

Home Forward - Dashboard Report For March of 2019

Property Performance Measures

Occupancy

	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	26	960	960	12	98.8%	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	63	97.5%	752	825	508	308	138	17	2,548
Total Affordable Housing	52	4,979	4,979	122	97.5%	1,671	1,544	1,089	490	168	17	4,979
Combined Total PH and AH	78	5,939	5,939	134	97.7%	72	191	12	6	0	0	5,939
Special Needs (Master Leased)	29	266	266									
Special Needs (Shelter Beds)	3	236	236									
Total with Special Needs	110	6,441	6,441									

* property/unit counts also included in Affordable Housing Count

Financial

	Fiscal YTD ending 12/31/2018				12/31/18		
	# of Properties/units Positive Net Operating Income (NOI)	# of Properties/units Negative Net Operating Income (NOI)	# of Properties/units Under Construction (NOI Does not Apply)	# of Properties meeting Debt Coverage	# of Properties not meeting DCR	# of Properties DCR Not Applicable	
Public Housing	11	257	15	703			
Affordable Owned	24	2,290	2	141	16	5	5
Tax Credit Partnerships	21	2,079	3	368	2	101	12

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 Island	Hispanic/ Latino
	Public Housing Residents													
0 to 10% MFI	192	20.4%	2.6	2.0	9.1%	11.2%	1.1%	5.9%	4.5%	10.7%	1.1%	0.4%	0.9%	2.8%
11 to 20%	402	42.6%	1.6	1.4	33.5%	9.1%	15.6%	19.6%	7.9%	26.1%	2.0%	1.9%	0.6%	4.1%
21 to 30%	189	20.0%	2.0	1.7	13.5%	6.6%	8.1%	5.8%	2.6%	11.9%	0.7%	1.4%	0.5%	3.0%
31 to 50%	116	12.3%	2.7	2.0	5.0%	7.3%	3.0%	2.8%	2.1%	5.9%	0.3%	0.7%	0.1%	3.2%
51 to 80%	36	3.8%	3.1	2.5	1.5%	2.3%	0.5%	0.6%	0.8%	1.4%	0.1%	0.3%	0.1%	1.2%
Over 80%	8	0.8%	3.3	2.5	0.6%	0.2%	0.3%	0.1%	0.1%	0.4%	0.0%	0.1%	0.0%	0.2%
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%

Not Reported

Waiting List

0 to 10% MFI	4,693	42.1%	2.1	1.4			41.9%	6.5%	13.3%	18.7%	1.9%	1.0%	0.6%	3.8%
11 to 20%	3,347	30.0%	2.1	1.4			56.4%	12.0%	9.1%	14.4%	1.3%	1.2%	0.4%	2.6%
21 to 30%	1,715	15.4%	2.5	1.4			37.3%	13.8%	4.5%	7.9%	0.6%	0.8%	0.2%	1.7%
31 to 50%	1,046	9.4%	2.6	1.4			30.8%	13.1%	3.3%	4.9%	0.3%	0.7%	0.2%	1.5%
51 to 80%	255	2.3%	2.7	1.3			24.7%	9.8%	0.7%	0.8%	0.1%	0.2%	0.1%	0.2%
Over 80%	100	0.9%	2.3	1.3			33.0%	7.0%	0.3%	0.3%	0.0%	0.0%	0.0%	0.1%
All	11,156	100.0%	2.4	1.4			44.0%	10.0%	31.0%	47.1%	4.2%	3.9%	1.5%	10.0%

Other Activity

Public Housing	330
Names pulled from Wait List	217
Denials	8
New rentals	5
Vacates	13
Evictions	1
# of work orders received	1,787
# of work orders completed	1,917
Average days to respond	17.9
# of work orders emergency	1
Average response hrs (emergency)	1

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	New Vouchers Leased	Vouchers Terminated	Voucher Inspections Completed	Utilization	Average Voucher	HUD Subsidy Over / (Under)	Calendar Year To Date	
														New Vouchers Leased	Vouchers Terminated
Tenant Based Vouchers	6,250	5,370	86%	\$798	-384,563	3,065	0	1	18	376	87%	\$797	-1,062,947	7	50
Project Based Vouchers	2,402	2,323	97%	\$801	-71,686			17	22	107	97%	\$802	-221,693	67	72
VASH Vouchers	823	583	71%	\$747	-142,473			4	4	36	81%	\$747	-206,603	22	12
FUP Vouchers	100	90	90%	\$950	-1,786			1	0	10	89%	\$307	-1,786	3	1
RAD Project Based Vouchers	903	884	98%	\$536	-146,132			7	5	136	98%	\$178	-146,132	20	26
SRO/MOD Vouchers	512	489	96%	\$441	-45,784			10	3	127	96%	\$440	-135,748	25	27
All Vouchers	10,990	9,739	89%	\$755	0			40	52	792	90%	\$716	-1,331,523	144	188

