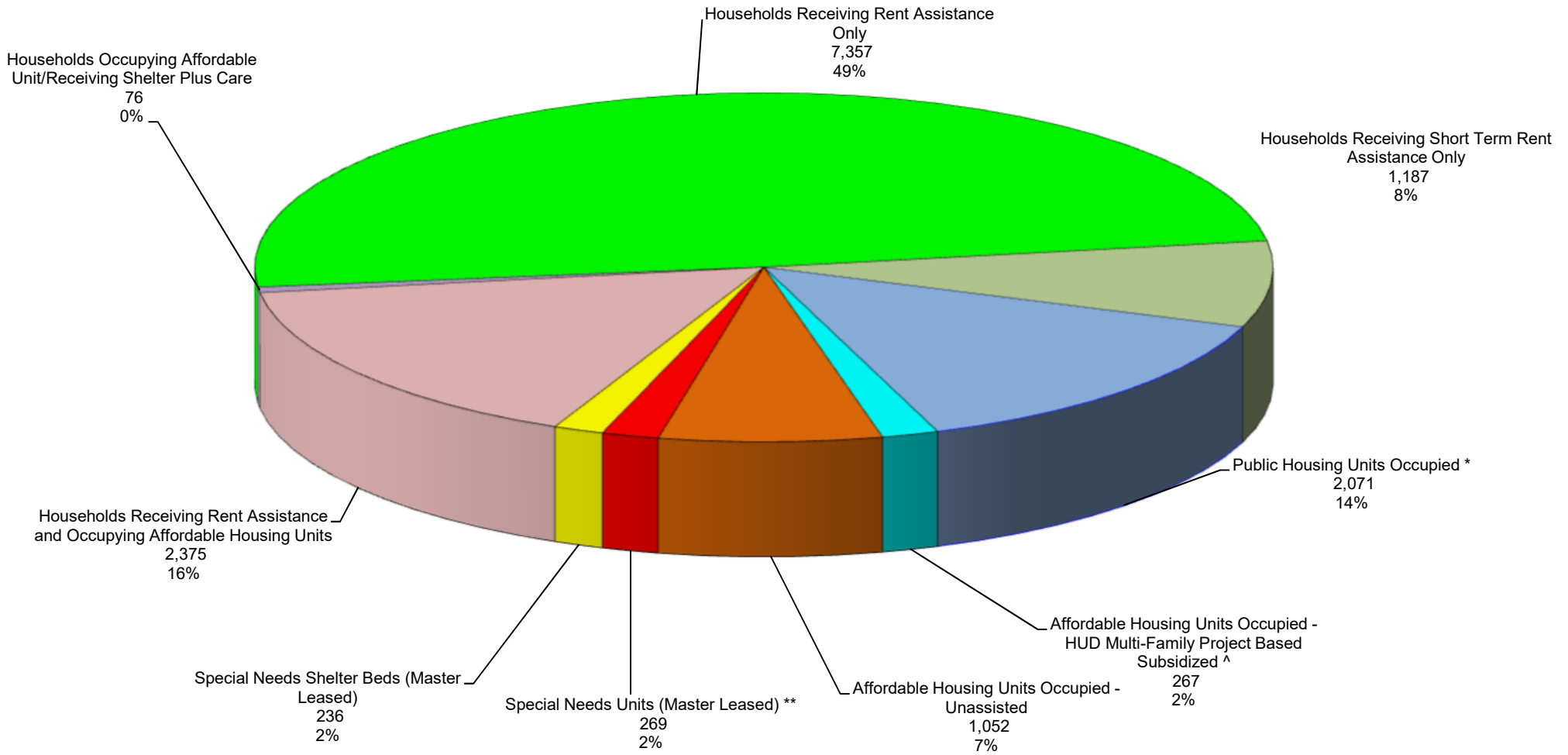
Households Served Through Housing Supports June 2018

