

Home Forward - Dashboard Report For January of 2014

Property Performance Measures

Occupancy

	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	34	1,345	1,345	22	98.4%	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	4	99.3%	275	93	90	62	45	7	572
Total Public Housing	41	1,982	1,982	28	98.6%	355	764	472	329	55	7	1,982
Affordable Owned with PBA subsidy	5	349	349	7	98.0%	72	191	46	40	0	0	349
Affordable Owned without PBA subsidy	19	2032	2,032	28	98.6%	813	563	447	186	23	0	2,032
Total Affordable Owned Housing	24	2,381	2,381	35	98.5%	885	754	493	226	23	0	2,381
Tax Credit Partnerships	18	2,108	2,108	51	97.6%	782	537	421	210	141	17	2,108
Total Affordable Housing	42	4,489	4,489	86	98.1%	1,667	1,291	914	436	164	17	4,489
Eliminate Duplicated PH Properties/Units	-7	-637	-637	-6		-275	-108	-130	-72	-45	-7	-637
Combined Total PH and AH	76	5,834	5,834	108	98.1%	1,747	1,947	1,256	693	174	17	5,834
Special Needs (Master Leased)	32	288	288									
Special Needs (Shelter Beds)	2	236	236									
Total with Special Needs	110	6,358	6,358									

* property/unit counts also included in Affordable Housing Count

Financial	Per Unit Per Month						Fiscal YTD ending 12/31/2013				12/31/13		
	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			
Nine months ending 12/31/2013													
Public Housing	\$208.64	\$272.19	\$480.83	\$411.26	\$82.24	-\$12.67	10	531	24	814			
Affordable Owned	\$641.46	\$219.30	\$860.76	\$510.95	\$8.34	\$341.48	16	1,519	8	862	13	2	4
Tax Credit Partnerships	\$498.40	\$57.70	\$556.10	\$363.36	\$8.50	\$184.24	18	2,108	0		12	3	3

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														
0 to 10% MFI	514	26.6%	2.2	1.8	13.2%	13.4%	0.7%	6.0%	9.2%	10.8%	1.4%	0.5%	0.6%	4.0%
11 to 20%	772	39.9%	1.8	1.5	29.2%	10.7%	9.5%	19.5%	11.3%	21.2%	2.0%	1.2%	0.2%	3.9%
21 to 30%	379	19.6%	2.2	1.7	12.4%	7.2%	6.3%	6.8%	4.3%	10.5%	1.0%	1.0%	0.2%	2.6%
31 to 50%	213	11.0%	2.4	1.8	5.7%	5.3%	2.9%	3.0%	3.6%	4.7%	0.4%	0.3%	0.2%	1.8%
51 to 80%	51	2.6%	2.7	2.1	1.3%	1.3%	0.3%	0.3%	0.7%	1.1%	0.0%	0.2%	0.1%	0.5%
Over 80%	6	0.3%	2.2	2.0	0.1%	0.2%	0.1%	0.1%	0.3%	0.1%	0.0%	0.0%	0.0%	0.0%
All	1,935	100.0%	2.1	1.7	61.9%	38.1%	19.8%	35.6%	29.5%	48.3%	4.8%	3.3%	1.3%	12.8%

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	Not Reported	
0 to 10% MFI	4,491	37.2%	1.9	1.5					2.1%	12.0%	13.4%	15.6%	1.8%	0.9%	0.5%	2.9%
11 to 20%	2,608	21.6%	2.2	1.6					2.3%	9.2%	7.7%	9.6%	0.9%	0.9%	0.3%	0.9%
21 to 30%	1,343	11.1%	2.3	1.7					1.5%	3.8%	3.7%	5.0%	0.4%	0.7%	0.2%	0.5%
31 to 50%	873	7.2%	2.4	1.9					0.9%	1.7%	2.6%	3.0%	0.3%	0.4%	0.1%	0.3%
51 to 80%	165	1.4%	2.2	1.8					0.1%	0.3%	0.6%	0.5%	0.0%	0.1%	0.0%	0.1%
Over 80%	32	0.3%	2.6	1.9					0.0%	0.1%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%
All	9,512	78.8%	2.1	1.7					7.0%	27.0%	28.0%	33.8%	3.3%	2.9%	1.0%	4.7%

* 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	264
Denials	19
New rentals	45
Vacates	6
Evictions	2
# of work orders received	905
# of work orders completed	658
Average days to respond	8.0
# of work orders emergency	5
Average response hrs (emergency)	11

