



MEETING OF THE BOARD OF COMMISSIONERS

April 17, 2017 at 8:30 a.m.

King County Housing Authority
Snoqualmie Conference Room
700 Andover Park W
Tukwila, WA 98188

A G E N D A

- I. Call to Order**
- II. Roll Call**
- III. Public Comment**
- IV. Approval of Minutes**
 - Board Meeting Minutes – March 20, 2017 **1**
- V. Approval of Agenda**
- VI. Consent Agenda**
 - A. Voucher Certification Reports for February 2017 **2**
 - B. **Resolution No. 5562:** Authorization of an Interlocal Agreement with Region VIII Education Service Center (Pittsburg, Texas) for the purpose of participating in the Interlocal Purchasing System **3**
- VII. Resolutions for Discussion & Possible Action**
 - None.
- VIII. Briefings & Reports**
 - A. Fourth Quarter 2016 Financial Statements **4**
 - B. First Quarter 2017 Procurement Report **5**
 - C. Bank Accounts **6**
 - D. First Quarter 2017 Summary Write-Offs **7**
 - E. 2016 Resident Characteristics Report **8**

IX. Study Session: Legislative Briefing 9

X. Executive Director Report

XI. KCHA in the News 10

XII. Commissioner Comments

XIII. Adjournment

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the Board Coordinator, Jessica Olives, in writing at 600 Andover Park West, Seattle, WA 98188 or by calling 206-574-1194 prior to the meeting date.

Note there will be a Moving King County Residents Forward (MKCRF) meeting immediately following the KCHA Meeting.

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**MINUTES OF THE MEETING OF THE
BOARD OF COMMISSIONERS OF THE
KING COUNTY HOUSING AUTHORITY**

Monday, March 20, 2017

I. CALL TO ORDER

The regular meeting of the Board of Commissioners of the King County Housing Authority was held on Monday, March 20, 2017 at the King County Housing Authority, 700 Andover Park West, Tukwila, WA 98188. There being a quorum, the meeting was called to order by Chair Doug Barnes at 8:31 a.m.

II. ROLL CALL

Present: Commissioner Doug Barnes (Chair), Commissioner Michael Brown (Vice-Chair) (*arrived at 8:38 a.m.*), Commissioner TerryLynn Stewart, and Commissioner John Welch

Excused: Commissioner Susan Palmer

III. PUBLIC COMMENT

Resident Lillie Clinton commented on maintenance issues in her unit.

IV. APPROVAL OF MINUTES

A modification was made to the minutes, addressing Section X. Executive Director's Report.

On motion by Commissioner Stewart and seconded by Commissioner Welch, the Board unanimously approved the revised minutes from the Board of Commissioners' meeting of February 21, 2017.

V. APPROVAL OF AGENDA

On motion by Commissioner Stewart and seconded by Commissioner Brown, the Board unanimously approved the March 20, 2017 Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Reports for January 2017

January 2017

GENERAL PROPERTIES

Bank Wires / ACH Withdrawals

1,740,115.47

Subtotal

1,740,115.47

Accounts Payable Vouchers

Key Bank Checks #307341-#307877	4,409,824.67
Tenant Accounting Checks #10314- #10326	3,510.31
Commerce Bank Direct Payment	58,610.99
<i>Subtotal</i>	<u>4,471,945.97</u>
Payroll Vouchers	
Checks - #90364 – #90388	24,940.77
Direct Deposit	1,333,500.45
<i>Subtotal</i>	<u>1,358,441.22</u>
Section 8 Program Vouchers	
Checks - #616357-#616665	180,600.20
Refund Checks	18,448.57
ACH - #371116-#373903	10,886,968.65
<i>Subtotal</i>	<u>11,086,017.42</u>
Purchase Card / ACH Withdrawal	173,645.00
<i>Subtotal</i>	<u>173,645.00</u>
GRAND TOTAL	18,830,165.08
BOND PROPERTIES	
Bond Properties Total (31 different properties)	1,956,021.13

On motion by Commissioner Brown and seconded by Commissioner Stewart, the Board unanimously approved the consent agenda.

VII. RESOLUTIONS FOR DISCUSSION AND POSSIBLE ACTION

None.

VIII. BRIEFINGS & REPORTS

A. 2016 Year End Capital Report & 2017 Capital Budget

Dan Watson, Deputy Executive Director, provided an overview of the results for the 2016 Construction and Capital Improvement Program and expectations for 2017. Mr. Watson presented the 2016 Capital budget and actual expenditures including accomplishments by the HOPE VI, Asset Management and Housing Management departments. Mr. Watson provided an update on the Energy Performance Contract and described the 2017 Construction budget along with major projects and incentives.

B. 2016 Moving to Work Report (MTW)

Katie Escudero, MTW Policy Analyst, provided an overview of highlights and accomplishments from the past year. Ms. Escudero mentioned that a presentation on Resident Characteristics will be provided by the Policy & Research department at the next Board meeting.

Commissioner Welch asked about the lessons learned from the Resident Opportunity Plan (ROP) mentioned in the MTW Report. Stephen Norman, Executive Director, explained the process that led staff to make the five ROP recommendations listed and provided background information on the program.

Mr. Norman commended staff for its efforts on the MTW Report. Mr. Norman also mentioned that the Report is in draft form and the final document will be distributed to the Board.

Chair Barnes inquired about the ability of the Agency to maintain the level of MTW-related services in the near future given the federal budget proposals. Mr. Norman stated that funding sources are identified for all 2017 operating and capital expenses. There will be an impact on 2018 and beyond, but it is premature to predict those impacts as the federal budget has not yet been developed by Congress.

C. Housing Management Software – Tenmast Update

Katie Fries, Tenmast Administrative Program Manager, provided an overview and background of the project. Ms. Fries highlighted milestones, key challenges and provided an update on the 2017 Work Plan related to the software system.