Rent Assistance	All Programs	Moving to Work Programs	Non-MTW Programs
Rent Assistance Vouchers - Home Forward Funded	9,732	7,741	1,215
Tenant Based Vouchers	5,709	5,709	
Project Based Vouchers	1,385	1,385	
Hi Rise Project Based Vouchers	647	647	
RAD Project Based Vouchers	776		
Single Room Occupancy (SRO)/MODS	504		504
Family Unification Program	97		97
Veterans Affairs Supportive Housing (VASH)	557		557
Rent Assistance - PORT IN From Other Jurisdiction	57		57
Short Term Rent Assistance Programs	1,263	95	1,168
Shelter + Care	458		458
Locally Funded Short Term Rent Assistance	710		710
Earl Boyles	3	3	
MIF Funded Short Term Rent Assistance	54	54	
Alder School	17	17	
New Doors	6	6	
Employment Opportunity Program	15	15	
Work Systems Inc. - Agency Based Rent Assistance	-	-	
<b>Total Rent Assistance</b>	<b>10,995</b>	<b>7,836</b>	<b>2,383</b>
<b>Subsidized Housing Units</b>			
<b>Public Housing Units Occupied</b>	<b>2,071</b>	<b>2,071</b>	<b>-</b>
Traditional Public Housing units Occupied	1,290	1,290	
RAD units Occupied - Local Blended Subsidy	291	291	
RAD units Occupied - in Owned Affordable	64	64	
RAD units Occupied - in Tax Credit Affordable	426	426	
Affordable Housing Units Occupied (excluding PH subsidized)	3,770		3,770
Affordable Housing Units - Tenant Based Vouchers	505		505
Affordable Housing Units - Shelter + Care	76		76
Affordable Housing Units - Project Based Vouchers	334		334
Affordable Housing Units - Hi Rise Project Based Vouchers	647		647
Affordable Housing Units - RAD Project Based Vouchers	776		776
Affordable Housing Units - HUD Multi-Family Project Based	267		267
Affordable Housing Units - VASH Vouchers	77		77
Affordable Housing Units - Family Unification Program	2		2
Affordable Housing Units - Section 8 Port In	34		34
Affordable Housing Units - Unassisted	1,052		1,052
Special Needs	505		505
Special Needs Units (Master Leased) **	269		269
Special Needs Shelter Beds (Master Leased)	236		236
<b>Total Households Occupying Housing Units</b>	<b>6,346</b>	<b>2,071</b>	<b>4,275</b>
<b>Total Housing Supports Provided to Household</b>	<b>17,341</b>	<b>9,907</b>	<b>6,658</b>
Household Occupying Affordable Unit/Receiving Home Forward Rent Assistance	(2,375)		(2,375)
Households Occupying Affordable Unit/Receiving Shelter Plus Care	(76)		(76)
<b>Total Households Served</b>	<b>14,890</b>	<b>9,907</b>	<b>4,207</b>

**Notes:**

- <sup>A</sup>
- \*\* 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 2018



**Total Households Served 14,890**

^ 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.

Home Forward - Dashboard Report For June 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	33	1,310	1,301	20	98.5%	77	664	331	228	10	0	1,310
Public Housing Mixed Financed Owned *	2	110	110	3	100.0%	0	18	59	33	0	0	110
Public Housing Mixed Finance Tax Credit *	10	681	681	7	99.0%	385	93	89	62	45	7	681
<b>Total Public Housing</b>	<b>45</b>	<b>2,101</b>	<b>2,092</b>	<b>30</b>	<b>98.6%</b>	<b>462</b>	<b>775</b>	<b>471</b>	<b>331</b>	<b>55</b>	<b>7</b>	<b>2,101</b>
Affordable Owned with PBA subsidy	3	251	251	5	98.0%	72	179	0	0	0	0	251
Affordable Owned without PBA subsidy	22	2,100	2,100	44	97.9%	207	578	525	578	182	30	2,100
<b>Total Affordable Owned Housing</b>	<b>25</b>	<b>2,351</b>	<b>2,351</b>	<b>49</b>	<b>97.9%</b>	<b>279</b>	<b>757</b>	<b>525</b>	<b>578</b>	<b>182</b>	<b>30</b>	<b>2,351</b>
Tax Credit Partnerships	17	2,278	2,278	29	98.7%	812	620	413	282	134	17	2,278
<b>Total Affordable Housing</b>	<b>42</b>	<b>4,629</b>	<b>4,629</b>	<b>78</b>	<b>98.3%</b>	<b>1,091</b>	<b>1,377</b>	<b>938</b>	<b>860</b>	<b>316</b>	<b>47</b>	<b>4,629</b>
Eliminate Duplicated PH Properties/Units	-12	-791	-791	-10		-385	-111	-148	-95	-45	-7	-791
<b>Combined Total PH and AH</b>	<b>75</b>	<b>5,939</b>	<b>5,930</b>	<b>98</b>	<b>98.3%</b>	<b>706</b>	<b>2,041</b>	<b>1,261</b>	<b>1,096</b>	<b>326</b>	<b>47</b>	<b>5,939</b>
Special Needs (Master Leased)	32	269	269									
Special Needs (Shelter Beds)	2	236	236									
<b>Total with Special Needs</b>	<b>109</b>	<b>6,444</b>	<b>6435</b>									

