

Home Forward - Dashboard Report For February of 2022

**Property Performance Measures**

	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	13	436	426	15	96.5%	8	207	129	86	6	0	436
Affordable Owned	26	2401	2,387	88	96.3%	867	705	617	182	30	0	2,401
Tax Credit Partnerships *	41	3,392	3,268	133	95.9%	960	1,186	660	422	138	17	3,392
<b>Total Affordable Housing</b>	<b>67</b>	<b>5,793</b>	<b>5,655</b>	<b>221</b>	<b>96.1%</b>	<b>1,836</b>	<b>1,891</b>	<b>1,277</b>	<b>604</b>	<b>168</b>	<b>17</b>	<b>5,793</b>
<b>Combined Total PH and AH</b>	<b>80</b>	<b>6,229</b>	<b>6,081</b>	<b>236</b>	<b>96.1%</b>	<b>1,834</b>	<b>2,098</b>	<b>1,406</b>	<b>690</b>	<b>174</b>	<b>17</b>	<b>6,219</b>
Special Needs (Master Leased)	27	262	262									
Special Needs (Shelter Beds)	3	236	236									
<b>Total with Special Needs</b>	<b>110</b>	<b>6,727</b>	<b>6,579</b>									

\* Excludes Louisa Flowers- has not fully leased up yet

	Fiscal YTD ending 9/30/21				12/31/21			
	# of Properties/units Positive Net Operating Income (NOI)	Net Operating Income (NOI)	# of Properties/units Negative Net Operating Income (NOI)	Negative Net Operating Income (NOI)	# of Properties/units Under Construction (NOI Does not Apply)	# of Properties meeting Debt Coverage Ratio (DCR)	# of Properties not meeting DCR	# of Properties DCR Not Applicable
Public Housing	12	416	1	20				
Affordable Owned	23	1,430	4	971		20	1	5
Tax Credit Partnerships	26	1,647	10	748	997	5	9	25

**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
<b>Public Housing Residents</b>	<b>86</b>	<b>20.7%</b>	<b>2.3</b>	<b>2.0</b>	<b>50.0%</b>	<b>50.0%</b>	<b>22.1%</b>	<b>19.0%</b>	<b>26.7%</b>	<b>59.3%</b>	<b>5.8%</b>	<b>2.3%</b>	<b>1.2%</b>	<b>23.3%</b>
0 to 10% MFI	180	43.4%	1.6	1.4	82.2%	18.0%	67.8%	70.0%	20.6%	67.8%	2.2%	6.7%	1.1%	10.6%
11 to 20%	75	18.1%	2.0	1.7	72.0%	28.0%	60.0%	51.0%	17.3%	70.7%	1.3%	8.0%	1.3%	13.3%
21 to 30%	51	12.3%	2.9	2.2	56.9%	43.0%	45.1%	31.0%	27.5%	60.8%	3.9%	2.0%		17.7%
31 to 50%	20	4.8%	2.6	2.3	55.0%	45.0%	45.0%	40.0%	20.0%	70.0%		5.0%		20.0%
51 to 80%	3	0.7%	3.0	2.3	66.7%	33.0%	66.7%	33.0%	33.3%	66.7%				33.3%
Over 80%	<b>415</b>	<b>100%</b>	<b>2.0</b>	<b>1.7</b>	<b>69%</b>	<b>31%</b>	<b>53%</b>	<b>49.5%</b>	<b>22.2%</b>	<b>65.8%</b>	<b>2.9%</b>	<b>5.3%</b>	<b>1.0%</b>	<b>15.2%</b>
<b>All</b>														