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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						
Tenant Based Voucher Participants *														
0 to 10% MFI	1062	16.4%	2.4	1.9	47.8%	52.2%	21.0%	26.2%	39.0%	48.5%	3.2%	1.6%	1.0%	8.2%
11 to 20%	2,597	40.0%	1.9	1.8	76.2%	23.8%	60.1%	68.2%	34.6%	53.5%	1.6%	7.2%	0.3%	5.9%
21 to 30%	1,500	23.1%	2.3	2.0	66.5%	33.5%	55.3%	55.5%	33.3%	57.8%	1.3%	4.4%	0.9%	6.1%
31 to 50%	1,085	16.7%	2.8	2.3	50.3%	49.7%	37.1%	34.5%	44.4%	45.6%	1.7%	4.1%	1.1%	7.0%
51 to 80%	224	3.5%	3.0	2.6	42.0%	58.0%	23.2%	18.3%	49.6%	41.5%	0.9%	4.0%	0.5%	6.3%
Over 80%	24	0.4%	3.4	2.6	62.5%	37.5%	33.3%	33.3%	33.3%	62.5%				16.7%
All	6,492	100%	2.6	2.2	64%	36%	47%	51%	37%	49%	2%	5%	1%	7%

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

Project Based Voucher Participants

	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						
0 to 10% MFI	770	23.9%	1.9	1.6	61.8%	38.2%	27.3%	34.2%	6.2%	13.4%	1.1%	0.4%	0.3%	2.5%
11 to 20%	1,397	43.9%	1.6	1.3	83.3%	16.8%	57.6%	73.8%	10.5%	26.3%	1.7%	1.4%	0.2%	3.8%
21 to 30%	602	18.4%	2.0	1.5	76.3%	23.8%	61.0%	53.7%	4.4%	11.7%	0.3%	0.5%	0.2%	1.3%
31 to 50%	365	11.0%	3.0	2.1	49.3%	50.7%	38.8%	30.4%	3.6%	4.2%	0.4%	0.3%	0.2%	0.3%
51 to 80%	79	2.3%	2.8	2.3	50.6%	49.4%	34.2%	12.7%	0.8%	0.6%	0.1%	0.0%	0.0%	0.7%
Over 80%	13	0.4%	3.2	2.5	53.9%	46.2%	15.4%	7.7%	0.2%	0.2%	0.0%	0.0%	0.0%	0.1%
All	3,226	100%	2.4	1.9	72%	28%	48%	54%	26%	57%	4%	3%	1%	11%

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	White	Native	Asian	Hawaiian/ Pacific Islnd	Hispanic	
0 to 10% MFI	1,056	33.5%	2.5				3.3%	26.5%	30.3%	53.4%	4.8%	2.1%	1.1%	7.0%	1.2%
11 to 20%	893	28.3%	1.8				15.1%	61.4%	28.4%	56.3%	3.1%	5.4%	1.0%	4.6%	1.1%
21 to 30%	588	18.7%	2.1				17.5%	38.6%	23.6%	63.1%	2.4%	3.7%	1.0%	5.3%	0.9%
31 to 50%	505	16.0%	2.4				12.7%	24.2%	27.7%	57.6%	2.8%	4.8%	1.2%	5.5%	0.4%
51 to 80%	87	2.8%	2.6				9.2%	17.2%	39.1%	43.7%	1.2%	3.5%	1.2%	10.3%	1.2%
Over 80%	22	0.7%	2.6				9.1%	27.3%	45.5%	36.4%	4.6%	9.1%	4.8%	4.8%	0.0%
All	3,151	100.0%	2.3				11%	38%	28%	56.3%	3.5%	3.8%	0.8%	5.8%	1.0%

Short Term Rent Assistance

	# of Households Participating	\$ Amount of Assistance Provided	Average Cost per Household
Shelter Plus Care	510	\$454,556	891
Short Term Rent Assistance	317	\$305,167	963

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	146	\$77,365	\$529.90

Resident Services Coordination	Public Housing	# Interventions regarding lease violations	appointments assisting residents to connect and utilize community	# Events	# Event Attendees
		148	1541	204	2672

