

# Households Served

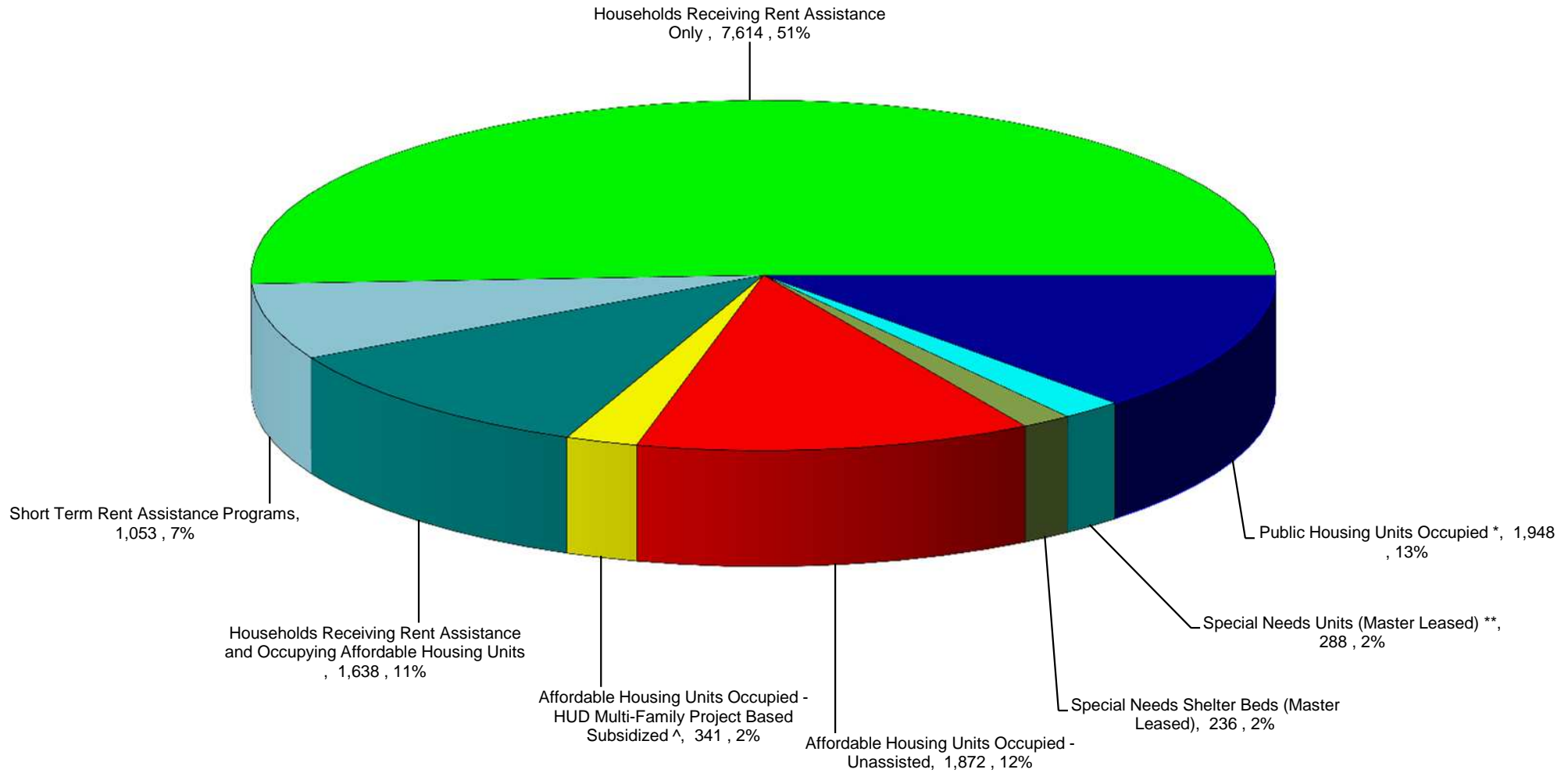
## Households Served Through Housing Supports March 2014

