

Home Forward - Dashboard Report For October of 2017

**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	20	98.5%	77	667	342	259	10	0	1,355
Public Housing Mixed Financed Owned *	2	65	65	3	100.0%	0	15	40	10	0	0	65
Public Housing Mixed Finance Tax Credit *	10	681	681	10	98.5%	385	93	89	62	45	7	681
<b>Total Public Housing</b>	<b>46</b>	<b>2,101</b>	<b>2,091</b>	<b>33</b>	<b>98.4%</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	4	281	281	2	99.3%	72	191	12	6	0	0	281
Affordable Owned without PBA subsidy	20	2078	2,078	35	98.3%	794	525	565	164	30	0	2,078
<b>Total Affordable Owned Housing</b>	<b>24</b>	<b>2,359</b>	<b>2,359</b>	<b>37</b>	<b>98.4%</b>	<b>812</b>	<b>596</b>	<b>386</b>	<b>280</b>	<b>134</b>	<b>17</b>	<b>2,359</b>
Tax Credit Partnerships	17	2,225	2,225	28	98.7%	812	596	386	280	134	17	2,225
<b>Total Affordable Housing</b>	<b>41</b>	<b>4,584</b>	<b>4,584</b>	<b>65</b>	<b>98.6%</b>	<b>1,624</b>	<b>1,192</b>	<b>772</b>	<b>560</b>	<b>268</b>	<b>34</b>	<b>4,584</b>
Eliminate Duplicated PH Properties/Units	-12	-746	-746	-13		-385	-108	-129	-72	-45	-7	-746
<b>Combined Total PH and AH</b>	<b>75</b>	<b>5,939</b>	<b>5,929</b>	<b>85</b>	<b>98.6%</b>	<b>1,701</b>	<b>1,859</b>	<b>1,114</b>	<b>819</b>	<b>278</b>	<b>34</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>6,434</b>									

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

**Financial**

Three months ending 9/30/2017

Fiscal YTD ending 9/30/2017				09/30/17		
# of Properties/units Positive Net Operating Income (NOI)	Net	# of Properties/units Negative Net Operating Income (NOI)	Net	# of Properties meeting Debt Coverage	# of Properties not meeting DCR	# of Properties DCR Not Applicable
32	1,328	2	27	17	2	5
22	2,289	2	70	11	0	6
17	2,225	0	0			

Public Housing

Affordable Owned

Tax Credit Partnerships

**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 Isld	Hispanic/ Latino
<b>Public Housing Residents</b>														
0 to 10% MFI	461	22.7%	2.1	1.8	11.8%	10.9%	0.5%	7.9%	7.1%	10.0%	1.1%	0.4%	0.3%	3.8%
11 to 20%	806	39.7%	1.8	1.5	29.6%	10.1%	9.8%	20.3%	11.4%	20.7%	1.6%	1.3%	0.5%	4.2%
21 to 30%	388	19.1%	2.2	1.7	12.0%	7.1%	6.2%	5.7%	4.9%	10.3%	0.6%	0.9%	0.4%	2.0%
51 to 80%	74	3.6%	3.2	2.4	1.3%	2.4%	0.3%	0.4%	1.2%	1.0%	0.1%	0.2%	0.0%	1.1%
Over 80%	17	0.8%	2.7	2.1	0.4%	0.4%	0.0%	0.1%	0.2%	0.3%	0.0%	0.0%	0.0%	0.3%
All	2,030	100.0%	2.1	1.7	61.2%	38.8%	19.8%	37.9%	29.0%	47.9%	3.9%	3.4%	1.5%	14.3%

**Waiting List**

0 to 10% MFI	6,472	37.8%	1.9	1.4			1.7%	13.0%	11.9%	18.1%	1.8%	0.9%	0.5%	3.5%	1.0%
11 to 20%	4,750	27.8%	2.1	1.4			3.2%	13.4%	8.4%	13.8%	1.2%	1.1%	0.4%	2.3%	0.5%
21 to 30%	2,900	16.9%	2.3	1.4			2.5%	5.8%	4.8%	8.4%	0.7%	0.8%	0.2%	1.8%	0.3%
31 to 50%	2,292	13.4%	2.5	1.4			1.6%	2.9%	3.8%	6.2%	0.4%	0.7%	0.2%	1.7%	0.3%
51 to 80%	536	3.1%	2.6	1.4			0.3%	0.5%	1.0%	1.4%	0.1%	0.2%	0.1%	0.3%	0.1%
Over 80%	163	1.0%	2.5	1.4			0.1%	0.2%	0.4%	0.3%	0.0%	0.1%	0.0%	0.1%	0.0%
All	17,113	100.0%	2.1	1.4			9.3%	35.8%	30.3%	48.2%	4.3%	3.7%	1.5%	9.8%	2.2%

\* 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	160
Denials	4
New rentals	22
Vacates	91
Evictions	2
# of work orders received	1,531
# of work orders completed	1,069
Average days to respond	10.9
# of work orders emergency	6
Average response hrs (emergency)	33

**Rent Assistance Performance Measures**

**Utilization and Activity**

	Current Month Status					Waiting List Names	Current Month Activity			Calendar Year To Date				
	Vouchers	Vouchers	Utilization	Average Voucher	HUD Subsidy Over(Under)		Remaining Waiting List	New Vouchers	Vouchers	Voucher Inspections	Utilization	Average Voucher	HUD Subsidy Over(Under)	New Vouchers
Tenant Based Vouchers	6,938	6,517	94%	\$744	-\$232,349	0	16	23	469	93%	\$719	\$501,837	287	439
Project Based Vouchers	2,105	2,035	97%	\$843	-\$184,632		14	18	106	97%	\$821	\$2,816,685	289	230
SRO/Mod Vouchers	512	494	96%	\$458			13	14	113	97%	\$449	\$70,776	100	104
All Vouchers	9,555	9,046	95%	\$751	-\$47,717		43	55	678	94%	\$729	\$3,389,298	676	773