Housing Choice Vouchers Waitlist Opening

Sean Heron, Senior Director of Leased Housing Program provided a brief update on the opening of the Housing Authority's waitlist and mentioned that the Board will receive another update following closure of the waitlist. Mr. Heron presented data from prior waitlist openings and the key areas staff will be focusing on. Mr. Heron stated the waiting list will be open beginning April 5, 2017 through April 18, 2017.

IX. EXECUTIVE SESSION

A. To review the performance of a public employee (RCW 42.30.110 (1) (g))

Chair Barnes announced the start of the Executive Session at 9:59 a.m.

The meeting of the Board of Commissioners was reconvened at 10:15 a.m. by Chair Barnes.

X. EXECUTIVE DIRECTOR'S REPORT

Mr. Norman provided an overview of the proposed 2017 and 2018 federal budgets and their potential impact on KCHA's programs.

XI. KCHA IN THE NEWS

None.

XII. COMMISSIONER COMMENTS

XIII. ADJOURNMENT

On motion by Commissioner Brown, seconded by Commissioner Welch, the Board adjourned the meeting at 10:29 a.m.

**THE HOUSING AUTHORITY OF THE
COUNTY OF KING, WASHINGTON**

DOUGLAS J. BARNES, Chair
Board of Commissioners

STEPHEN J. NORMAN
Secretary

T A B N U M B E R



To: Board of Commissioners

From: Linda Riley, Controller

Date: March 24, 2017

Re: **VOUCHER CERTIFICATION FOR FEBRUARY 2017**

I, Linda Riley, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, and that the claims represented by the vouchers listed below were just obligations of the Housing Authority of the County of King, and that I am authorized to authenticate and certify said claims.



Linda Riley
Controller
March 24, 2017

Bank Wires / ACH Withdrawals		3,063,300.41
	<i>Subtotal</i>	<i>3,063,300.41</i>
Accounts Payable Vouchers		
Key Bank Checks - #307878-#308441		5,010,495.57
Tenant Accounting Checks - #10327-#10338		1,556.55
Commerce Bank Direct Payment		91,017.75
	<i>Subtotal</i>	<i>5,103,069.87</i>
Payroll Vouchers		
Checks - #90389-#90411		23,436.73
Direct Deposit		1,336,203.47
	<i>Subtotal</i>	<i>1,359,640.20</i>
Section 8 Program Vouchers		
Checks - #616666-#616984		190,188.40
Refund Checks		17,084.72
ACH - #373904-#376680		11,024,595.73
	<i>Subtotal</i>	<i>11,231,868.85</i>
Purchase Card / ACH Withdrawal		193,468.13
	<i>Subtotal</i>	<i>193,468.13</i>
	GRAND TOTAL	<i>20,951,347.46</i>

TO: THE BOARD OF COMMISSIONERS, HOUSING AUTHORITY OF
THE COUNTY OF KING, WASHINGTON

FROM: Wen Xu

SUBJECT: VOUCHER CERTIFICATION FOR FEBRUARY 2017

I, Wen Xu, do hereby certify under penalty of perjury that the claims represented by the transactions below were just, due, and unpaid obligations against the Housing Authority, and that I, and my designees, are authorized to authenticate and certify said claims.


Wen Xu
Director, Managed Assets
March 8, 2017

Property	Wired to Operating Account(s) for Obligations of Property			Notes:
Feb-17	Date	\$	Claim	
<u>Bellepark East</u>	2/2/2017	\$17,057.76	A/P & Payroll	
	2/9/2017	\$26,760.75	A/P	
	2/16/2017	\$15,322.68	A/P & Payroll	
	2/23/2017	\$5,279.00	A/P	
<u>Colonial Gardens</u>	2/2/2017	\$20,182.26	A/P & Payroll	
	2/9/2017	\$6,101.30	A/P	
	2/16/2017	\$21,594.44	A/P & Payroll	
	2/23/2017	\$5,099.86	A/P	
<u>Cottonwood</u>	2/2/2017	\$9,381.36	A/P & Payroll	
	2/9/2017	\$6,524.27	A/P	
	2/16/2017	\$8,014.72	A/P & Payroll	
	2/23/2017	\$9,872.32	A/P	
<u>Cove East</u>	2/2/2017	\$19,102.69	A/P & Payroll	
	2/9/2017	\$9,702.22	A/P	
	2/16/2017	\$19,124.49	A/P & Payroll	
	2/23/2017	\$20,678.61	A/P	
<u>Landmark</u>	2/2/2017	\$17,673.10	A/P & Payroll	
	2/9/2017	\$17,142.42	A/P	
	2/16/2017	\$24,170.64	A/P & Payroll	
	2/23/2017	\$15,602.06	A/P	
<u>Timberwood</u>	2/2/2017	\$28,551.12	A/P & Payroll	
	2/9/2017	\$35,972.68	A/P	
	2/16/2017	\$40,339.21	A/P & Payroll	
	2/23/2017	\$7,382.11	A/P	
<u>Woodland North</u>	2/2/2017	\$5,729.28	A/P & Payroll	
	2/9/2017	\$2,418.44	A/P	
	2/16/2017	\$18,706.87	A/P & Payroll	
	2/23/2017	\$5,321.07	A/P	
<u>Woodside East</u>	2/2/2017	\$20,465.92	A/P & Payroll	
	2/9/2017	\$8,992.91	A/P	
	2/16/2017	\$32,059.89	A/P & Payroll	
	2/23/2017	\$15,988.56	A/P	
<u>Alpine Ridge</u>	2/9/2017	\$8,135.08	A/P & Payroll	
	2/23/2017	\$15,761.99	A/P & Payroll	
<u>Arbor Heights</u>	2/9/2017	\$7,193.85	A/P	
	2/10/2017	\$6,069.02	Payroll	
	2/23/2017	\$17,100.55	A/P & Payroll	
<u>Aspen Ridge</u>	2/9/2017	\$5,199.91	Payroll	
	2/15/2017	\$7,318.03	A/P	
	2/23/2017	\$10,325.17	A/P & Payroll	
<u>Auburn Square</u>	2/9/2017	\$36,506.66	A/P & Payroll	
	2/23/2017	\$23,243.16	A/P & Payroll	
<u>Carriage House</u>	2/9/2017	\$148,716.08	A/P & Payroll	
	2/23/2017	\$24,801.97	A/P & Payroll	
<u>Cascadian</u>	2/9/2017	\$11,777.69	Payroll	
	2/10/2017	\$45,069.82	A/P	
	2/23/2017	\$30,660.93	A/P & Payroll	
<u>Fairwood</u>	2/1/2017	\$18,690.10	A/P	
	2/9/2017	\$9,715.40	Payroll	
	2/10/2017	\$26,454.08	A/P	
	2/23/2017	\$25,119.75	A/P & Payroll	
<u>Heritage Park</u>	2/2/2017	\$10,210.30	A/P	
	2/9/2017	\$13,627.24	A/P & Payroll	
	2/23/2017	\$13,668.23	A/P & Payroll	
<u>Laurelwood</u>	2/9/2017	\$8,092.98	Payroll	
	2/15/2017	\$28,073.91	A/P	
	2/23/2017	\$34,445.36	A/P & Payroll	
<u>Meadows</u>	2/9/2017	\$6,126.85	Payroll	
	2/10/2017	\$6,831.60	A/P	
	2/23/2017	\$18,996.50	A/P & Payroll	

