

Housing Authority of Portland - Dashboard Report For September of 2007

**Real Estate Operations**  
**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	44	2,189	2,152	68	96.8%	512	839	354	427	20	0	2,152
Public Housing Mixed Financed Owned *	1	34	34	0	100.0%	0	14	10	10	0	0	34
Public Housing Mixed Finance Tax Credit *	4	297	297	3	99.0%	0	94	89	62	45	7	297
<b>Total Public Housing</b>	<b>49</b>	<b>2,520</b>	<b>2,483</b>	<b>71</b>	<b>97.1%</b>	<b>512</b>	<b>947</b>	<b>453</b>	<b>499</b>	<b>65</b>	<b>7</b>	<b>2,483</b>
Affordable Owned with PBA subsidy	6	496	496	15	97.0%	72	229	104	91	0	0	496
Affordable Owned without PBA subsidy	10	941	941	16	98.3%	17	295	472	139	18	0	941
<b>Total Affordable Owned Housing</b>	<b>16</b>	<b>1,437</b>	<b>1,437</b>	<b>31</b>	<b>97.8%</b>	<b>89</b>	<b>524</b>	<b>576</b>	<b>230</b>	<b>18</b>	<b>0</b>	<b>1,437</b>
Tax Credit Partnerships	19	2,162	2,162	83	96.2%	845	523	425	211	141	17	2,162
<b>Total Affordable Housing</b>	<b>35</b>	<b>3,599</b>	<b>3,599</b>	<b>114</b>	<b>96.8%</b>	<b>934</b>	<b>1,047</b>	<b>1,001</b>	<b>441</b>	<b>159</b>	<b>17</b>	<b>3,599</b>
Eliminate Duplicated PH Properties/Units	-5	-331	-331	-3		0	-108	-99	-72	-45	-7	-331
<b>Combined Total PH and AH</b>	<b>79</b>	<b>5,788</b>	<b>5,751</b>	<b>182</b>	<b>96.8%</b>	<b>1,446</b>	<b>1,886</b>	<b>1,355</b>	<b>868</b>	<b>179</b>	<b>17</b>	<b>5,751</b>
Special Needs (Master Leased)	37	417										
<b>Total with Special Needs</b>	<b>116</b>	<b>6,205</b>	<b>6,168</b>									

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

Financial	Per Unit Per Month						Fiscal YTD ending 6/30/2007				as of 6/30/2007	
	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
							Properties	Units	Properties	Units		
Three months ending 6/30/2007												
Public Housing	\$201.19	\$249.92	\$451.11	\$341.27	\$59.28	\$50.56	30	1,616	14	583		
Affordable Owned	\$502.37	\$170.68	\$673.05	\$370.23	\$50.21	\$252.61	16	1,437	0		9	5
Tax Credit Partnerships	\$508.97	\$27.50	\$536.47	\$320.87	\$10.46	\$205.14	18	1,912	1	250	9	7

**Public Housing Demographics**

Public Housing Residents	Households				% Family Type (head of household)				Race % (head of household)					Ethnicity % (hoh)	
	# 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	Non Hispanic/Latino
0 to 10% MFI	476	20.0%	2.3	1.9	9.0%	11.1%	0.6%	4.5%	5.8%	13.3%	0.6%	0.4%	0.2%	4.0%	16.0%
11 to 20%	1,042	43.8%	1.7	1.4	33.1%	10.7%	11.9%	22.6%	9.4%	31.1%	1.3%	2.4%	0.2%	3.2%	40.6%
21 to 30%	513	21.6%	2.0	1.6	14.4%	7.2%	6.4%	9.0%	3.9%	15.9%	0.8%	0.9%	0.3%	3.0%	18.5%
31 to 50%	268	11.3%	2.5	1.9	5.4%	5.8%	2.1%	3.4%	2.7%	7.8%	0.4%	0.5%	0.1%	1.7%	9.5%
51 to 80%	70	2.9%	2.9	2.3	1.1%	1.8%	0.3%	0.5%	1.2%	1.7%	0.0%	0.1%	0.0%	0.5%	2.4%
Over 80%	9	0.4%	2.6	2.1	0.2%	0.2%	0.1%	0.0%	0.2%	0.2%	0.0%	0.0%	0.0%	0.1%	0.3%
All	2,378	100.0%	2.0	1.6	63.2%	36.8%	21.5%	40.0%	23.1%	69.9%	3.3%	4.2%	0.8%	12.6%	87.4%

