

Home Forward - Dashboard Report For July of 2021

Property Performance Measures

	Number of Properties	Physical Units	Rentable Units	Vacant Units	Occupancy Percentage	Unit Mix						
						Studio/SRO	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5+ Bdrm	Total
Public Housing	13	436	428	5	98.8%	8	207	129	86	6	0	436
Affordable Owned	26	2,401	2,401	78	96.8%	867	704	618	182	30	0	2,401
Tax Credit Partnerships *	41	3,392	3,285	79	97.6%	969	1,186	660	422	138	17	3,392
Total Affordable Housing	67	5,793	5,686	157	97.2%	1,836	1,890	1,278	604	168	17	5,793
Combined Total PH and AH	80	6,229	6,114	162	97.4%	1,834	2,098	1,406	690	174	17	6,219
Special Needs (Master Leased)	27	262	262									
Special Needs (Shelter Beds)	3	236	236									
Total with Special Needs	110	6,727	6,612									

* Excludes Louisa Flowers- has not fully leased up yet

Financial

	Fiscal YTD ending 6/30/21					06/30/21		
	# 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/units Under Construction (NOI Does not Apply)	# of Properties meeting Debt Coverage	# of Properties not meeting DCR	# of Properties DCR Not Applicable
Public Housing	12	416	1	20				
Affordable Owned	23	1,430	4	971		16	3	7
Tax Credit Partnerships	26	1,647	10	748	997	13	3	25

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 Island	Hispanic/ Latino
Public Housing Residents	84	19.9%	2.2	2.0	52.4%	48.0%	23.8%	17.0%	25.0%	61.9%	6.0%	2.4%	1.2%	22.6%
0 to 10% MFI	185	43.7%	1.6	1.4	82.2%	18.0%	67.0%	70.0%	18.4%	69.2%	2.2%	7.0%	1.1%	10.8%
11 to 20%	78	18.0%	2.0	1.7	71.1%	29.0%	61.8%	50.0%	19.7%	69.7%	1.3%	6.6%	1.3%	14.5%
21 to 30%	56	13.2%	2.9	2.2	55.4%	45.0%	46.4%	32.0%	30.4%	57.1%	3.6%	1.8%		17.9%
31 to 50%	20	4.7%	2.4	2.3	60.0%	50.0%	45.0%	35.0%	25.0%	65.0%		5.0%		20.0%
51 to 80%	2	0.5%	2.5	2.0	100.0%		50.0%	50.0%	50.0%	50.0%				
Over 80%	2	0.5%	2.5	2.0	100.0%		50.0%	50.0%	50.0%	50.0%				
All	423	100.0%	2.0	1.7	69%	31%	54%	49.1%	22.0%	66.0%	2.8%	5.2%	0.9%	15.1%

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 Island	Hispanic/ Latino	
0 to 10% MFI	3,807	42.7%	2.2	1.8	39.9%	4.7%	50.3%	31.1%	2.7%	1.5%	5.2%	6.2%	5.2%	6.7%	2.0%
11 to 20%	2,982	33.4%	2.1	1.7	54.0%	12.1%	51.5%	29.0%	5.6%	1.1%	4.7%	4.6%	4.6%	4.4%	0.4%
21 to 30%	1,262	14.2%	2.4	1.9	34.7%	12.4%	47.0%	26.7%	6.2%	1.1%	6.4%	9.8%	6.1%	7.9%	0.3%
31 to 50%	661	7.4%	2.7	2.1	30.4%	13.3%	49.2%	23.6%	10.7%	3.0%	4.8%	6.5%	5.1%	8.2%	0.1%
51 to 80%	130	1.5%	2.7	2.1	16.9%	7.7%	47.7%	21.5%	8.5%	2.3%	3.1%	10.0%	5.0%	5.9%	0.0%
Over 80%	78	0.9%	2.1	1.7	34.6%	7.7%	35.9%	47.4%	6.4%	2.6%	3.9%	1.3%	3.3%	6.7%	0.0%
All	8,920	100.0%	2.2	1.8			50.0%	29.2%	4.9%	1.4%	5.2%	6.2%	5.1%	6.2%	

Other Activity

Public Housing	
Names pulled from Wait List	162
Denials	2
New rentals	4
Vacates	4
Evictions	0

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	5,883	5,651	96%	\$777	-462,189	875	0	18	9	289	95%	\$790	-2,594,251	184	88
Project Based Vouchers	3,074	2,908	95%	\$867	-6,501			103	11	675	96%	\$873	29,047	243	129
VASH Vouchers	1,045	690	66%	\$768	-31,661			5	2	31	69%	\$769	20,912	50	16
FUP Vouchers	244	220	90%	\$959	35,512			0	0	18	88%	\$952	170,947	6	4
Mainstream Vouchers	229	94	41%	\$895	-81,421			1	0	2	39%	\$156	-909,326	3	3
RAD Project Based Vouchers	1,419	1,360	96%	\$389	-470,608			96	5	597	95%	\$65	-5,470,653	174	58
SRO/MOD Vouchers	130	124	95%	\$484	-875			1	0	6	94%	\$490	-7,049	12	10
All Vouchers	12,024	11,047	92%	\$754	-1,017,743			224	27	1,618	92%	\$715	-8,760,374	672	308

