

# Households Served

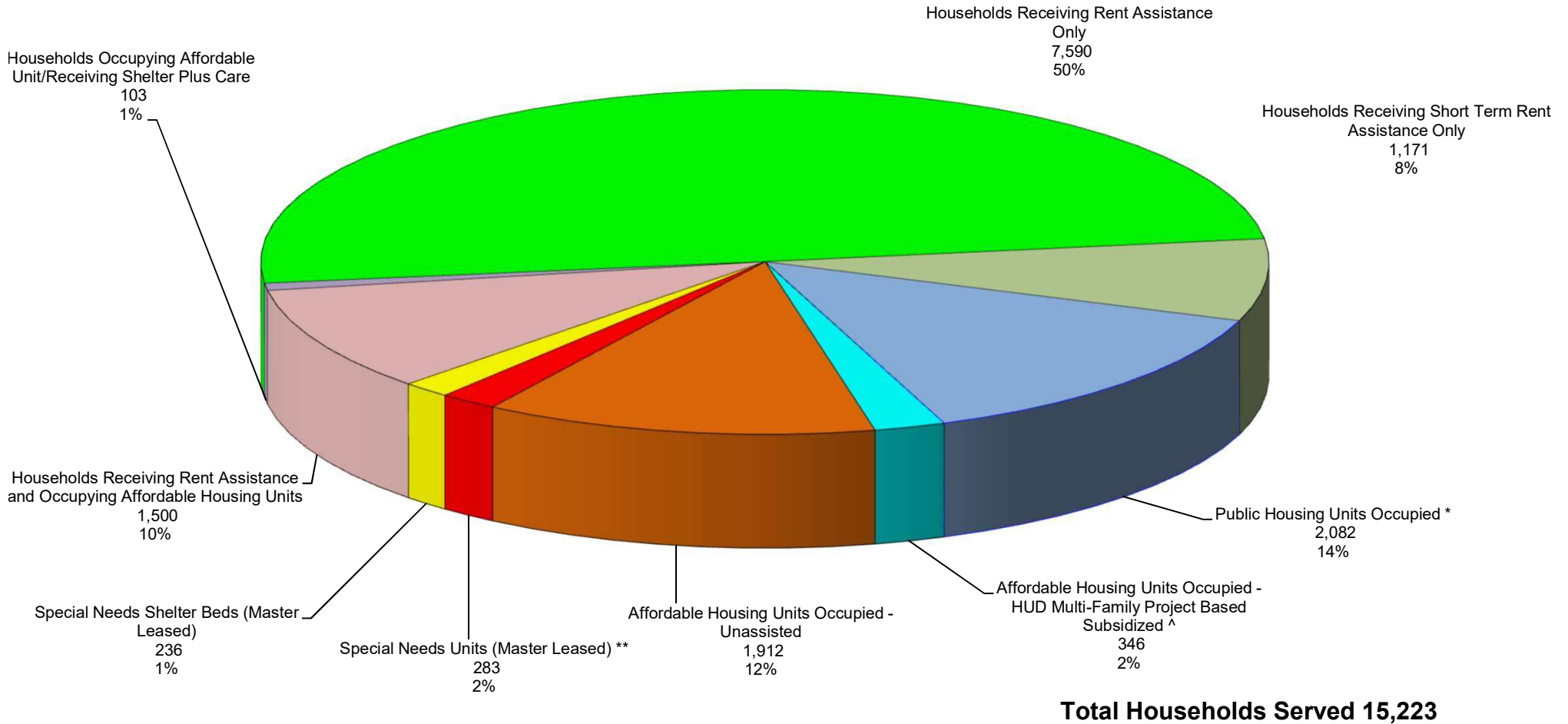
## Households Served Through Housing Supports October 2015