Newporter	2/9/2017	\$40,529.09	A/P & Payroll
	2/23/2017	\$26,548.09	A/P & Payroll
Parkwood	2/9/2017	\$19,110.95	A/P & Payroll
	2/23/2017	\$20,286.63	A/P & Payroll
Somerset East	2/9/2017	\$5,114.98	Payroll
	2/10/2017	\$14,526.57	A/P
	2/23/2017	\$14,715.90	A/P & Payroll
Somerset West	2/9/2017	\$4,709.70	Payroll
	2/10/2017	\$14,526.57	A/P
	2/23/2017	\$16,584.60	A/P & Payroll
Walnut Park	2/9/2017	\$19,781.36	A/P & Payroll
	2/23/2017	\$31,333.86	A/P & Payroll
Windsor Heights	2/2/2017	\$11,725.42	A/P
	2/9/2017	\$14,395.92	Payroll
	2/10/2017	\$81,724.45	A/P
	2/23/2017	\$62,002.94	A/P & Payroll
Woodridge Park	2/9/2017	\$13,949.30	Payroll
	2/10/2017	\$38,674.12	A/P
	2/23/2017	\$58,743.58	A/P & Payroll
Gilman Square	2/8/2017	\$26,132.37	A/P & Payroll
	2/22/2017	\$43,074.08	A/P & Payroll
Meadowbrook	2/8/2017	\$ 30,779.85	A/P & Payroll
	2/22/2017	\$ 22,910.46	A/P & Payroll
Villages at South Station	2/8/2017	\$30,001.27	A/P & Payroll
	2/22/2017	\$40,713.31	A/P & Payroll
Rainier View I	2/2/2017	\$3,690.63	A/P
	2/9/2017	\$11,357.15	A/P
	2/16/2017	\$12,091.92	A/P
	2/23/2017	\$1,176.69	A/P
Rainier View II	2/2/2017	\$2,582.16	A/P
	2/9/2017	\$10,403.39	A/P
	2/16/2017	\$7,986.09	A/P
	2/23/2017	\$985.36	A/P
Si View	2/2/2017	\$3,558.60	A/P
	2/9/2017	\$3,774.53	A/P
	2/16/2017	\$6,646.10	A/P
	2/23/2017	\$5,268.59	A/P
Abbey Ridge	2/9/2017	\$45,503.89	A/P & Payroll
	2/23/2017	\$30,941.83	A/P & Payroll
Highland Village	2/9/2017	\$40,273.87	A/P & Payroll
	2/23/2017	\$10,695.64	A/P & Payroll
Vashon Terrace	2/10/2017	\$12,659.91	A/P
Portfolio Total:		\$2,053,409.11	

T A B N U M B E R

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TO: Board of Commissioners

FROM: Connie Davis, Deputy Executive Director

DATE: April 11, 2017

RE: **Resolution No. 5562: Authorization of an Interlocal Agreement with Region VIII Education Service Center (Pittsburg, Texas) for the Purpose of Participating in The Interlocal Purchasing System**

Executive Summary

Resolution No. 5562 authorizes the Executive Director to enter into an Intergovernmental Cooperative Purchasing Agreement with the Region VIII Education Service Center in Pittsburg, Texas. Region VIII is the lead entity in establishing a nationwide purchasing cooperative called The Interlocal Purchasing System (TIPS). Under its current Procurement Policy, the Authority may participate in such cooperatives as another means of procuring goods and services, subject to Board authorization.

Background

State law RCW 39.34.030 authorizes local agencies to enter into intergovernmental or interlocal cooperative purchasing agreements. Referred to as the Interlocal Cooperation Act, this statute allows two or more public agencies to exercise powers jointly in the efficient and economical procurement of goods and services, and in the operation of programs and activities. Recipients of federal funds under HUD are also afforded this same opportunity under 2 CFR 200, which states in part that agencies such as KCHA are encouraged to enter into Interlocal Agreements for the procurement of common goods and services.

Staff Recommendation

Entering into this agreement will not relieve KCHA from complying with the applicable laws which govern our procurement activities. KCHA can only access contracts procured by TIPS if the bidding and award process used by them in vendor selection complies with our own procurement policies. Passage of Resolution No. 5562 is recommended.

INTERLOCAL AGREEMENT
Region VIII Education Service Center
WASHINGTON PUBLIC AGENCY
(School, College, University, State, City or County Office)

King County Housing Authority

WASHINGTON
EDUCATIONAL OR GOVERNMENT ENTITY

Control Number (TIPS will Assign)
Schools enter County-District Number

and

Region VIII Education Service Center
Pittsburg, Texas

225 - 950
Region 8 County-District Number

The Texas Education Code §8.002 permits Regional Education Service Centers, at the direction of the Commissioner of Education, to provide services to assist school districts, colleges and universities in improving student performance and increasing the efficiency and effectiveness of school, college and university financial operations.

