

Households Served

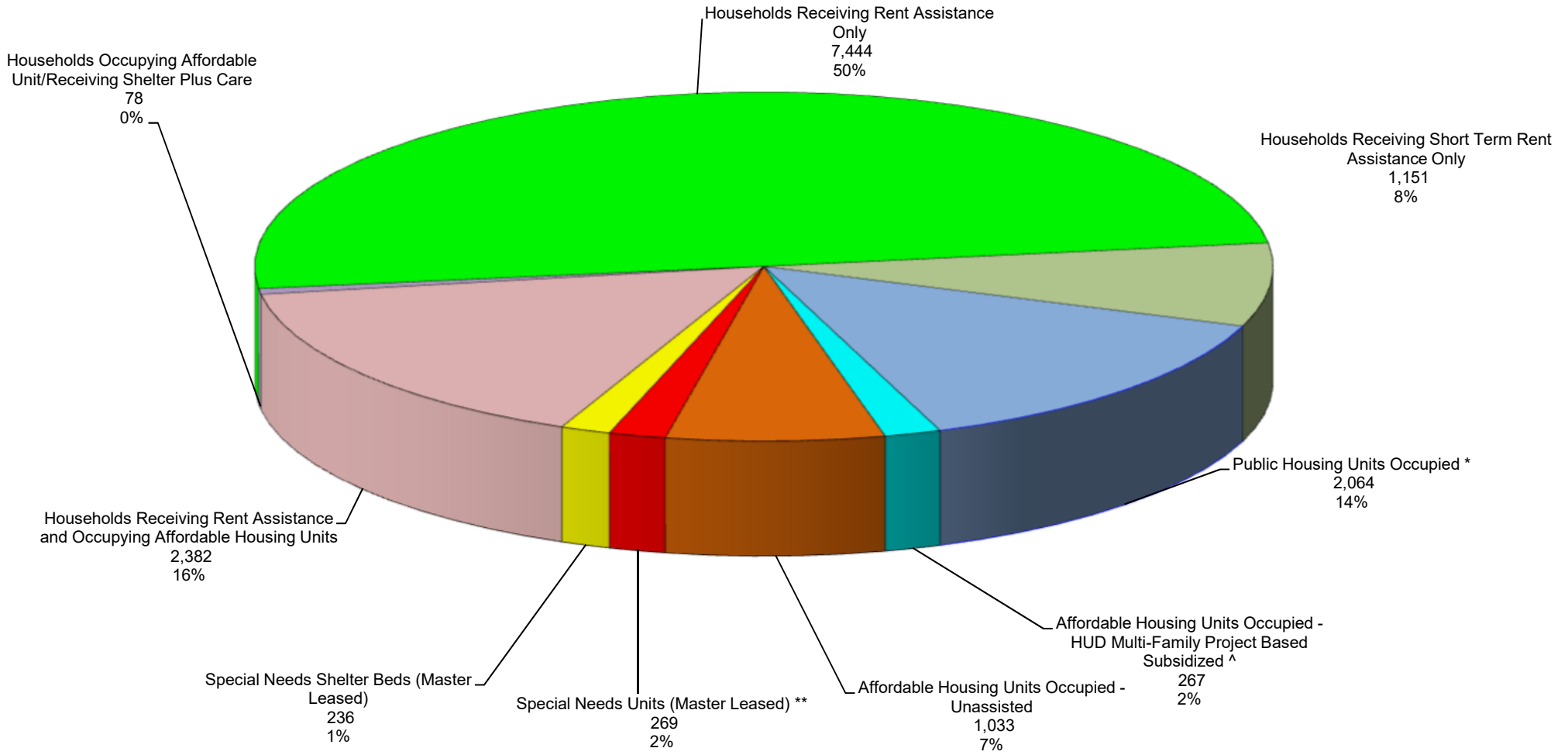
Households Served Through Housing Supports May 2018