Agency Financial Summary

Nine months ending 12/31/2013	Fiscal Year to Date	Prior YTD	Increase (Decrease)
Subsidy Revenue	\$58,197,797	\$59,711,073	(\$1,513,277)
Grant Revenue	\$8,127,926	\$7,874,416	\$253,511
Property Related Income	\$12,115,540	\$11,261,373	\$854,166
Development Fee Revenue	\$95,812	\$952,901	(\$857,089)
Other Revenue	\$2,385,147	\$2,613,669	(\$228,522)
Total Revenue	\$80,922,221	\$82,413,431	(\$1,491,210)
Housing Assistance Payments	\$49,943,275	\$50,943,846	(\$1,000,572)
Operating Expense	\$28,444,121	\$28,951,271	(\$507,150)
Depreciation	\$6,078,565	\$5,838,747	\$239,819
Total Expense	\$84,465,961	\$85,733,864	(\$1,267,903)
Operating Income	-\$3,543,740	-\$3,320,433	(\$223,307)
Other Income/(Expense)	-\$4,450,476	-\$1,786,263	(\$2,664,214)
Capital Contributions	\$3,607,331	-\$64,552,713	\$68,160,044
Increase/(Decrease) Net Assets	-\$4,386,885	-\$69,659,408	\$65,272,523
Total Assets	\$202,441,007	\$197,633,762	\$4,807,245
Liquidity Reserves	\$25,363,551	\$25,293,231	\$70,319

Development/Community Revitalization

New Development / Revitalization

	Units	Construction Start	Construction End	Current Phase	Total Cost	Cost Per Unit
Stephen's Creek Crossing	129	Aug-12	Apr-15	Construction	\$51,636,304	\$400,281
Beech Street	32	May-13	Aug-14	Finance Structuring	\$10,346,567	\$323,330
Mult County HDHQ	N/A	May-15	Aug-16	Design Phase	\$38,765,667	N/A

Capital Improvement

	Units	Construction Start	Construction End	Current Phase	Total Cost	Cost Per Unit
Highrise Rehab - Group 1	258	Jan-14	May-14	Predev / Finance Structuring	\$29,837,231	\$115,648
Gallagher	85					
Northwest Tower	173					
Highrise Rehab - Group 2	396	Jan-14	May-14	Predev / Finance Structuring	\$28,867,636	\$72,898
Sellwood	110					
Hollywood East	286					
Hollywood East - Roof Replacement	N/A	Apr-13	Aug-13	Construction	\$549,500	N/A
Carlton Court Siding Replacement	N/A	Dec-12	Aug-12	Construction	\$428,293	N/A
Maple Mallor Sewer Repairs	N/A	Mar-13	Jun-13	Construction	\$280,087	N/A
PH Portfolio Capital Needs Assmt	N/A	Jan-13	Dec-13	Construction	\$300,000	N/A