Government Authority:

Authority for such services in WASHINGTON is granted under WASHINGTON Revised Code § 39.34 *et seq* as amended. These competitively bid cooperative purchasing services are extended to all WASHINGTON State, City and County Government Agencies.

Interlocal contracts in Washington are authorized by the Washington Interlocal Cooperation Act ("WICA") WASH. REV. CODE § 39.34, *et seq*. WICA provides that any power, privileges or authority exercised by a public agency of Washington may be exercised jointly with any other Washington public agency or with any public agency of any other state. WASH. REV. CODE §39.30 (1) "Public Agency" means "any agency, political subdivision, or unit of local government of this state, and any political subdivision of another state." WASH. REV. CODE § 39.34.050 (1). Pursuant to the TICA, a Texas regional education service center is considered an agency of the state of Texas as created by the Texas Legislature and controlled by the Texas Education Code; thus, a Texas regional education service center would be considered a public agency for the purposes of WICA. See TEX.GOV'T CODE § 791.003 (5).

The construction projects have additional requirements. See Powell & Leon letter of May 19, 2009.

Vision:

TIPS will become the premier purchasing cooperative in North America through developing partnerships with quality vendors, school districts, universities, colleges, all governmental entities, and public and private industry.

Mission:

Our mission is to provide a proven purchasing process through quality customer service including timely response, legal support and effective recruitment by providing sufficient resources to include personnel.

Purpose:

The purpose of the TIPS program shall be to continue providing substantial savings and best value for participating educational entities or public agencies through cooperative purchasing.

General Provisions:

Both Parties agree to comply fully with all applicable federal, state, and local statutes, ordinances, rules, and regulations in connection with the programs contemplated under this Agreement. This Agreement is subject to all applicable present and future valid laws governing such programs.

This Agreement shall be governed by the laws of the State of Texas and venue shall be in the county in which the administrative offices of RESC VIII are located which is Camp County, Texas.

It is the responsibility of the Entity purchasing from TIPS to insure that the respective State purchasing laws are being followed.

This Agreement contains the entire agreement of the Parties hereto with respect to the matters covered by its terms, and it may not be modified in any manner without the express written consent of the Parties.

If any term(s) or provision(s) of this Agreement are held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect

Before any party may resort to litigation, any claims, disputes or other matters in question between the Parties to this Agreement shall be submitted to nonbinding mediation

No Party to this Agreement waives or relinquishes any immunity or defense on behalf of themselves, their directors, officers, employees, and agents as a result of its execution of this Agreement and performance of the functions and obligations described herein.

This Agreement may be negotiated and transmitted between the Parties by means of a facsimile machine and the terms and conditions agreed to are binding upon the Parties.

Authorization:

Region VIII Education Service Center and The Interlocal Purchasing System (TIPS) Program have entered into an Agreement to provide competitively bid cooperative purchasing opportunities to entities as outlined above.

This Interlocal Agreement process was approved by the governing boards of the respective parties at meetings that were posted and held in accordance with the respective STATE Open Meetings Act, for Texas it was Government Code Ch. 551.

The individuals signing below are authorized to do so by the respective parties to this Agreement.

Membership Entity-**Region 8 Education Service Center**

King County Housing Authority

By: _____
Authorized Signature

By: _____
Authorized Signature

Title: Executive Director

Title: Executive Director Region VIII ESC

Washington Authority

Government Authority:

Authority for such services in WASHINGTON is granted under WASHINGTON Government Code § 39.34 et seq as amended. These competitively bid cooperative purchasing services are extended to all WASHINGTON State, City and County Government Agencies. Interlocal contracts in Washington are authorized by the Washington Interlocal Cooperation Act ("WICA") WASH. REV. CODE § 39.34, et seq. WICA provides that any power, privileges or authority exercised by a public agency of Washington may be exercised jointly with any other Washington public agency or with any public agency of any other state. WASH. REV. CODE § 39.30 (1) "Public Agency" means "any agency, political subdivision, or unit of local government of this state...and any political subdivision of another state." WASH. REV. CODE § 39.34.050 (1).

Pursuant to the TICA, a Texas regional education service center is considered a political subdivision of the state of Texas; thus, a Texas regional education service center would be considered a public agency for the purposes of WICA. See TEX.GOV'T CODE § 791.003 (5). The construction projects have additional requirements. See Powell & Leon letter of May 19, 2009.

THE HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION No. 5562

**AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN
INTERLOCAL PURCHASING AGREEMENT WITH REGION VIII EDUCATION
SERVICE CENTER (PITTSBURG, TEXAS) FOR THE PURPOSE OF
PARTICIPATING IN THE INTERLOCAL PURCHASING SYSTEM**

WHEREAS, the Revised Code of Washington (RCW) 39.34.030 allows for the establishment of cooperative or intergovernmental agreements or contracts between public agencies, and

WHEREAS, RCW 39.34.0303 requires that such intergovernmental agreements be authorized by the governing body of each party to the contract, and that such contracts shall set forth fully the purposes, powers, rights, objectives and responsibilities of the contracting parties, and

WHEREAS, the Region VIII Education Service Center (Pittsburg, Texas) is developing a national purchasing cooperative called The Interlocal Purchasing System (TIPS), and

WHEREAS, the King County Housing Authority wishes to participate in TIPS and may, from time to time wish to use the TIPS procurement process; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE
COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING,
THAT;**

The Executive Director is hereby authorized to enter into an Interlocal Cooperative Purchasing Agreement with the Region VIII Education Service Center substantially in the form attached.

