

Home Forward - Dashboard Report For October of 2016

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	22	98.4%	77	667	342	259	10	0	1,355
Public Housing Mixed Financed Owned *	2	65	65	2	100.0%	0	15	40	10	0	0	65
Public Housing Mixed Finance Tax Credit *	10	681	681	7	99.0%	385	93	89	62	45	7	681
Total Public Housing	46	2,101	2,091	31	98.5%	462	775	471	331	55	7	2,101
Affordable Owned with PBA subsidy	4	281	281	2	99.3%	72	191	12	6	0	0	281
Affordable Owned without PBA subsidy	19	2,070	2,070	18	99.1%	786	525	565	164	30	0	2,070
Total Affordable Owned Housing	23	2,351	2,351	20	99.1%	858	716	577	170	30	0	2,351
Tax Credit Partnerships	17	2,225	2,225	14	99.4%	812	596	386	280	134	17	2,225
Total Affordable Housing	40	4,576	4,576	34	99.3%	1,670	1,312	963	450	164	17	4,576
Eliminate Duplicated PH Properties/Units	-12	-746	-746	-9		-385	-108	-129	-72	-45	-7	-746
Combined Total PH and AH	74	5,931	5,921	56	99.1%	1,747	1,979	1,305	709	174	17	5,931
Special Needs (Master Leased)	32	269	269									
Special Needs (Shelter Beds)	2	236	236									
Total with Special Needs	108	6,436	6,426									

* property/unit counts also included in Affordable Housing Count

Financial

Three months ending 6/30/2016

Public Housing
Affordable Owned
Tax Credit Partnerships

Fiscal YTD ending 6/30/2016				06/30/16		
# 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		
21	984	13	371	17	2	4
22	2,289	1	62	12	0	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	475	23.4%	2.2	1.8	12.1%	11.3%	0.5%	7.1%	7.2%	10.2%	1.0%	0.4%	0.4%	4.1%
11 to 20%	814	40.0%	1.8	1.5	29.5%	10.5%	9.9%	20.2%	11.8%	20.3%	1.6%	1.5%	0.5%	4.4%
21 to 30%	387	19.0%	2.2	1.8	11.6%	7.5%	5.8%	6.0%	4.6%	10.6%	1.0%	0.8%	0.4%	1.8%
51 to 80%	76	3.7%	3.1	2.4	1.1%	2.6%	0.3%	0.3%	1.3%	0.9%	0.0%	0.2%	0.0%	1.3%
Over 80%	17	0.8%	3.3	2.4	0.4%	0.4%	0.0%	0.1%	0.3%	0.2%	0.0%	0.0%	0.0%	0.2%
All	2,033	100.0%	2.1	1.7	61.0%	39.0%	19.5%	37.4%	29.1%	48.0%	4.0%	3.4%	1.4%	14.2%

Waiting List

0 to 10% MFI	5,925	39.6%	1.9	1.4			1.8%	14.2%	12.6%	18.8%	1.9%	0.9%	0.6%	3.6%	1.2%
11 to 20%	4,226	28.2%	2.1	1.5			3.1%	13.5%	8.8%	13.7%	1.3%	1.0%	0.4%	2.4%	0.6%
21 to 30%	2,468	16.5%	2.3	1.6			2.3%	5.7%	4.8%	7.9%	0.7%	0.8%	0.2%	1.8%	0.4%
31 to 50%	1,804	12.0%	2.5	1.7			1.3%	2.8%	3.6%	5.3%	0.4%	0.6%	0.2%	1.6%	0.3%
51 to 80%	412	2.8%	2.6	1.6			0.3%	0.5%	0.8%	1.2%	0.1%	0.1%	0.1%	0.3%	0.1%
Over 80%	144	1.0%	2.5	1.6			0.1%	0.3%	0.4%	0.3%	0.1%	0.1%	0.0%	0.1%	0.0%
All	14,979	100.0%	2.1	1.6			8.8%	37.0%	31.0%	47.2%	4.4%	3.6%	1.5%	9.7%	2.6%

