



hope. access. potential.



*Staff from the Energy Trust of Oregon deliver a check for close to \$500k to Home Forward for energy efficiency upgrades connected to phase one of 85 Stories.*

## Board of Commissioners Meeting

Location:

Multnomah County Building  
501 SE Hawthorne Blvd  
Portland, Oregon 97214

Date & Time:

February 16, 2016  
6:15 PM



























































































# **DASHBOARD REPORT**

**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	1,344	25	98.1%	77	667	342	259	10	0	1,355
Public Housing Mixed Financed Owned *	2	65	65	3	95.4%	0	15	40	10	0	0	65
Public Housing Mixed Finance Tax Credit *	10	681	681	2	99.7%	385	93	90	61	45	7	681
<b>Total Public Housing</b>	<b>46</b>	<b>2,101</b>	<b>2,090</b>	<b>30</b>	<b>98.6%</b>	<b>462</b>	<b>775</b>	<b>472</b>	<b>330</b>	<b>55</b>	<b>7</b>	<b>2,101</b>
Affordable Owned with PBA subsidy	5	349	349	5	98.6%	72	191	46	40	0	0	349
Affordable Owned without PBA subsidy	18	1,827	1,827	20	98.9%	699	460	488	154	26	0	1,827
<b>Total Affordable Owned Housing</b>	<b>23</b>	<b>2,176</b>	<b>2,176</b>	<b>25</b>	<b>98.9%</b>	<b>771</b>	<b>651</b>	<b>534</b>	<b>194</b>	<b>26</b>	<b>0</b>	<b>2,176</b>
Tax Credit Partnerships	21	2,468	2,468	13	99.5%	898	662	472	281	138	17	2,468
<b>Total Affordable Housing</b>	<b>44</b>	<b>4,644</b>	<b>4,644</b>	<b>38</b>	<b>99.2%</b>	<b>1,669</b>	<b>1,313</b>	<b>1,006</b>	<b>475</b>	<b>164</b>	<b>17</b>	<b>4,644</b>
Eliminate Duplicated PH Properties/Units	-12	-746	-746	-5		-385	-108	-130	-71	-45	-7	-746
<b>Combined Total PH and AH</b>	<b>78</b>	<b>5,999</b>	<b>5,988</b>	<b>63</b>	<b>98.9%</b>	<b>1,746</b>	<b>1,980</b>	<b>1,348</b>	<b>734</b>	<b>174</b>	<b>17</b>	<b>5,999</b>
Special Needs (Master Leased)	32	283	283									
Special Needs (Shelter Beds)	2	236	236									
<b>Total with Special Needs</b>	<b>112</b>	<b>6,518</b>	<b>6,507</b>									

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

**Financial**

Six months ending 9/30/2015

Public Housing  
Affordable Owned  
Tax Credit Partnerships

Fiscal YTD ending 12/31/2015				12/31/15		
# 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		
23	1,018	11	337			
23	2,176	0		14	3	9
19	2,335	2	133	12	2	7

**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 Island	Hispanic/ Latino
Public Housing Residents														
0 to 10% MFI	517	25.5%	2.3	1.9	12.5%	13.0%	0.6%	6.3%	8.4%	10.7%	1.0%	0.4%	0.3%	4.7%
11 to 20%	833	41.1%	1.9	1.6	29.9%	11.2%	10.0%	20.3%	11.4%	21.5%	1.8%	1.2%	0.7%	4.5%
21 to 30%	372	18.4%	2.3	1.8	11.0%	7.4%	5.1%	6.0%	4.1%	10.4%	0.8%	0.9%	0.3%	1.8%
51 to 80%	66	3.3%	2.9	2.3	1.2%	2.0%	0.2%	0.3%	1.3%	0.8%	0.1%	0.2%	0.0%	0.8%
Over 80%	10	0.5%	4.0	2.7	0.2%	0.2%	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.1%
All	2,026	100.0%	2.2	1.7	60.8%	39.2%	18.9%	36.2%	29.0%	48.3%	3.9%	3.3%	1.5%	13.9%

