

Home Forward - Dashboard Report For January of 2018

Property Performance Measures

	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	1,345	17	98.7%	77	667	342	259	10	0	1,355
Public Housing Mixed Financed Owned *	2	65	65	3	100.0%	0	15	40	10	0	0	65
Public Housing Mixed Finance Tax Credit	10	681	681	11	98.4%	385	93	89	62	45	7	681
Total Public Housing	46	2,101	2,091	31	98.5%	462	775	471	331	55	7	2,101
Affordable Owned with PBA subsidy	4	281	281	2	99.3%	72	191	12	6	0	0	281
Affordable Owned without PBA subsidy	20	2,078	2,078	35	98.3%	786	525	565	164	30	0	2,078
Total Affordable Owned Housing	24	2,359	2,359	37	98.4%	812	596	386	280	134	17	2,359
Tax Credit Partnerships	17	2,225	2,225	33	98.5%	812	596	386	280	134	0	2,225
Total Affordable Housing	41	4,584	4,584	70	98.5%	1,624	1,192	772	560	268	34	4,584
Eliminate Duplicated PH Properties/Unit	-12	-746	-746	-14		-385	-108	-129	-72	-45	-7	-746
Combined Total PH and AH	75	5,939	5,929	87	98.5%	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	6,434									

* property/unit counts also included in Affordable Housing Count

Financial
Six months ending 9/30/2017

Fiscal YTD ending 9/30/2017				12/31/17		
# 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 Ratio (DCR)	# of Properties not meeting DCR	# of Properties DCR Not Applicable
32	1,328	2	27			
22	2,289	2	70	17	2	5
17	2,225	0	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	% 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														
0 to 10% MFI	253	19.4%	2.3	1.8	9.6%	9.8%	0.7%	5.9%	5.5%	8.9%	0.8%	0.3%	0.5%	3.6%
11 to 20%	541	41.6%	1.7	1.4	32.4%	9.1%	11.9%	21.1%	9.4%	23.8%	1.8%	1.8%	0.7%	4.1%
21 to 30%	270	20.8%	2.0	1.6	14.5%	6.2%	7.8%	6.8%	3.7%	12.2%	0.8%	1.3%	0.2%	2.5%
51 to 80%	44	3.4%	2.6	2.1	1.6%	1.8%	0.5%	0.6%	0.8%	1.5%	0.1%	0.2%	0.0%	0.8%
Over 80%	9	0.7%	2.2	1.9	0.6%	0.1%	0.1%	0.2%	0.1%	0.4%	0.0%	0.1%	0.0%	0.2%
All	1,301	100.0%	2.0	1.6	65.9%	34.1%	25.0%	38.2%	23.2%	53.5%	3.8%	4.3%	1.7%	13.5%

	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		
Waiting List																
0 to 10% MFI	6,441	38.0%	1.9	1.4				1.7%	13.0%	12.0%	18.2%	1.9%	0.9%	0.5%	3.5%	1.0%
11 to 20%	4,687	27.6%	2.1	1.4				3.2%	13.3%	8.4%	13.7%	1.2%	1.1%	0.4%	2.3%	0.5%
21 to 30%	2,871	16.9%	2.3	1.4				2.5%	5.7%	4.8%	8.4%	0.7%	0.8%	0.2%	1.8%	0.3%
31 to 50%	2,271	13.4%	2.5	1.4				1.6%	3.0%	3.8%	6.2%	0.4%	0.7%	0.2%	1.7%	0.3%
51 to 80%	532	3.1%	2.6	1.4				0.3%	0.5%	1.0%	1.4%	0.1%	0.2%	0.1%	0.4%	0.1%
Over 80%	160	0.9%	2.4	1.4				0.1%	0.2%	0.4%	0.3%	0.0%	0.1%	0.0%	0.1%	0.0%
All	16,962	100.0%	2.1	1.4				9.3%	35.7%	30.3%	48.3%	4.3%	3.7%	1.5%	9.7%	2.2%

* 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	297
Denials	8
New rentals	5
Vacates	6
Evictions	0
# of work orders received	1,754
# of work orders completed	1,388
Average days to respond	14.9
# of work orders emergency	0
Average response hrs (emergency)	0