* 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	277
Denials	24
New rentals	19
Vacates	40
Evictions	4
# of work orders received	1,595
# of work orders completed	994
Average days to respond	18.1
# of work orders emergency	0
Average response hrs (emergency)	

Home Forward - Dashboard Report For October of 2016

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	7,101	6,570	93%	\$673	\$172,590	187	198	38	30	459	93%	\$640	\$243,408	605	479
Project Based Vouchers	2,002	1,968	98%	\$763	\$302,670			15	10	106	98%	\$665	\$1,374,622	229	196
SRO/Mod Vouchers	512	500	98%	\$441				6	4	113	97%	\$445	\$39,498	92	87
All Vouchers	9,615	9,038	94%	\$680	\$475,261			59	44	678	94%	\$637	\$1,657,529	926	762

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	1,125	17.5%	2.1	1.9	9.2%	8.3%	0.7%	4.5%	7.1%	8.1%	0.6%	0.3%	0.2%	1.2%
11 to 20%	2,518	39.2%	1.9	1.9	27.6%	11.6%	12.2%	16.4%	12.9%	19.9%	1.1%	2.9%	0.2%	2.2%
21 to 30%	1,535	23.9%	2.3	2.0	14.8%	9.1%	8.1%	8.4%	7.3%	13.4%	0.5%	1.3%	0.2%	1.2%
31 to 50%	1,061	16.5%	2.8	2.3	6.7%	9.8%	3.3%	4.0%	6.6%	7.6%	0.3%	0.7%	0.2%	1.1%
51 to 80%	179	2.8%	3.2	2.7	0.9%	1.9%	0.3%	0.3%	1.5%	1.0%	0.1%	0.1%	0.0%	0.2%
Over 80%	10	0.2%	4.2	3.3	0.0%	0.2%	0.0%	0.0%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%
All	6,428	100.0%	2.2	2.0	59.2%	40.8%	24.5%	33.6%	35.5%	50.0%	2.6%	5.4%	0.7%	5.8%

	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	517	26.2%	1.5	1.3	19.7%	6.5%	1.5%	9.6%	4.7%	16.9%	1.1%	0.4%	0.5%	2.5%
11 to 20%	789	39.9%	1.6	1.3	33.4%	6.5%	13.6%	18.7%	7.8%	26.3%	1.2%	1.1%	0.1%	3.3%
21 to 30%	451	22.8%	1.7	1.4	18.8%	4.0%	10.3%	2.8%	2.8%	16.9%	0.6%	0.7%	0.3%	1.5%
31 to 50%	205	10.4%	2.4	1.8	6.4%	4.0%	3.4%	2.5%	2.0%	6.6%	0.3%	0.2%	0.1%	1.2%
51 to 80%	12	0.6%	2.9	2.2	0.3%	0.3%	0.1%	0.1%	0.2%	0.4%	0.0%	0.0%	0.0%	0.0%
Over 80%	2	0.1%	4.0	3.0	0.0%	0.1%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%
All	1,976	100.0%	1.7	1.4	78.5%	21.5%	28.8%	38.9%	17.6%	67.3%	3.2%	2.4%	1.0%	8.6%

Waiting List

	# 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	Not Reported
0 to 10% MFI	107	57.2%	1.9					0.0%	2.7%	28.0%	21.4%	2.7%	0.8%	1.0%	2.3%
11 to 20%	48	25.7%	3.0					2.7%	4.3%	8.0%	11.0%	1.1%	0.5%	0.5%	1.6%
21 to 30%	12	6.4%	2.8					0.5%	0.0%	3.2%	2.7%	0.5%	0.0%	0.0%	0.0%
31 to 50%	15	8.0%	3.1					0.0%	0.0%	2.9%	4.0%	0.0%	0.0%	0.0%	1.1%
51 to 80%	3	1.6%	2.7					0.0%	0.0%	0.3%	1.1%	0.0%	0.0%	0.0%	0.3%
Over 80%	2	1.1%	4.0					0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	0.5%
All	187	100.0%	2.4					3.2%	7.0%	42.4%	40.6%	4.3%	1.3%	1.5%	7.1%