Rent Assistance	All Programs	Moving to Work Programs	Non-MTW Programs
Rent Assistance Vouchers - Home Forward Funded	9,252	7,424	1,193
Tenant Based Vouchers	6,127	6,127	
Project Based Vouchers	1,297	1,297	
Hi Rise Project Based Vouchers	635		
Single Room Occupancy (SRO)/MODS	496		496
Family Unification Program	68		68
Veterans Affairs Supportive Housing (VASH)	320		320
Rent Assistance - PORT IN From Other Jurisdiction	309    8,943		309
Short Term Rent Assistance Programs	1,053	60	993
Shelter + Care	540		540
Locally Funded Short Term Rent Assistance	453		453
MIF Funded Short Term Rent Assistance	3	3	
Alder School	34	34	
Work Systems Inc. - Agency Based Rent Assistance	23	23	
<b>Total Rent Assistance</b>	<b>10,305</b>	<b>7,484</b>	<b>2,186</b>
<b>Subsidized Housing Units</b>			
<b>Public Housing Units Occupied</b>	<b>1,948</b>	<b>1,948</b>	
Traditional Public Housing units Occupied	1,280	1,280	
Public Housing units Occupied - Local Blended Subsidy	171	171	
Public Housing units Occupied - in Owned Affordable	63	63	
Public Housing units Occupied - in Tax Credit Affordable	434	434	
Affordable Housing Units Occupied (excluding PH subsidized)	3,851		3,216
Affordable Housing Units - Tenant Based Vouchers	506		506
Affordable Housing Units - Shelter + Care	124		124
Affordable Housing Units - Project Based Vouchers	259		259
Affordable Housing Units - Hi Rise Project Based Vouchers	635		
^ Affordable Housing Units - HUD Multi-Family Project Based	341		341
Affordable Housing Units - VASH Vouchers	67		67
Affordable Housing Units - Family Unification Program	3		3
Affordable Housing Units - Section 8 Port In	44		44
Affordable Housing Units - Unassisted	1,872		1,872
Special Needs	524		524
Special Needs Units (Master Leased) **	288		288
Special Needs Shelter Beds (Master Leased)	236		236
<b>Total Households Occupying Housing Units</b>	<b>6,323</b>	<b>1,948</b>	<b>3,740</b>
<b>Total Housing Supports Provided to Household</b>	<b>16,628</b>	<b>9,432</b>	<b>5,926</b>
Household Occupying Affordable Unit/Receiving Home Forward Rent Assistance	(1,638)		(1,638)
<b>Total Households Served</b>	<b>14,990</b>	<b>9,432</b>	<b>4,288</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 March 2014



**Total Households Served 14,990**

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

\* Includes Local Blended Subsidy

\*\* 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 March of 2014

**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	1,345	1,345	24	98.2%	80	656	342	257	10	0	1,345
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	572	572	8	98.6%	275	93	90	62	45	7	572
<b>Total Public Housing</b>	<b>46</b>	<b>1,982</b>	<b>1,982</b>	<b>34</b>	<b>98.3%</b>	<b>355</b>	<b>764</b>	<b>472</b>	<b>329</b>	<b>55</b>	<b>7</b>	<b>1,982</b>
Affordable Owned with PBA subsidy	5	349	349	8	97.7%	72	191	46	40	0	0	349
Affordable Owned without PBA subsidy	20	2197	2197	21	99.0%	898	611	501	156	31	0	2,197
<b>Total Affordable Owned Housing</b>	<b>25</b>	<b>2,546</b>	<b>2,546</b>	<b>29</b>	<b>98.9%</b>	<b>970</b>	<b>802</b>	<b>547</b>	<b>196</b>	<b>31</b>	<b>0</b>	<b>2,546</b>
Tax Credit Partnerships	17	1,990	1,990	29	98.5%	705	509	432	194	133	17	1,990
<b>Total Affordable Housing</b>	<b>42</b>	<b>4,536</b>	<b>4,536</b>	<b>58</b>	<b>98.7%</b>	<b>1,675</b>	<b>1,311</b>	<b>979</b>	<b>390</b>	<b>164</b>	<b>17</b>	<b>4,536</b>
Eliminate Duplicated PH Properties/Units	-12	-637	-637	-10		-275	-108	-130	-72	-45	-7	-637
<b>Combined Total PH and AH</b>	<b>76</b>	<b>5,881</b>	<b>5,881</b>	<b>82</b>	<b>98.6%</b>	<b>1,755</b>	<b>1,967</b>	<b>1,321</b>	<b>647</b>	<b>174</b>	<b>17</b>	<b>5,881</b>
Special Needs (Master Leased)	32	288	288									
Special Needs (Shelter Beds)	2	236	236									
<b>Total with Special Needs</b>	<b>110</b>	<b>6,405</b>	<b>6,405</b>									