**Waiting List**

0 to 10% MFI	1,445	59.5%	2.0	1.7		1.9%	14.4%	16.2%	37.5%	2.9%	2.2%	1.1%	8.6%	50.0%
11 to 20%	605	24.9%	2.0	1.6		1.7%	8.7%	6.1%	16.7%	0.8%	1.2%	0.2%	2.4%	22.2%
21 to 30%	229	9.4%	2.1	1.8		0.3%	3.0%	2.5%	6.0%	0.4%	0.3%	0.1%	1.4%	8.0%
31 to 50%	127	5.2%	2.4	2.0		0.4%	1.0%	1.9%	2.7%	0.2%	0.5%	0.1%	0.6%	4.4%
51 to 80%	20	0.8%	2.7	1.9		0.0%	0.1%	0.3%	0.2%	0.0%	0.2%	0.1%	0.0%	0.8%
Over 80%	1	0.0%	6.0	6.0		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
All	2,427	100.0%	2.0	1.7		4.2%	27.2%	26.9%	63.1%	4.3%	4.4%	1.6%	13.1%	85.5%

**Other Activity**

	#s, days, hrs
Public Housing	
Names pulled from Wait List	78
Denials	5
New rentals	21
Vacates	21
Evictions	1
# of work orders received	1,109
# of work orders completed	1,035
Average days to respond	10.2
# of work orders emergency	25
Average response hrs (emergency)	11

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**Rent Assistance Performance Measures**

**Utilization and Activity**

	Current Month Status					Current Month Activity				
	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
Tenant Based Vouchers	6,510	6,508	100%	\$545	\$2,224	2,719	0	11	63	493
Project Based Vouchers	956	874	91%	\$450	-\$126,672			14	22	82
SRO/Mod Vouchers	562	530	94%	\$345				16	20	79
All Vouchers	8,028	7,912	99%	\$521	-\$124,449			41	105	654

**Demographics**

	Households				% Family Type (head of household)				Race % (head of household)					Ethnicity % (hoh)	
	# of Households	% of Households	Average Family Size	Average Unit Size	Adults no Children	Family with Children	Elderly	Disabled Not Elderly	Black	White	Native American	Asian	Hawaiian/Pacific Island	Hispanic	Non Hispanic
Tenant Based Voucher Participants															
0 to 10% MFI	1,225	19.2%	2.4	2.2	6.8%	12.3%	0.3%	1.0%	9.2%	9.3%	0.6%	0.5%	0.1%	1.2%	18.0%
11 to 20%	2,701	42.3%	2.1	2.0	25.5%	16.8%	8.5%	18.3%	14.1%	25.0%	1.0%	3.0%	0.2%	2.1%	40.2%
21 to 30%	1,409	22.1%	2.5	2.2	10.5%	11.6%	5.3%	6.9%	7.0%	13.5%	0.4%	1.4%	0.1%	1.3%	20.8%
31 to 50%	953	14.9%	3.0	2.5	4.5%	10.4%	2.2%	3.1%	5.4%	8.2%	0.4%	1.1%	0.1%	0.7%	14.2%
51 to 80%	95	1.5%	3.5	3.1	0.2%	1.3%	0.1%	0.3%	0.8%	0.5%	0.0%	0.1%	0.0%	0.0%	1.5%
Over 80%	5	0.1%	3.2	3.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
All	6,388	100.0%	2.4	2.1	47.7%	52.3%	16.3%	29.5%	36.5%	56.5%	2.4%	6.1%	0.5%	5.3%	94.7%

**Waiting List**

0 to 10% MFI	1,215	44.7%	2.0			1.4%	13.8%	16.9%	22.0%	3.3%	1.3%	0.6%	3.6%	35.7%
11 to 20%	682	25.1%	2.1			2.8%	11.0%	7.5%	14.6%	1.2%	1.5%	0.3%	2.1%	20.6%
21 to 30%	419	15.4%	2.3			1.5%	4.4%	4.7%	9.1%	0.7%	0.7%	0.1%	1.2%	12.7%
31 to 50%	377	13.9%	2.4			1.4%	2.9%	4.9%	7.6%	0.7%	0.7%	0.1%	1.5%	11.1%
51 to 80%	25	0.9%	1.9			0.1%	0.3%	0.4%	0.3%	0.0%	0.0%	0.1%	0.1%	0.7%
Over 80%	1	0.0%	1.0			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
All	2,719	100.0%	2.1			7.2%	32.4%	34.4%	53.7%	5.9%	4.2%	1.1%	8.5%	81.0%

**Short Term Rent Assistance**

	# of Households Participating	\$ Amount of Assistance Provided	Average Cost per Household
Shelter Plus Care	325	\$156,280	\$481
Short Term Rent Assistance	216	\$98,689	\$457