Short Term Rent Assistance

	# of Households Participating	\$ Amount of Assistanc	Average Cost per Household
Shelter Plus Care	460	\$343,899	748
Short Term Rent Assistance	599	\$435,283	727

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	\$71,285	\$631

		Increased Housing Stability	Increased Self-Reliance	Increased Sense of Community	
		# Interventions regarding lease violations	# of appointments assisting residents to	# of events	# event attendees
Resident Services Coordination	Public Housing	128	819	422	5453

	# of Participants	Escrow \$ Held	New Enrollees	# of Graduates	Escrow \$ Disbursed	Terminations or Exits	Escrow \$ Forfeited	Avg Annual Earned Income Increase Over Last Year
Three months ending 6/30/2016								
GOALS Program	Public Housing	162	\$291,503	1	1	\$8,165	0	\$2,568
	Section 8	261	\$670,773	7	1	\$29,412	0	\$2,527

Agency Financial Summary

Six months ending 6/30/16	Fiscal Year to Date	Prior YTD	Increase (Decrease)
Subsidy Revenue	\$21,431,024	\$21,593,512	(\$162,488)
Grant Revenue	\$3,529,180	\$3,957,276	(\$428,096)
Property Related Income	\$4,117,681	\$4,563,112	(\$445,431)
Development Fee Revenue	\$3,144,621	\$2,692,828	\$451,793
Other Revenue	\$1,512,647	\$1,791,012	(\$278,366)
Total Revenue	\$33,735,152	\$34,597,740	(\$862,588)
Housing Assistance Payments	\$18,590,945	\$20,245,533	(\$1,654,587)
Operating Expense	\$9,817,697	\$10,722,883	(\$905,186)
Depreciation	\$2,161,652	\$2,237,345	(\$75,692)
Total Expense	\$30,570,295	\$33,205,761	(\$2,635,466)
Operating Income	\$3,164,858	\$1,391,979	\$1,772,879
Other Income(Expense)	-\$545,594	-\$73,450	(\$472,144)
Capital Contributions	\$281,582	\$366,188	(\$84,607)
Increase(Decrease) Net Assets	\$2,900,846	\$1,684,718	\$1,216,128
Total Assets	\$425,787,174	\$385,464,357	\$40,322,818
Liquidity Reserves	\$22,487,305	\$18,903,659	\$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

Capital Improvement	Units	Construction Start	Construction End	Current Phase	Total Cost	Cost Per Unit
	Highrise Rehab - Group 1	343	Apr-15	Oct-16	Construction	\$57,643,336
Gallagher	85					
Northwest Tower	258					
Highrise Rehab - Group 2	396	Apr-15	Sep-16	Construction	\$66,078,085	\$166,864
Sellwood	110					
Hollywood East	286					
Eliot Square Brick Repair	N/A	Dec-15	Sep-16	Construction	\$153,000	N/A
Maple Mallory Brick Repair	N/A	Dec-15	Sep-16	Construction	\$287,000	N/A
Harold Lee Comprehensive Rehab	N/A	May-16	Dec-16	Pre-Construction	\$1,800,000	N/A
Floresta Roof Replacement	N/A	Jun-16	Sep-16	Construction	\$250,000	N/A
Holgate Plumbing Repairs	N/A	Aug-16	Oct-16	Construction	\$280,000	N/A
Fairview Oaks Comprehensive Rehab	N/A	Aug-15	Mar-17	Construction	\$5,100,000	N/A
Hamilton West Window Replacement	N/A	Jul-16	Oct-16	Construction	\$502,075	N/A