Rent Assistance Performance Measures

Utilization and Activity

	Current Month Status					Remaining Waiting List	Current Month Activity			Calendar Year To Date					
	Authorized Vouchers	Utilized Vouchers	Utilization	Average Voucher	HUD Subsidy Over(Under)		Waiting List Names	New Vouchers	Vouchers	Voucher Inspections	Utilization	Average Voucher	HUD Subsidy Over(Under)	New Vouchers	Vouchers
Tenant Based Vouchers	6,311	5,811	92%	\$837	-\$147,244	0	0	14	18	459	93%	\$722	\$156,572	318	504
Project Based Vouchers	2,107	2,046	97%	\$875	-\$266,837			17	12	106	97%	\$841	\$3,368,654	1112	265
RAD Project Based Vouchers	791	772	98%	\$560	-\$262,304			7	N/A	33	98%	\$560	-\$262,304	7	772
SRO/Mod Vouchers	512	504	98%	\$456				11	6	113	97%	\$450	\$85,723	121	116
All Vouchers	8,930	8,361	94%	\$824	\$119,593			42	36	678	94%	\$736	\$3,610,949	1551	885

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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	1,064	16.9%	2.1	1.9	9.0%	7.9%	0.8%	4.5%	6.7%	7.9%	0.6%	0.4%	0.1%	1.2%
11 to 20%	2,375	37.7%	1.9	1.9	27.2%	10.4%	12.5%	15.7%	12.3%	19.0%	1.1%	2.9%	0.1%	2.3%
21 to 30%	1,481	23.5%	2.3	2.0	14.8%	8.7%	8.4%	7.9%	7.4%	13.0%	0.6%	1.2%	0.2%	1.1%
31 to 50%	1,137	18.0%	2.7	2.3	7.6%	10.4%	3.9%	4.5%	7.7%	7.8%	0.3%	0.9%	0.2%	1.2%
51 to 80%	238	3.8%	3.1	2.7	1.1%	2.6%	0.3%	0.4%	2.0%	1.3%	0.1%	0.1%	0.1%	0.2%
Over 80%	12	0.2%	3.2	2.8	0.1%	0.1%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
All	6,307	100.0%	2.2	2.0	59.9%	40.1%	26.0%	32.9%	36.1%	48.9%	2.6%	5.6%	0.7%	6.0%

	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	701	24.9%	1.7	1.5	16.6%	8.2%	1.3%	9.7%	6.0%	14.1%	1.1%	0.6%	0.2%	2.8%
11 to 20%	1,096	38.9%	1.7	1.4	31.8%	7.0%	11.6%	19.0%	9.7%	23.4%	1.2%	1.0%	0.2%	3.3%
21 to 30%	595	21.1%	2.0	1.5	15.3%	5.8%	9.0%	6.1%	4.6%	13.7%	0.5%	0.5%	0.3%	1.5%
31 to 50%	353	12.5%	2.7	1.9	6.2%	6.3%	3.1%	2.6%	3.4%	6.1%	0.4%	0.3%	0.1%	2.2%
51 to 80%	64	2.3%	3.7	2.6	0.6%	1.6%	0.2%	0.1%	0.8%	0.5%	0.1%	0.1%	0.0%	0.7%
Over 80%	11	0.4%	3.7	2.5	0.1%	0.3%	0.0%	0.0%	0.2%	0.1%	0.0%	0.0%	0.0%	0.1%
All	2,820	100.0%	1.9	1.5	70.7%	29.3%	25.2%	37.4%	24.7%	58.0%	3.3%	2.4%	0.9%	10.7%

	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%	0.0%	0.3%
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	462	\$378,781	820
Short Term Rent Assistance	546	\$517,739	948

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	125	\$78,324	\$626.59

	# HH Eviction Prevention	Health and Safety Stabilized appointments assisting residents to connect and utilize community	Unduplicated Number Served	# Events	# Event Attendees
Resident Services Coordination Public Housing	182	1186	232	5792	

	0	0	0	# of Graduates	Escrow \$ Disbursed	Terminations or Exits	Escrow \$ Forfeited	Avg Annual Earned Income Increase Over Last Year	
Three months ending 6/30/2018	Public Housing	158	\$327,168	1	3	\$6,866	4	\$0	\$1,191
Six months ending 9/30/2017	Section 8	141	\$269,957	3	0	\$1,483	0	\$0	\$2,017