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

Nine months ending 12/31/2013	Per Unit Per Month						Fiscal YTD ending 12/31/2013				12/31/13		
	Property Revenue	Subsidy Revenue	Total Revenue	Operating Expense w/o HMF	HAP Management Fees (HMF)	NOI	# 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
							Properties	Units	Properties	Units			
Public Housing	\$208.64	\$272.19	\$480.83	\$411.26	\$82.24	-\$12.67	12	581	22	764			
Affordable Owned	\$641.46	\$219.30	\$860.76	\$510.95	\$8.34	\$341.48	18	1,841	7	705	13	3	9
Tax Credit Partnerships	\$515.39	\$58.22	\$573.62	\$363.47	\$8.50	\$201.65	17	1,990	0		12	1	4

**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	528	26.7%	2.3	1.8	12.9%	13.8%	0.7%	6.2%	9.3%	10.6%	1.5%	0.4%	0.5%	4.3%
11 to 20%	788	39.8%	1.9	1.6	28.6%	11.2%	9.2%	19.1%	11.0%	21.4%	1.8%	1.2%	0.3%	4.2%
21 to 30%	381	19.3%	2.2	1.7	12.2%	7.1%	6.1%	6.8%	4.2%	10.4%	0.8%	1.1%	0.3%	2.5%
31 to 50%	223	11.3%	2.5	1.9	5.5%	5.8%	3.0%	3.0%	3.6%	4.6%	0.2%	0.4%	0.2%	2.3%
51 to 80%	51	2.6%	2.7	2.1	1.4%	1.2%	0.3%	0.3%	0.8%	1.0%	0.0%	0.2%	0.1%	0.5%
Over 80%	7	0.4%	2.3	2.0	0.1%	0.3%	0.1%	0.1%	0.3%	0.1%	0.0%	0.0%	0.0%	0.0%
All	1,978	100.0%	2.1	1.7	60.7%	39.3%	19.3%	35.4%	29.2%	48.1%	4.3%	3.3%	1.3%	13.8%

**Waiting List**

	#	%	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	Not Reported
0 to 10% MFI	4,069	36.7%	1.9	1.5			2.2%	12.0%	13.7%	15.8%	1.6%	0.9%	0.5%	3.2%	1.0%
11 to 20%	2,466	22.3%	2.2	1.6			2.4%	9.3%	7.9%	9.7%	0.8%	0.9%	0.3%	2.1%	0.5%
21 to 30%	1,279	11.5%	2.3	1.7			1.5%	4.0%	3.8%	5.1%	0.3%	0.7%	0.2%	1.1%	0.2%
31 to 50%	833	7.5%	2.5	1.9			0.9%	1.7%	2.6%	3.1%	0.2%	0.4%	0.1%	0.9%	0.2%
51 to 80%	158	1.4%	2.2	1.8			0.1%	0.3%	0.6%	0.6%	0.0%	0.1%	0.0%	0.1%	0.0%
Over 80%	31	0.3%	2.6	2.0			0.0%	0.1%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
All	8,836	79.7%	2.1	1.7			7.1%	27.3%	28.8%	34.4%	3.1%	2.9%	1.0%	7.5%	2.1%

