

Home Forward - Dashboard Report For January of 2019

**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	26	960	960	17	98.2%	75	444	233	202	6	0	960
Affordable Owned	26	2,431	2,431	59	97.6%	919	719	581	182	30	0	2,431
Tax Credit Partnerships	26	2,548	2,548	39	98.5%	752	825	508	308	138	17	2,548
<b>Total Affordable Housing</b>	<b>52</b>	<b>4,979</b>	<b>4,979</b>	<b>98</b>	<b>98.0%</b>	<b>1,671</b>	<b>1,544</b>	<b>1,089</b>	<b>490</b>	<b>168</b>	<b>17</b>	<b>4,979</b>
<b>Combined Total PH and AH</b>	<b>78</b>	<b>5,939</b>	<b>5,939</b>	<b>115</b>	<b>98.1%</b>	<b>72</b>	<b>191</b>	<b>12</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>5,939</b>
Special Needs (Master Leased)	29	266	266									
Special Needs (Shelter Beds)	3	236	236									
<b>Total with Special Needs</b>	<b>110</b>	<b>6,441</b>	<b>6,441</b>									

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

**Financial**

Fiscal YTD ending 9/30/2018				12/31/18		
# 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
7	447	19	513			
17	1,821	9	610	16	5	5
5	566	23	1,982	12	2	12

Public Housing  
Affordable Owned  
Tax Credit Partnerships

**Public Housing Demographics**

	Households				% Family Type (head of household)				2156 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													
0 to 10% MFI	193	20.5%	2.6	1.9	9.3%	11.1%	1.2%	5.8%	4.4%	10.5%	1.2%	0.4%	0.9%	3.1%
11 to 20%	404	42.8%	1.6	1.4	33.6%	9.2%	15.8%	19.8%	7.8%	26.4%	1.8%	1.9%	0.7%	4.2%
21 to 30%	189	20.0%	2.1	1.7	13.3%	6.8%	8.1%	5.8%	2.8%	12.0%	0.6%	1.5%	0.2%	3.0%
31 to 50%	118	12.5%	2.7	2.1	5.2%	7.3%	3.0%	2.9%	2.4%	6.0%	0.4%	0.6%	0.2%	2.9%
51 to 80%	30	3.2%	3.0	2.4	1.4%	1.8%	0.4%	0.5%	0.5%	1.1%	0.1%	0.4%	0.1%	1.1%
Over 80%	9	1.0%	2.7	2.3	0.8%	0.1%	0.2%	0.1%	0.2%	0.6%	0.0%	0.0%	0.0%	0.1%
All	943	100.0%	2.4	2.0	63.6%	36.4%	28.6%	35.3%	18.1%	56.6%	4.0%	4.8%	2.1%	14.4%

**Waiting List**

0 to 10% MFI	5,469	40.6%	9.5	1.4			2.0%	12.5%	13.2%	18.8%	1.9%	1.0%	0.6%	3.8%	1.3%
11 to 20%	3,993	29.8%	2.0	1.4			3.7%	14.3%	9.1%	14.4%	1.3%	0.4%	2.7%	0.5%	
21 to 30%	2,151	16.0%	2.3	1.4			2.2%	4.8%	4.5%	7.9%	0.6%	0.8%	0.2%	1.7%	0.3%
31 to 50%	1,492	11.1%	2.6	1.4			1.3%	2.1%	3.3%	4.9%	0.3%	0.7%	0.2%	1.5%	0.2%
51 to 80%	277	2.1%	2.6	1.3			0.2%	0.3%	0.7%	0.8%	0.1%	0.2%	0.1%	0.2%	0.0%
Over 80%	99	0.7%	2.5	1.3			0.1%	0.2%	0.3%	0.3%	0.0%	0.0%	0.0%	0.1%	0.0%
All	13,481	100.0%	3.6	1.4			9.4%	34.2%	31.0%	47.1%	4.2%	3.9%	1.5%	10.0%	2.3%