Rent Assistance	All Programs	Moving to Work Programs	Non-MTW Programs
Rent Assistance Vouchers - Home Forward Funded	9,090	7,837	1,253
Tenant Based Vouchers	5,957	5,957	
Project Based Vouchers	1,294	1,294	
Hi Rise Project Based Vouchers	586	586	
Single Room Occupancy (SRO)/MODS	494		494
Family Unification Program	95		95
Veterans Affairs Supportive Housing (VASH)	395		395
Rent Assistance - PORT IN From Other Jurisdiction	269		269
Short Term Rent Assistance Programs	1,274	168	1,106
Shelter + Care	485		485
Locally Funded Short Term Rent Assistance	621		621
MIF Funded Short Term Rent Assistance	63	63	
Alder School	46	46	
New Doors	4	4	
Work Systems Inc. - Agency Based Rent Assistance	55	55	
<b>Total Rent Assistance</b>	<b>10,364</b>	<b>8,005</b>	<b>2,359</b>
<b>Subsidized Housing Units</b>			
<b>Public Housing Units Occupied</b>	<b>2,082</b>	<b>2,082</b>	
Traditional Public Housing units Occupied	1,298	1,298	
Public Housing units Occupied - Local Blended Subsidy	174	174	
Public Housing units Occupied - in Owned Affordable	63	63	
Public Housing units Occupied - in Tax Credit Affordable	547	547	
Affordable Housing Units Occupied (excluding PH subsidized)	3,861		3,861
Affordable Housing Units - Tenant Based Vouchers	527		527
Affordable Housing Units - Shelter + Care	103		103
Affordable Housing Units - Project Based Vouchers	254		254
Affordable Housing Units - Hi Rise Project Based Vouchers	586		586
^ Affordable Housing Units - HUD Multi-Family Project Based	346		346
Affordable Housing Units - VASH Vouchers	98		98
Affordable Housing Units - Family Unification Program	6		6
Affordable Housing Units - Section 8 Port In	29		29
Affordable Housing Units - Unassisted	1,912		1,912
Special Needs	519		519
Special Needs Units (Master Leased) **	283		283
Special Needs Shelter Beds (Master Leased)	236		236
<b>Total Households Occupying Housing Units</b>	<b>6,462</b>	<b>2,082</b>	<b>4,380</b>
<b>Total Housing Supports Provided to Household</b>	<b>16,826</b>	<b>10,087</b>	<b>6,739</b>
Household Occupying Affordable Unit/Receiving Home Forward Rent Assistance	(1,500)		(1,500)
Households Occupying Affordable Unit/Receiving Shelter Plus Care	(103)		(103)
<b>Total Households Served</b>	<b>15,223</b>	<b>10,087</b>	<b>5,136</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 October 2015



^ 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.

Home Forward - Dashboard Report For October of 2015

**Property Performance Measures**

	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	34	1,355	1,344	12	99.1%	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	5	99.3%	385	93	90	61	45	7	681
<b>Total Public Housing</b>	<b>46</b>	<b>2,101</b>	<b>2,090</b>	<b>19</b>	<b>99.1%</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	3	99.1%	72	191	46	40	0	0	349
Affordable Owned without PBA subsidy	18	1827	1,827	19	99.0%	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>22</b>	<b>99.0%</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	22	99.1%	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>44</b>	<b>99.1%</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	-7		-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>56</b>	<b>99.1%</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>80</b>	<b>6235</b>	<b>6224</b>									

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

Financial	Fiscal YTD ending 9/30/2015				09/30/15		
	Three months ending 6/30/2015				# of Properties meeting Debt Coverage	# of Properties not meeting DCR	# of Properties DCR Not Applicable
Public Housing	24	1,038	10	317	16	2	5
Affordable Owned	23	2,176	0		10	4	7
Tax Credit Partnerships	21	2,468	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 Island	Hispanic/ Latino
Public Housing Residents	536	26.3%	2.2	1.8	13.1%	13.2%	0.6%	6.9%	8.6%	11.0%	1.1%	0.4%	0.4%	4.8%
0 to 10% MFI	837	41.1%	1.9	1.6	29.8%	11.3%	10.0%	20.3%	11.6%	21.6%	1.6%	1.2%	0.6%	4.4%
11 to 20%	368	18.1%	2.2	1.8	11.0%	7.0%	5.1%	6.1%	4.0%	10.4%	0.7%	0.9%	0.2%	1.8%
21 to 30%	61	3.0%	2.8	2.2	1.1%	1.9%	0.2%	0.2%	1.4%	0.8%	0.0%	0.1%	0.0%	0.6%
51 to 80%	10	0.5%	3.8	2.7	0.2%	0.3%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.1%
Over 80%	2,038	100.0%	2.1	1.7	61.0%	39.0%	18.7%	36.6%	29.3%	48.4%	3.8%	3.2%	1.4%	13.9%
All														

