

Households Served

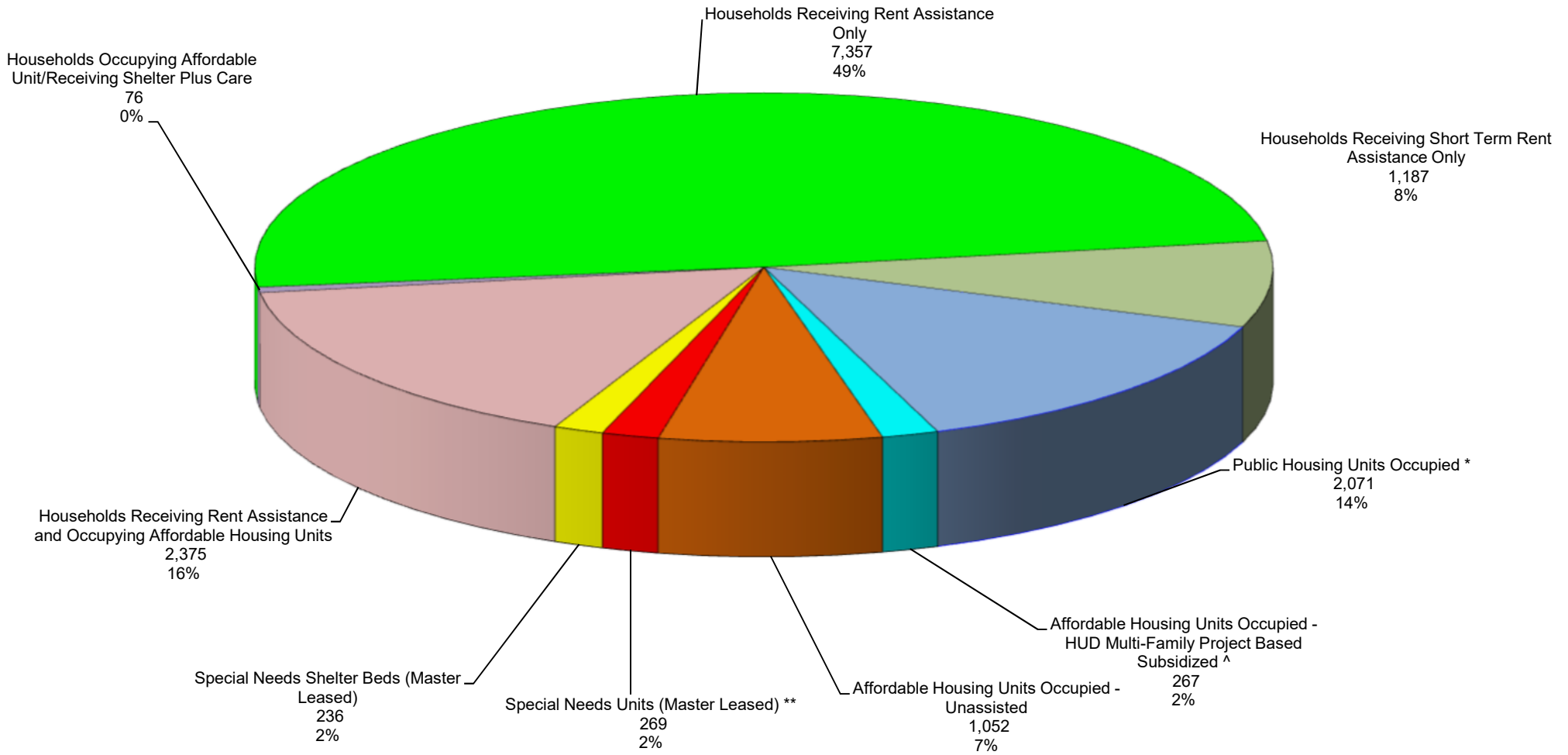
Households Served Through Housing Supports June 2018

