

Households Served

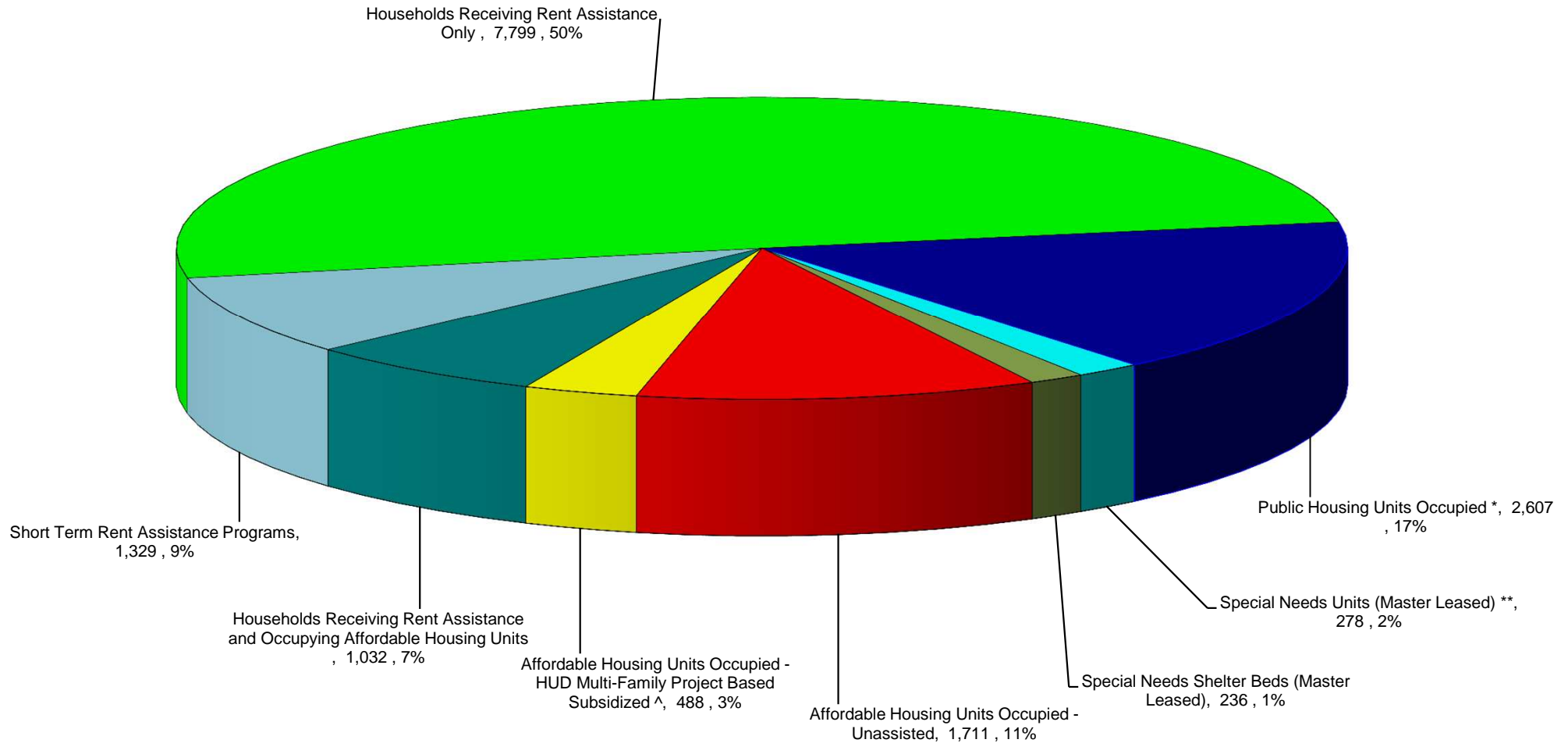
Households Served Through Housing Supports June 2013

