

Households Served

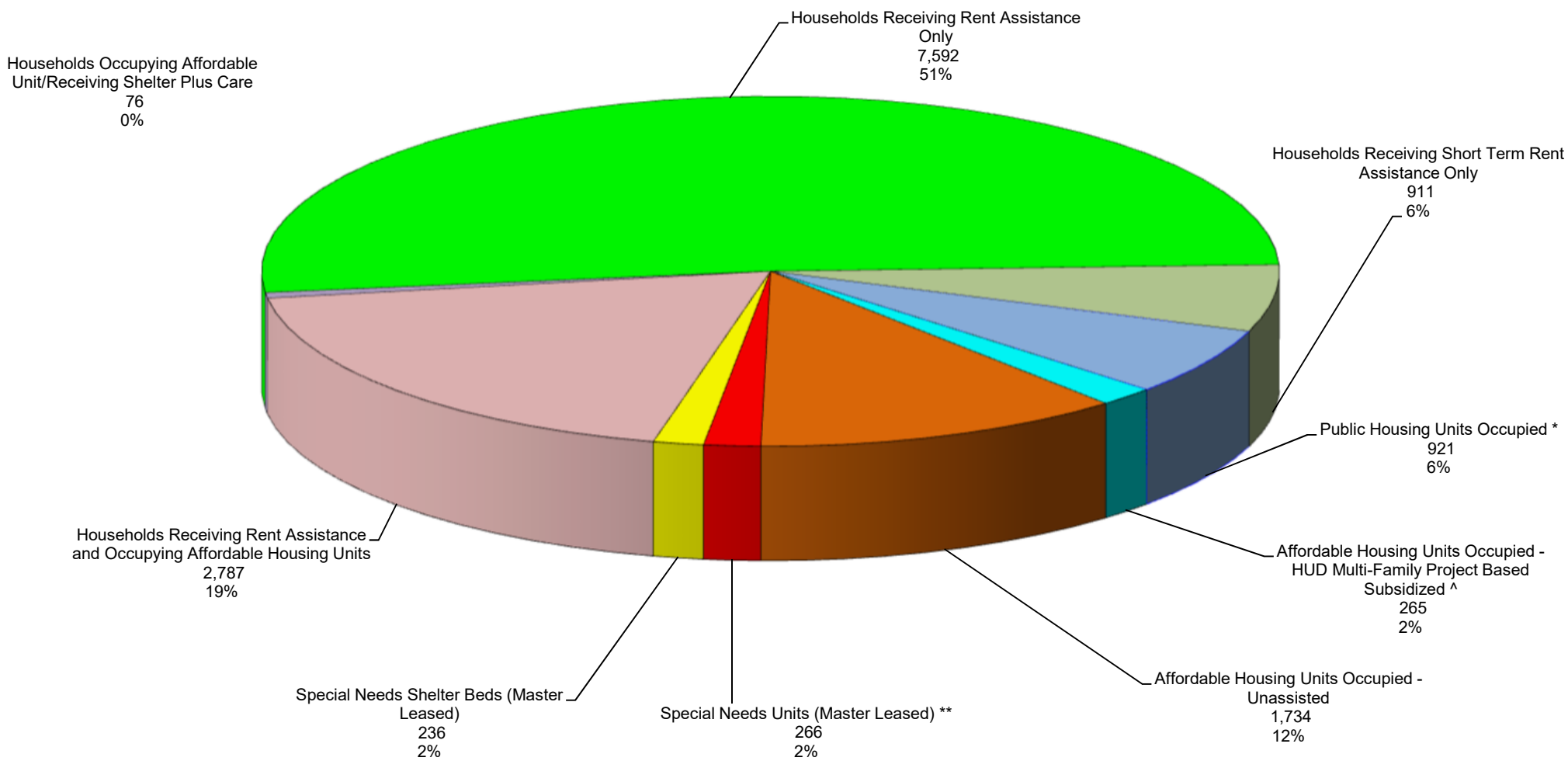
Households Served Through Housing Supports May 2019

