

# Households Served

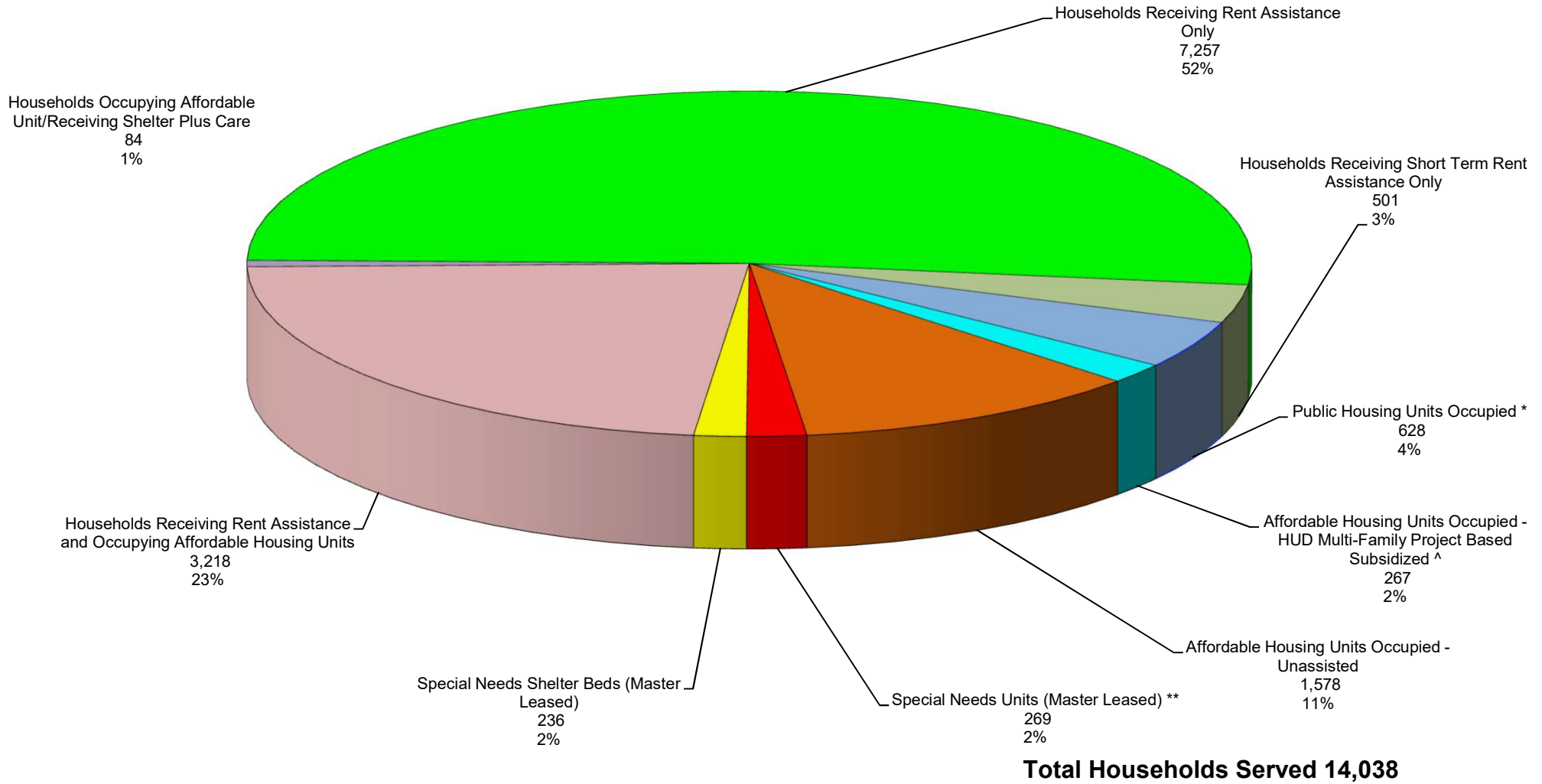
## Households Served Through Housing Supports August 2019