Rent Assistance	All Programs	Moving to Work Programs	Non-MTW Programs
Rent Assistance Vouchers - Home Forward Funded	8,831	7,665	1,166
Tenant Based Vouchers	6,379	6,379	
Project Based Vouchers	1,286	1,286	
Single Room Occupancy (SRO)/MODS	487		487
Family Unification Program	91		91
Veterans Affairs Supportive Housing (VASH)	296		296
Rent Assistance - PORT IN From Other Jurisdiction	292		292
Short Term Rent Assistance Programs	1,329	273	1,056
Shelter + Care	556		556
Locally Funded Short Term Rent Assistance	500		500
MIF Funded Short Term Rent Assistance	150	150	
Alder School	54	54	
Work Systems Inc. - Agency Based Rent Assistance	69	69	
Total Rent Assistance	10,160	7,938	2,222
Subsidized Housing Units			
Public Housing Units Occupied	2,607	2,607	
Traditional Public Housing units Occupied	1,904	1,904	
Public Housing units Occupied - Local Blended Subsidy	174	174	
Public Housing units Occupied - in Owned Affordable	65	65	
Public Housing units Occupied - in Tax Credit Affordable	464	464	
Affordable Housing Units Occupied (excluding PH subsidized)	3,231		3,231
Affordable Housing Units - Tenant Based Vouchers	548		548
Affordable Housing Units - Shelter + Care	128		128
Affordable Housing Units - Project Based Vouchers	255		255
^ Affordable Housing Units - HUD Multi-Family Project Based	488		488
Affordable Housing Units - VASH Vouchers	59		59
Affordable Housing Units - Family Unification Program	7		7
Affordable Housing Units - Section 8 Port In	35		35
Affordable Housing Units - Unassisted	1,711		1,711
Special Needs	514		514
Special Needs Units (Master Leased) **	278		278
Special Needs Shelter Beds (Master Leased)	236		236
Total Households Occupying Housing Units	6,352	2,607	3,745
Total Housing Supports Provided to Household	16,512	10,545	5,967
Household Occupying Affordable Unit/Receiving Home Forward Rent Assistance	(1,032)		(1,032)
Total Households Served	15,480	10,545	4,935

Notes:

- ^ Consists of Grace Peck Terrace, Multnomah Manor, Plaza Townhomes, Rosenbaum Plaza, St. Johns Woods, 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 June 2013



Total Households Served 15,480

^ Consists of Grace Peck Terrace, Multnomah Manor, Plaza Townhomes, Rosenbaum Plaza, St. Johns Woods, 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 June of 2013

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	38	1,999	1,999	21	98.9%	514	845	372	258	10	0	1,999
Public Housing Mixed Financed Owned *	2	65	65	0	100.0%	0	15	40	10	0	0	65
Public Housing Mixed Finance Tax Credit *	8	572	572	8	98.6%	275	93	90	62	45	7	572
Total Public Housing	48	2,636	2,636	29	98.9%	789	953	502	330	55	7	2,636
Affordable Owned with PBA subsidy	6	496	496	8	98.4%	72	229	104	91	0	0	496
Affordable Owned without PBA subsidy	14	1,348	1,348	27	98.0%	378	376	437	138	19	0	1,348
Total Affordable Owned Housing	20	1,844	1,844	35	98.1%	450	605	541	229	19	0	1,844
Tax Credit Partnerships	18	2,108	2,108	57	97.3%	785	532	412	222	140	17	2,108
Total Affordable Housing	38	3,952	3,952	92	97.7%	1,235	1,137	953	451	159	17	3,952
Eliminate Duplicated PH Properties/Units	-10	-637	-637	-8		-275	-108	-130	-72	-45	-7	-637
Combined Total PH and AH	76	5,951	5,951	113	98.1%	1,749	1,982	1,325	709	169	17	5,951
Special Needs (Master Leased)	32	278	278									
Special Needs (Shelter Beds)	2	236	236									
Total with Special Needs	110	6,465	6,465									

* property/unit counts also included in Affordable Housing Count

Financial	Per Unit Per Month					Fiscal YTD ending 3/31/2013				03/31/13			
	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 Ratio (DCR)	# of Properties not meeting DCR	# of Properties DCR Not Applicable
							Properties	Units	Properties	Units			
Public Housing	\$230.19	\$300.67	\$530.85	\$499.61	\$99.11	-\$67.87	6	523	32	1,476			
Affordable Owned	\$621.16	\$213.85	\$835.01	\$489.32	\$9.22	\$336.47	20	1,844	0		13	3	4
Tax Credit Partnerships	\$544.55	\$46.26	\$590.81	\$374.11	\$13.16	\$203.54	18	2,108	0		9	6	3