\* property/unit counts also included in Affordable Housing Count

**Financial**

Nine months ending 12/31/2017

Fiscal YTD ending 3/31/18				03/31/18		
# of Properties/units Positive Net Operating Income (NOI)	Net Operating Income (NOI)	# of Properties/units Negative Net Operating Income (NOI)	Net Operating Income (NOI)	# of Properties meeting Debt Coverage	# of Properties not meeting DCR	# of Properties DCR Not Applicable
25	784	8	526			
8	437	17	1,914	16	4	5
15	2,054	2	224	13	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 Isln	Hispanic/ Latino
<b>Public Housing Residents</b>														
0 to 10% MFI	285	22.1%	2.5	1.9	10.4%	11.7%	1.0%	5.9%	6.3%	10.1%	1.0%	0.6%	0.5%	3.6%
11 to 20%	584	45.2%	1.6	1.4	36.4%	8.8%	15.1%	22.7%	10.2%	26.5%	1.7%	1.9%	0.7%	4.3%
21 to 30%	225	17.4%	2.1	1.6	11.7%	5.7%	6.5%	5.3%	2.5%	10.3%	0.5%	1.4%	0.2%	2.4%
51 to 80%	45	3.5%	2.6	2.2	1.3%	2.2%	0.5%	1.0%	0.6%	1.4%	0.1%	0.3%	0.0%	1.1%
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	1,292	100.0%	2.0	1.6	65.7%	34.3%	26.2%	37.2%	23.0%	53.5%	3.9%	4.6%	1.7%	13.5%

**Waiting List**

0 to 10% MFI	6,850	40.9%	2.0	1.4		1.9%	13.6%	12.9%	19.6%	2.0%	1.0%	0.6%	3.8%	1.1%
11 to 20%	4,976	29.7%	2.0	1.3		3.7%	14.6%	9.0%	14.8%	1.4%	1.2%	0.4%	2.5%	0.5%
21 to 30%	2,631	15.7%	2.3	1.4		2.3%	4.8%	4.4%	7.9%	0.6%	0.7%	0.2%	1.6%	0.3%
31 to 50%	1,814	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%	328	2.0%	2.7	1.3		0.2%	0.3%	0.6%	0.8%	0.1%	0.1%	0.1%	0.2%	0.1%
Over 80%	131	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	16,730	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 Yardi

**Other Activity**

	#s.days.hrs
Public Housing	
Names pulled from Wait List	98
Denials	7
New rentals	18
Vacates	13
Evictions	3
# of work orders received	1,061
# of work orders completed	856
Average days to respond	15.3
# of work orders emergency	1
Average response hrs (emergency)	1

**Rent Assistance Performance Measures**

**Utilization and Activity**

	Current Month Status						Waiting List Names	Current Month Activity			Calendar Year To Date				
	Authorized Vouchers	Utilized Vouchers	Utilization	Average Voucher	HUD Subsidy Over(Under)	Remaining Waiting List		New Vouchers Leased	Vouchers Terminated	Voucher Inspections Completed	Utilization	Average Voucher	HUD Subsidy Over(Under)	New Vouchers	Vouchers Terminated
Tenant Based Vouchers	6,300	5,709	91%	\$776	-145,154	3,065	0	1	13	430	91%	\$772	-767,599	21	108
Project Based Vouchers	2,118	2,032	96%	\$801	89,270			30	17	117	97%	\$802	633,132	148	105
WASH Vouchers	664	557	84%	\$712	-58,844			6	4	43	89%	\$711	-198,181	29	32
FUP Vouchers	100	97	97%	\$876	-3,103			1	1	11	97%	\$915	40,930	2	3
RAD Project Based Vouchers	791	776	98%	\$532	29,085			2	5	19	99%	\$540	233,417	49	43
SRO/MOD Vouchers	512	504	98%	\$447	-36,046			5	6	117	99%	\$448	-198,497	49	51
All Vouchers	10,485	9,675	92%	\$742	-118,586			45	46	737	93%	\$741	-256,798	298	342

