

Home Forward - Dashboard Report For April 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	23	97.6%	75	444	233	202	6	0	960
Affordable Owned	27	2,471	2,471	73	97.0%	919	719	621	182	30	0	2,471
Tax Credit Partnerships	26	2,548	2,548	73	97.1%	752	825	508	308	138	17	2,548
<b>Total Affordable Housing</b>	<b>52</b>	<b>5,019</b>	<b>5,019</b>	<b>146</b>	<b>97.1%</b>	<b>1,671</b>	<b>1,544</b>	<b>1,129</b>	<b>490</b>	<b>168</b>	<b>17</b>	<b>5,019</b>
<b>Combined Total PH and AH</b>	<b>78</b>	<b>5,979</b>	<b>5,979</b>	<b>169</b>	<b>97.2%</b>	<b>1,746</b>	<b>1,988</b>	<b>1,362</b>	<b>692</b>	<b>174</b>	<b>17</b>	<b>5,979</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>6,481</b>	<b>6,481</b>									

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

**Financial**

	Fiscal YTD ending 3/31/19				03/31/19	
	# 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	26	960	0	0		
Affordable Owned	26	2,378	1	93	16	5
Tax Credit Partnerships	23	2,329	1	118	14	0
					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	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%
0 to 10% MFI	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%
11 to 20%	189	20.0%	2.0	1.7	13.5%	6.8%	8.1%	5.8%	2.6%	11.9%	0.7%	1.4%	0.5%	3.0%
21 to 30%	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%
31 to 50%	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%
51 to 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%
Over 80%	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	4,693	42.1%	2.1	1.4	41.9%	6.5%	13.3%	18.7%	1.9%	1.0%	0.6%	3.8%	1.4%	
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%	0.5%	
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%	0.3%	
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%	0.2%	
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%	0.0%	
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%	0.0%	
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%	2.3%	

**Other Activity**

Public Housing	330
Names pulled from Wait List	257
Denials	5
New rentals	3
Vacates	7
Evictions	0
# of work orders received	1,197
# of work orders completed	959
Average days to respond	17.8
# of work orders emergency	2
Average response hrs (emergency)	14

**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	6,244	5,347	86%	\$804	-481,847	3,330	0	3	19	417	86%	\$801	-1,834,127	10	91
Project Based Vouchers	2,408	2,320	96%	\$797	-11,320			20	15	120	97%	\$800	8,002	99	94
VASH Vouchers	823	598	73%	\$733	-102,354			5	2	45	80%	\$733	-195,151	31	16
FUP Vouchers	188	98	52%	\$827	-90,880			0	0	9	76%	\$218	-90,880	3	1
RAD Project Based Vouchers	903	890	99%	\$540	-22,928			7	10	67	98%	\$135	-22,928	29	36
SRO/MOD Vouchers	512	490	96%	\$442	-44,566			7	7	37	96%	\$440	-180,314	33	39
All Vouchers	11,078	9,743	88%	\$756	0			42	53	695	90%	\$713	-2,315,398	205	277

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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	\$131,294	891
Short Term Rent Assistance	536	\$623,819	1,164

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	400	\$1,442,225	8	8	\$57,235	4	\$0		\$2,289
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)
<b>Total Revenue</b>	<b>\$105,367,075</b>	<b>\$100,149,876</b>	<b>\$5,217,199</b>
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)
<b>Total Operating Expenses</b>	<b>\$123,471,946</b>	<b>\$76,114,934</b>	<b>\$47,357,012</b>
<b>Operating Income</b>	<b>-\$18,104,871</b>	<b>\$24,034,942</b>	<b>-\$42,139,813</b>
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