Rent Assistance	All Programs	Moving to Work Programs	Non-MTW Programs
Rent Assistance Vouchers - Home Forward Funded	10,379	7,467	1,822
Tenant Based Vouchers	5,347	5,347	
Project Based Vouchers	1,490	1,490	
Hi Rise Project Based Vouchers	630	630	
RAD Project Based Vouchers	890		
Section 18 Project Based Vouchers	200		
Single Room Occupancy (SRO)/MODS	490		490
Family Unification Program	98		98
Veterans Affairs Supportive Housing (VASH)	598		598
Rent Assistance - PORT IN From Other Jurisdiction	636		636
Short Term Rent Assistance Programs	987	43	944
Shelter + Care	511		511
Locally Funded Short Term Rent Assistance	433		433
Earl Boyles	10	10	
MIF Funded Short Term Rent Assistance	-	-	
Alder School	24	24	
New Doors	5	5	
Employment Opportunity Program	4	4	
Work Systems Inc. - Agency Based Rent Assistance	-	-	
Total Rent Assistance	11,366	7,510	2,766
Subsidized Housing Units			
Public Housing Units Occupied	921	921	-
Traditional Public Housing units Occupied	921	921	
Affordable Housing Units Occupied (excluding PH subsidized)	4,862		4,662
Affordable Housing Units - Tenant Based Vouchers	505		505
Affordable Housing Units - Shelter + Care	76		76
Affordable Housing Units - Project Based Vouchers	137		137
Affordable Housing Units - Hi Rise Project Based Vouchers	630		630
Affordable Housing Units - RAD Project Based Vouchers	890		890
Affordable Housing Units Section 18 Project Based Vouchers	200		
^ Affordable Housing Units - HUD Multi-Family Project Based	265		265
Affordable Housing Units - VASH Vouchers	384		384
Affordable Housing Units - Family Unification Program	40		40
Affordable Housing Units - Section 8 Port In	1		1
Affordable Housing Units - Unassisted	1,734		1,734
Special Needs	502		502
Special Needs Units (Master Leased) **	266		266
Special Needs Shelter Beds (Master Leased)	236		236
Total Households Occupying Housing Units	6,285	921	5,164
Total Housing Supports Provided to Household	17,651	8,431	7,930
Household Occupying Affordable Unit/Receiving Home Forward Rent Assistance	(2,787)		(2,787)
Households Occupying Affordable Unit/Receiving Shelter Plus Care	(76)		(76)
Total Households Served	14,788	8,431	5,067

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 May 2019



Total Households Served 14,788

^ Consists of Grace Peck Terrace, Multnomah Manor, Plaza Townhomes, Rosenbaum Plaza, Unthank Plaza

* Includes Local Blended Subsidy

?????

** 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 May of 2019

Property Performance Measures

Occupancy

	Number of Properties	Physical Units	Rentable Units	Vacant Units	Occupancy Percentage	Unit Mix						
						Studio/SRO	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5+ Bdrm	Total
Public Housing	26	960	960	39	95.9%	75	444	233	202	6	0	960
Affordable Owned	27	2,471	2,471	81	96.7%	919	719	621	182	30	0	2,471
Tax Credit Partnerships	17	2,548	2,548	76	97.0%	752	825	508	308	138	17	2,548
Total Affordable Housing	44	5,019	5,019	157	96.9%	1,671	1,544	1,129	490	168	17	5,019
Combined Total PH and AH	70	5,979	5,979	196	96.7%	1,746	1,988	1,362	692	174	17	5,979
Special Needs (Master Leased)	29	266	266									
Special Needs (Shelter Beds)	3	236	236									
Total with Special Needs	102	6,481	6,481									

* property/unit counts also included in Affordable Housing Count

Financial

	Fiscal YTD ending 3/31/19				# of Properties/units Under Construction (NOI Does not Apply)	03/31/19		
	# 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
Public Housing	26	960	0	0				
Affordable Owned	25	2,273	2	198		16	5	6
Tax Credit Partnerships	14	2,180	3	368		12	0	5

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 Island	Hispanic/ Latino
	Public Housing Residents	182	19.8%	2.7	2.0	43.4%	57.0%	28.0%	20.3%	61.0%	5.5%	1.7%	5.0%	17.6%
0 to 10% MFI	374	40.7%	1.6	1.3	80.0%	20.0%	75.0%	18.2%	69.5%	4.0%	3.7%	1.3%	11.0%	4.2%
11 to 20%	192	20.9%	2.0	1.6	73.4%	27.0%	61.0%	14.6%	69.3%	4.7%	7.3%	1.0%	15.6%	3.1%
21 to 30%	130	14.1%	2.7	2.0	50.8%	49.0%	39.0%	16.2%	75.4%	1.5%	3.9%	1.5%	26.2%	3.3%
31 to 50%	35	3.8%	2.6	2.3	62.9%	37.0%	34.0%	22.9%	62.9%	2.9%	8.6%	2.9%	22.9%	1.0%
51 to 80%	7	0.8%	3.3	2.4	71.4%	29.0%	14.0%	14.3%	71.4%		14.3%		14.3%	0.1%
Over 80%	920	14.3%	2.5	1.9	63.7%	36.3%	47.4%	50.9%	37.5%	49.0%	1.8%	5.0%	0.7%	6.6%