Home Forward - Dashboard Report For June of 2018

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	1110	18.0%	2.3	2.0	8.6%	9.5%	0.8%	4.6%	7.2%	8.2%	0.7%	0.5%	0.2%	1.2%
11 to 20%	2,533	41.1%	1.8	1.8	30.5%	10.6%	14.9%	17.4%	13.3%	21.1%	1.2%	3.1%	0.1%	2.3%
21 to 30%	1,388	22.5%	2.2	2.0	14.2%	8.3%	8.3%	7.0%	7.4%	12.2%	0.4%	1.1%	0.2%	1.2%
31 to 50%	952	15.5%	2.9	2.3	6.2%	9.3%	2.9%	3.2%	6.8%	6.5%	0.3%	0.7%	0.2%	1.0%
51 to 80%	167	2.7%	3.0	2.6	0.9%	1.8%	0.2%	0.3%	1.4%	0.9%	0.1%	0.1%	0.0%	0.2%
Over 80%	6	0.1%	3.2	2.5	0.0%	0.1%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
All	6,150	100%	2.6	2.2	60%	40%	27%	33%	36%	49%	3%	6%	1%	6%

	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	729	25.4%	1.8	1.5	15.9%	9.5%	1.4%	8.8%	6.4%	14.3%	1.1%	0.5%	0.3%	2.8%
11 to 20%	1,230	42.8%	1.6	1.3	36.1%	6.7%	14.5%	20.4%	10.0%	26.8%	1.4%	1.2%	0.1%	3.4%
21 to 30%	556	19.4%	2.1	1.6	13.7%	5.7%	8.0%	5.2%	4.8%	11.8%	0.3%	0.6%	0.3%	1.6%
31 to 50%	294	10.2%	3.0	2.2	4.5%	5.8%	2.4%	1.5%	2.7%	4.6%	0.4%	0.1%	0.2%	2.2%
51 to 80%	55	1.9%	3.6	2.4	0.5%	1.4%	0.1%	0.1%	0.6%	0.6%	0.1%	0.0%	0.0%	0.6%
Over 80%	8	0.3%	2.8	1.9	0.1%	0.1%	0.0%	0.1%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%
All	2,864	100%	2.5	1.8	71%	29%	26%	36%	24%	58%	3%	2%	1%	11%

	Households			% Family Type (head of household)				Race % (head of household)						Not Reported
	# of Households	% of Households	Average Family 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%	0.0%	0.2%	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	805	\$909,699	1,130

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	139	\$84,160	\$605.47

# HH Eviction Prevention	Health and Safety Stabilized	Unduplicated Number Served
# Interventions regarding lease violations	appointments assisting residents to connect and utilize community	# Events
		# Event Attendees
	312	1115
		5665
		167

	# of Participants	Escrow \$ Held	New Enrollees	# of Graduates	Escrow \$ Disbursed	Terminations or Exits	Escrow \$ Forfeited	Avg Annual Earned Income Increase Over Last Year	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	\$1,191	
Nine months ending 12/31/2017	Section 8	50	\$180,300	0	0	\$14,889	0	\$0	\$298	

**Agency Financial Summary**

Six months ending 3/31/18	Fiscal Year to Date	Prior YTD	Increase (Decrease)
Subsidy Revenue	\$106,277,781	\$97,438,370	\$8,839,411
Grant Revenue	\$18,589,787	\$15,123,946	\$3,465,841
Property Related Income	\$20,642,578	\$19,292,343	\$1,350,235
Development Fee Revenue	\$2,917,811	\$4,192,828	(\$1,275,216)
Other Revenue	\$9,458,690	\$8,292,279	\$1,166,411
<b>Total Revenue</b>	<b>\$157,886,446</b>	<b>\$144,339,765</b>	<b>\$13,546,681</b>
Housing Assistance Payments	\$100,122,503	\$85,729,040	\$14,393,463
Operating Expense	\$48,546,478	\$48,298,639	\$247,839
Depreciation	\$8,484,015	\$7,814,319	\$669,696
Total Expense	\$157,152,996	\$141,841,997	\$15,310,999
Operating Income	\$733,450	\$2,497,768	(\$1,764,318)
Other Income(Expense)	-\$94,799	\$2,562,218	(\$2,657,017)
Capital Contributions	\$10,738,589	\$2,459,698	\$8,278,892
Increase(Decrease) Net Assets	-\$9,910,340	-\$2,524,148	(\$7,386,192)
Total Assets	\$467,633,525	\$448,147,292	\$19,486,233
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	Post 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	Capital Improvement	\$600,000	\$28,571
Multnomah Manor	54	Aug-17	Jan-18	Capital Improvement	\$8,949,559	\$168,860
NE Grand	240	Dec-17	Oct-20	Pre-Construction	\$76,923,525	\$320,515
<b>Capital Improvement</b>						
Fairview Woods Recladding	N/A	Jun-17	Jul-18	Construction	\$3,900,000	N/A