Agency Financial Summary

Six months ending 09/30/17	Fiscal Year to Date	Prior YTD	Increase (Decrease)
Subsidy Revenue	\$52,557,392	\$44,111,161	\$8,446,231
Grant Revenue	\$7,874,324	\$6,361,411	\$1,512,914
Property Related Income	\$10,260,155	\$9,192,423	\$1,067,733
Development Fee Revenue	\$935,174	\$2,692,828	(\$1,757,654)
Other Revenue	\$4,352,676	\$3,720,333	\$632,342
Total Revenue	\$75,979,721	\$66,078,155	\$9,901,566
Housing Assistance Payments	\$48,835,359	\$40,023,812	\$8,811,547
Operating Expense	\$23,061,280	\$21,802,033	\$1,259,247
Depreciation	\$4,218,295	\$4,412,503	(\$194,208)
Total Expense	\$76,114,934	\$66,238,349	\$9,876,585
Operating Income	-\$135,213	-\$160,194	\$24,981
Other Income(Expense)	\$130,563	\$4,948,905	(\$4,818,343)
Capital Contributions	\$5,326,316	\$1,218,497	\$4,107,819
Increase(Decrease) Net Assets	-\$5,592,092	-\$6,327,597	\$735,504
Total Assets	\$448,147,292	\$421,005,477	\$27,141,815
Liquidity Reserves	\$27,027,701	\$26,898,187	\$129,514

Development/Community Revitalization

New Development / Revitalization	Units	Construction Start	Construction End	Current Phase	Total Cost	Cost Per Unit
St. Francis Park Square Manor	106	Mar-16	Aug-17	Post Construction	\$23,250,483	\$219,344
Gladstone Square	48	Mar-17	Jan-18	Construction	\$11,191,518	\$233,157
Multnomah 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						
Harold Lee Comprehensive Rehab	N/A	May-16	Dec-17	Construction	\$1,800,000	N/A
Fairview Woods Recladding	N/A	Jun-17	Jul-18	Construction	\$3,900,000	N/A

Households Served

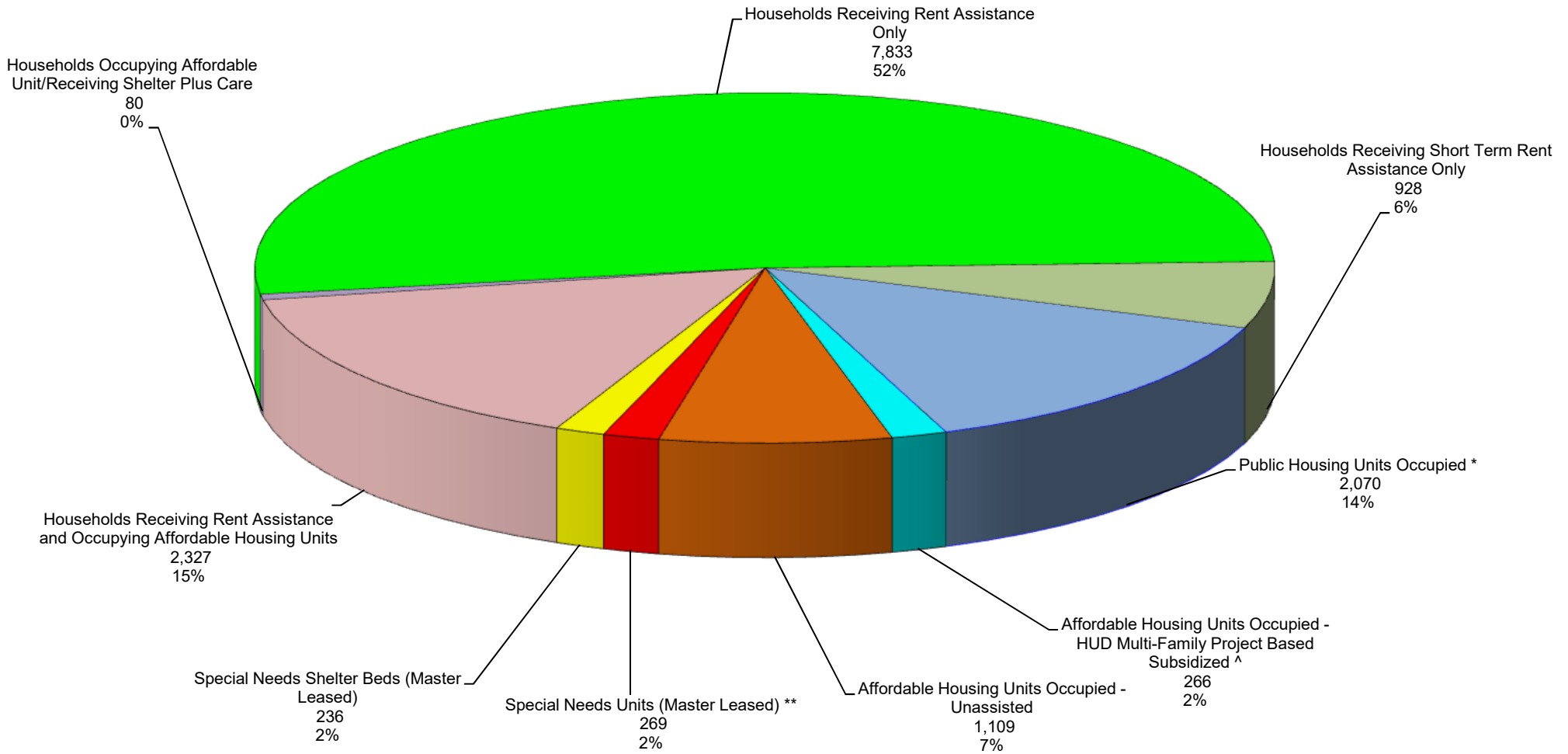
Households Served Through Housing Supports January 2018