Waiting List

0 to 10% MFI	4,693	42.1%	9.4	1.4			1.9%	12.4%	13.3%	18.9%	1.9%	1.0%	0.6%	3.8%	1.6%
11 to 20%	3,347	30.0%	2.0	1.3			3.6%	14.1%	9.0%	14.3%	1.3%	1.2%	0.4%	2.6%	0.5%
21 to 30%	1,715	15.4%	2.3	1.4			2.1%	4.8%	4.5%	7.8%	0.6%	0.7%	0.2%	1.6%	0.3%
31 to 50%	1,046	9.4%	2.6	1.4			1.2%	2.2%	3.3%	4.9%	0.3%	0.7%	0.2%	1.4%	0.2%
51 to 80%	255	2.3%	2.6	1.3			0.2%	0.3%	0.7%	0.8%	0.1%	0.2%	0.1%	0.2%	0.0%
Over 80%	100	0.9%	2.5	1.3			0.1%	0.2%	0.3%	0.3%	0.0%	0.0%	0.0%	0.1%	0.0%
All	11,156	100.0%	3.6	1.4			44.0%	10.0%	31.0%	47.1%	4.2%	3.9%	1.5%	10.0%	2.3%

Other Activity

Public Housing	330
Names pulled from Wait List	234
Denials	10
New rentals	2
Vacates	14
Evictions	0
# of work orders received	2,630
# of work orders completed	2,038
Average days to respond	8.1
# of work orders emergency	10
Average response hrs (emergency)	12

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 Leased	Vouchers Terminated
Tenant Based Vouchers	6,244	5,347	86%	\$804	-481,847	3,330	0	3	19	417	86%	\$801	-1,834,127	10	91
Project Based Vouchers	2,408	2,320	96%	\$797	-11,320			20	15	120	97%	\$800	8,002	99	94
VASH Vouchers	823	598	73%	\$733	-102,354			5	2	45	80%	\$733	-195,151	31	16
FUP Vouchers	188	98	52%	\$827	-90,880			0	0	9	76%	\$218	-90,880	3	1
RAD Project Based Vouchers	903	890	99%	\$540	-22,928			7	10	67	98%	\$135	-22,928	29	36
SRO/MOD Vouchers	512	490	96%	\$442	-44,566			7	7	37	96%	\$440	-180,314	33	39
All Vouchers	11,078	9,743	88%	\$756	0			42	53	695	90%	\$713	-2,315,398	205	277

Home Forward - Dashboard Report For May of 2019

Demographics

	Households				% Family Type (head of household)				Black African American	White	Native American	Asian	Hawaiian/ Pacific Islnd	Hispanic/ Latino
	# of Households	% of Households	Average Family Size	Average Unit Size	Adults no Children	Family with Children	Elderly	Disabled Not Elderly						
Tenant Based Voucher Participants *														
0 to 10% MFI	1041	16.2%	2.3	1.9	48.7%	51.0%	21.4%	27.0%	38.7%	48.4%	3.4%	1.6%	1.1%	8.5%
11 to 20%	2,586	40.1%	1.9	1.8	76.3%	24.0%	60.4%	69.0%	34.7%	53.5%	1.6%	7.1%	0.4%	6.0%
21 to 30%	1,482	23.0%	2.3	2.0	67.3%	33.0%	56.1%	55.0%	33.2%	57.8%	1.3%	4.4%	0.9%	6.1%
31 to 50%	1,087	16.9%	2.9	2.3	49.6%	50.0%	36.4%	34.0%	45.0%	45.2%	1.8%	3.8%	1.2%	6.7%
51 to 80%	229	3.6%	3.1	2.6	41.9%	58.0%	22.3%	19.0%	48.9%	41.9%	0.9%	4.4%	0.9%	6.1%
Over 80%	21	0.3%	2.8	2.4	71.4%	29.0%	28.6%	33.0%	42.9%	47.6%	4.8%			19.1%
All	6,446	100%	2.5	2.2	64%	36%	47%	51%	37%	49%	2%	5%	1%	7%

* (Includes Tenant Based, FUP, VASH and Port In Vouchers)

Project Based Voucher Participants

	Households				% Family Type (head of household)				Black African American	White	Native American	Asian	Hawaiian/ Pacific Islnd	Hispanic/ Latino
	# of Households	% of Households	Average Family Size	Average Unit Size	Adults no Children	Family with Children	Elderly	Disabled Not Elderly						
0 to 10% MFI	763	7.9%	1.9	1.2	61.7%	38.0%	27.7%	34.0%	26.1%	63.2%	3.7%	1.3%	1.2%	12.1%
11 to 20%	1,412	14.6%	1.6	0.9	82.4%	18.0%	57.7%	73.0%	24.4%	65.3%	2.9%	3.3%	0.5%	9.7%
21 to 30%	595	6.2%	1.9	1.1	77.3%	23.0%	61.9%	54.0%	22.5%	69.6%	1.5%	2.7%	1.0%	7.2%
31 to 50%	363	3.8%	3.0	1.9	49.3%	51.0%	39.1%	31.0%	30.0%	58.1%	3.6%	2.5%	1.9%	22.3%
51 to 80%	79	0.8%	2.7	2.1	53.2%	47.0%	32.9%	11.0%	39.2%	53.2%	6.3%			26.6%
Over 80%	13	0.1%	3.7	2.8	46.2%	54.0%	23.1%		30.8%	69.2%				38.5%
All	3,225	33%	2.5	1.7	72%	28%	48%	54%	173%	379%	18%	10%	5%	116%