**ADOPTED AT A REGULAR MEETING OF THE BOARD OF THE
COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING
THIS 17TH DAY OF APRIL 2017.**

**THE HOUSING AUTHORITY OF THE
COUNTY OF KING, WASHINGTON**

DOUGLAS J. BARNES, Chair
Board of Commissioners

STEPHEN NORMAN
Secretary

T A B N U M B E R



To: Board of Commissioners

From: Craig Violante, Director of Finance

Date: April 11, 2017

Re: **Fourth Quarter CY 2016 Financial Statements**

2016 YEAR-END EXECUTIVE SUMMARY

Operations for 2016 met or exceeded budgeted projections. Excluding Housing Choice Voucher (HCV) port-in transactions which inflate both operating revenue and expenses equally, operating revenue exceeded the adopted budget by 109.1% and the mid-year revenue forecast by 103.4%. Operating expenses, compared to the adopted budget and the mid-year expense forecast, were at 98.1% and 99.2%, respectively.

The positive revenue variance was predominantly driven by Federal funding. The combination of the 12% inflation adjustment for the Housing Choice Voucher (HCV) program, an actual HCV prorate of 99.582% vs. the budget of 99.0%, a Public Housing Operating Fund Subsidy (Subsidy) final prorate of 90.21% vs. the budget of 83.5% and the optimization of the Resident Utility Incentive component of the Energy Performance Contract, resulted in 2016 federal funding that was \$14.5 million greater than anticipated in the adopted budget.

A large portion of this increased revenue is now being directed toward higher HAP costs resulting from the new payment standards that began phasing in early in 2016 and towards an increase in planned 2017 voucher over-leasing. A chart depicting the steady rise in average HAP payment per voucher for the past two years can be found on page 6.

KCHA working capital (the difference between the agency's current assets and current liabilities) grew by \$40.3 million during 2016. Key elements of this increase include:

- \$15.4 million equity investment received from RBC, the Vantage Point investor (this transaction increased working capital but not cash as it was used to pay off long-term lines of credit)
- \$13.0 million lease payment from the Spiritwood partnership that was received in the fourth quarter of 2016 but will be held until 2017 when it will be used to reduce outstanding debt
- \$9.7 of unspent MTW funds, sourced from block grant draws and loaned into the EPC project at the end of 2016

Cash increased \$50.9 million with the main contributors being:

- The \$13.0 million lease payment from the Spiritwood partnership that is being held until 2017 when it will be used to reduce outstanding debt
- \$10.3 million of unspent Energy Performance Contract (EPC) Qualified Energy Conservation Bonds (QEBC) debt proceeds. This cash is not part of working capital as it is restricted for use on the EPC project.
- \$9.7 of unspent MTW funds, sourced from block grant draws and loaned into the EPC project at the end of 2016
- January 2017 HCV HAP payment of \$8.2 million received at the very end of 2017. As this cash is offset by deferred revenue, it is not part of working capital.
- \$6.0 million drawn from the MTW block grant to reimburse KCHA for amounts spent at the end of 2015

FOURTH QUARTER EXECUTIVE SUMMARY

The 146-unit complex Abbey Ridge closed during the quarter. This site is the closest multifamily complex to the new Angle Lake light rail station.

KCHA was awarded an additional 150 VASH vouchers by HUD and the Veterans Administration. HUD will be providing \$1.3 million in additional annual subsidy to KCHA to support these vouchers. All vouchers awarded through this competition are intended for use as project-based subsidies. The first 75 vouchers will go into existing housing at five sites, four of which are KCHA workforce housing properties. The fifth property is an Imagine Housing site in Kirkland. The second tranche of vouchers is intended for use in as-of-yet undesignated new properties scheduled to come on-line over the next three years.

Formal approval was received from the Bill and Melinda Gates Foundation to move forward with our Creating Moves to Opportunity (CMTO) three year mobility pilot. The Foundation has committed \$3 million in funding to KCHA and the Seattle Housing Authority to explore specific approaches to supporting Housing Choice Voucher families in moving to high opportunity communities. This work is taking place in partnership with Raj Chetty and a team of researchers from Stanford, Harvard, MIT and Berkley. The initiative supports KCHA's commitment (and the Board's direction) to increase the share of assisted households with children living in high opportunity neighborhoods to 30% by 2021.

KCHA received a final \$885,000 investor equity pay-in this for the Vantage Point project, including an upward adjustment of nearly \$85,000.

KCHA was awarded over \$9.2 million in funding for three of the four acquisition projects submitted under the first round of the County's Transit Oriented Development

initiative. A total of \$14.2 million was awarded county-wide with KCHA receiving nearly two-thirds of the funds.

The 98-unit Arbor Heights property joined the bond portfolio as the tax credit partnership was unwound.

Due to certain debt covenants, KCHA must maintain a debt service coverage ratio of 1.1 or better. The debt service coverage ratio is calculated by dividing net operating income by the annual required debt service payments and is a measure of the ability of a borrower to meet current debt obligations. A ratio of 1.0 or greater means the borrower has sufficient income to cover its obligations. For 2016, KCHA's ratio is 1.90. The status of this ratio will be reported to the Board quarterly.

CASH AND INVESTMENT SUMMARIES

Overall cash balances increased by \$8.7 million during the quarter, driven by the January 2017 \$8.2 million HCV payment actually received at the very end of 2016. For a complete report on KCHA's overall cash position at the end of the year, please see page 10.

Investment Summaries (in millions)	Amount	Yield	% of Total
Invested in the Local Government Investment Pool & Masterfund	\$83.5	0.46%	42.9%
Invested by KCHA	54.0	1.12%	27.8%
Cash held by trustees	15.7	0.10% *	8.1%
Cash held in checking and savings accounts	24.3	0.10% *	12.5%
Invested by KCHA	\$177.5	0.67%	91.3%
Cash loaned for low income housing & EPC project purposes	17.0	4.98%	8.7%
Loaned by KCHA	17.0	4.98%	8.7%
Total	<u>\$194.5</u>	<u>1.05%</u>	<u>100.0%</u>

*Estimate

The overall Return on Investment (ROI) at year end on KCHA investments, including loans made for low income housing and EPC project purposes, was 1.05%, up from 0.74% last quarter, bolstered by the loan of \$11.3 million of MTW funds to EPC at 5% per annum. The Washington State Treasurer's Local Government Investment Pool (LGIP) average interest rate for the quarter was 0.48%.