	# 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	0	\$0	1	0	\$3,665	0	\$0		\$1,346
Twelve months ending 3/31/2018	Section 8	400	\$1,394,613	5	1	\$30,649	2	\$1,375		\$2,617

Agency Financial Summary

Nine months ending 12/31/2018

	Fiscal Year to Date	Prior YTD	Increase (Decrease)
Subsidy Revenue	\$6,897,226	\$6,499,353	\$397,874
Grant Revenue	\$8,702,463	\$8,536,812	\$165,651
Property Related Income	\$81,348,227	\$78,327,834	\$3,020,393
Development Fee Revenue	\$8,419,159	\$6,781,855	\$1,637,304
Other Revenue	\$0	\$4,023	(\$4,023)
Total Revenue	\$105,367,075	\$100,149,876	\$5,217,199
Housing Assistance Payments	\$78,444,040	\$75,855,524	\$2,588,516
Operating Expense	\$38,597,664	-\$6,206,439	\$44,804,103
Depreciation	\$6,430,242	\$6,465,849	(\$35,606)
Total Operating Expenses	\$123,471,946	\$76,114,934	\$47,357,012
Operating Income	-\$18,104,871	\$24,034,942	-\$42,139,813
Other Income(Expense)	\$35,685,179	-\$93,353	\$35,778,532
Capital Contributions	-\$365,732	\$6,179,857	(\$6,545,590)
Increase(Decrease) Net Assets	\$17,214,576	\$30,121,446	(\$12,906,871)
Total Assets	\$516,565,562	\$499,890,404	\$16,675,158
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	\$8,949,559	\$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	\$107,272,628	\$306,493

Capital Improvement

Fairview Woods Recladding	N/A	Jun-17	Feb-19	Construction	\$3,900,000	N/A
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Households Served

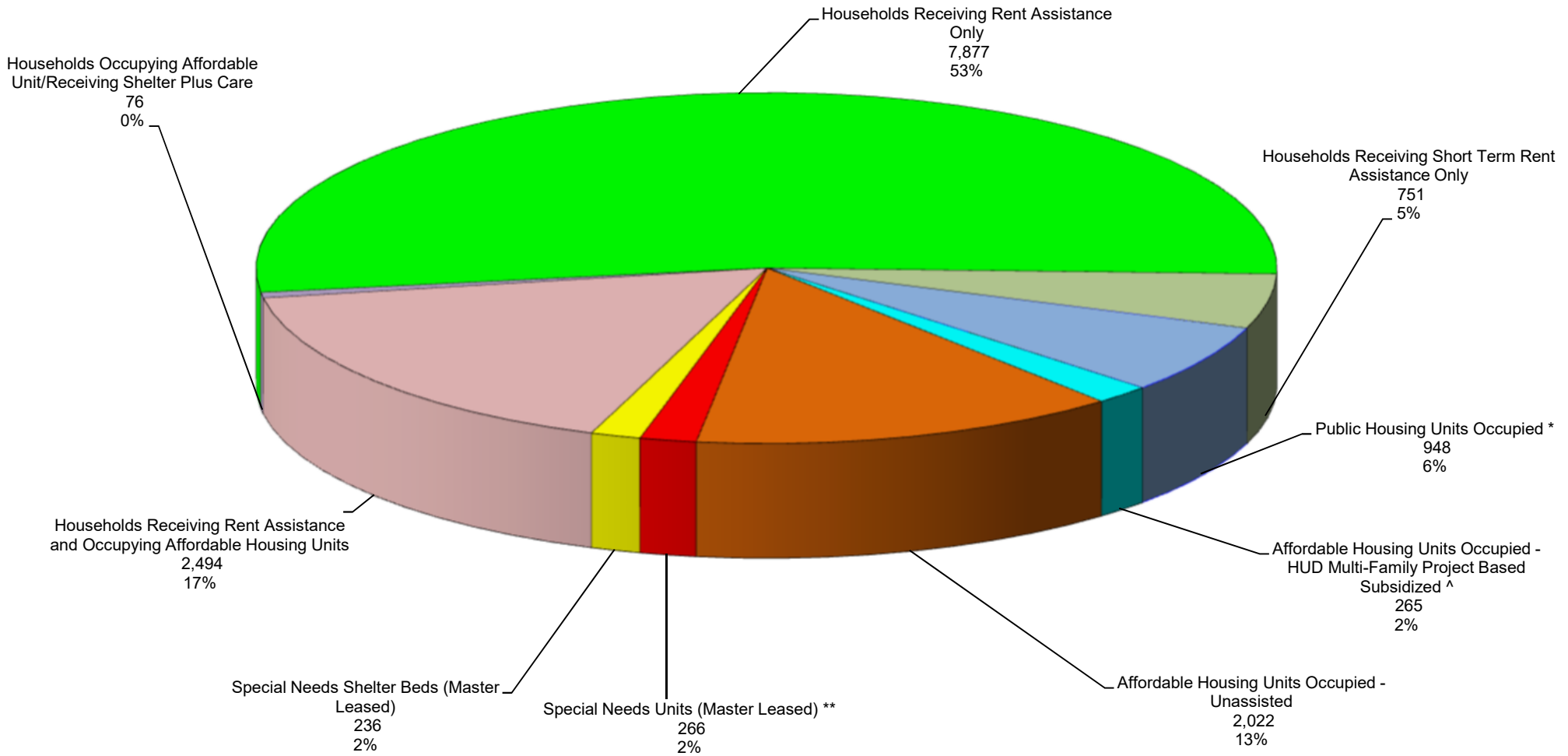
Households Served Through Housing Supports March 2019