Rent Assistance	All Programs	Moving to Work Programs	Non-MTW Programs
Rent Assistance Vouchers - Home Forward Funded	9,826	7,722	1,319
Tenant Based Vouchers	5,676	5,676	
Project Based Vouchers	1,402	1,402	
Hi Rise Project Based Vouchers	644	644	
RAD Project Based Vouchers	785		
Single Room Occupancy (SRO)/MODS	507		507
Family Unification Program	97		97
Veterans Affairs Supportive Housing (VASH)	552		552
Rent Assistance - PORT IN From Other Jurisdiction	163		163
Short Term Rent Assistance Programs	1,229	116	1,113
Shelter + Care	469		469
Locally Funded Short Term Rent Assistance	644		644
Earl Boyles	8	8	
MIF Funded Short Term Rent Assistance	74	74	
Alder School	23	23	
New Doors	5	5	
Employment Opportunity Program	6	6	
Work Systems Inc. - Agency Based Rent Assistance	-	-	
Total Rent Assistance	11,055	7,838	2,432
Subsidized Housing Units			
Public Housing Units Occupied	2,064	2,064	-
Traditional Public Housing units Occupied	1,279	1,279	
RAD units Occupied - Local Blended Subsidy	172	172	
RAD units Occupied - in Owned Affordable	64	64	
RAD units Occupied - in Tax Credit Affordable	549	549	
Affordable Housing Units Occupied (excluding PH subsidized)	3,760		3,760
Affordable Housing Units - Tenant Based Vouchers	505		505
Affordable Housing Units - Shelter + Care	78		78
Affordable Housing Units - Project Based Vouchers	334		334
Affordable Housing Units - Hi Rise Project Based Vouchers	644		644
Affordable Housing Units - RAD Project Based Vouchers	785		785
Affordable Housing Units - HUD Multi-Family Project Based	267		267
Affordable Housing Units - VASH Vouchers	77		77
Affordable Housing Units - Family Unification Program	3		3
Affordable Housing Units - Section 8 Port In	34		34
Affordable Housing Units - Unassisted	1,033		1,033
Special Needs	505		505
Special Needs Units (Master Leased) **	269		269
Special Needs Shelter Beds (Master Leased)	236		236
Total Households Occupying Housing Units	6,329	2,064	4,265
Total Housing Supports Provided to Household	17,384	9,902	6,697
Household Occupying Affordable Unit/Receiving Home Forward Rent Assistance	(2,382)		(2,382)
Households Occupying Affordable Unit/Receiving Shelter Plus Care	(78)		(78)
Total Households Served	14,924	9,902	4,237

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 May 2018



Total Households Served 14,924

^ 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 May 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	34	1,355	1,355	28	97.9%	77	667	342	259	10	0	1,355
Public Housing Mixed Financed Owned *	2	65	65	1	100.0%	0	15	40	10	0	0	65
Public Housing Mixed Finance Tax Credit *	7	681	681	8	98.8%	385	93	89	62	45	7	681
Total Public Housing	43	2,101	2,101	37	98.2%	462	775	471	331	55	7	2,101
Affordable Owned with PBA subsidy	4	281	281	4	98.6%	72	191	12	0	0	0	281
Affordable Owned without PBA subsidy	20	2,078	2,078	54	97.4%	786	525	565	164	30	0	2,078
Total Affordable Owned Housing	24	2,359	2,359	58	97.5%	812	596	386	280	134	17	2,359
Tax Credit Partnerships	17	2,225	2,225	29	98.7%	812	596	386	280	134	17	2,225
Total Affordable Housing	41	4,584	4,584	87	98.1%	1,624	1,192	772	560	268	34	4,584
Eliminate Duplicated PH Properties/Units	-9	-746	-746	-9		-385	-108	-129	-72	-45	-7	-746
Combined Total PH and AH	75	5,939	5,939	115	98.1%	1,701	1,859	1,114	819	278	34	5,939
Special Needs (Master Leased)	32	269	269									
Special Needs (Shelter Beds)	2	236	236									
Total with Special Needs	109	6,444	6,444									

* property/unit counts also included in Affordable Housing Count

Financial

Nine months ending 12/31/2017

Fiscal YTD ending 12/31/2017				03/31/18		
# of Properties/units Positive Net Operating Income (NOI)	Net	# of Properties/units Negative Net Operating Income (NOI)	Net	# of Properties meeting Debt Coverage	# of Properties not meeting DCR	# of Properties DCR Not Applicable
32	1,328	2	27			
22	2,289	2	70	16	2	6
17	2,225	0		13	0	4