| Rent Assistance | All Programs | Moving to Work Programs | Non-MTW Programs |
|--|---------------|-------------------------|------------------|
| Rent Assistance Vouchers - Home Forward Funded | 9,732 | 7,741 | 1,215 |
| Tenant Based Vouchers | 5,709 | 5,709 | |
| Project Based Vouchers | 1,385 | 1,385 | |
| Hi Rise Project Based Vouchers | 647 | 647 | |
| RAD Project Based Vouchers | 776 | | |
| Single Room Occupancy (SRO)/MODS | 504 | | 504 |
| Family Unification Program | 97 | | 97 |
| Veterans Affairs Supportive Housing (VASH) | 557 | | 557 |
| Rent Assistance - PORT IN From Other Jurisdiction | 57 | | 57 |
| Short Term Rent Assistance Programs | 1,263 | 95 | 1,168 |
| Shelter + Care | 458 | | 458 |
| Locally Funded Short Term Rent Assistance | 710 | | 710 |
| Earl Boyles | 3 | 3 | |
| MIF Funded Short Term Rent Assistance | 54 | 54 | |
| Alder School | 17 | 17 | |
| New Doors | 6 | 6 | |
| Employment Opportunity Program | 15 | 15 | |
| Work Systems Inc. - Agency Based Rent Assistance | - | - | |
| Total Rent Assistance | 10,995 | 7,836 | 2,383 |
| Subsidized Housing Units | | | |
| Public Housing Units Occupied | 2,071 | 2,071 | - |
| Traditional Public Housing units Occupied | 1,290 | 1,290 | |
| RAD units Occupied - Local Blended Subsidy | 291 | 291 | |
| RAD units Occupied - in Owned Affordable | 64 | 64 | |
| RAD units Occupied - in Tax Credit Affordable | 426 | 426 | |
| Affordable Housing Units Occupied (excluding PH subsidized) | 3,770 | | 3,770 |
| Affordable Housing Units - Tenant Based Vouchers | 505 | | 505 |
| Affordable Housing Units - Shelter + Care | 76 | | 76 |
| Affordable Housing Units - Project Based Vouchers | 334 | | 334 |
| Affordable Housing Units - Hi Rise Project Based Vouchers | 647 | | 647 |
| Affordable Housing Units - RAD Project Based Vouchers | 776 | | 776 |
| Affordable Housing Units - HUD Multi-Family Project Based | 267 | | 267 |
| Affordable Housing Units - VASH Vouchers | 77 | | 77 |
| Affordable Housing Units - Family Unification Program | 2 | | 2 |
| Affordable Housing Units - Section 8 Port In | 34 | | 34 |
| Affordable Housing Units - Unassisted | 1,052 | | 1,052 |
| Special Needs | 505 | | 505 |
| Special Needs Units (Master Leased) ** | 269 | | 269 |
| Special Needs Shelter Beds (Master Leased) | 236 | | 236 |
| Total Households Occupying Housing Units | 6,346 | 2,071 | 4,275 |
| Total Housing Supports Provided to Household | 17,341 | 9,907 | 6,658 |
| Household Occupying Affordable Unit/Receiving Home Forward Rent Assistance | (2,375) | | (2,375) |
| Households Occupying Affordable Unit/Receiving Shelter Plus Care | (76) | | (76) |
| Total Households Served | 14,890 | 9,907 | 4,207 |

Notes:

- ^A
- ** 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 June 2018



Total Households Served 14,890

^ 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 June of 2018

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 | 33 | 1,310 | 1,301 | 20 | 98.5% | 77 | 664 | 331 | 228 | 10 | 0 | 1,310 |
| Public Housing Mixed Financed Owned * | 2 | 110 | 110 | 3 | 100.0% | 0 | 18 | 59 | 33 | 0 | 0 | 110 |
| Public Housing Mixed Finance Tax Credit * | 10 | 681 | 681 | 7 | 99.0% | 385 | 93 | 89 | 62 | 45 | 7 | 681 |
| Total Public Housing | 45 | 2,101 | 2,092 | 30 | 98.6% | 462 | 775 | 471 | 331 | 55 | 7 | 2,101 |
| Affordable Owned with PBA subsidy | 3 | 251 | 251 | 5 | 98.0% | 72 | 179 | 0 | 0 | 0 | 0 | 251 |
| Affordable Owned without PBA subsidy | 22 | 2,100 | 2,100 | 44 | 97.9% | 207 | 578 | 525 | 578 | 182 | 30 | 2,100 |
| Total Affordable Owned Housing | 25 | 2,351 | 2,351 | 49 | 97.9% | 279 | 757 | 525 | 578 | 182 | 30 | 2,351 |
| Tax Credit Partnerships | 17 | 2,278 | 2,278 | 29 | 98.7% | 812 | 620 | 413 | 282 | 134 | 17 | 2,278 |
| Total Affordable Housing | 42 | 4,629 | 4,629 | 78 | 98.3% | 1,091 | 1,377 | 938 | 860 | 316 | 47 | 4,629 |
| Eliminate Duplicated PH Properties/Units | -12 | -791 | -791 | -10 | | -385 | -111 | -148 | -95 | -45 | -7 | -791 |
| Combined Total PH and AH | 75 | 5,939 | 5,930 | 98 | 98.3% | 706 | 2,041 | 1,261 | 1,096 | 326 | 47 | 5,939 |
| Special Needs (Master Leased) | 32 | 269 | 269 | | | | | | | | | |
| Special Needs (Shelter Beds) | 2 | 236 | 236 | | | | | | | | | |
| Total with Special Needs | 109 | 6,444 | 6435 | | | | | | | | | |

* property/unit counts also included in Affordable Housing Count

Financial

Nine months ending 12/31/2017

| Fiscal YTD ending 3/31/18 | | | | 03/31/18 | | |
|---|----------------------------|---|----------------------------|---------------------------------------|---------------------------------|------------------------------------|
| # of Properties/units Positive Net Operating Income (NOI) | Net Operating Income (NOI) | # of Properties/units Negative Net Operating Income (NOI) | Net Operating Income (NOI) | # of Properties meeting Debt Coverage | # of Properties not meeting DCR | # of Properties DCR Not Applicable |
| 25 | 784 | 8 | 526 | | | |
| 8 | 437 | 17 | 1,914 | 16 | 4 | 5 |
| 15 | 2,054 | 2 | 224 | 13 | 1 | 3 |

Public Housing
Affordable Owned
Tax Credit Partnerships

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 Isln | Hispanic/ Latino |
| Public Housing Residents | | | | | | | | | | | | | | |
| 0 to 10% MFI | 285 | 22.1% | 2.5 | 1.9 | 10.4% | 11.7% | 1.0% | 5.9% | 6.3% | 10.1% | 1.0% | 0.6% | 0.5% | 3.6% |
| 11 to 20% | 584 | 45.2% | 1.6 | 1.4 | 36.4% | 8.8% | 15.1% | 22.7% | 10.2% | 26.5% | 1.7% | 1.9% | 0.7% | 4.3% |
| 21 to 30% | 225 | 17.4% | 2.1 | 1.6 | 11.7% | 5.7% | 6.5% | 5.3% | 2.5% | 10.3% | 0.5% | 1.4% | 0.2% | 2.4% |
| 51 to 80% | 45 | 3.5% | 2.6 | 2.2 | 1.3% | 2.2% | 0.5% | 1.0% | 0.6% | 1.4% | 0.1% | 0.3% | 0.0% | 1.1% |
| Over 80% | 8 | 0.6% | 2.4 | 2.0 | 0.6% | 0.0% | 0.1% | 0.1% | 0.1% | 0.4% | 0.0% | 0.0% | 0.0% | 0.2% |
| All | 1,292 | 100.0% | 2.0 | 1.6 | 65.7% | 34.3% | 26.2% | 37.2% | 23.0% | 53.5% | 3.9% | 4.6% | 1.7% | 13.5% |