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/ Pacific Islnd	Hispanic	
0 to 10% MFI	1,056	33.5%	2.5				3.3%	26.5%	30.3%	53.4%	4.8%	2.1%	1.1%	7.0%	1.2%
11 to 20%	893	28.3%	1.8				15.1%	61.4%	28.4%	56.3%	3.1%	5.4%	1.0%	4.6%	1.1%
21 to 30%	588	18.7%	2.1				17.5%	38.6%	23.6%	63.1%	2.4%	3.7%	1.0%	5.3%	0.9%
31 to 50%	505	16.0%	2.4				12.7%	24.2%	27.7%	57.6%	2.8%	4.8%	1.2%	5.5%	0.4%
51 to 80%	87	2.8%	2.6				9.2%	17.2%	39.1%	43.7%	1.2%	3.5%	1.2%	10.3%	1.2%
Over 80%	22	0.7%	2.6				9.1%	27.3%	45.5%	36.4%	4.6%		9.1%	4.8%	0.0%
All	3,151	100.0%	2.3				11%	38%	28%	56.3%	3.5%	3.8%	0.8%	5.8%	1.0%

Short Term Rent Assistance

	# of Households Participating	\$ Amount of Assistance Provided	Average Cost per Household
Shelter Plus Care	511	\$459,721	900
Short Term Rent Assistance	476	\$471,119	990

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	146	\$65,700	\$450.00

	# Interventions regarding lease violations	appointments assisting residents to connect and utilize community	# Events	# Event Attendees
Resident Services Coordination Public Housing	148	1541	1332	2108

	# 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 12/31/2018	Public Housing	395	\$1,385,928	7	3	\$119,598	0	\$6,375	\$2,237	
Twelve months ending 3/31/2019	Section 8	400	\$1,394,613	5	1	\$30,649	2	\$1,375	\$2,617	

Agency Financial Summary

Twelve months ending 3/31/2019

The below data represents unaudited financial data.

	Fiscal Year to Date 1/1-19 to 3/19	Prior YTD 1/18 to 3/18	Increase (Decrease)
Subsidy Revenue	\$27,203,816	\$27,949,947	(\$746,331)
Grant Revenue	\$3,948,334	\$4,776,800	(\$828,466)
Property Related Income	\$5,292,168	\$5,165,408	\$126,760
Development Fee Revenue	\$0	\$1,694,433	(\$1,694,433)
Other Revenue	\$3,064,763	\$2,672,812	\$391,951
Total Revenue	\$39,508,881	\$42,259,400	(\$2,750,519)
Housing Assistance Payments	\$28,102,830	\$29,278,068	(\$1,175,238)
Operating Expense	\$10,042,686	\$11,696,283	(\$1,653,598)
Depreciation	\$2,016,412	\$2,018,166	(\$1,755)
Total Operating Expenses	\$40,161,928	\$42,992,518	(\$2,830,590)
Operating Income	-\$653,046	-\$733,117	\$80,071
Other Income(Expense)	-\$168,449	-\$1,446	(\$167,003)
Capital Contributions	-\$806,482	\$4,558,732	(\$5,365,213)
Increase(Decrease) Net Assets	-\$1,627,977	\$3,824,168	(\$5,452,145)
Total Assets	\$511,749,029	\$472,566,517	\$39,182,512
Liquidity Reserves	\$21,048,576	\$20,996,584	\$51,992

Development/Community Revitalization

New Development / Revitalization

Square Manor
Gladstone Square
Multnomah Manor
NE Grand
North Group Rehab Project

Units	Construction Start	Construction End	Current Phase	Total Cost	Cost Per Unit
48	Mar-17	Apr-18	Post Construction	\$11,191,518	\$233,157
54	Aug-17	Jan-18	Post Construction	\$8,949,559	\$168,860
240	Dec-17	Oct-20	Pre-Construction	\$76,923,525	\$320,515
350	Dec-18	Oct-21	Pre-Construction	\$107,272,628	\$306,493

Capital Improvement

Fairview Woods Recladding

Units	Construction Start	Construction End	Current Phase	Total Cost	Cost Per Unit
N/A	Jun-17	Feb-19	Construction	\$3,900,000	N/A