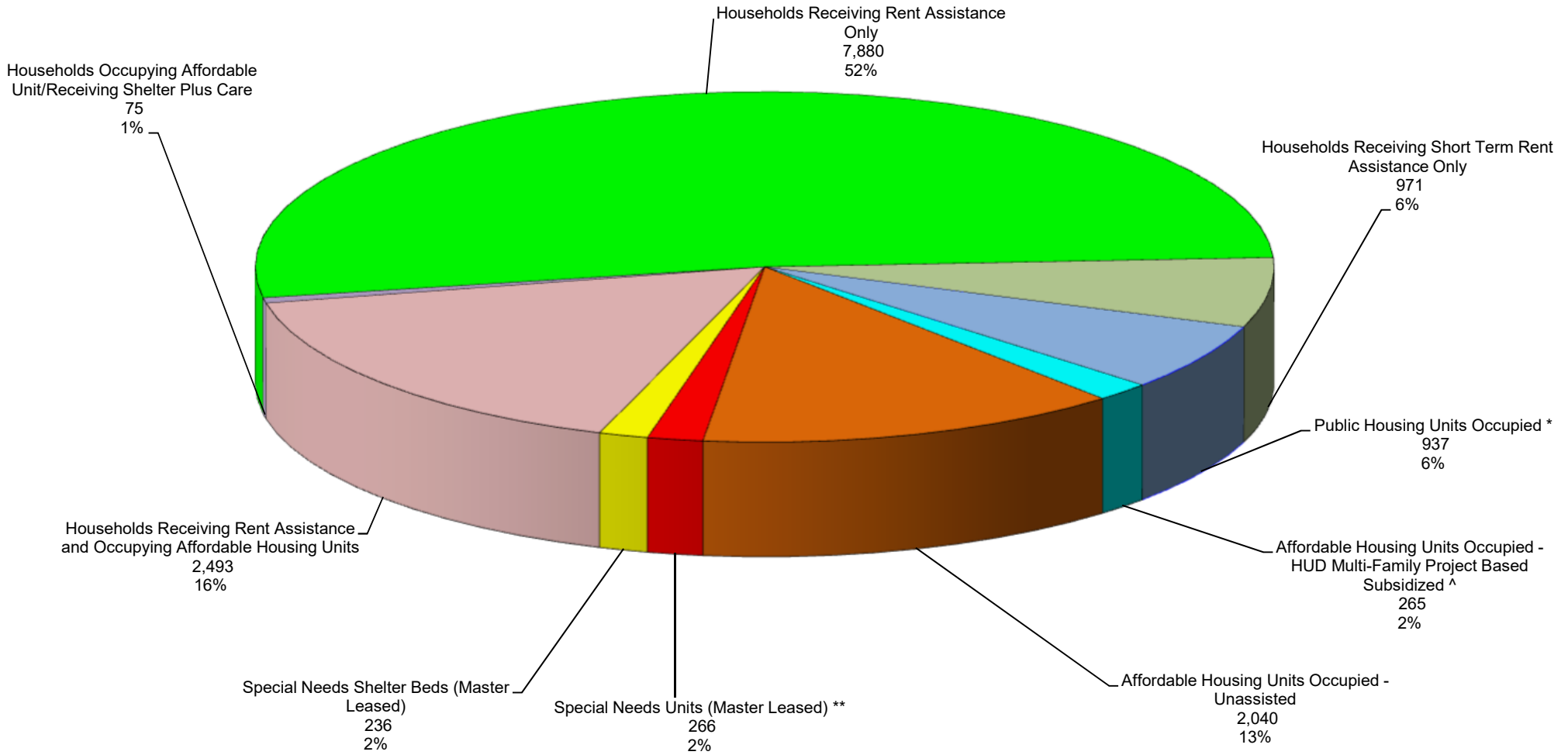
## Households Served Through Housing Supports April 2019

Rent Assistance	All Programs	Moving to Work Programs	Non-MTW Programs
Rent Assistance Vouchers - Home Forward Funded	10,373	7,464	1,816
Tenant Based Vouchers	5,347	5,347	
Project Based Vouchers	1,477	1,477	
Hi Rise Project Based Vouchers	640	640	
RAD Project Based Vouchers	890		
Section 18 Project Based Vouchers	203		
Single Room Occupancy (SRO)/MODS	490		490
Family Unification Program	98		98
Veterans Affairs Supportive Housing (VASH)	598		598
Rent Assistance - PORT IN From Other Jurisdiction	630		630
Short Term Rent Assistance Programs	1,046	52	994
Shelter + Care	510		510
Locally Funded Short Term Rent Assistance	484		484
Earl Boyles	15	15	
MIF Funded Short Term Rent Assistance	-	-	
Alder School	25	25	
New Doors	6	6	
Employment Opportunity Program	6	6	
Work Systems Inc. - Agency Based Rent Assistance	-	-	
<b>Total Rent Assistance</b>	<b>11,419</b>	<b>7,516</b>	<b>2,810</b>
<b>Subsidized Housing Units</b>			
<b>Public Housing Units Occupied</b>	<b>937</b>	<b>937</b>	<b>-</b>
Traditional Public Housing units Occupied	937	937	
Affordable Housing Units Occupied (excluding PH subsidized)	4,873		4,670
Affordable Housing Units - Tenant Based Vouchers	505		505
Affordable Housing Units - Shelter + Care	75		75
Affordable Housing Units - Project Based Vouchers	139		139
Affordable Housing Units - Hi Rise Project Based Vouchers	640		640
Affordable Housing Units - RAD Project Based Vouchers	890		890
Affordable Housing Units Section 18 Project Based Vouchers	203		
^ Affordable Housing Units - HUD Multi-Family Project Based	265		265
Affordable Housing Units - VASH Vouchers	73		73
Affordable Housing Units - Family Unification Program	3		3
Affordable Housing Units - Section 8 Port In	40		40
Affordable Housing Units - Unassisted	2,040		2,040
Special Needs	502		502
Special Needs Units (Master Leased) **	266		266
Special Needs Shelter Beds (Master Leased)	236		236
<b>Total Households Occupying Housing Units</b>	<b>6,312</b>	<b>937</b>	<b>5,172</b>
<b>Total Housing Supports Provided to Household</b>	<b>17,731</b>	<b>8,453</b>	<b>7,982</b>
Household Occupying Affordable Unit/Receiving Home Forward Rent Assistance	(2,493)		(2,493)
Households Occupying Affordable Unit/Receiving Shelter Plus Care	(75)		(75)
<b>Total Households Served</b>	<b>15,163</b>	<b>8,453</b>	<b>5,414</b>

**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 April 2019



**Total Households Served 15,163**

^ 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.