**Waiting List**

0 to 10% MFI	5,808	41.0%	1.9	1.5			2.0%	14.9%	13.2%	19.3%	1.9%	1.0%	0.6%	3.6%	1.4%
11 to 20%	3,993	28.2%	2.1	1.6			3.0%	13.3%	9.0%	13.4%	1.3%	1.1%	0.4%	2.3%	0.8%
21 to 30%	2,294	16.2%	2.3	1.7			2.2%	5.5%	4.9%	7.5%	0.7%	0.8%	0.3%	1.7%	0.4%
31 to 50%	1,584	11.2%	2.6	1.9			1.2%	2.6%	3.4%	4.9%	0.4%	0.6%	0.2%	1.4%	0.3%
51 to 80%	359	2.5%	2.6	1.9			0.2%	0.5%	0.8%	1.1%	0.1%	0.1%	0.1%	0.3%	0.1%
Over 80%	144	1.0%	2.5	1.7			0.1%	0.3%	0.4%	0.3%	0.1%	0.1%	0.0%	0.1%	0.0%
All	14,182	100.0%	2.1	1.7			8.7%	37.2%	31.7%	46.4%	4.3%	3.6%	1.5%	9.3%	3.1%

\* 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	302
Denials	26
New rentals	20
Vacates	11
Evictions	2
# of work orders received	1,308
# of work orders completed	1,058
Average days to respond	10.6
# of work orders emergency	23
Average response hrs (emergency)	3

Home Forward - Dashboard Report For January 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	7,053	6,463	92%	\$604	\$3,896,855	603	113	43	29	457				43	29
Project Based Vouchers	1,990	1,893	94%	\$623	\$1,170,386			22	21	106	103%	\$610	\$402,306	22	21
SRO/Mod Vouchers	512	499	96%	\$446				6	8	113	97%	\$449	\$108,863	6	8
All Vouchers	9,555	8,821	92%	\$599	\$5,067,241			50	57	684	94%	\$596	\$112,366	877	721

**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	1,121	17.5%	2.1	1.9	9.0%	8.5%	0.6%	4.0%	7.4%	7.6%	0.7%	0.4%	0.1%	1.3%
11 to 20%	2,623	41.0%	2.0	1.9	28.9%	12.2%	12.2%	17.6%	13.3%	21.2%	1.1%	3.1%	0.2%	2.2%
21 to 30%	1,511	23.6%	2.3	2.0	14.3%	9.3%	7.8%	8.3%	7.2%	13.3%	0.5%	1.3%	0.1%	1.2%
31 to 50%	1,012	15.8%	2.9	2.4	6.2%	9.6%	3.0%	3.8%	6.5%	7.5%	0.3%	0.7%	0.1%	0.9%
51 to 80%	119	1.9%	3.3	2.7	0.6%	1.3%	0.2%	0.2%	0.9%	0.8%	0.0%	0.0%	0.0%	0.1%
Over 80%	8	0.1%	2.8	2.6	0.1%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%
All	6,394	100.0%	2.2	2.0	59.0%	41.0%	23.9%	34.0%	35.2%	50.4%	2.6%	5.5%	0.6%	5.6%

	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	529	27.2%	1.5	1.3	20.7%	6.5%	1.6%	9.8%	4.6%	18.0%	1.0%	0.3%	0.4%	2.9%
11 to 20%	786	40.5%	1.6	1.3	34.2%	6.3%	13.6%	19.2%	7.6%	27.1%	1.2%	1.1%	0.1%	3.2%
21 to 30%	450	23.2%	1.8	1.4	18.8%	4.4%	9.8%	8.2%	3.7%	16.6%	0.6%	0.7%	0.2%	1.3%
31 to 50%	166	8.5%	2.5	1.8	4.8%	3.7%	2.8%	2.0%	1.4%	5.7%	0.3%	0.2%	0.0%	1.0%
51 to 80%	12	0.6%	3.3	2.5	0.3%	0.4%	0.1%	0.1%	0.2%	0.2%	0.0%	0.1%	0.0%	0.1%
Over 80%	2	0.1%	4.5	3.0	0.1%	0.1%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
All	1,945	100.1%	1.7	1.4	78.8%	21.3%	27.9%	39.3%	17.6%	67.7%	3.3%	2.3%	0.8%	8.5%