Rent Assistance	All Programs	Moving to Work Programs	Non-MTW Programs
Rent Assistance Vouchers - Home Forward Funded	10,475	7,451	1,764
Tenant Based Vouchers	5,159	5,159	
Project Based Vouchers	1,752	1,752	
Hi Rise Project Based Vouchers	540	540	
RAD Project Based Vouchers	979		
Section 18 Project Based Vouchers	281		
Single Room Occupancy (SRO)/MODS	378		378
Family Unification Program	105		105
Mainstream Vouchers	2		2
Veterans Affairs Supportive Housing (VASH)	623		623
Rent Assistance - PORT IN From Other Jurisdiction	656		656
Short Term Rent Assistance Programs	585	-	585
Shelter + Care	509		509
Locally Funded Short Term Rent Assistance	76		76
Earl Boyles	-	-	
MIF Funded Short Term Rent Assistance	-	-	
Alder School	-	-	
New Doors	-	-	
Employment Opportunity Program	-	-	
Work Systems Inc. - Agency Based Rent Assistance	-	-	
<b>Total Rent Assistance</b>	<b>11,060</b>	<b>7,451</b>	<b>2,349</b>
<b>Subsidized Housing Units</b>			
<b>Public Housing Units Occupied</b>	<b>628</b>	<b>628</b>	<b>-</b>
Traditional Public Housing units Occupied	628	628	
Affordable Housing Units Occupied (excluding PH subsidized)	5,147		4,866
Affordable Housing Units - Tenant Based Vouchers	463		463
Affordable Housing Units - Shelter + Care	84		84
Affordable Housing Units - Project Based Vouchers	793		793
Affordable Housing Units - Hi Rise Project Based Vouchers	540		540
Affordable Housing Units - RAD Project Based Vouchers	979		979
Affordable Housing Units Section 18 Project Based Vouchers	281		
^ Affordable Housing Units - HUD Multi-Family Project Based	267		267
Affordable Housing Units - VASH Vouchers	106		106
Affordable Housing Units - Family Unification Program	10		10
Affordable Housing Units - Section 8 Port In	46		46
Affordable Housing Units - Unassisted	1,578		1,578
Special Needs	505		505
Special Needs Units (Master Leased) **	269		269
Special Needs Shelter Beds (Master Leased)	236		236
<b>Total Households Occupying Housing Units</b>	<b>6,280</b>	<b>628</b>	<b>5,371</b>
<b>Total Housing Supports Provided to Household</b>	<b>17,340</b>	<b>8,079</b>	<b>7,720</b>
Household Occupying Affordable Unit/Receiving Home Forward Rent Assistance	(3,218)		(3,218)
Households Occupying Affordable Unit/Receiving Shelter Plus Care	(84)		(84)
<b>Total Households Served</b>	<b>14,038</b>	<b>8,079</b>	<b>4,418</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 August 2019



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

\* Includes Local Blended Subsidy

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\*\* 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 August of 2019

**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	17	645	645	17	97.4%	8	323	186	122	6	0	645
Affordable Owned	27	2,471	2,471	79	96.8%	919	719	621	182	30	0	2,471
Tax Credit Partnerships	20	2,863	2,863	108	96.2%	819	946	555	388	138	17	2,863
<b>Total Affordable Housing</b>	<b>47</b>	<b>5,334</b>	<b>5,334</b>	<b>187</b>	<b>96.5%</b>	<b>1,738</b>	<b>1,665</b>	<b>1,176</b>	<b>570</b>	<b>168</b>	<b>17</b>	<b>5,334</b>
<b>Combined Total PH and AH</b>	<b>64</b>	<b>5,979</b>	<b>5,979</b>	<b>204</b>	<b>96.6%</b>	<b>1,746</b>	<b>1,988</b>	<b>1,362</b>	<b>692</b>	<b>174</b>	<b>17</b>	<b>5,979</b>
Special Needs (Master Leased)	32	269	269									
Special Needs (Shelter Beds)	3	236	236									
<b>Total with Special Needs</b>	<b>110</b>	<b>6,484</b>	<b>6,484</b>									