**Resident Services**

**Resident Programs**

	Housing Program Served	Households Served/ Participants	Monthly Funding Amount	Average Funds per Participant									
Congregate Housing Services	Public Housing	87	\$30,923	\$355									
Resident Services Coordination		# HH Stabilized	# HH Transitioned	# Mental/Physical Health Stabilized									
	Public Housing	8	2	13									
Community Supportive Services		# HH Enrolled	# in Self Sufficiency	# In GOALS									
	Public Housing	55	23	5									
	Section 8	25	14	2									
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	101	\$175,336	0	0		0	\$0	\$3,086				
	Section 8	360	\$971,014	0	1		0	\$7,389	\$1,123				

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**Agency Financial Summary**

Three months ending 6/30/2007	Fiscal Year to Date	Prior YTD	Increase (Decrease)
Subsidy Revenue	\$15,321,001	\$14,753,701	\$567,300
Grant Revenue	\$1,562,423	\$2,168,886	(\$606,463)
Property Related Income	\$3,744,878	\$3,563,116	\$181,762
Development Fee Revenue	\$1,143,166	\$1,575,655	(\$432,489)
Other Revenue	\$500,073	\$330,245	\$169,828
<b>Total Revenue</b>	<b>\$22,271,541</b>	<b>\$22,391,603</b>	<b>(\$120,062)</b>
Housing Assistance Payments	\$12,589,138	\$11,853,642	\$735,496
Operating Expense	\$8,002,457	\$8,065,126	(\$62,669)
Depreciation	\$1,109,235	\$1,048,447	\$60,788
<b>Total Expense</b>	<b>\$21,700,830</b>	<b>\$20,967,216</b>	<b>\$733,615</b>
<b>Operating Income</b>	<b>\$570,711</b>	<b>\$1,424,387</b>	<b>(\$853,677)</b>
Other Income(Expense)	\$166,490	\$35,908	\$130,582
Capital Contributions	\$2,772,361	\$2,802,861	(\$30,500)
<b>Increase(Decrease) Net Assets</b>	<b>\$3,509,562</b>	<b>\$4,263,157</b>	<b>(\$753,595)</b>
<b>Total Assets</b>	<b>\$322,052,477</b>	<b>\$302,228,435</b>	<b>\$19,824,043</b>
<b>Liquidity Reserves</b>	<b>\$10,949,506</b>	<b>\$10,056,279</b>	<b>\$893,227</b>

**Development/Community Revitalization**

**New Development / Revitalization**

	Units	Construction Start	Construction End	Current Phase	Total Cost
Humboldt Gardens	130	Apr-07	Jul-08	Construction	\$40,484,042
HG Homeownership	3	Jun-07	Oct-07	Construction	\$150,000
The Morrison	140	Oct-06	Nov-07	Construction	\$21,752,000
Clark Center Annex	22	Jul-06	Aug-07	Complete	\$1,544,400
Fairview	328	Sep-07	Dec-07	Construction	\$325,000
Pine Square	142	tbd	tbd	Concept	\$6,500,000
Rockwood Station	195	tbd	tbd	Predevelopment	tbd
Ainsworth Court	88	tbd	tbd	Concept	tbd
Helen Swindells	105	tbd	tbd	Concept	tbd
University Place	0	tbd	tbd	Concept	tbd
Trenton St. lots @ NC	0	tbd	tbd	Concept	tbd
Sears Army Site	0	tbd	tbd	Concept	tbd
Multnomah Village Lots	0	tbd	tbd	Concept	tbd
The Grove Hotel	0	tbd	tbd	Predevelopment	tbd
The Resource Center (Access Center)	0	tbd	tbd	Concept	tbd

**Capital Improvement**

	Units	Start	End	Phase	Cost
Maple Mallory	48	Jul-06	Nov-07	Construction	\$3,400,000
The Plaza	68	Sep-07	Oct-07	Construction	\$248,000
Sellwood	110	Sep-07	Jan-07	Construction	\$748,000
Slavin Court	24	Sep-07	Oct-07	Construction	\$55,000
Medallion	90	Sep-07	Oct-07	Concept	\$20,000
Cambridge Court	20	tbd	tbd	Concept	tbd
Ruth Haefner	84	Sep-07	Oct-07	Construction	\$100,000

**Pending Sales**

	Units	Listing Price
La Tourelle	80	\$4,500,000
Humboldt Gardens Scattered	14	\$750,000
PH Scattered Sites	2	\$312,664