Waiting List

| | | | | | | | | | | | | | | |
|--------------|--------|--------|-----|-----|--|------|-------|-------|-------|------|------|------|------|------|
| 0 to 10% MFI | 6,850 | 40.9% | 2.0 | 1.4 | | 1.9% | 13.6% | 12.9% | 19.6% | 2.0% | 1.0% | 0.6% | 3.8% | 1.1% |
| 11 to 20% | 4,976 | 29.7% | 2.0 | 1.3 | | 3.7% | 14.6% | 9.0% | 14.8% | 1.4% | 1.2% | 0.4% | 2.5% | 0.5% |
| 21 to 30% | 2,631 | 15.7% | 2.3 | 1.4 | | 2.3% | 4.8% | 4.4% | 7.9% | 0.6% | 0.7% | 0.2% | 1.6% | 0.3% |
| 31 to 50% | 1,814 | 10.8% | 2.6 | 1.4 | | 1.2% | 2.2% | 3.2% | 4.9% | 0.3% | 0.6% | 0.2% | 1.4% | 0.2% |
| 51 to 80% | 328 | 2.0% | 2.7 | 1.3 | | 0.2% | 0.3% | 0.6% | 0.8% | 0.1% | 0.1% | 0.1% | 0.2% | 0.1% |
| Over 80% | 131 | 0.8% | 2.3 | 1.4 | | 0.1% | 0.2% | 0.3% | 0.3% | 0.0% | 0.0% | 0.0% | 0.1% | 0.0% |
| All | 16,730 | 100.0% | 2.1 | 1.4 | | 9.3% | 35.8% | 30.3% | 48.3% | 4.4% | 3.6% | 1.5% | 9.6% | 2.3% |

* 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 | 98 |
| Denials | 7 |
| New rentals | 18 |
| Vacates | 13 |
| Evictions | 3 |
| # of work orders received | 1,061 |
| # of work orders completed | 856 |
| Average days to respond | 15.3 |
| # of work orders emergency | 1 |
| Average response hrs (emergency) | 1 |

Rent Assistance Performance Measures

Utilization and Activity

| | Current Month Status | | | | | | Waiting List Names | Current Month Activity | | | Calendar Year To Date | | | | |
|----------------------------|----------------------|-------------------|-------------|-----------------|-------------------------|------------------------|--------------------|------------------------|---------------------|-------------------------------|-----------------------|-----------------|-------------------------|--------------|---------------------|
| | Authorized Vouchers | Utilized Vouchers | Utilization | Average Voucher | HUD Subsidy Over(Under) | Remaining Waiting List | | New Vouchers Leased | Vouchers Terminated | Voucher Inspections Completed | Utilization | Average Voucher | HUD Subsidy Over(Under) | New Vouchers | Vouchers Terminated |
| Tenant Based Vouchers | 6,300 | 5,709 | 91% | \$776 | -145,154 | 3,065 | 0 | 1 | 13 | 430 | 91% | \$772 | -767,599 | 21 | 108 |
| Project Based Vouchers | 2,118 | 2,032 | 96% | \$801 | 89,270 | | | 30 | 17 | 117 | 97% | \$802 | 633,132 | 148 | 105 |
| WASH Vouchers | 664 | 557 | 84% | \$712 | -58,844 | | | 6 | 4 | 43 | 89% | \$711 | -198,181 | 29 | 32 |
| FUP Vouchers | 100 | 97 | 97% | \$876 | -3,103 | | | 1 | 1 | 11 | 97% | \$915 | 40,930 | 2 | 3 |
| RAD Project Based Vouchers | 791 | 776 | 98% | \$532 | 29,085 | | | 2 | 5 | 19 | 99% | \$540 | 233,417 | 49 | 43 |
| SRO/MOD Vouchers | 512 | 504 | 98% | \$447 | -36,046 | | | 5 | 6 | 117 | 99% | \$448 | -198,497 | 49 | 51 |
| All Vouchers | 10,485 | 9,675 | 92% | \$742 | -118,586 | | | 45 | 46 | 737 | 93% | \$741 | -256,798 | 298 | 342 |