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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	White	Native	Asian	Hawaiian/	Hispanic	
<b>Tenant Based Voucher Participants</b>															
0 to 10% MFI	1,064	16.8%	2.1	1.9	8.8%	8.0%	0.8%	4.4%	6.5%	8.0%	0.6%	0.4%	0.1%	1.2%	
11 to 20%	2,397	37.8%	1.9	1.9	27.2%	10.6%	12.5%	15.7%	12.4%	19.2%	1.1%	2.9%	0.1%	2.1%	
21 to 30%	1,509	23.8%	2.3	2.0	14.8%	9.0%	8.3%	8.0%	7.5%	13.0%	0.6%	1.3%	0.2%	1.2%	
31 to 50%	1,128	17.8%	2.7	2.3	7.6%	10.2%	3.9%	4.5%	7.3%	8.0%	0.2%	0.9%	0.2%	1.2%	
51 to 80%	224	3.5%	3.1	2.7	1.1%	2.4%	0.3%	0.3%	1.9%	1.2%	0.1%	0.1%	0.0%	0.2%	
Over 80%	11	0.2%	3.2	2.6	0.1%	0.1%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	
All	6,333	100.0%	2.2	2.0	59.6%	40.4%	25.7%	33.0%	35.7%	49.3%	2.6%	5.6%	0.7%	6.0%	

	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
<b>Project Based Voucher Participants</b>														
0 to 10% MFI	469	23.1%	1.5	1.3	16.9%	6.2%	1.5%	9.3%	4.2%	14.7%	0.9%	0.6%	0.2%	2.4%
11 to 20%	818	40.3%	1.6	1.3	34.7%	5.6%	13.6%	19.7%	7.9%	26.6%	1.2%	1.2%	0.2%	3.1%
21 to 30%	469	23.1%	1.8	1.4	18.4%	4.7%	10.8%	7.5%	3.9%	16.5%	0.6%	0.5%	0.2%	1.5%
31 to 50%	247	12.2%	2.4	1.8	7.2%	5.0%	3.6%	2.6%	2.8%	7.2%	0.4%	0.3%	0.1%	1.4%
51 to 80%	27	1.3%	3.4	2.6	0.5%	0.8%	0.2%	0.1%	0.4%	0.6%	0.0%	0.0%	0.0%	0.2%
Over 80%	2	0.1%	5.0	3.0	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
All	2,032	100.0%	1.8	1.4	77.7%	22.3%	29.8%	39.2%	19.3%	65.6%	3.1%	2.7%	0.7%	8.6%

	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/	Hispanic	
<b>Waiting List</b>															
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%	0.2%	0.0%	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	453	\$365,308	806
Short Term Rent Assistance	619	\$565,893	914

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	124	\$82,404	\$665

  

	# HH Eviction Prevention	Health and Safety Stabilized # of appointments assisting residents to connect and utilize community resources	Unduplicated Number Served # of Events	# Event Attendees
Resident Services Coordination Public Housing	225	1297	283	6622

  

	# 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 6/30/2017	Public Housing	158	\$327,168	1	3	\$6,866	4	\$0
Three months ending 6/30/2017	Section 8	141	\$269,957	3	0	\$1,483	0	\$0

**Agency Financial Summary**

Six months ending 06/30/17	Fiscal Year to Date	Prior YTD	Increase (Decrease)
Subsidy Revenue	\$26,256,015	\$21,593,512	\$4,662,503
Grant Revenue	\$5,889,958	\$3,957,276	\$1,932,681
Property Related Income	\$5,281,124	\$4,563,112	\$718,012
Development Fee Revenue	\$0	\$2,692,828	(\$2,692,828)
Other Revenue	\$2,173,067	\$1,791,012	\$382,055
<b>Total Revenue</b>	<b>\$39,600,164</b>	<b>\$34,597,740</b>	<b>\$5,002,424</b>
Housing Assistance Payments	\$25,565,861	\$20,245,533	\$5,320,328
Operating Expense	\$11,473,816	\$10,722,883	\$750,932
Depreciation	\$2,122,362	\$2,237,345	(\$114,982)
Total Expense	\$39,162,039	\$33,205,761	\$5,956,278
Operating Income	\$438,125	\$1,391,979	(\$953,854)
Other Income(Expense)	-\$532,787	-\$73,450	(\$459,337)
Capital Contributions	\$580,558	\$366,188	\$214,369
Increase(Decrease) Net Assets	\$390,355	\$1,099,241	(\$708,886)
Total Assets	\$448,147,292	\$421,005,477	\$27,141,815
Liquidity Reserves	\$23,207,791	\$22,569,896	\$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	Aug-17	Construction	\$23,250,483	\$219,344
Square Manor						
Gladstone Square	48	Mar-17	Jan-18	Construction	\$11,191,518	\$233,157
Multnomah Manor	54	Aug-17	Jan-18	Construction	\$8,949,559	\$168,860
NE Grand	240	Oct-17	Oct-20	Pre-Construction	\$69,248,377	\$288,536
<b>Capital Improvement</b>						
Harold Lee Comprehensive Rehab	N/A	May-16	Sep-17	Construction	\$1,800,000	N/A
Fairview Oaks Comprehensive Rehab	N/A	Aug-15	Sep-17	Construction	\$5,100,000	N/A
Fairview Woods Recladding	N/A	Jun-17	Jul-18	Construction	\$3,900,000	N/A