**Other Activity**

Public Housing	330
Names pulled from Wait List	0
Denials	0
New rentals	0
Vacates	0
Evictions	0
# of work orders received	1,994
# of work orders completed	1,773
Average days to respond	14.1
# of work orders emergency	0
Average response hrs (emergency)	0

**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	Current Month Activity			Calendar Year To Date				
								New Vouchers Leased	Vouchers Terminated	Voucher Inspections Completed	Utilization	Average Voucher	HUD Subsidy Over / (Under)	New Vouchers Leased	Vouchers Terminated
Tenant Based Vouchers	6,351	5,460	86%	\$793	-491,928	3,065	0	3	14	458	86%	\$793	-491,928	3	14
Project Based Vouchers	2,400	2,313	96%	\$807	224,780			21	23	58	96%	\$807	174,247	21	23
VASH Vouchers	664	574	86%	\$749	-34,543			7	4	43	86%	\$749	-34,543	7	4
FUP Vouchers	100	92	92%	\$943	3,318			0	0	6	92%	\$943	3,318	0	0
RAD Project Based Vouchers	903	891	99%	\$744	42,839			7	8	13	99%	\$744	42,839	7	8
SRO/MOD Vouchers	512	491	96%	\$439	-45,519			4	10	28	96%	\$439	-45,519	4	10
All Vouchers	10,930	9,821	90%	\$773	-301,054			42	59	606	90%	\$773	-351,587	42	59

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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							
<b>Tenant Based Voucher Participants</b>															
2,265.88 0 to 10% MFI	992	16.7%	2.3	2.0	8.0%	8.7%	0.8%	4.6%	6.5%	7.8%	0.7%	0.3%	0.2%	1.1%	
11 to 20%	2,394	40.3%	1.8	1.8	31.0%	9.4%	15.6%	16.7%	13.3%	20.6%	1.0%	3.1%	0.2%	2.2%	
21 to 30%	1,363	23.0%	2.2	2.0	14.5%	8.5%	8.9%	6.8%	7.5%	12.5%	0.4%	1.2%	0.2%	1.2%	
31 to 50%	982	16.5%	2.9	2.4	6.9%	9.6%	3.1%	3.6%	7.0%	7.1%	0.3%	0.7%	0.2%	1.2%	
51 to 80%	190	3.2%	3.0	2.6	1.1%	2.1%	0.3%	0.5%	1.7%	1.1%	0.1%	0.1%	0.0%	0.2%	
Over 80%	16	0.3%	3.6	2.6	0.1%	0.2%	0.1%	0.0%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%	
All	5,921	100%	2.6	2.2	61%	38%	29%	32%	36%	49%	2%	5%	1%	6%	
<b>Project Based Voucher Participants</b>															
0 to 10% MFI	781	24.2%	1.9	1.5	14.8%	9.4%	1.5%	7.7%	6.5%	13.3%	1.1%	0.5%	0.3%	2.5%	
11 to 20%	1,427	44.2%	1.6	1.3	36.6%	7.6%	15.3%	21.2%	10.7%	26.7%	1.6%	1.3%	0.2%	3.6%	
21 to 30%	593	18.4%	2.0	1.6	13.4%	5.0%	7.8%	5.0%	4.2%	11.5%	0.3%	0.6%	0.2%	1.6%	
31 to 50%	343	10.6%	3.0	2.1	4.5%	6.1%	2.6%	1.6%	3.5%	4.1%	0.4%	0.2%	0.2%	2.2%	
51 to 80%	73	2.3%	3.0	2.3	1.0%	1.3%	0.2%	0.2%	0.8%	0.6%	0.1%	0.0%	0.0%	0.7%	
Over 80%	11	0.3%	2.4	1.9	0.2%	0.1%	0.0%	0.1%	0.1%	0.2%	0.0%	0.0%	0.0%	0.1%	
All	3,217	100%	2.3	1.8	70%	29%	27%	36%	26%	56%	4%	2%	1%	11%	
<b>Waiting List</b>															
0 to 10% MFI	1	100.0%	2.0			0.0%			100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
11 to 20%	140	26.4%	2.5			1.9%			8.8%	12.2%	1.2%	0.8%	0.2%	2.4%	0.8%
21 to 30%	70	13.2%	2.6			2.4%			3.5%	7.1%	0.2%	0.6%	0.0%	1.3%	0.6%
31 to 50%	55	10.4%	2.7			0.9%			3.5%	4.7%	0.3%	0.5%	0.6%	0.8%	0.0%
51 to 80%	13	2.4%	3.0			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%	0.0%	0.2%	0.0%	0.2%	0.0%
All	287	153.9%	2.6			5.6%			13.0%	117.1%	25.9%	1.7%	2.1%	8.8%	5.0%
<b>Short Term Rent Assistance</b>															
	# of Households Participating	\$ Amount of Assistance Provided	Average Cost per Household												
Shelter Plus Care	462	\$378,781	820												
Short Term Rent Assistance	446	\$476,075	1,067												