Rent Assistance	All Programs	Moving to Work Programs	Non-MTW Programs
Rent Assistance Vouchers - Home Forward Funded	10,371	7,485	1,794
Tenant Based Vouchers	5,370	5,370	
Project Based Vouchers	1,468	1,468	
Hi Rise Project Based Vouchers	647	647	
RAD Project Based Vouchers	884		
Section 18 Project Based Vouchers	208		
Single Room Occupancy (SRO)/MODS	489		489
Family Unification Program	90		90
Veterans Affairs Supportive Housing (VASH)	583		583
Rent Assistance - PORT IN From Other Jurisdiction	632		632
Short Term Rent Assistance Programs	827	35	792
Shelter + Care	510		510
Locally Funded Short Term Rent Assistance	282		282
Earl Boyles	-	-	
MIF Funded Short Term Rent Assistance	-	-	
Alder School	23	23	
New Doors	5	5	
Employment Opportunity Program	7	7	
Work Systems Inc. - Agency Based Rent Assistance	-	-	
Total Rent Assistance	11,198	7,520	2,586
Subsidized Housing Units			
Public Housing Units Occupied	948	948	-
Traditional Public Housing units Occupied	948	948	
Affordable Housing Units Occupied (excluding PH subsidized)	4,857		4,649
Affordable Housing Units - Tenant Based Vouchers	505		505
Affordable Housing Units - Shelter + Care	76		76
Affordable Housing Units - Project Based Vouchers	138		138
Affordable Housing Units - Hi Rise Project Based Vouchers	647		647
Affordable Housing Units - RAD Project Based Vouchers	884		884
Affordable Housing Units Section 18 Project Based Vouchers	208		
^ Affordable Housing Units - HUD Multi-Family Project Based	265		265
Affordable Housing Units - VASH Vouchers	72		72
Affordable Housing Units - Family Unification Program	2		2
Affordable Housing Units - Section 8 Port In	38		38
Affordable Housing Units - Unassisted	2,022		2,022
Special Needs	502		502
Special Needs Units (Master Leased) **	266		266
Special Needs Shelter Beds (Master Leased)	236		236
Total Households Occupying Housing Units	6,307	948	5,151
Total Housing Supports Provided to Household	17,505	8,468	7,737
Household Occupying Affordable Unit/Receiving Home Forward Rent Assistance	(2,494)		(2,494)
Households Occupying Affordable Unit/Receiving Shelter Plus Care	(76)		(76)
Total Households Served	14,935	8,468	5,167

Notes:

- ^ Consists of Grace Peck Terrace, Multnomah Manor, Plaza Townhomes, Rosenbaum Plaza, Unthank Plaza
- ** Special Needs are physical units as occupancy levels that are not reported to Home Forward by service providers master leasing these properties.

Total Households Served: Rent Assistance and Occupied Housing Units March 2019



Total Households Served 14,935

^ Consists of Grace Peck Terrace, Multnomah Manor, Plaza Townhomes, Rosenbaum Plaza, Unthank Plaza

* Includes Local Blended Subsidy

^^ Total Short Term Rent Assistance less the Households Occupying Affordable Units/Receiving Shelter Plus Care

** Special Needs are physical units as occupancy levels that are not reported to Home Forward by service providers master leasing these properties.