Waiting List	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
0 to 10% MFI	5,972	41.1%	1.9	1.5			2.0%	15.2%	13.2%	19.4%	1.9%	0.9%	0.6%	3.6%
11 to 20%	4,123	28.4%	2.1	1.6			3.0%	13.7%	8.9%	13.6%	1.3%	1.1%	0.4%	2.3%
21 to 30%	2,325	16.0%	2.2	1.7			2.2%	5.5%	4.8%	7.5%	0.6%	0.7%	0.3%	1.6%
31 to 50%	1,610	11.1%	2.5	1.9			1.2%	2.6%	3.3%	4.9%	0.4%	0.6%	0.2%	1.4%
51 to 80%	364	2.5%	2.6	1.9			0.2%	0.5%	0.8%	1.0%	0.1%	0.1%	0.1%	0.3%
Over 80%	147	1.0%	2.5	1.7			0.1%	0.3%	0.4%	0.3%	0.1%	0.1%	0.0%	0.1%
All	14,541	100.0%	2.1	1.7			8.8%	37.8%	31.4%	46.8%	4.3%	3.6%	1.5%	9.3%

\* Race and ethnicity are not required fields on the Waitlist Application in Yard

Other Activity	#'s.days_hrs
Public Housing	
Names pulled from Wait List	593
Denials	17
New rentals	15
Vacates	15
Evictions	5
# of work orders received	1,348
# of work orders completed	963
Average days to respond	7.7
# of work orders emergency	23
Average response hrs (emergency)	5

Home Forward - Dashboard Report For October of 2015

**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	7,044	6,447	92%	\$604	\$3,896,859	798	30	21	36	565	92%	\$600	-\$341,664	566	385
Project Based Vouchers	1,999	1,880	94%	\$623	\$1,170,386			21	15	97	107%	\$601	\$137,925	225	249
SRO/Mod Vouchers	512	494	96%	\$446				8	6	22	97%	\$447	\$69,154	86	87
All Vouchers	9,555	8,821	92%	\$599	\$5,067,245			50	57	684	95%	\$592	-\$134,586	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	1,102	17.6%	2.1	1.9	8.8%	8.8%	0.7%	3.6%	7.6%	7.5%	0.7%	0.4%	0.1%	1.3%
11 to 20%	2,633	42.0%	2.0	1.9	29.5%	12.5%	12.3%	18.2%	13.5%	21.8%	1.1%	3.3%	0.2%	2.2%
21 to 30%	1,484	23.7%	2.3	2.1	14.0%	9.7%	7.7%	8.1%	7.2%	13.3%	0.5%	1.3%	0.1%	1.2%
31 to 50%	947	15.1%	2.9	2.3	6.2%	8.9%	3.0%	3.7%	6.0%	7.4%	0.2%	0.6%	0.1%	0.8%
51 to 80%	98	1.6%	3.2	2.7	0.6%	1.0%	0.1%	0.2%	0.7%	0.6%	0.0%	0.1%	0.0%	0.1%
Over 80%	6	0.1%	2.7	2.7	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
All	6,270	100.0%	2.2	2.0	59.1%	40.9%	23.7%	33.8%	35.0%	50.7%	2.5%	5.7%	0.5%	5.5%

	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	525	27.9%	1.6	1.4	20.3%	7.5%	1.9%	9.2%	4.9%	18.1%	1.2%	0.2%	0.4%	3.1%
11 to 20%	759	40.3%	1.6	1.3	33.8%	6.5%	13.0%	19.4%	7.7%	27.4%	1.2%	1.1%	0.1%	2.8%
21 to 30%	431	22.9%	1.7	1.4	18.8%	4.0%	9.7%	8.5%	3.5%	16.7%	0.5%	0.7%	0.2%	1.3%
31 to 50%	157	8.3%	2.6	1.8	4.7%	3.6%	2.9%	2.0%	1.4%	5.4%	0.3%	0.2%	0.0%	1.0%
51 to 80%	11	0.6%	3.0	2.3	0.3%	0.3%	0.1%	0.0%	0.3%	0.2%	0.0%	0.0%	0.0%	0.1%
Over 80%	1	0.1%	1.0	2.0	0.1%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
All	1,884	100.0%	1.7	1.4	78.0%	22.0%	27.5%	39.1%	17.9%	67.8%	3.3%	2.1%	0.7%	8.3%