Home Forward - Dashboard Report For June of 2018

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 | 1110 | 18.0% | 2.3 | 2.0 | 8.6% | 9.5% | 0.8% | 4.6% | 7.2% | 8.2% | 0.7% | 0.5% | 0.2% | 1.2% |
| 11 to 20% | 2,533 | 41.1% | 1.8 | 1.8 | 30.5% | 10.6% | 14.9% | 17.4% | 13.3% | 21.1% | 1.2% | 3.1% | 0.1% | 2.3% |
| 21 to 30% | 1,388 | 22.5% | 2.2 | 2.0 | 14.2% | 8.3% | 8.3% | 7.0% | 7.4% | 12.2% | 0.4% | 1.1% | 0.2% | 1.2% |
| 31 to 50% | 952 | 15.5% | 2.9 | 2.3 | 6.2% | 9.3% | 2.9% | 3.2% | 6.8% | 6.5% | 0.3% | 0.7% | 0.2% | 1.0% |
| 51 to 80% | 167 | 2.7% | 3.0 | 2.6 | 0.9% | 1.8% | 0.2% | 0.3% | 1.4% | 0.9% | 0.1% | 0.1% | 0.0% | 0.2% |
| Over 80% | 6 | 0.1% | 3.2 | 2.5 | 0.0% | 0.1% | 0.0% | 0.0% | 0.1% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| All | 6,150 | 100% | 2.6 | 2.2 | 60% | 40% | 27% | 33% | 36% | 49% | 3% | 6% | 1% | 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 | 729 | 25.4% | 1.8 | 1.5 | 15.9% | 9.5% | 1.4% | 8.8% | 6.4% | 14.3% | 1.1% | 0.5% | 0.3% | 2.8% |
| 11 to 20% | 1,230 | 42.8% | 1.6 | 1.3 | 36.1% | 6.7% | 14.5% | 20.4% | 10.0% | 26.8% | 1.4% | 1.2% | 0.1% | 3.4% |
| 21 to 30% | 556 | 19.4% | 2.1 | 1.6 | 13.7% | 5.7% | 8.0% | 5.2% | 4.8% | 11.8% | 0.3% | 0.6% | 0.3% | 1.6% |
| 31 to 50% | 294 | 10.2% | 3.0 | 2.2 | 4.5% | 5.8% | 2.4% | 1.5% | 2.7% | 4.6% | 0.4% | 0.1% | 0.2% | 2.2% |
| 51 to 80% | 55 | 1.9% | 3.6 | 2.4 | 0.5% | 1.4% | 0.1% | 0.1% | 0.6% | 0.6% | 0.1% | 0.0% | 0.0% | 0.6% |
| Over 80% | 8 | 0.3% | 2.8 | 1.9 | 0.1% | 0.1% | 0.0% | 0.1% | 0.1% | 0.1% | 0.0% | 0.0% | 0.0% | 0.0% |
| All | 2,864 | 100% | 2.5 | 1.8 | 71% | 29% | 26% | 36% | 24% | 58% | 3% | 2% | 1% | 11% |

| | 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/ | Hispanic | |
| Waiting List | | | | | | | | | | | | | | | |
| 0 to 10% MFI | 1 | 100.0% | 2.0 | | | | | 0.0% | 0.0% | 100.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| 11 to 20% | 140 | 26.4% | 2.5 | | | | | 1.9% | 8.1% | 8.8% | 12.2% | 1.2% | 0.8% | 0.2% | 2.4% |
| 21 to 30% | 70 | 13.2% | 2.6 | | | | | 2.4% | 2.8% | 3.5% | 7.1% | 0.2% | 0.6% | 0.0% | 1.3% |
| 31 to 50% | 55 | 10.4% | 2.7 | | | | | 0.9% | 1.5% | 3.5% | 4.7% | 0.3% | 0.5% | 0.6% | 0.8% |
| 51 to 80% | 13 | 2.4% | 3.0 | | | | | 0.2% | 0.2% | 1.2% | 0.9% | 0.0% | 0.0% | 0.3% | 0.0% |
| Over 80% | 8 | 1.5% | 2.4 | | | | | 0.2% | 0.4% | 0.2% | 0.9% | 0.0% | 0.2% | 0.0% | 0.2% |
| All | 287 | 153.9% | 2.6 | | | | | 5.6% | 13.0% | 117.1% | 25.9% | 1.7% | 2.1% | 0.8% | 5.0% |

