

Households Served

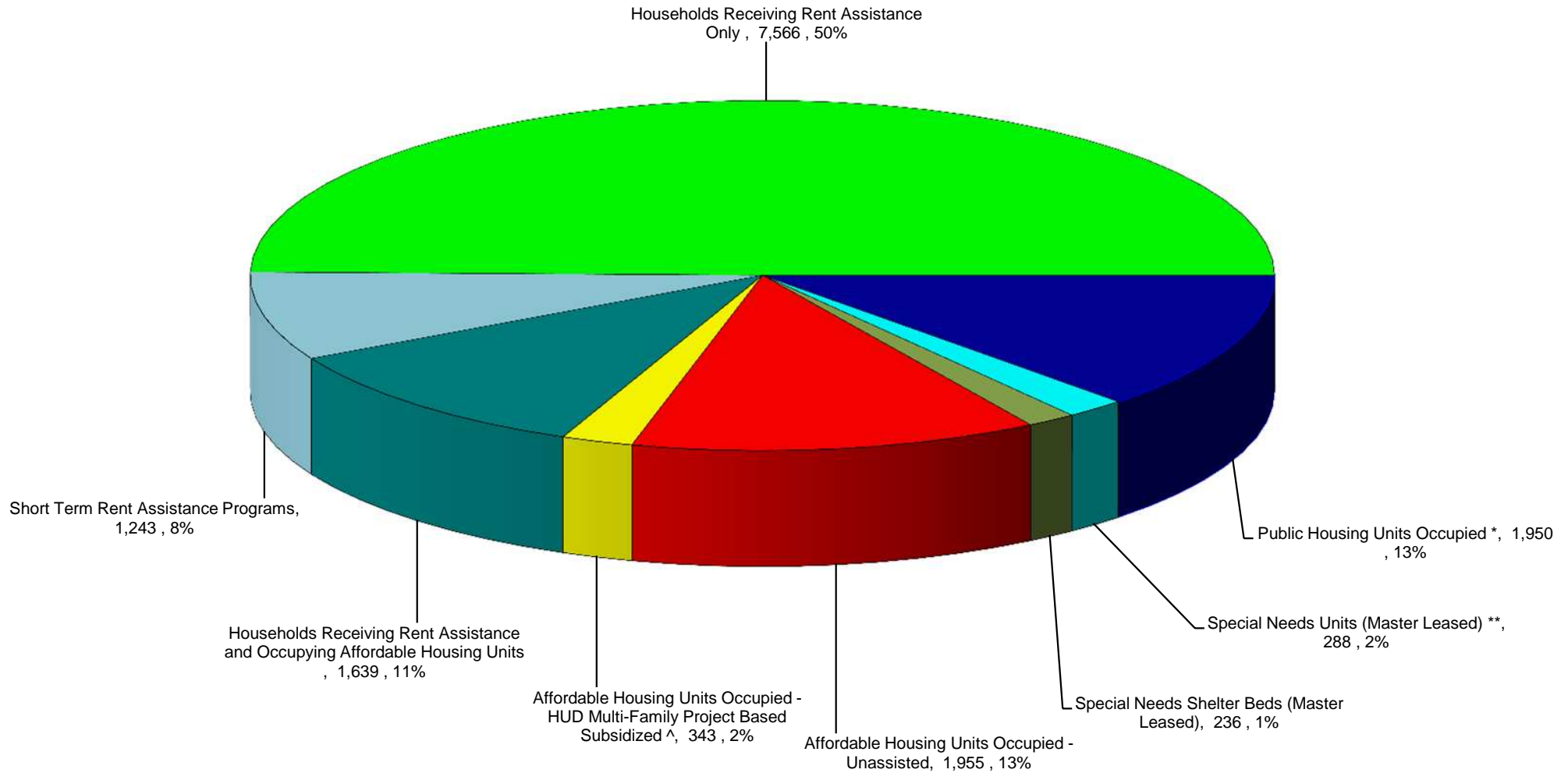
Households Served Through Housing Supports May 2014