**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	300	44.1%	1.8					0.9%	7.6%	17.1%	19.9%	1.5%	1.8%	0.6%	2.1%
11 to 20%	184	27.1%	2.3					2.6%	8.5%	8.6%	12.8%	1.2%	1.7%	0.1%	2.1%
21 to 30%	97	14.3%	2.7					2.8%	2.4%	4.3%	7.1%	0.3%	0.6%	0.3%	1.3%
31 to 50%	71	10.4%	2.7					1.2%	1.9%	4.0%	4.1%	0.4%	0.7%	0.4%	0.8%
51 to 80%	18	2.6%	3.1					0.1%	0.3%	1.0%	1.3%	0.0%	0.0%	0.0%	0.1%
Over 80%	10	1.5%	2.2					0.1%	0.4%	0.1%	0.9%	0.0%	0.1%	0.1%	0.0%
All	680	100.0%	2.2					7.8%	21.2%	35.0%	46.1%	3.4%	4.9%	1.6%	6.7%

**Short Term Rent Assistance**

	# of Households Participating	\$ Amount of Assistance	Average Cost per Household
Shelter Plus Care	479	\$314,044	656
Short Term Rent Assistance	789	\$492,337	624

**Resident Services**

**Resident Programs**

	Housing Program Served	Household Served/ Participant	Monthly Funding Amount	Average Funds per Participant
Congregate Housing Services * as of previous month	Public Housing	113	\$83,413	\$738

	# HH Eviction Prevention	Health and Safety Stabilized	Unduplicated Number Served	# Events	# Event Attendees
Resident Services Coordination	85	129	1498	358	4536

	# of Participants	Escrow \$ Held	New Enrollees	# of Graduates	Escrow \$ Disbursed	Terminations or Exits	Escrow \$ Forfeited	Avg Annual Eamed Income Increase Over Last Year
Three months ending 6/30/2015								
GOALS Program	Public Housing	195	\$241,210	3	1	\$3,264	5	\$0
	Section 8	263	\$448,080	5	0	\$20,544	0	\$43
								\$1,525

**Agency Financial Summary**

Six months ending 9/30/2015	Fiscal Year to Date	Prior YTD	Increase (Decrease)
Subsidy Revenue	\$43,521,063	\$42,763,463	\$757,600
Grant Revenue	\$6,562,783	\$7,210,392	(\$647,609)
Property Related Income	\$8,240,188	\$7,725,887	\$514,301
Development Fee Revenue	\$6,289,241	\$0	\$6,289,241
Other Revenue	\$2,924,237	\$4,526,945	(\$1,602,708)
Total Revenue	\$67,537,513	\$62,226,687	\$5,310,826
Housing Assistance Payments	\$36,302,642	\$35,911,116	\$391,526
Operating Expense	\$20,839,530	\$20,670,857	\$168,673
Depreciation	\$4,283,119	\$4,313,819	(\$30,700)
Total Expense	\$61,425,291	\$60,895,792	\$529,500
Operating Income	\$6,112,221	\$1,330,895	\$4,781,326
Other Income/(Expense)	\$539,790	-\$2,996,276	\$3,536,067
Capital Contributions	\$610,760	\$1,223,502	(\$612,742)
Increase/(Decrease) Net Assets	\$7,262,772	-\$441,879	\$7,704,651
Total Assets	\$208,599,810	\$208,889,525	(\$289,714)
Liquidity Reserves	\$14,031,937	\$12,166,486	\$1,865,451

**Development/Community Revitalization**

**New Development / Revitalization**

	Units	Constructio Start	Construction End	Current Phase	Total Cost	Cost Per Unit
Stephen's Creek Crossing	129	Aug-12	Apr-14	Finance Conversion	\$51,636,304	\$400,281
Lifeworks Northwest	32	May-13	Aug-14	Finance Conversion	\$10,346,567	\$323,330
St. Francis Park	td	td	td	Predevelopment	td	td

**Capital Improvement**

Highrise Rehab - Group 1	343	Apr-15	Mar-16	Finance Close	\$57,643,336	\$168,056
Gallagher	85					
Northwest Tower	258					
Highrise Rehab - Group 2	396	Apr-15	Mar-16	Finance Close	\$66,078,085	\$166,864
Sellwood	110					
Hollywood East	286					
Tamarack Staircase Repairs	N/A	Mar-15	Jun-15	Construction	\$489,714	N/A
Holgate Water Intrusion & Ventilation	N/A	Mar-15	Jul-15	Construction	\$350,000	N/A
Medallion Water Intrusion	N/A	May-15	Aug-15	Investigative	\$350,000	
Fairview Oaks Comprehensive Rehab	N/A	Jun-15	Nov-15	Construction	\$5,100,000	N/A
Gladstone	N/A	Apr-14	Oct-14	Investigative	\$264,800	N/A