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

	Fiscal YTD ending 6/30/19				06/30/19		
	# of Properties/units Positive Net Operating Income (NOI)	# of Properties/units Negative Net Operating Income (NOI)	# of Properties/units Under Construction (NOI Does not Apply)	# of Properties meeting Debt Coverage	# of Properties not meeting DCR	# of Properties DCR Not Applicable	
Public Housing	17	645	0	0			
Affordable Owned	24	2,233	3	238	16	5	
Tax Credit Partnerships	17	2,180	4	683	15	0	

**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	113	18.1%	2.8	2.1	7.0%	11.0%	1.0%	3.2%	4.8%	8.5%	0.8%	0.2%	0.9%
0 to 10% MFI	265	42.4%	1.6	1.4	33.0%	9.4%	17.1%	17.9%	8.5%	25.8%	1.5%	1.5%	0.6%	4.5%
11 to 20%	138	22.1%	2.1	1.7	14.4%	7.7%	8.3%	5.8%	3.4%	12.0%	0.8%	1.8%	0.2%	3.9%
21 to 30%	82	13.1%	2.8	2.1	4.3%	8.8%	2.9%	2.4%	3.0%	5.8%	0.2%	0.5%	0.2%	3.4%
31 to 50%	23	3.7%	2.7	2.2	2.2%	1.4%	0.5%	0.3%	0.8%	1.8%	0.0%	0.3%	0.0%	0.8%
51 to 80%	4	0.6%	3.5	2.5	0.3%	0.3%	0.2%	0.2%	0.2%	0.2%	0.0%	0.3%	0.0%	0.0%
Over 80%	625	9.8%	2.6	2.0	63.7%	36.3%	47.4%	50.9%	37.5%	49.0%	1.8%	5.0%	0.7%	6.6%
Waiting List	5,375	41.1%	9.6	1.3					1.8%	12.4%	13.1%	18.7%	1.9%	1.0%
0 to 10% MFI	3,826	29.2%	2.0	1.3					3.7%	14.0%	9.0%	14.2%	1.3%	1.2%
11 to 20%	2,071	15.8%	2.3	1.4					2.1%	4.8%	4.5%	7.8%	0.6%	0.8%
21 to 30%	1,440	11.0%	2.6	1.4					1.2%	2.1%	3.3%	4.9%	0.3%	0.7%
31 to 50%	274	2.1%	2.6	1.3					0.2%	0.3%	0.7%	0.8%	0.1%	0.2%
51 to 80%	96	0.7%	2.5	1.3					0.1%	0.2%	0.3%	0.3%	0.0%	0.0%
Over 80%	11,156	100.0%	3.6	1.4					44.0%	10.0%	31.0%	47.1%	4.2%	3.9%
All														

**Other Activity**

Public Housing	330
Names pulled from Wait List	538
Denials	7
New rentals	4
Vacates	4
Evictions	0
# of work orders received	556
# of work orders completed	514
Average days to respond	16.2
# of work orders emergency	0
Average response hrs (emergency)	

**Rent Assistance Performance Measures**

**Utilization and Activity**

	Current Month Status					Current Month Activity			Calendar Year To Date						
	Authorized Vouchers	Utilized Vouchers	Utilization	Average Voucher	HUD Subsidy Over / (Under)	Remaining Waiting List	Waiting List Names	New Vouchers Leased	Vouchers Terminated	Voucher Inspections Completed	Utilization	Average Voucher	HUD Subsidy Over / (Under)	New Vouchers Leased	Vouchers Terminated
Tenant Based Vouchers	6,192	5,159	83%	\$794	-643,411	3,065	0	5	10	448	85%	\$805	-3,917,289	19	196
Project Based Vouchers	2,650	2,588	98%	\$796	22,587			18	10	78	93%	\$797	-572,710	430	172
VASH Vouchers	855	623	73%	\$741	-102,250			4	2	45	76%	\$741	-610,363	68	25
FUP Vouchers	188	105	56%	\$986	-68,454			13	1	23	57%	\$1,001	-423,427	39	9
Mainstream Vouchers	99	2	2%	\$714	-70,163			7	0	8	1%	\$159	-571,293	9	0
RAD Project Based Vouchers	1,015	979	96%	\$597	-4,697			115	1	61	98%	\$81	-3,526,929	278	63
SRO/MOD Vouchers	400	378	95%	\$448	-8,781			1	51	100	96%	\$440	-75,873	65	228
All Vouchers	11,399	9,834	86%	\$760	0			163	75	763	87%	\$716	-9,697,883	908	693