**Waiting List**

	# of Households	% of Households	Average Family Size	Race % (head of household)				Race % (head of household)				Not Reported				
				Black	White	Native	Asian	Black	White	Native	Asian					
0 to 10% MFI	269	44.6%	1.8					1.0%	8.1%	17.6%	20.1%	1.5%	1.9%	0.5%	2.2%	0.8%
11 to 20%	158	26.2%	2.3					2.5%	8.5%	8.6%	12.1%	1.2%	1.2%	0.2%	2.2%	0.7%
21 to 30%	85	14.1%	2.7					2.7%	2.7%	4.2%	7.0%	0.2%	0.7%	0.2%	1.3%	0.5%
31 to 50%	67	11.1%	2.7					1.3%	1.7%	4.2%	4.5%	0.5%	0.7%	0.5%	0.7%	0.0%
51 to 80%	15	2.5%	2.7					0.2%	0.3%	1.1%	1.0%	0.0%	0.0%	0.0%	0.2%	0.2%
Over 80%	9	1.5%	2.2					0.2%	0.5%	0.2%	1.0%	0.0%	0.2%	0.0%	0.2%	0.0%
All	603	100.0%	2.2					7.8%	21.7%	36.0%	45.7%	3.3%	4.6%	1.3%	6.9%	2.2%

**Short Term Rent Assistance**

	# of Households Participating	\$ Amount of Assistance Provided	Average Cost per Household
Shelter Plus Care	471	\$320,356	680
Short Term Rent Assistance	893	\$536,474	601

**Resident Services**

**Resident Programs**

	Housing Program Served	Households Served/ Participants	Monthly Funding Amount	Average Funds per Participant			
				# Interventions	# of appointments	# of events	# event
Congregate Housing Services * as of previous month	Public Housing	113	\$71,285	\$631			
Resident Services Coordination	Public Housing		105	554	3500	276	

  

	# of Participants	Escrow \$ Held	New Enrollees	# of Graduates	Escrow \$ Disbursed	Terminations or Exits	Escrow \$ Forfeited	Avg Annual Earned Income Increase Over Last Year	
Six months ending 9/30/2015									
GOALS Program	Public Housing	179	\$272,798	2	0	\$5,500	12	\$0	\$608
	Section 8	258	\$519,074	1	0	\$642	1	\$4,304	\$1,894

**Agency Financial Summary**

Six months ending 9/30/2015	Fiscal Year to Date	Prior YTD	Increase (Decrease)
Subsidy Revenue	\$43,518,325	\$42,758,405	\$759,920
Grant Revenue	\$4,854,227	\$5,489,865	(\$635,642)
Property Related Income	\$9,368,061	\$10,414,680	(\$1,046,619)
Development Fee Revenue	\$6,289,241	\$0	\$6,289,241
Other Revenue	\$1,431,881	\$1,712,577	(\$280,697)
Total Revenue	\$65,414,954	\$60,374,856	\$5,040,098
Housing Assistance Payments	\$32,382,306	\$32,457,990	(\$75,684)
Operating Expense	\$20,043,797	\$20,429,601	(\$385,804)
Depreciation	\$4,283,119	\$4,313,819	(\$30,700)
Total Expense	\$56,709,223	\$57,201,410	(\$492,187)
Operating Income	\$8,705,731	\$3,173,445	\$5,532,286
Other Income(Expense)	\$605,514	-\$2,796,020	\$3,401,534
Capital Contributions	-\$3,547,830	\$1,142,684	(\$4,690,515)
Increase(Decrease) Net Assets	\$5,763,415	\$1,520,110	\$4,243,305
Total Assets	\$219,937,858	\$208,889,525	\$11,048,334
Liquidity Reserves	\$3,749,158	\$12,166,488	(\$8,417,328)

**Development/Community Revitalization**

**New Development / Revitalization**

Units	Construction Start	Construction End	Current Phase	Total Cost	Cost Per Unit
St. Francis Park	tbd	tbd	Predevelopment	tbd	tbd

**Capital Improvement**

Highrise Rehab - Group 1	343	Apr-15	Mar-16	Construction	\$57,643,336	\$168,056
Gallagher	85					
Northwest Tower	258					
Highrise Rehab - Group 2	396	Apr-15	Mar-16	Construction	\$66,078,085	\$166,864
Sellwood	110					
Hollywood East	286					
Madrona Drain Line Replacement	N/A	Jan-16	Jun-16	Construction	\$250,000	N/A
Eliot Square Brick Repair	N/A	Dec-15	Apr-16	Construction	\$200,000	N/A
Maple Mallory Brick Repair	N/A	Dec-15	Apr-16	Construction	\$150,000	N/A
Fairview Oaks Comprehensive Rehab	N/A	Aug-15	Jul-16	Construction	\$5,100,000	N/A
Unthank Roof Replacement	N/A	Aug-15	Dec-15	Construction	\$275,000	N/A