	All Programs	Moving to Work Programs	Non-MTW Programs
Rent Assistance			
Rent Assistance Vouchers - Home Forward Funded	9,205	7,398	1,173
Tenant Based Vouchers	6,108	6,108	
Project Based Vouchers	1,290	1,290	
Hi Rise Project Based Vouchers	634		
Single Room Occupancy (SRO)/MODS	499		499
Family Unification Program	66		66
Veterans Affairs Supportive Housing (VASH)	329		329
Rent Assistance - PORT IN From Other Jurisdiction	279 8,926		279
Short Term Rent Assistance Programs	1,243	49	1,194
Shelter + Care	525		525
Locally Funded Short Term Rent Assistance	669		669
MIF Funded Short Term Rent Assistance	1	1	
Alder School	19	19	
Work Systems Inc. - Agency Based Rent Assistance	29	29	
Total Rent Assistance	10,448	7,447	2,367
Subsidized Housing Units			
Public Housing Units Occupied	1,950	1,950	
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	436	436	
Affordable Housing Units Occupied (excluding PH subsidized)	3,937		3,303
Affordable Housing Units - Tenant Based Vouchers	509		509
Affordable Housing Units - Shelter + Care	122		122
Affordable Housing Units - Project Based Vouchers	260		260
Affordable Housing Units - Hi Rise Project Based Vouchers	634		
^ Affordable Housing Units - HUD Multi-Family Project Based	343		343
Affordable Housing Units - VASH Vouchers	72		72
Affordable Housing Units - Family Unification Program	3		3
Affordable Housing Units - Section 8 Port In	39		39
Affordable Housing Units - Unassisted	1,955		1,955
Special Needs	524		524
Special Needs Units (Master Leased) **	288		288
Special Needs Shelter Beds (Master Leased)	236		236
Total Households Occupying Housing Units	6,411	1,950	3,827
Total Housing Supports Provided to Household	16,859	9,397	6,194
Household Occupying Affordable Unit/Receiving Home Forward Rent Assistance	(1,639)		(1,639)
Total Households Served	15,220	9,397	4,555

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 May 2014



Total Households Served 15,220

^ 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 May 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 *	5	572	572	6	99.0%	275	93	90	62	45	7	572
Total Public Housing	41	1,982	1,982	32	98.4%	355	764	472	329	55	7	1,982
Affordable Owned with PBA subsidy	4	349	349	6	98.3%	72	191	46	40	0	0	349
Affordable Owned without PBA subsidy	22	2349	2,349	11	99.5%	1,030	627	509	157	26	0	2,349
Total Affordable Owned Housing	26	2,698	2,698	17	99.4%	1,102	818	555	197	26	0	2,698
Tax Credit Partnerships	17	1,913	1,913	28	98.5%	566	494	426	272	138	17	1,913
Total Affordable Housing	43	4,611	4,611	45	99.0%	1,668	1,312	981	469	164	17	4,611
Eliminate Duplicated PH Properties/Units	-7	-637	-637	-8		-275	-108	-130	-72	-45	-7	-637
Combined Total PH and AH	77	5,956	5,956	69	98.8%	1,748	1,968	1,323	726	174	17	5,956
Special Needs (Master Leased)	32	288	288									
Special Needs (Shelter Beds)	2	236	236									
Total with Special Needs	111	6480	6480									

* property/unit counts also included in Affordable Housing Count

Financial

Twelve months ending 3/31/2014	Per Unit Per Month						Fiscal YTD ending 3/31/2014				03/31/14		
	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	\$200.81	\$265.18	\$465.99	\$401.16	\$77.90	-\$13.06	12	581	22	764			
Affordable Owned	\$733.25	\$209.23	\$942.48	\$508.86	\$8.34	\$425.29	19	1,993	7	705	15	2	9
Tax Credit Partnerships	\$511.64	\$58.73	\$570.37	\$356.63	\$8.48	\$205.26	17	1,913	0		10	2	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 Islnd	Hispanic/ Latino
Public Housing Residents														
0 to 10% MFI	534	26.4%	2.2	1.8	12.7%	13.7%	0.6%	5.9%	9.1%	10.7%	1.4%	0.4%	0.5%	4.4%
11 to 20%	808	40.0%	1.9	1.6	28.4%	11.6%	8.9%	19.4%	11.3%	21.2%	1.9%	1.1%	0.2%	4.2%
21 to 30%	378	18.7%	2.2	1.7	11.7%	7.0%	5.6%	6.6%	3.9%	10.4%	0.7%	1.1%	0.3%	2.3%
31 to 50%	240	11.9%	2.6	2.0	5.5%	6.4%	2.8%	3.1%	4.1%	4.7%	0.2%	0.4%	0.2%	2.3%
51 to 80%	52	2.6%	2.7	2.0	1.2%	1.4%	0.2%	0.3%	0.8%	0.9%	0.0%	0.2%	0.1%	0.5%
Over 80%	7	0.3%	3.3	2.4	0.1%	0.2%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%
All	2,019	100.0%	2.1	1.7	59.6%	40.4%	18.3%	35.4%	29.5%	48.0%	4.3%	3.2%	1.3%	13.7%