Public Housing Demographics

Public Housing Residents	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
0 to 10% MFI	637	24.7%	2.0	1.6	14.4%	10.4%	0.7%	8.1%	7.7%	11.9%	1.1%	0.4%	0.4%	3.4%
11 to 20%	1,070	41.5%	1.6	1.4	33.6%	7.9%	10.5%	22.7%	9.5%	24.9%	2.0%	1.5%	0.3%	3.4%
21 to 30%	519	20.1%	1.9	1.5	14.8%	5.4%	6.6%	8.5%	3.7%	12.7%	0.9%	0.9%	0.2%	1.8%
31 to 50%	285	11.1%	2.4	1.8	6.3%	4.8%	2.9%	3.4%	3.1%	5.5%	0.4%	0.3%	0.1%	1.6%
51 to 80%	60	2.3%	2.6	1.9	1.2%	1.1%	0.3%	0.3%	0.6%	0.9%	0.0%	0.2%	0.1%	0.5%
Over 80%	6	0.2%	3.7	2.7	0.0%	0.2%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%
All	2,577	100.0%	1.9	1.5	70.4%	29.6%	21.1%	43.0%	24.8%	55.9%	4.4%	3.2%	1.1%	10.7%

Waiting List

Waiting List	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 Island	Hispanic/ Latino			
0 to 10% MFI	5,111	46.9%	1.8	1.4					2.7%	13.3%	16.6%	19.8%	2.2%	1.1%	0.6%	2.6%	4.1%
11 to 20%	2,942	27.0%	2.2	1.4					2.9%	10.7%	9.5%	12.3%	1.1%	1.1%	0.4%	1.6%	1.2%
21 to 30%	1,564	14.4%	2.4	1.4					2.0%	4.3%	4.5%	6.5%	0.4%	0.8%	0.3%	0.9%	0.8%
31 to 50%	1,016	9.3%	2.5	1.5					1.2%	1.8%	3.3%	3.8%	0.3%	0.6%	0.1%	0.7%	0.5%
51 to 80%	201	1.8%	2.4	1.5					0.2%	0.3%	0.8%	0.7%	0.1%	0.1%	0.0%	0.1%	0.1%
Over 80%	60	0.6%	2.3	1.0					0.0%	0.1%	0.2%	0.2%	0.0%	0.1%	0.0%	0.0%	0.0%
All	10,894	100.0%	2.1	1.4					9.1%	30.5%	34.8%	43.3%	4.1%	3.7%	1.4%	5.9%	6.7%

* 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	135
Denials	7
New rentals	22
Vacates	16
Evictions	2
# of work orders received	1,842
# of work orders completed	1,471
Average days to respond	7.8
# of work orders emergency	28
Average response hrs (emergency)	10

Home Forward - Dashboard Report For June of 2013

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	6,858	6,766	99%	\$599	\$382,743	3,009	0	4	22	608	100%	\$611	\$933,176	139	220
Project Based Vouchers	1,316	1,286	98%	\$560	\$16,602			13	10	316	96%	\$567	-\$318,010	152	99
SRO/Mod Vouchers	512	487	95%	\$441				8	8	91	94%	\$440	-\$1,889,441	75	64
All Vouchers	8,686	8,539	98%	\$584	\$399,346			25	40	1015	99%	\$595	-\$1,274,274	366	383

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	985	15.9%	1.9	1.9	8.8%	7.1%	0.3%	1.8%	7.0%	7.1%	0.7%	0.4%	0.1%	0.7%
0 to 10% MFI	2,104	34.0%	2.1	2.0	21.5%	12.6%	8.0%	13.0%	11.6%	17.1%	1.0%	2.4%	0.2%	1.8%
11 to 20%	2,045	33.1%	2.2	2.1	20.6%	12.4%	9.7%	13.3%	10.0%	18.6%	0.9%	1.9%	0.2%	1.5%
21 to 30%	1,191	19.3%	3.0	2.4	7.0%	12.3%	3.2%	4.7%	7.7%	9.0%	0.3%	1.2%	0.1%	1.0%
31 to 50%	199	3.2%	3.5	2.8	1.0%	2.2%	0.3%	0.4%	1.3%	1.5%	0.2%	0.1%	0.0%	0.2%
51 to 80%	18	0.3%	3.4	2.8	0.1%	0.2%	0.1%	0.1%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%
Over 80%	6,542	105.8%	2.3	2.1	59.1%	46.8%	21.6%	33.1%	37.6%	53.6%	3.0%	5.9%	0.6%	5.2%
All														