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	143	\$83,720	\$585.46

  

Resident Services Coordination	Public Housing	# Interventions regarding lease violations				# Events		# Event Attendees	
		appointments assisting residents to connect and utilize community	# Events	# Event Attendees	# Events	# Event Attendees			
		192	1258	170	1742				

  

	# 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	32	\$131,317	0	0	\$0	\$0	\$3,704		
Twelve months ending 3/31/2018	Section 8	398	\$1,416,805	0	0	\$0	\$0	\$1,966		

**Agency Financial Summary**

Six months ending 9/30/2018	Fiscal Year to Date	Prior YTD	Increase (Decrease)
Subsidy Revenue	\$53,470,426	\$52,557,392	\$913,034
Grant Revenue	\$8,774,592	\$7,874,324	\$900,268
Property Related Income	\$10,850,083	\$10,260,155	\$589,928
Development Fee Revenue	\$423,024	\$935,174	(\$512,150)
Other Revenue	\$5,370,801	\$4,352,676	\$1,018,125
<b>Total Revenue</b>	<b>\$75,428,448</b>	<b>\$72,895,199</b>	<b>\$2,533,250</b>
Housing Assistance Payments	\$51,565,837	\$48,835,359	\$2,730,478
Operating Expense	\$24,149,049	\$23,061,280	\$1,087,769
Depreciation	\$4,286,694	\$4,218,295	\$68,399
<b>Total Operating Expenses</b>	<b>\$80,001,580</b>	<b>\$76,114,934</b>	<b>\$3,886,646</b>
<b>Operating Income</b>	<b>\$4,573,132</b>	<b>\$3,219,735</b>	<b>\$1,353,396</b>
Other Income(Expense)	-\$520,108	\$130,563	(\$650,671)
Capital Contributions	-\$783,596	\$5,326,316	(\$6,109,913)
Increase(Decrease) Net Assets	\$3,269,427	\$8,676,615	(\$2,893,604)
<b>Total Assets</b>	<b>\$461,765,893</b>	<b>\$454,873,356</b>	<b>\$6,892,538</b>
Liquidity Reserves	\$21,048,576	\$20,996,584	\$51,992

**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	Apr-18	Post Construction	\$11,191,518	\$233,157
Multnomah Manor	54	Aug-17	Jan-18	Post Construction	\$9,949,559	\$168,860
NE Grand	240	Dec-17	Oct-20	Pre-Construction	\$76,923,525	\$320,515
North Group Rehab Project	350	Dec-18	Oct-21	Pre-Construction	#####	\$306,493

**Capital Improvement**

Fairview Woods Recladding	N/A	Jun-17	Feb-19	Construction	\$3,900,000	N/A
Richmond Place Rehab	21	Nov-17	Dec-18	Capital Improvement	\$850,000	\$28,571