Home Forward - Dashboard Report For August of 2019

Demographics

	Households				% Family Type (head of household)				Black African American	White	Native American	Asian	Hawaiian/ Pacific Islnd	Hispanic/ Latino
	# of Households	% of Households	Average Family Size	Average Unit Size	Adults no Children	Family with Children	Elderly	Disabled Not Elderly						
Tenant Based Voucher Participants *														
0 to 10% MFI	1026	40.5%	1.7	1.8	31.5%	9.0%	18.2%	16.5%	13.5%	20.7%	1.0%	3.1%	0.2%	2.2%
11 to 20%	2,557	22.8%	2.1	2.0	14.8%	7.8%	9.5%	6.5%	7.0%	12.6%	0.4%	1.1%	0.2%	1.3%
21 to 30%	1,443	16.8%	2.9	2.3	6.9%	9.8%	3.1%	3.8%	7.6%	6.8%	0.4%	0.7%	0.1%	1.2%
31 to 50%	1,069	3.7%	3.0	2.6	1.3%	2.5%	0.3%	0.5%	1.8%	1.4%	0.1%	0.2%	0.0%	0.2%
51 to 80%	246	0.3%	2.9	2.4	0.2%	0.1%	0.0%	0.1%	0.1%	0.2%	0.0%	0.0%	0.0%	0.0%
Over 80%	20	0.1%	3.7	2.5	0.2%	0.1%	0.0%	0.1%	0.1%	0.2%	0.0%	0.0%	0.0%	0.0%
All	6,361	100%	2.7	2.3	64%	36%	47%	51%	37%	49%	2%	5%	1%	7%

\* (Includes Tenant Based, FUP, VASH and Port In Vouchers)

Project Based Voucher Participants

	Households				% Family Type (head of household)				Black African American	White	Native American	Asian	Hawaiian/ Pacific Islnd	Hispanic/ Latino
	# of Households	% of Households	Average Family Size	Average Unit Size	Adults no Children	Family with Children	Elderly	Disabled Not Elderly						
0 to 10% MFI	782	18.4%	1.9	1.5	13.6%	4.8%	8.2%	5.4%	4.1%	11.8%	0.4%	0.6%	0.3%	1.3%
11 to 20%	1,420	10.4%	2.9	2.1	5.0%	5.4%	2.8%	1.8%	3.1%	4.3%	0.4%	0.3%	0.2%	2.2%
21 to 30%	595	2.5%	2.9	2.3	1.1%	1.3%	0.3%	0.2%	0.7%	0.8%	0.1%	0.0%	0.1%	0.7%
31 to 50%	354	0.4%	3.4	2.7	0.2%	0.2%	0.0%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%	0.1%
51 to 80%	86	0.5%	3.6	2.7	0.2%	0.3%	0.0%	0.1%	0.1%	0.2%	0.0%	0.0%	0.0%	0.2%
Over 80%	12	0.4%	3.9	2.8	42.9%	57.0%	21.4%		28.6%	71.4%				42.9%
All	3,249	32%	3.1	2.3	72%	28%	48%	54%	37%	89%	1%	1%	0%	47%