Fourth Quarter CY 2016 Financial Report
April 17, 2017 KCHA Board Meeting
Page 4 of 9

Balances and quarterly activity for MTW and COCC cash reserves are:

Reserve Balances

(in millions of dollars)

MTW Cash, Beginning of Quarter	\$26.7
--------------------------------	--------

Quarterly change:

Standard Block Grant cash receipts from HUD	23.5
---------------------------------------------	------

Additional Section 8 HAP funding requested and received from HUD	8.6
------------------------------------------------------------------	-----

Quarterly Block Grant HAP payments	(21.2)
------------------------------------	--------

Quarterly Block Grant administrative fees paid to Section 8	(2.0)
-------------------------------------------------------------	-------

Loan to EPC project	(11.3)
---------------------	--------

Used for debt service	(0.6)
-----------------------	-------

Additional subsidy transferred to Public Housing properties	(1.0)
-------------------------------------------------------------	-------

Capital construction projects	(3.2)
-------------------------------	-------

Unit Upgrades	(0.7)
---------------	-------

Direct social service expenses	(1.7)
--------------------------------	-------

Homeless Housing expenses	(0.6)
---------------------------	-------

Administrative expenses	(0.3)
-------------------------	-------

Other net changes	0.3
-------------------	-----

MTW Cash, End of Quarter	\$16.5
--------------------------	--------

Less Reserves:

Restricted Reserve-Green River Collateral	(7.8)
-------------------------------------------	-------

HAP Reserve (\$4.8 million is pledged as FHLB collateral)	(6.9)
-----------------------------------------------------------	-------

Supportive Housing Reserve	(1.4)
----------------------------	-------

Technology Reserve	(0.4)
--------------------	-------

MTW Working Capital Cash, End of Quarter	\$0.1
------------------------------------------	-------

COCC Cash, Beginning of Quarter	\$41.5
---------------------------------	--------

Quarterly change:

Fee revenue	2.2
-------------	-----

Transfer of excess cash to COCC	3.7
---------------------------------	-----

Transfer cash from properties transitioning to Public Housing program	1.0
-----------------------------------------------------------------------	-----

Interest income on investments and loans	0.4
------------------------------------------	-----

Used for construction projects	(0.9)
--------------------------------	-------

Administrative expenses	(3.6)
-------------------------	-------

Other net change	0.5
------------------	-----

COCC Cash, End of Quarter	\$44.8
---------------------------	--------

Less Reserves:

Liquidity Reserves for King County credit enhancement	(9.0)
-------------------------------------------------------	-------

Replacement reserves of former Section 8 New Construction properties	(0.4)
----------------------------------------------------------------------	-------

COCC Working Capital Cash, End of Quarter	\$35.4
-------------------------------------------	--------

CAPITAL INVESTMENTS (Including tax credit partnerships)

The following schedule shows the budget versus actual costs of both KCHA-owned properties and KCHA-managed tax credit partnerships' capital projects for the year.

**King County Housing Authority
 Capital Activity Report
 By Responsible Department
 2016 Adopted Budget**

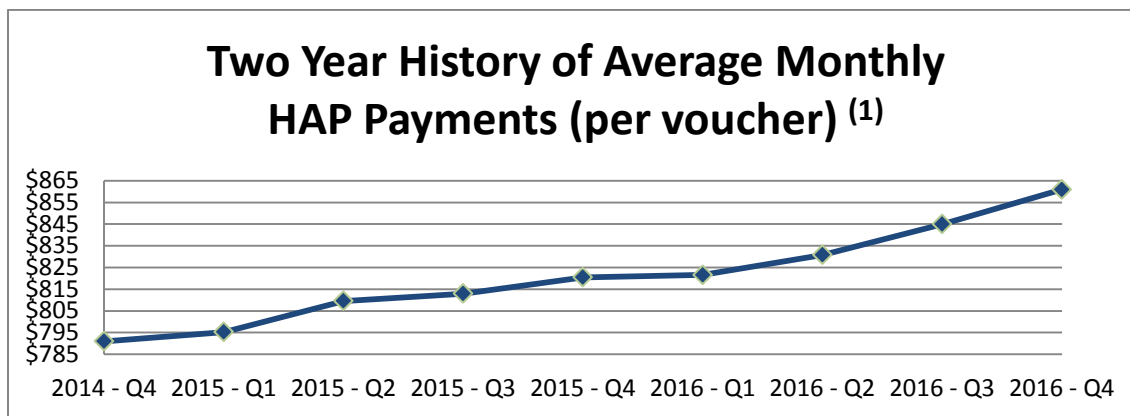
	Actuals Thru 12/31/2016	Budget Thru 12/31/2016	YTD Variance	Percent of Annual Budget
CONSTRUCTION ACTIVITIES				
<i>Managed by Capital Construction Department</i>				
Public Housing	\$6,954,426 (1)	\$8,486,863	(\$1,532,437)	81.9%
509 Properties	2,799,781	1,830,183	969,598	153.0%
Other Properties	1,011,935	979,317	32,618	103.3%
	<u>10,766,141</u>	<u>11,296,363</u>	<u>(530,222)</u>	<u>95.3%</u>
<i>Managed by Housing Management Department</i>				
Unit Upgrade Program	4,289,596	4,053,279	236,317	105.8%
Energy Performance Contract	3,088,757 (2)	13,000,096	(9,911,339)	23.8%
Other Projects	1,951,235 (3)	3,045,986	(1,094,751)	64.1%
	<u>9,329,588</u>	<u>20,099,361</u>	<u>(10,769,773)</u>	<u>46.4%</u>
<i>Managed by Asset Management Department</i>				
Bond Properties-managed by KCHA staff	389,681	540,950	(151,269)	72.0%
Bond Properties-managed by external property mgt	8,575,637 (4)	11,103,447	(2,527,810)	77.2%
	<u>8,965,318</u>	<u>11,644,397</u>	<u>(2,679,079)</u>	<u>77.0%</u>
Subtotal Construction Activities	29,061,047	43,040,121	(13,979,074)	67.5%
DEVELOPMENT ACTIVITY				
<i>Managed by Hope VI Department</i>				
Greenbridge	1,069,408	995,155	74,253	107.5%
Notch	140,690	227,290	(86,600)	61.9%
Salmon Creek/Nia	5,796	208,200	(202,404)	2.8%
	<u>1,215,893</u>	<u>1,430,645</u>	<u>(214,752)</u>	<u>85.0%</u>
<i>Managed by Development Department</i>				
Vantage Point	34,044	129,065	(95,021)	26.4%
Spiritwood	18,084,438	16,144,927	1,939,511	112.0%
Other Projects	76,458	100,000	(23,542)	76.5%
	<u>18,194,940</u>	<u>16,373,992</u>	<u>1,820,948</u>	<u>111.1%</u>
Subtotal Development Activity	19,410,833	17,804,637	1,606,196	109.0%
TOTAL CONSTRUCTION & DEVELOPMENT	48,471,881	\$60,844,758	(12,372,877)	79.7%
PROPERTY ACQUISITIONS & OTHER ASSETS				
Acquisitions	99,978,125 (5)			
Software	314,501			
Other Assets	502,966			
TOTAL PER WORKING CAPITAL REPORT	\$149,267,472			