| | Short Term Rent Assistance | | |
|----------------------------|-------------------------------|----------------------------------|----------------------------|
| | # of Households Participating | \$ Amount of Assistance Provided | Average Cost per Household |
| Shelter Plus Care | 458 | \$360,533 | 787 |
| Short Term Rent Assistance | 805 | \$909,699 | 1,130 |

Resident Services

Resident Programs

| | Housing Program Served | Households Served/ Participants | Monthly Funding Amount | Average Funds per Participant |
|--|------------------------|---------------------------------|------------------------|-------------------------------|
| | | | | |

| | | |
|--|---|----------------------------|
| # HH Eviction Prevention | Health and Safety Stabilized | Unduplicated Number Served |
| # Interventions regarding lease violations | appointments assisting residents to connect and utilize community | # Events |
| | | # Event Attendees |
| | 312 | 1115 |
| | | 5665 |
| | | 167 |

| | # 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 | Section 8 | 50 | \$180,300 | 0 | 0 | \$14,889 | 0 | \$0 | \$298 | |

Agency Financial Summary

| Six months ending 3/31/18 | Fiscal Year to Date | Prior YTD | Increase (Decrease) |
|-------------------------------|----------------------|----------------------|---------------------|
| Subsidy Revenue | \$106,277,781 | \$97,438,370 | \$8,839,411 |
| Grant Revenue | \$18,589,787 | \$15,123,946 | \$3,465,841 |
| Property Related Income | \$20,642,578 | \$19,292,343 | \$1,350,235 |
| Development Fee Revenue | \$2,917,811 | \$4,192,828 | (\$1,275,216) |
| Other Revenue | \$9,458,690 | \$8,292,279 | \$1,166,411 |
| Total Revenue | \$157,886,446 | \$144,339,765 | \$13,546,681 |
| Housing Assistance Payments | \$100,122,503 | \$85,729,040 | \$14,393,463 |
| Operating Expense | \$48,546,478 | \$48,298,639 | \$247,839 |
| Depreciation | \$8,484,015 | \$7,814,319 | \$669,696 |
| Total Expense | \$157,152,996 | \$141,841,997 | \$15,310,999 |
| Operating Income | \$733,450 | \$2,497,768 | (\$1,764,318) |
| Other Income(Expense) | -\$94,799 | \$2,562,218 | (\$2,657,017) |
| Capital Contributions | \$10,738,589 | \$2,459,698 | \$8,278,892 |
| Increase(Decrease) Net Assets | -\$9,910,340 | -\$2,524,148 | (\$7,386,192) |
| Total Assets | \$467,633,525 | \$448,147,292 | \$19,486,233 |
| Liquidity Reserves | -\$4,019,439 | \$1,371,879 | (\$5,391,318) |

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 | Jan-18 | Post Construction | \$11,191,518 | \$233,157 |
| Rockwood Landing Roof Replacement | N/A | Feb-18 | Jul-18 | Construction | \$288,000 | N/A |
| Richmond Place Rehab | 21 | Nov-17 | Jun-18 | Capital Improvement | \$600,000 | \$28,571 |
| Multnomah Manor | 54 | Aug-17 | Jan-18 | Capital Improvement | \$8,949,559 | \$168,860 |
| NE Grand | 240 | Dec-17 | Oct-20 | Pre-Construction | \$76,923,525 | \$320,515 |
| Capital Improvement | | | | | | |
| Fairview Woods Recladding | N/A | Jun-17 | Jul-18 | Construction | \$3,900,000 | N/A |