Waiting List

	Households				% Family Type (head of household)				Black African American	White	Native American	Asian	Hawaiian/ Pacific Islnd	Hispanic/ Latino	Not Reported
	# of Households	% of Households	Average Family Size	Average Unit Size	Adults no Children	Family with Children	Elderly	Disabled Not Elderly							
0 to 10% MFI	1,048	33.4%	2.5				3.2%	26.3%	30.3%	53.6%	4.8%	2.1%	1.2%	7.0%	1.2%
11 to 20%	887	28.3%	1.8				15.2%	61.2%	28.4%	56.6%	3.1%	5.4%	1.0%	4.6%	1.1%
21 to 30%	587	18.7%	2.1				17.6%	38.7%	23.7%	63.0%	2.4%	3.8%	1.0%	5.3%	0.9%
31 to 50%	505	16.1%	2.4				12.5%	24.2%	27.7%	57.6%	2.8%	4.8%	1.2%	5.5%	0.4%
51 to 80%	87	2.8%	2.6				9.2%	17.2%	39.1%	43.7%	1.2%	3.5%	1.2%	10.3%	1.2%
Over 80%	22	0.7%	2.5				9.1%	27.3%	45.5%	36.4%	4.6%		9.1%	4.6%	0.0%
All	3,136	100.0%	2.3				11%	38%	28%	56.3%	3.5%	3.8%	0.8%	5.8%	1.0%

Short Term Rent Assistance

	# of Households Participating	\$ Amount of Assistance Provided	Average Cost per Household
Shelter Plus Care	509	\$474,787	344
Short Term Rent Assistance	76	\$62,679	825

Resident Services

Resident Programs

	Housing Program Served	Households Served/	Monthly Funding Amount	Average Funds per Participant
Congregate Housing Services * as of previous month	Public Housing	146	\$78,901	\$540.41

	# Services	# of Programs	# Event Attendees	# Notice/Violation Meetings	# Housing Stability Meetings
Resident Services Coordination Public Housing	789	192	4017	118	118

	# 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 12/31/2018	Public Housing	388	\$1,430,846	2	1	\$24,120	1	\$0	\$1,812	
Twelve months ending 3/31/2019	Section 8	400	\$1,394,613	5	1	\$30,649	2	\$1,375	\$2,617	

**Agency Financial Summary**

Three months ending 6/30/2019

The below data represents unaudited financial data.

	Fiscal Year to Date	Prior YTD	Increase (Decrease)
	1/19 to 6/19	1/18 to 6/18	
Subsidy Revenue	\$55,281,838	\$56,718,693	(\$1,436,856)
Grant Revenue	10,150,315	10,094,661	55,654
Property Related Income	10,881,026	10,572,834	308,192
Development Fee Revenue	2,886,461	2,117,457	769,004
Other Revenue	6,128,254	5,407,565	720,689
<b>Total Revenue</b>	<b>\$85,327,894</b>	<b>\$84,911,211</b>	<b>\$416,683</b>
Housing Assistance Payments	56,354,517	57,373,583	-1,019,066
Operating Expense	21,373,016	21,709,741	-336,725
Depreciation	4,004,929	4,171,971	-167,042
Total Operating Expenses	81,732,462	83,255,295	-1,522,833
<b>Operating Income</b>	<b>\$3,595,432</b>	<b>\$1,655,916</b>	<b>\$1,939,515</b>
Other Income(Expense)	-374,358	-478,635	104,278
Capital Contributions	1,413,322	4,669,465	-3,256,143
Increase(Decrease) Net Assets	<b>4,634,396</b>	<b>5,846,746</b>	<b>-1,212,350</b>
Total Assets	<b>\$ 511,749,029</b>	<b>\$ 472,566,517</b>	<b>\$ 39,182,512</b>
Liquidity Reserves	21,048,576	20,996,584	51,992

**Development/Community Revitalization**

**New Development / Revitalization**

	Units	Construction Start	Construction End	Current Phase	Total Cost	Cost Per Unit
Lloyd Housing	240	Dec-17	Oct-20	Construction	\$74,112,444	\$308,802
North Group Rehab Project	350	Dec-18	Oct-21	Construction	\$101,323,805	\$289,496
East Group Rehab Project	315	Jun-19	Dec-19	Construction	\$79,925,247	\$253,731

**Capital Improvement**

Fairview Woods Recladding	N/A	Jun-17	Feb-19	Construction	\$3,900,000	N/A
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