- Multiple site improvement projects are under budget due to favorable bid results. Also, the Burndale Homes exterior envelope upgrade project will not be completed until the 1st quarter of 2017.
- Excludes \$1.5 million of expenses not submitted for payment until after the end of 2016. In addition, Energy Performance Contract projects were anticipated to begin in the 2nd quarter but were rebid throughout the summer which delayed the start of most work until the 3rd and 4th quarters.
- Energy Performance Contract projects at tax credit properties were budgeted to a separate line. Projects at Egis properties were anticipated to begin in 2016 but won't start until 2017.
- Various projects were postponed to 2017.
- Acquisition of Spiritwood capital assets by the Spiritwood tax credit partnership. Also the Authority acquired Highland Village and Abbey Ridge. Harrison House exited its tax credit partnership and was added to KCHA's portfolio.

PROGRAM ACTIVITIES

HOUSING CHOICE VOUCHERS

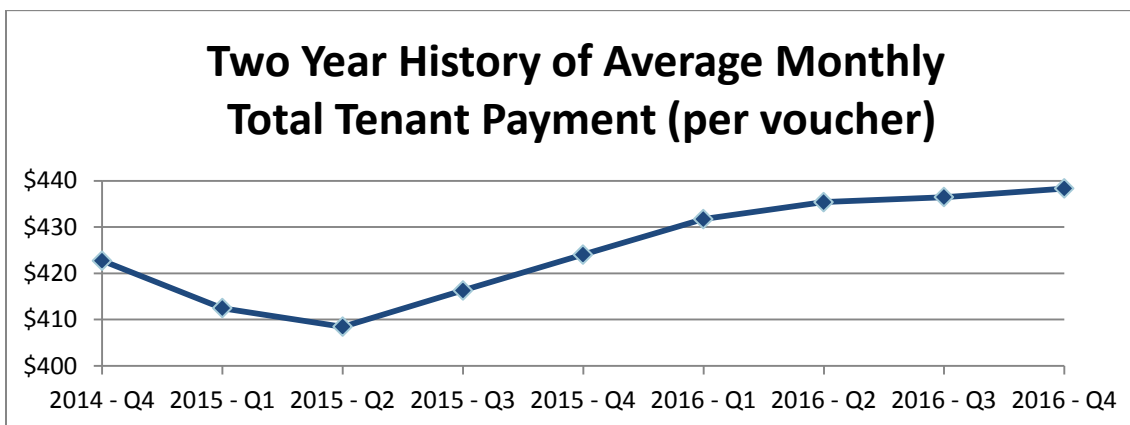
The average quarterly HAP payment to landlords for all HCV vouchers was \$860.91, compared to \$844.97 last quarter and \$820.44 one year ago.



(1) Average HAP expenses from October 2015 through December 2015 include some extrapolated estimates as certain Tenmast data was not available

Although KCHA's average HAP cost rose throughout 2016 driven by the new payment standards adopted by the Board early in 2016, the innovative multi-tier feature of the standards is somewhat mitigating their affects. With steadily rising market rents, the increase in average HAP costs is expected to continue.

Total Tenant Payment (TTP) is the tenant's monthly contribution towards rent and utilities and is benchmarked at 28.3% of their income. Although the average TTP during the quarter was \$438.35, up from \$436.47 the previous quarter, and \$424.05 from one year ago, the rate of growth slowed during 2016, likely resulting from the new payment standards.



Based on KCHA's experience with the December 2014 payment standard increase, it could be several more months before the TTP declines as tenants generally move to the new standards only as a result of annual reviews, rent changes, moves, and hardship requests.

Data pertaining to the number of families who are paying more than 30%, 40% and 50% of their income towards rent is not yet ready for publication. The underlying data conversion issues have been resolved and the data will be available next quarter.

MTW PROGRAM

In the *MOVING TO WORK (MTW) FUND*, KCHA combines certain HUD Public Housing revenues with Housing Choice Vouchers (HCV) Block Grant funding. Out of these aggregated revenues, there are five distinct uses:

1. Transfers to the Section 8 program to pay for Housing Assistance Payments to landlords and administrative expenses

During 2016, KCHA was able to draw all but \$1.8 million of its block grant funding award. The remainder was drawn in February 2017.