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Tenant Based Voucher Participants *														
0 to 10% MFI	1,131	17.0%	2.4	1.9	49.3%	51.0%	22.1%	30.0%	38.7%	47.7%	3.0%	1.9%	1.1%	9.6%
11 to 20%	2,941	44.3%	1.8	1.7	78.7%	21.0%	61.2%	70.0%	33.5%	54.8%	1.9%	6.0%	0.4%	5.5%
21 to 30%	1,341	20.2%	2.3	2.0	66.0%	34.0%	52.8%	56.0%	35.3%	55.1%	1.6%	4.0%	1.0%	6.6%
31 to 50%	975	14.7%	2.8	2.3	50.1%	50.0%	37.3%	34.0%	43.6%	44.9%	2.3%	3.2%	2.0%	8.8%
51 to 80%	220	3.3%	2.7	2.5	50.5%	50.0%	25.0%	30.0%	47.3%	40.9%	2.3%	3.6%	1.4%	9.6%
Over 80%	28	0.4%	3.1	2.7	46.4%	54.0%	21.4%	21.0%	42.9%	46.4%		3.6%		3.6%
All	6,636	100%	2.2	1.9	65.8%	34.1%	48.0%	53.5%	36.7%	51.7%	2.1%	4.4%	0.9%	7.1%

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

	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
Project Based Voucher Participants														
0 to 10% MFI	1082	27.2%	2.0	1.2	63.9%	36.0%	29.2%	32.0%	22.7%	65.2%	3.8%	1.9%	1.7%	15.4%
11 to 20%	1884	47.3%	1.5	0.9	83.5%	17.0%	61.9%	70.0%	23.2%	66.2%	3.2%	3.2%	0.7%	9.0%
21 to 30%	613	15.4%	2.1	1.3	72.1%	28.0%	57.6%	53.0%	22.8%	68.0%	2.5%	2.5%	0.7%	10.1%
31 to 50%	322	8.1%	2.8	1.9	50.3%	50.0%	37.6%	28.0%	30.4%	56.8%	4.0%	2.5%	1.2%	23.6%
51 to 80%	72	1.8%	2.9	2.2	51.4%	49.0%	41.7%	24.0%	27.8%	59.7%	4.2%	1.4%	1.4%	27.8%
Over 80%	11	0.3%	3.9	3.0	36.4%	64.0%	36.4%	9.0%	36.4%	63.6%				36.4%
All	3,984	100%	1.9	1.1	73%	27%	50%	52.7%	23.7%	65.3%	3.3%	2.6%	1.0%	12.5%

	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 African American	White	Native American	Asian	Hawaiian/Pacific Islnd	Hispanic/ Latino	
Waiting List															
0 to 10% MFI	350	32.2%	2.0				2.9%	26.0%	30.3%	56.3%	4.0%	2.3%	0.9%	7.0%	0.6%
11 to 20%	296	27.2%	1.9				17.6%	55.4%	26.0%	59.8%	2.0%	5.7%	1.4%	4.6%	0.7%
21 to 30%	221	20.3%	2.0				18.6%	43.0%	19.5%	67.9%	0.9%	3.6%	0.9%	5.3%	0.9%
31 to 50%	182	16.7%	2.5				9.9%	23.6%	27.5%	55.5%	3.9%	5.0%	1.1%	5.5%	0.6%
51 to 80%	31	2.9%	2.2				16.1%	19.4%	41.9%	35.5%		6.5%		10.3%	3.2%
Over 80%	7	0.6%	2.9						28.6%	42.9%			14.3%	4.6%	
All	1,087	100.0%	2.1				11.6%	36.7%	26.8%	58.8%	2.7%	4.0%	1.1%	5.8%	1.0%

	# of Households Participating	\$ Amount of Assistance Provided	Average Cost per Household
Shelter Plus Care	461	444,257	\$963.68
Short Term Rent Assistance	803	727,176	\$906

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	\$80,273	\$549.81

Resident Services Coordination	Public Housing	# Services		# Notice/Violation Meetings	# Eviction Notices	# Housing Stability Meetings	
		# of Programs	# Event Attendees				
		1268	38	413	6	60	81

Development/Community Revitalization

New Development / Revitalization

	Units	Construction Start	Construction End	Current Phase	Total Cost	Cost Per Unit
North Group Rehab Project	350	18-Dec	30-Sep	Post -Construction	\$101,323,805	\$289,496
East Group Rehab Project	315	19-Jun	21-Mar	Construction	\$79,925,247	\$253,731
Fountain Place Rehab Project	74	20-Mar	21-Dec	Construction	\$32,804,443	\$443,303

Capital Improvement

	Units	Construction Start	Construction End	Current Phase	Total Cost	Cost Per Unit
Gretchen Kafoury Windows Replacem	N/A	21-Mar	21-Sep	Pre-Construction	\$875,000	N/A
Sequoia Elevated Deck	N/A	21-Mar	21-Sep	Pre-Construction	\$1,822,000	N/A
Schiller Way Elevated Deck Project	N/A	21-Mar	21-Jun	Pre-Construction	\$204,000	N/A
Kelly Place Elevated Deck	N/A	21-Mar	21-Jun	Pre-Construction	\$136,016	N/A