\* 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	453
Denials	38
New rentals	44
Vacates	19
Evictions	0
# of work orders received	1,007
# of work orders completed	812
Average days to respond	10.0
# of work orders emergency	4
Average response hrs (emergency)	17

Home Forward - Dashboard Report For March of 2014

**Rent Assistance Performance Measures**

**Utilization and Activity**

	Current Month Status					Current Month Activity					Calendar Year To Date				
	Vouchers Available	Vouchers Paid	Utilization Percentage	Average Voucher Cost	HUD Subsidy Over(Under) Utilized	Remaining Waiting List Size	Waiting List Names Pulled	New Vouchers Leased	Vouchers Terminated	Voucher Inspections Completed	Utilization Percentage	Average Voucher Cost	HUD Subsidy Over(Under) Utilized	New Vouchers Leased	Vouchers Terminated
Tenant Based Vouchers	6,909	6,515	94%	\$593	\$14,610	2,634	210	67	42	553	94%	\$594	\$499,257	176	132
Project Based Vouchers	1,969	1,932	98%	\$539	-\$55,243			14	13	73	98%	\$536	-\$37,351	54	61
SRO/Mod Vouchers	512	496	97%	\$446				3	1	108	96%	\$450	\$25,961	36	22
All Vouchers	9,390	8,943	95%	\$573	-\$40,632			84	56	734	95%	\$574	\$487,867	266	215

**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	1,123	17.9%	2.1	2.0	8.7%	9.2%	0.5%	2.2%	8.0%	7.7%	0.6%	0.5%	0.1%	1.0%
11 to 20%	2,262	36.1%	2.1	2.0	23.9%	12.3%	9.6%	14.3%	11.8%	18.2%	1.1%	2.7%	0.2%	2.2%
21 to 30%	1,698	27.1%	2.2	2.0	16.9%	10.2%	8.6%	10.8%	8.3%	15.5%	0.5%	1.5%	0.1%	1.2%
31 to 50%	1,023	16.3%	2.9	2.4	6.4%	10.0%	3.1%	4.4%	6.3%	8.1%	0.3%	0.8%	0.1%	0.7%
51 to 80%	144	2.3%	3.2	2.7	0.8%	1.5%	0.2%	0.3%	1.1%	0.9%	0.0%	0.1%	0.0%	0.2%
Over 80%	9	0.1%	2.8	2.9	0.1%	0.1%	0.1%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
All	6,259	100.0%	2.3	2.1	56.8%	43.2%	22.1%	32.0%	35.4%	50.5%	2.6%	5.7%	0.5%	5.3%

**Waiting List**

	# of Households	% of Households	Average Family Size	Race % (head of household)								Not Reported
				Black	White	Native	Asian	Hawaiian/	Hispanic			
0 to 10% MFI	970	36.8%	1.7	0.8%	7.9%	13.7%	16.7%	1.5%	0.9%	0.5%	2.4%	1.2%
11 to 20%	715	27.1%	2.1	2.7%	9.9%	9.1%	12.6%	1.0%	1.2%	0.3%	2.1%	0.9%
21 to 30%	483	18.3%	2.4	2.7%	4.6%	5.5%	8.8%	0.5%	0.7%	0.5%	1.7%	0.7%
31 to 50%	338	12.8%	2.5	1.4%	2.2%	4.2%	5.7%	0.2%	0.7%	0.2%	1.4%	0.4%
51 to 80%	84	3.2%	2.6	0.3%	0.5%	1.2%	1.2%	0.3%	0.2%	0.1%	0.2%	0.0%
Over 80%	44	1.7%	2.4	0.1%	0.5%	0.5%	0.7%	0.0%	0.2%	0.1%	0.2%	0.0%
All	2,634	100.0%	2.1	8.1%	25.5%	34.1%	45.7%	3.5%	3.9%	1.7%	8.0%	3.2%