Waiting List

	# 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	Not Reported
0 to 10% MFI	5,048	37.7%	1.8	1.5			1.9%	11.8%	14.0%	16.3%	1.8%	0.8%	0.4%		1.1%
11 to 20%	3,093	23.1%	2.2	1.6			2.3%	9.7%	8.3%	10.1%	0.9%	0.8%	0.3%		0.6%
21 to 30%	1,673	12.5%	2.3	1.7			1.6%	4.1%	4.3%	5.5%	0.4%	0.7%	0.2%		0.3%
31 to 50%	1,104	8.2%	2.5	1.9			0.9%	1.8%	3.0%	3.3%	0.3%	0.4%	0.1%		0.3%
51 to 80%	213	1.6%	2.4	2.0			0.1%	0.3%	0.7%	0.6%	0.0%	0.1%	0.0%		0.1%
Over 80%	73	0.5%	2.6	1.9			0.0%	0.1%	0.3%	0.2%	0.0%	0.0%	0.0%		0.0%
All	11,204	83.6%	2.1	1.8			6.8%	27.8%	30.5%	35.8%	3.5%	2.8%	1.1%		2.4%

* 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	154
Denials	32
New rentals	36
Vacates	28
Evictions	4
# of work orders received	1,156
# of work orders completed	856
Average days to respond	7.2
# of work orders emergency	4
Average response hrs (emergency)	16

Home Forward - Dashboard Report For May 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	6,908	6,502	94%	\$593	-\$101,764	2,655	0	12	39	496	94%	\$594	\$380,142	225	218
Project Based Vouchers	1,970	1,925	98%	\$538	-\$93,133			13	23	45	98%	\$536	-\$133,033	100	123
SRO/Mod Vouchers	512	499	97%	\$444				12	9	15	96%	\$447	\$36,284	64	48
All Vouchers	9,390	8,926	95%	\$573	-\$194,897			37	71	556	95%	\$573	\$283,393	389	389

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	1,142	18.2%	2.1	2.0	8.8%	9.4%	0.6%	2.4%	8.0%	7.7%	0.6%	0.5%	0.1%	1.1%
11 to 20%	2,315	36.9%	2.1	2.0	24.4%	12.5%	9.9%	14.7%	11.9%	18.9%	1.1%	2.7%	0.2%	2.1%
21 to 30%	1,664	26.5%	2.2	2.0	16.5%	10.0%	8.3%	10.5%	8.2%	15.1%	0.5%	1.5%	0.1%	1.1%
31 to 50%	1,015	16.2%	2.9	2.4	6.3%	9.9%	3.1%	4.4%	6.2%	7.8%	0.3%	0.9%	0.1%	0.8%
51 to 80%	134	2.1%	3.2	2.7	0.7%	1.4%	0.2%	0.3%	1.0%	0.9%	0.0%	0.1%	0.0%	0.1%
Over 80%	10	0.2%	2.6	2.8	0.1%	0.1%	0.1%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%
All	6,280	100.0%	2.3	2.1	56.7%	43.3%	22.1%	32.3%	35.5%	50.5%	2.6%	5.7%	0.5%	5.3%

Waiting List

	# of Households	% of Households	Average Family Size	Waiting List								Not Reported		
				0.8%	7.9%	13.6%	16.6%	1.5%	0.9%	0.5%	2.4%	1.2%		
0 to 10% MFI	974	36.7%	1.7											
11 to 20%	728	27.4%	2.1											
21 to 30%	485	18.3%	2.4											
31 to 50%	339	12.8%	2.5											
51 to 80%	85	3.2%	2.6											
Over 80%	44	1.7%	2.4											
All	2,655	100.0%	2.1											