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 Islnd	Hispanic/ Latino
Public Housing Residents														
0 to 10% MFI	287	22.2%	2.4	1.9	10.7%	11.4%	1.0%	6.1%	6.2%	10.0%	1.1%	0.5%	0.5%	3.9%
11 to 20%	579	44.7%	1.6	1.4	36.0%	8.7%	14.5%	22.7%	9.9%	26.3%	1.6%	1.9%	0.7%	4.3%
21 to 30%	229	17.7%	2.1	1.6	11.7%	6.0%	6.5%	5.5%	2.7%	10.5%	0.5%	1.3%	0.3%	2.3%
51 to 80%	45	3.5%	2.6	2.2	1.5%	2.0%	0.5%	1.0%	0.7%	1.4%	0.1%	0.3%	0.0%	1.0%
Over 80%	9	0.7%	2.3	1.9	0.6%	0.1%	0.1%	0.2%	0.2%	0.4%	0.0%	0.0%	0.0%	0.2%
All	1,294	100.0%	2.0	1.6	65.9%	34.1%	25.6%	37.8%	23.0%	53.4%	3.9%	4.5%	1.7%	13.6%

Waiting List

0 to 10% MFI	6,859	40.9%	2.0	1.4			1.8%	13.6%	12.9%	19.6%	2.0%	1.0%	0.6%	3.8%	1.1%
11 to 20%	4,989	29.8%	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%	2,642	15.8%	2.3	1.4			2.3%	4.9%	4.3%	7.9%	0.6%	0.7%	0.2%	1.6%	0.3%
31 to 50%	1,815	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	16,764	100.0%	2.1	1.4			9.3%	35.8%	30.3%	48.4%	4.4%	3.6%	1.5%	9.6%	2.3%

* 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	98
Denials	13
New rentals	9
Vacates	14
Evictions	2
# of work orders received	2,184
# of work orders completed	1,868
Average days to respond	13.3
# of work orders emergency	7
Average response hrs (emergency)	107

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	6,287	5,676	90%	\$771	-188,718	3,062	0	1	15	459	91%	\$771	-672,317	21	92
Project Based Vouchers	2,131	2,046	96%	\$801	90,512			31	16	166	97%	\$802	544,587	100	85
WASH Vouchers	664	552	83%	\$715	-60,514			4	0	27	90%	\$710	-142,749	22	26
FUP Vouchers	100	97	97%	\$893	4,845			0	0	17	97%	\$919	35,613	1	2
RAD Project Based Vouchers	791	785	99%	\$538	38,417			10	7	16	99%	\$543	203,582	47	35
SRO/MOD Vouchers	512	507	99%	\$442	-36,990			6	6	56	100%	\$449	-163,235	42	43
All Vouchers	10,485	9,663	92%	\$739	-152,448			52	47	741	94%	\$740	-194,519	233	283

Home Forward - Dashboard Report For May 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	1130	18.3%	2.3	2.0	8.8%	9.5%	0.8%	4.6%	7.3%	8.4%	0.7%	0.5%	0.2%	1.2%
11 to 20%	2,554	41.4%	1.8	1.8	30.7%	10.7%	14.8%	17.6%	13.3%	21.3%	1.2%	3.1%	0.1%	2.3%
21 to 30%	1,365	22.1%	2.2	2.0	13.8%	8.3%	8.2%	6.9%	7.3%	11.9%	0.4%	1.1%	0.2%	1.2%
31 to 50%	957	15.5%	2.9	2.3	6.1%	9.4%	2.8%	3.2%	6.8%	6.5%	0.3%	0.7%	0.2%	1.0%
51 to 80%	163	2.6%	3.0	2.6	0.9%	1.7%	0.2%	0.3%	1.4%	0.9%	0.1%	0.1%	0.0%	0.2%
Over 80%	5	0.1%	3.6	2.6	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
All	6,169	100%	2.6	2.2	60%	40%	27%	33%	36%	49%	3%	5%	1%	6%