**Short Term Rent Assistance**

	# of Households Participating	\$ Amount of Assistance Provided	Average Cost per Household
Shelter Plus Care	540	\$331,816	\$614
Short Term Rent Assistance	513	\$315,953	\$616

**Resident Services**

**Resident Programs**

	Housing Program Served	Households Served/ Participants	Monthly Funding Amount	Average Funds per Participant								
						# HH Stabilized	# HH Transitioned	Health and Safety Stabilized	Unduplicated Number Served	Crisis Intervention	Support System Enhanced	# Events
Congregate Housing Services * as of previous month	Public Housing	94	\$63,234	\$673								
Resident Services Coordination	Public Housing	63	14	76	1930	146	103	81	1280			
GOALS Program		# of Participants	Escrow \$ Held	New Enrollees	# of Graduates	Escrow \$ Disbursed	Terminations or Exits	Escrow \$ Forfeited	Avg Annual Earned Income Increase Over Last Year			
	Public Housing	160	\$199,040	12	0	\$6,892	2	\$0	\$586			
	Section 8	260	\$326,412	3	1	\$3,836	1	\$0	-\$764			

**Agency Financial Summary**

Nine months ending 12/31/2013	Fiscal Year to Date	Prior YTD	Increase (Decrease)
Subsidy Revenue	\$58,197,797	\$59,711,073	(\$1,513,277)
Grant Revenue	\$8,127,926	\$7,874,416	\$253,511
Property Related Income	\$12,115,540	\$11,261,373	\$854,166
Development Fee Revenue	\$95,812	\$952,901	(\$857,089)
Other Revenue	\$2,385,147	\$2,613,669	(\$228,522)
<b>Total Revenue</b>	<b>\$80,922,221</b>	<b>\$82,413,431</b>	<b>(\$1,491,210)</b>
Housing Assistance Payments	\$49,943,275	\$50,943,846	(\$1,000,572)
Operating Expense	\$28,444,121	\$28,951,271	(\$507,150)
Depreciation	\$6,078,565	\$5,838,747	\$239,819
Total Expense	\$84,465,961	\$85,733,864	(\$1,267,903)
Operating Income	-\$3,543,740	-\$3,320,433	(\$223,307)
Other Income(Expense)	-\$4,450,476	-\$1,786,263	(\$2,664,214)
Capital Contributions	\$3,607,331	-\$64,552,713	\$68,160,044
Increase(Decrease) Net Assets	-\$4,386,885	-\$69,659,408	\$65,272,523
<b>Total Assets</b>	<b>\$202,441,007</b>	<b>\$197,633,762</b>	<b>\$4,807,245</b>
Liquidity Reserves	\$24,724,177	\$25,293,231	\$70,319

**Development/Community Revitalization**

**New Development / Revitalization**

	Units	Construction Start	Construction End	Current Phase	Total Cost	Cost Per Unit
Beech Street	32	May-13	Aug-14	Finance Structuring	\$10,346,567	\$323,330
Mult County HDHQ	N/A	May-15	Aug-16	Design Phase	\$38,765,667	N/A

**Capital Improvement**

Highrise Rehab - Group 1	258	Jan-14	May-14	Predev / Finance Structuring	\$29,837,231	\$115,648
Gallagher	85					
Northwest Tower	173					
Highrise Rehab - Group 2	396	Jan-14	May-14	Predev / Finance Structuring	\$28,867,636	\$72,898
Sellwood	110					
Hollywood East	286					
Hollywood East - Roof Replacement	N/A	Apr-13	Aug-13	Construction	\$549,500	N/A
Carlton Court Siding Replacement	N/A	Dec-12	Aug-12	Construction	\$428,293	N/A
Maple Mallor Sewer Repairs	N/A	Mar-13	Jun-13	Construction	\$280,087	N/A
PH Portfolio Capital Needs Assmt	N/A	Jan-13	Dec-13	Construction	\$300,000	N/A