Short Term Rent Assistance

	# of Households Participating	\$ Amount of Assistance Provided	Average Cost per Household
Shelter Plus Care	525	\$324,545	\$618
Short Term Rent Assistance	718	\$481,461	\$671

Resident Services

Resident Programs

	Housing Program Served	Households Served/ Participants	Monthly Funding Amount	Average Funds per Participant	Resident Services Coordination								
					# HH Stabilized	# HH Transitioned	Health and Safety Stabilized	Unduplicated Number Served	Crisis Intervention	Support System Enhanced	# Events	# Event Attendees	
Congregate Housing Services * as of previous month	Public Housing	68	\$102,263	\$1,504									
Resident Services Coordination	Public Housing	182	151	1843	122	1382	0	163	1928				
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	143	\$181,775	3	0	\$0	1	\$0	-\$277				
	Section 8	262	\$338,941	16	4	\$2,323	2	\$0	\$598				

Agency Financial Summary

Twelve months ending 3/31/2014	Fiscal Year to Date	Prior YTD	Increase (Decrease)
Subsidy Revenue	\$39,159,857	\$39,641,849	(\$481,992)
Grant Revenue	\$5,319,253	\$5,295,452	\$23,801
Property Related Income	\$8,156,039	\$7,479,939	\$676,100
Development Fee Revenue	\$19,378	\$952,901	(\$933,523)
Other Revenue	\$1,345,697	\$1,820,071	(\$474,373)
Total Revenue	\$54,000,224	\$55,190,211	(\$1,189,987)
Housing Assistance Payments	\$33,476,508	\$33,521,942	(\$45,434)
Operating Expense	\$19,262,745	\$19,160,375	\$102,370
Depreciation	\$4,139,238	\$3,888,056	\$251,182
Total Expense	\$56,878,491	\$56,570,373	\$308,118
Operating Income	-\$2,878,267	-\$1,380,162	(\$1,498,105)
Other Income/(Expense)	-\$8,568,280	-\$1,165,226	(\$7,403,054)
Capital Contributions	\$1,413,691	-\$67,566,107	\$68,979,798
Increase/(Decrease) Net Assets	-\$10,032,856	-\$70,111,495	\$60,078,639
Total Assets	\$195,372,827	\$197,633,762	(\$2,260,936)
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
The Resource Access Center	130	Nov-09	Apr-11	Construction	\$46,951,074	\$361,162
Stephen's Creek Crossing	129	Aug-12	Apr-15	Sitework / Construction	\$51,636,304	\$400,281
Stephen's Creek Crossing	129	Aug-12	Apr-14	Construction	\$51,636,304	\$400,281
Lifeworks Northwest	32	May-13	Aug-14	Finance Structuring	\$10,346,567	\$323,330
St. Francis Park	tbd	tbd	tbd	Concept	tbd	tbd
Mult Co Health Dept HQ	N/A	Nov-14	May-16	Predevelopment	\$38,765,667	N/A

Capital Improvement

Highrise Rehab - Group 1	343	Feb-15	Mar-16	Predevelopment	\$49,464,308	\$144,211
Gallagher	85					
Northwest Tower	258					
Highrise Rehab - Group 2	396	Feb-15	Mar-16	Predevelopment	\$48,016,944	\$121,255
Sellwood	110					
Hollywood East	286					
Hollywood East - Roof Replacement	N/A	Apr-13	Aug-13	Construction	\$710,000	N/A
Carlton Court Siding Replacement	N/A	Dec-12	Aug-12	Construction	\$437,655	N/A
Dekum Court Comprehensive Rehab	41	TBD	TBD	Predevelopment	\$2,000,000	\$48,780
Holgate Exterior Seal Project	N/A	Apr-14	Jul-14	Construction	\$35,970	N/A
Williams Plaza Masonry Repairs	N/A	Aug-14	Jan-15	Construction	\$544,317	N/A
Rockwood Station Windows & Siding Ph	N/A	Feb-14	Oct-14	Construction	\$1,904,343	N/A
Unthank Plaza	N/A	Mar-14	Jul-14	Construction	\$161,503	N/A
Gladstone	N/A	Apr-14	Oct-14	Investigative	\$264,800	N/A