Waiting List

	# 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	Not Reported
0 to 10% MFI	1,102	36.6%	1.7					0.9%	8.1%	13.7%	16.5%	1.6%	0.9%	0.6%	1.4%
11 to 20%	815	27.1%	2.1					2.7%	9.7%	8.8%	12.9%	1.0%	1.2%	0.3%	1.8%
21 to 30%	548	18.2%	2.4					2.6%	4.5%	5.5%	8.7%	0.5%	0.7%	0.4%	1.8%
31 to 50%	396	13.2%	2.6					1.6%	2.2%	4.1%	6.1%	0.3%	0.8%	0.2%	1.1%
51 to 80%	95	3.2%	2.7					0.3%	0.5%	1.2%	1.2%	0.2%	0.2%	0.1%	0.1%
Over 80%	53	1.8%	2.4					0.1%	0.4%	0.5%	0.8%	0.0%	0.2%	0.0%	0.1%
All	3,009	100.0%	2.1					8.2%	25.4%	33.8%	46.1%	3.7%	4.1%	1.7%	6.8%

Short Term Rent Assistance

	# of Households Participating	\$ Amount of Assistance Provided	Average Cost per Household
Shelter Plus Care	556	\$328,624	\$591
Short Term Rent Assistance	773	\$441,509	\$571

Resident Services

Resident Programs

	Housing Program Served	Households Served/ Participants	Monthly Funding Amount	Average Funds per Participant	# 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	87	\$55,651	\$640								
Resident Services Coordination	Public Housing	11	121	95	1766	83	85	264	3424			
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	76	\$142,531	0	0	\$1,478	0	\$0	\$59			
	Section 8	168	\$353,346	0	0	\$1,204	0	\$0	\$1,391			

Agency Financial Summary

Twelve months ending 3/31/2013	Fiscal Year to Date	Prior YTD	Increase (Decrease)
Subsidy Revenue	\$81,826,357	\$79,355,594	\$2,470,762
Grant Revenue	\$11,069,523	\$10,947,910	\$121,613
Property Related Income	\$15,440,767	\$14,425,066	\$1,015,701
Development Fee Revenue	\$952,901	\$95,106	\$857,795
Other Revenue	\$3,560,789	\$3,912,145	(\$351,355)
Total Revenue	\$112,850,337	\$108,735,821	\$4,114,516
Housing Assistance Payments	\$69,754,263	\$66,124,216	\$3,630,047
Operating Expense	\$40,219,037	\$41,415,336	(\$1,196,298)
Depreciation	\$7,957,449	\$11,367,651	(\$3,410,202)
Total Expense	\$117,930,750	\$118,907,203	(\$976,453)
Operating Income	-\$5,080,413	-\$10,171,382	\$5,090,969
Other Income(Expense)	-\$2,765,563	-\$2,268,369	(\$507,194)
Capital Contributions	-\$62,270,860	\$21,595,218	(\$83,866,079)
Increase(Decrease) Net Assets	-\$70,116,836	\$9,165,467	(\$79,282,303)
Total Assets	\$195,909,475	\$346,733,526	(\$150,824,051)
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
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
Lifeworks Northwest	32	May-13	Aug-14	Sitework / Construction	\$10,346,567	\$323,330

Capital Improvement

Highrise Rehab - Group 1	564	Mar-13	Sep-16	Predev / Finance Structuring	\$38,886,147	\$68,947
Gallagher	85					
Hollywood East	299					
Northwest Tower	180					
Highrise Rehab - Group 2	112	Mar-13	Sep-16	Predev / Finance Structuring	\$8,041,564	\$71,800
Sellwood	112					
Hollywood East - Roof Replacement	N/A	Apr-13	Aug-13	Construction	\$549,500	N/A
Carlton Court Siding Replacement	N/A	Dec-12	Aug-13	Construction	\$428,293	N/A
Eastwood Court Court Siding Replacement	N/A	Dec-12	Aug-13	Construction	\$732,700	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