Project Based Voucher Participants

	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
0 to 10% MFI	719	25.3%	1.8	1.6	15.8%	9.5%	1.4%	9.1%	6.3%	14.1%	1.1%	0.6%	0.3%	3.0%
11 to 20%	1,225	43.1%	1.6	1.3	36.4%	6.7%	14.7%	20.5%	10.1%	26.9%	1.4%	1.2%	0.1%	3.4%
21 to 30%	543	19.1%	2.1	1.6	13.4%	5.7%	8.0%	5.1%	4.7%	11.7%	0.3%	0.5%	0.3%	1.6%
31 to 50%	291	10.3%	3.0	2.2	4.4%	5.9%	2.3%	1.5%	2.8%	4.6%	0.4%	0.1%	0.1%	2.2%
51 to 80%	52	1.8%	3.6	2.3	0.5%	1.3%	0.1%	0.1%	0.6%	0.6%	0.1%	0.0%	0.0%	0.6%
Over 80%	9	0.3%	2.8	2.0	0.1%	0.2%	0.0%	0.1%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%
All	2,830	100%	2.5	1.8	70%	29%	27%	36%	24%	58%	3%	2%	1%	11%

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	1	100.0%	2.0				0.0%	0.0%	100.0%	0.0%	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%	0.8%
21 to 30%	70	13.2%	2.6				2.4%	2.8%	3.5%	7.1%	0.2%	0.6%	0.0%	1.3%	0.6%
31 to 50%	55	10.4%	2.7				0.9%	1.5%	3.5%	4.7%	0.3%	0.5%	0.6%	0.8%	0.0%
51 to 80%	13	2.4%	3.0				0.2%	0.2%	1.2%	0.9%	0.0%	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%	0.0%
All	287	153.9%	2.6				5.6%	13.0%	117.1%	25.9%	1.7%	2.1%	0.8%	5.0%	1.3%

Short Term Rent Assistance

	# of Households Participating	\$ Amount of Assistance Provided	Average Cost per Household
Shelter Plus Care	469	\$397,561	848
Short Term Rent Assistance	760	\$901,328	1,186

Resident Services

Resident Programs

Housing Program Served	Households Served/ Participants	Monthly Funding Amount	Average Funds per Participant	# HH Eviction Prevention	Health and Safety Stabilized appointments assisting residents to connect and utilize community	Unduplicated Number Served	# Events	# Event Attendees	Escrow \$ Held	New Enrollees	# of Graduates	Escrow \$ Disbursed	Terminations or Exits	Escrow \$ Forfeited	Avg Annual Earned Income Increase Over Last Year
Congregate Housing Services * as of previous month	Public Housing	134	\$86,071	\$642.32											
Resident Services Coordination	Public Housing				129	1049	235	5539							
Nine months ending 12/31/2017	Public Housing	158	\$327,168	1	3	\$6,866	4	\$0	\$1,191						
Nine months ending 12/31/2017	Section 8	50	\$180,300	0	0	\$14,889	0	\$0	\$298						

Agency Financial Summary

Six months ending 12/31/17	Fiscal Year to Date	Prior YTD	Increase (Decrease)
Subsidy Revenue	\$78,327,834	\$69,643,963	\$8,683,871
Grant Revenue	\$13,812,987	\$10,330,023	\$3,482,964
Property Related Income	\$15,477,170	\$14,202,078	\$1,275,092
Development Fee Revenue	\$77,939,445	\$69,639,646	\$8,299,799
Other Revenue	\$10,099,893	\$8,226,728	\$1,873,165
Total Revenue	\$15,942,553	\$15,594,637	\$347,916
Housing Assistance Payments	\$1,223,178	\$2,692,828	(\$1,469,650)
Operating Expense	\$4,189,404	\$3,804,916	\$384,489
Depreciation	\$109,270,957	\$99,892,807	\$9,378,149
Total Expense	\$60,818,664	\$54,033,173	\$6,785,491
Operating Income	\$31,137,931	\$31,618,305	(\$480,373)
Other Income(Expense)	\$6,245,137	\$6,075,854	\$169,283
Capital Contributions	\$98,201,732	\$91,727,332	\$6,474,401
Increase(Decrease) Net Assets	\$11,069,224	\$8,165,476	\$2,903,749
Total Assets	-\$336,090	\$3,633,567	(\$3,969,657)
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	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	Construction	\$600,000	\$28,571
Mullnomah Manor	54	Aug-17	Jan-18	Construction	\$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