	# 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
<b>Waiting List</b>	<b>3,784</b>	<b>42.7%</b>	<b>2.2</b>	<b>0.4</b>	<b>4.7%</b>	<b>50.2%</b>	<b>31.0%</b>	<b>2.8%</b>	<b>1.5%</b>	<b>5.2%</b>	<b>6.2%</b>	<b>177.6%</b>	<b>5.2%</b>	<b>6.7%</b>
0 to 10% MFI	2,959	33.4%	2.1	0.5	12.0%	51.8%	28.9%	5.5%	1.1%	4.7%	4.8%	168.5%	4.6%	4.4%
11 to 20%	1,256	14.2%	2.4	0.3	12.3%	47.2%	26.7%	6.2%	1.1%	6.3%	9.8%	189.9%	6.1%	7.9%
21 to 30%	661	7.4%	2.7	0.3	13.2%	49.2%	23.6%	10.7%	3.0%	4.8%	6.8%	208.7%	5.1%	8.2%
31 to 50%	130	1.5%	2.7	0.2	7.5%	47.4%	22.6%	8.3%	2.3%	3.0%	9.8%	210.5%	5.0%	5.9%
51 to 80%	78	0.9%	2.2	0.3	7.6%	35.4%	48.1%	6.3%	2.5%	3.8%	1.3%	175.9%	3.3%	6.7%
Over 80%	<b>8,868</b>	<b>100.0%</b>	<b>2.2</b>	<b>0.4</b>			<b>29.2%</b>	<b>4.9%</b>	<b>1.4%</b>	<b>5.1%</b>	<b>6.2%</b>	<b>178.4%</b>	<b>5.1%</b>	<b>6.2%</b>
<b>All</b>														

**Rent Assistance Performance Measures**

	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	5,789	5,020	87%	\$807	-964,114	875	0	9	3	351	87%	\$808	-1,872,639	21	15
Project Based Vouchers	3,168	2,878	91%	\$877	-212,243			6	3	42	91%	\$878	-409,994	19	19
VASH Vouchers	1,045	735	70%	\$771	-19,880			12	2	38	70%	\$772	-42,599	18	2
RJP Vouchers	244	221	91%	\$1,029	43,210			3	0	11	90%	\$1,035	87,159	8	0
Mainstream Vouchers	229	131	57%	\$958	-43,722			0	0	11	55%	\$498	-212,946	13	0
RAD Project Based Vouchers	1,419	1,429	101%	\$766	44,645			6	1	24	101%	\$383	-1,005,364	14	9
SRO/MOD Vouchers	130	117	90%	\$472	-5,606			1	0	29	90%	\$492	-7,083	2	0
Emergency Housing Vouchers	476	19	4%	\$478	-391,482			15	0	8	4%	\$478	-391,482	19	0
<b>All Vouchers</b>	<b>12,500</b>	<b>10,550</b>	<b>84%</b>	<b>\$819</b>	<b>-1,157,710</b>			<b>37</b>	<b>9</b>	<b>506</b>	<b>88%</b>	<b>\$765</b>	<b>-3,463,466</b>	<b>95</b>	<b>45</b>

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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
Tenant Based Voucher Participants *														
0 to 10% MFI	1,166	17.6%	2.4	2.0	50.1%	50.0%	21.6%	30.0%	39.4%	47.3%	3.3%	2.0%	0.9%	9.3%
11 to 20% MFI	2,940	44.5%	1.8	1.7	79.2%	21.0%	62.3%	70.0%	33.2%	55.0%	1.8%	6.1%	0.4%	5.4%
21 to 30% MFI	1,324	20.0%	2.3	2.0	65.9%	34.0%	53.0%	56.0%	34.6%	55.1%	1.6%	3.9%	1.4%	7.2%
31 to 50% MFI	948	14.3%	2.8	2.3	50.2%	50.0%	37.0%	35.0%	44.2%	45.2%	2.2%	3.0%	1.6%	9.0%
51 to 80% MFI	211	3.2%	2.6	2.4	54.0%	46.0%	27.0%	30.0%	45.5%	43.1%	2.4%	2.8%	1.0%	8.5%
Over 80% MFI	20	0.3%	3.3	2.9	50.0%	50.0%	25.0%	20.0%	45.0%	40.0%		5.0%		5.0%
<b>All</b>	<b>6,609</b>	<b>100%</b>	<b>2.2</b>	<b>1.9</b>	<b>66.3%</b>	<b>33.8%</b>	<b>48.4%</b>	<b>53.7%</b>	<b>36.6%</b>	<b>51.8%</b>	<b>2.1%</b>	<b>4.4%</b>	<b>0.9%</b>	<b>7.1%</b>