Rent Assistance	All Programs	Moving to Work Programs	Non-MTW Programs
Rent Assistance Vouchers - Home Forward Funded	10,160	7,704	1,684
Tenant Based Vouchers	5,658	5,658	
Project Based Vouchers	1,402	1,402	
Hi Rise Project Based Vouchers	644	644	
RAD Project Based Vouchers	772		
Single Room Occupancy (SRO)/MODS	504		504
Family Unification Program	92		92
Veterans Affairs Supportive Housing (VASH)	560		560
Rent Assistance - PORT IN From Other Jurisdiction	528		528
Short Term Rent Assistance Programs	1,008	83	925
Shelter + Care	462		462
Locally Funded Short Term Rent Assistance	463		463
Earl Boyles	21	21	
MIF Funded Short Term Rent Assistance	25	25	
Alder School	26	26	
New Doors	5	5	
Employment Opportunity Program	6	6	
Work Systems Inc. - Agency Based Rent Assistance	-	-	
Total Rent Assistance	11,168	7,787	2,609
Subsidized Housing Units			
Public Housing Units Occupied	2,070	2,070	-
Traditional Public Housing units Occupied	1,298	1,298	
RAD units Occupied - Local Blended Subsidy	168	168	
RAD units Occupied - in Owned Affordable	62	62	
RAD units Occupied - in Tax Credit Affordable	542	542	
Affordable Housing Units Occupied (excluding PH subsidized)	3,782		3,782
Affordable Housing Units - Tenant Based Vouchers	505		505
Affordable Housing Units - Shelter + Care	80		80
Affordable Housing Units - Project Based Vouchers	298		298
Affordable Housing Units - Hi Rise Project Based Vouchers	644		644
Affordable Housing Units - RAD Project Based Vouchers	772		772
Affordable Housing Units - HUD Multi-Family Project Based	266		266
Affordable Housing Units - VASH Vouchers	73		73
Affordable Housing Units - Family Unification Program	3		3
Affordable Housing Units - Section 8 Port In	32		32
Affordable Housing Units - Unassisted	1,109		1,109
Special Needs	505		505
Special Needs Units (Master Leased) **	269		269
Special Needs Shelter Beds (Master Leased)	236		236
Total Households Occupying Housing Units	6,357	2,070	4,287
Total Housing Supports Provided to Household	17,525	9,857	6,896
Household Occupying Affordable Unit/Receiving Home Forward Rent Assistance	(2,327)		(2,327)
Households Occupying Affordable Unit/Receiving Shelter Plus Care	(80)		(80)
Total Households Served	15,118	9,857	4,489

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 January 2018



Total Households Served 15,118

^ 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.