Households Served

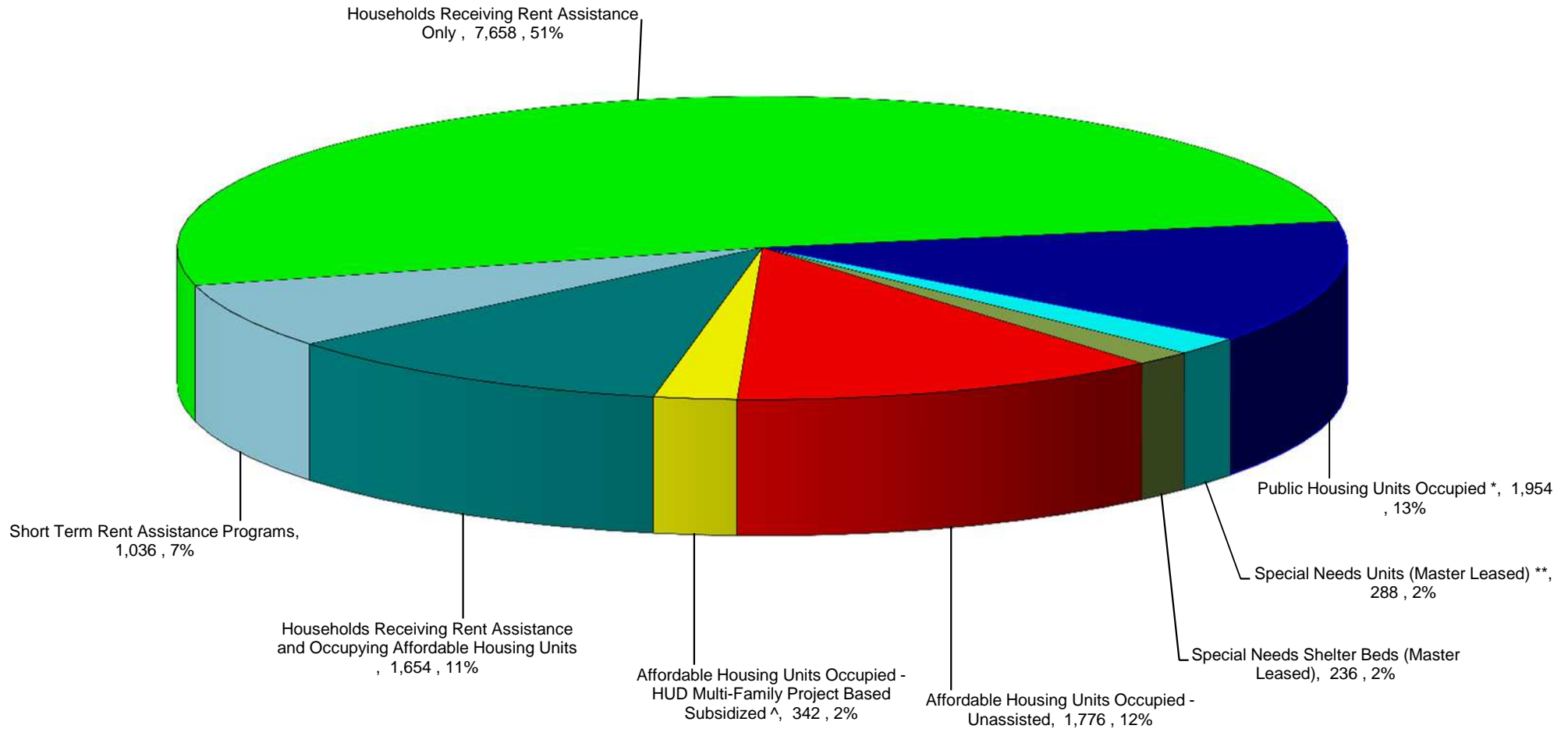
Households Served Through Housing Supports January 2014

Rent Assistance	All Programs	Moving to Work Programs	Non-MTW Programs
Rent Assistance Vouchers - Home Forward Funded	9,312	7,417	1,252
Tenant Based Vouchers	6,121	6,121	
Project Based Vouchers	1,296	1,296	
Hi Rise Project Based Vouchers	643		
Single Room Occupancy (SRO)/MODS	487		487
Family Unification Program	73		73
Veterans Affairs Supportive Housing (VASH)	311		311
Rent Assistance - PORT IN From Other Jurisdiction	381 8,931		381
Short Term Rent Assistance Programs	1,036	71	965
Shelter + Care	556		556
Locally Funded Short Term Rent Assistance	409		409
MIF Funded Short Term Rent Assistance	2	2	
Alder School	39	39	
Work Systems Inc. - Agency Based Rent Assistance	30	30	
Total Rent Assistance	10,348	7,488	2,217
Subsidized Housing Units			
Public Housing Units Occupied	1,954	1,954	
Traditional Public Housing units Occupied	1,283	1,283	
Public Housing units Occupied - Local Blended Subsidy	170	170	
Public Housing units Occupied - in Owned Affordable	63	63	
Public Housing units Occupied - in Tax Credit Affordable	438	438	
Affordable Housing Units Occupied (excluding PH subsidized)	3,772		3,129
Affordable Housing Units - Tenant Based Vouchers	503		503
Affordable Housing Units - Shelter + Care	129		129
Affordable Housing Units - Project Based Vouchers	260		260
Affordable Housing Units - Hi Rise Project Based Vouchers	643		
^ Affordable Housing Units - HUD Multi-Family Project Based	342		342
Affordable Housing Units - VASH Vouchers	64		64
Affordable Housing Units - Family Unification Program	4		4
Affordable Housing Units - Section 8 Port In	51		51
Affordable Housing Units - Unassisted	1,776		1,776
Special Needs	524		524
Special Needs Units (Master Leased) **	288		288
Special Needs Shelter Beds (Master Leased)	236		236
Total Households Occupying Housing Units	6,250	1,954	3,653
Total Housing Supports Provided to Household	16,598	9,442	5,870
Household Occupying Affordable Unit/Receiving Home Forward Rent Assistance	(1,654)		(1,654)
Total Households Served	14,944	9,442	4,216

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 January 2014



Total Households Served 14,944

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* Includes Local Blended Subsidy

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