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

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 African American	White	Native American	Asian	Hawaiian/ Pacific Islnd	Hispanic/ Latino
0 to 10% MFI	1121	28.2%	2.0	1.2	62.8%	37.0%	28.8%	31.0%	22.1%	65.7%	4.3%	1.4%	1.4%	16.2%
11 to 20%	1885	47.4%	1.5	0.9	84.0%	16.0%	62.9%	70.0%	23.3%	66.0%	3.2%	3.3%	0.8%	9.1%
21 to 30%	578	14.5%	2.1	1.3	71.6%	28.0%	57.8%	54.0%	22.7%	67.8%	2.1%	2.9%	0.7%	10.0%
31 to 50%	323	8.1%	2.7	1.9	52.9%	47.0%	39.0%	29.0%	30.0%	57.9%	3.4%	1.6%	1.9%	22.3%
51 to 80%	63	1.6%	2.9	2.3	50.8%	49.0%	39.7%	22.0%	36.5%	50.8%	4.8%	4.8%		25.4%
Over 80%	8	0.2%	3.9	2.9	37.5%	63.0%	37.5%	13.0%	12.5%	87.5%				50.0%
<b>All</b>	<b>3,978</b>	<b>100%</b>	<b>1.9</b>	<b>1.2</b>	<b>73%</b>	<b>27%</b>	<b>50%</b>	<b>52.5%</b>	<b>23.6%</b>	<b>65.3%</b>	<b>3.4%</b>	<b>2.6%</b>	<b>1.0%</b>	<b>12.6%</b>

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 African American	White	Native American	Asian	Hawaiian/ Pacific Islnd	Hispanic/ Latino	
0 to 10% MFI	224	32.2%	2.0				2.9%	26.0%	30.3%	56.3%	4.0%	2.3%	0.9%	7.0%	0.6%
11 to 20%	234	27.2%	1.9				17.6%	55.4%	25.0%	59.8%	2.0%	5.7%	1.4%	4.6%	0.7%
21 to 30%	135	20.3%	2.0				18.6%	43.0%	19.5%	67.9%	0.9%	3.6%	0.9%	5.3%	0.9%
31 to 50%	88	16.7%	2.5				9.9%	23.6%	27.5%	55.5%	3.9%	5.0%	1.1%	5.8%	0.8%
51 to 80%	9	2.9%	2.2				16.1%	19.4%	41.9%	35.5%		6.5%		10.3%	3.2%
Over 80%	2	0.6%	2.9						28.6%	42.9%			14.3%	4.6%	
<b>All</b>	<b>695</b>	<b>100.0%</b>	<b>2.1</b>				<b>12.0%</b>	<b>38.8%</b>	<b>26.5%</b>	<b>59.4%</b>	<b>2.6%</b>	<b>4.1%</b>	<b>1.1%</b>	<b>5.7%</b>	<b>1.0%</b>

Short Term Rent Assistance

	# of Households Participating	\$ Amount of Assistance Provided	Average Cost per Household
Shelter Plus Care	467	\$456,318.00	\$977.13
Short Term Rent Assistance	208	\$151,635.00	\$729.01

Resident Services

Resident Programs

Housing Program Served	Households Served/	Monthly Funding Amount	Average Funds per Participant	
Congregate Housing Services * as of previous month	Public Housing	146	\$80,273	\$549.81

Resident Services Coordination

	# Services	# of Programs	# Event Attendees	# Notice/Violation Meetings	# Eviction Notices	# Housing Stability Meetings
Public Housing	473	43	350	5	21	25

**Development/Community Revitalization**

**New Development / Revitalization**

	Units	Construction Start	Construction End	Current Phase	Total Cost	Cost Per Unit
North Group Rehab Project	350	18-Dec	30-Sep	Post -Construction	\$101,323,805	\$289,496
East Group Rehab Project	315	19-Jun	21-Mar	Construction	\$79,925,247	\$253,731
Fountain Place Rehab Project	74	20-Mar	21-Dec	Construction	\$32,804,443	\$443,303

**Capital Improvement**

	Units	Construction Start	Construction End	Current Phase	Total Cost	Cost Per Unit
Gretchen Kafoury Windows Replacement	N/A	21-Mar	21-Sep	Pre-Construction	\$875,000	N/A
Sequoia Elevated Deck	N/A	21-Mar	21-Sep	Pre-Construction	\$1,822,000	N/A
Schiller Way Elevated Deck Project	N/A	21-Mar	21-Jun	Pre-Construction	\$204,000	N/A
Kelly Place Elevated Deck	N/A	21-Mar	21-Jun	Pre-Construction	\$136,016	N/A