<i>(In thousands of dollars)</i>	Actual	Budget	Variance	% Var	
HCV Block Grant Revenue	115,693.4	102,734.2	\$12,959.2	12.6%	(1)
Funding of HAP Payments to Landlords	(84,047.8)	(85,987.3)	(1,939.6)	2.3%	(2)
Funding of Section 8 Administrative Costs	(7,839.5)	(7,755.5)	84.0	(1.1%)	
Excess of HCV Block Grant Funding over Expenses	<u>\$ 23,806.1</u>	<u>\$ 8,991.3</u>	<u>\$ 14,814.8</u>	<u>164.8%</u>	(3)

- 1) Due to unbudgeted 12% RFIF adjustment received in 2016.
- 2) Due mostly to lower than budgeted average per unit costs as the new 2016 payment standards were adopted later in 2016 than originally anticipated.
- 3) This excess is used to fund the other programs listed below in the MTW program section

2. Payments to Public Housing sites to subsidize the difference between operating costs and tenant revenue

Additional funds were transferred to Egis public housing properties to pay for unbudgeted unit upgrades with the ultimate strategy of reducing or eliminating the potential future exit tax liability.

<i>(In thousands of dollars)</i>	Actual	Budget	Variance	% Var	
Additional Transfers to PH AMPs Based on Need	<u>(\$2,718.1)</u>	<u>(\$2,553.7)</u>	<u>\$164.4</u>	<u>(6.0%)</u>	(1)
Net Flow of Cash(from)/to MTW from/(to) PH	<u>(\$2,718.1)</u>	<u>(\$2,553.7)</u>	<u>\$164.4</u>	<u>(6.0%)</u>	

3. Expenditures for homeless and resident service programs

MTW dollars support nearly all resident service programs and various initiatives designed to alleviate and prevent homelessness:

<i>(In thousands of dollars)</i>	Actual	Budget	Variance	% Var
Public Housing Subsidy earmarked for resident services	\$406.4	\$371.5	\$34.9	9.4%
Homeless Initiatives	(1,970.1)	(3,058.6)	\$1,088.5	(35.6%) (1)
Resident Services	(5,078.9)	(5,281.9)	\$203.0	(3.8%)
Use of MTW Funds for Special Programs	(\$6,642.5)	(\$7,969.1)	\$1,326.5	(16.6%)

- 1) Large staffing changes at partner agency resulted in fewer housings than anticipated with the Highline Rapid Rehousing program. Slow billing by partner agencies such as PACT and Housing First also contributed to the variance. The Flat Rent PBA program was expected to begin in April but has been delayed until 2017.

4. Other uses of MTW funds

MTW working capital is used for a variety of other purposes. Year-to-date expenditures include:

<i>(In thousands of dollars)</i>	Actual	Budget	Variance	% Var
Construction Activity & Management Fees	\$9,633.16	\$11,770.85	(\$2,137.7)	(22.2%) (1)
Misc. Other Uses	4,141.8	2,287.9	1,853.9	44.8% (2)
	\$13,775.0	\$14,058.7	(\$283.8)	(2.1%)

- 1) \$700K was drawn from CFP funding rather than MTW; multiple site improvement projects were under budget due to favorable bid results. Burndale Homes exterior envelope upgrade project will not be completed until the 1st quarter of 2017.
- 2) The budget anticipated a draw from CFP grants to fund the \$2.4M first semi-annual Birch Creek bond payment. Instead, a transfer from MTW was made in the third quarter.

5. Costs to administer the MTW program

Administrative costs are primarily salaries and benefits of those who manage or analyze MTW-funded programs, with year-to-date expenses of \$545,800 or 0.66% of program gross revenues. Expenses are below the budget of \$725,000 due mainly to timing issues.

AGENCY OVERHEAD

The Central Office Cost Center (COCC) aggregates overhead costs for the Authority. The COCC is supported by fees charged to both Federal and non-Federal programs and housing properties, and by transfers of excess cash from non-Federal housing programs. KCHA continues to administer its programs in a fiscally-prudent manner and within HUD guidelines. The chart below reflects a summary of COCC activity, excluding Regional Maintenance crews, as Regional Maintenance activity is accounted for in a separate fund and is not considered part of KCHA's general overhead.

To COCC Section of quarterly memo:

(In thousands of dollars)

	YTD Actual	YTD Budget	Variance	% Var
Revenues				
Management fees	8,593.8	8,513.3	\$80.5	0.9%
Cash transferred-in from local properties	7,862.6	4,607.6	3,255.0	41.4% (1)
Investment income	1,583.6	1,427.0	156.6	9.9%
Other income	2,447.0	2,202.6	244.4	10.0%
	<u>\$20,487.0</u>	<u>\$16,750.6</u>	<u>\$3,736.4</u>	<u>18.2%</u>
Expenses				
Salaries & Benefits	9,681.3	9,982.0	(\$300.8)	(3.1%)
Administrative Expenses	2,312.0	3,025.7	(713.7)	(30.9%) (2)
Occupancy Expenses	226.6	198.4	28.2	12.4%
Other Expenses	671.8	617.4	54.4	8.1%
	<u>\$12,891.7</u>	<u>\$13,823.5</u>	<u>(\$931.8)</u>	<u>(7.2%)</u>
Net Change in Available COCC Resources	<u><u>\$7,595.3</u></u>	<u><u>\$2,927.0</u></u>	<u><u>\$4,668.2</u></u>	

- 1) Actual transfers into the COCC exceeded original budget forecasts
- 2) Administrative contracts and professional services lagged budget projections

REPORTS TABLE OF CONTENTS

Summary Reports

Cash Report	10
Statements of Financial Position	11
Working Capital Summary, by Fund Group	12

Budget vs. Actual Reports

Combined	13
Public Housing Properties, KCHA-owned	14
Public Housing Properties, Other Ownership	15
Other Federally-supported Housing Properties, KCHA-owned	16
Other Federally-supported Housing Properties, Other Ownership	17
Section 8 Program	18
MTW Program	19
Non-federal Housing Properties, KCHA-owned	20
Non-federal Housing Properties, Other Ownership	21
Tax Credit Partnership General Partner Activity	22
Development	23
Other Funds	24
Central Office Cost Center	25

King County Housing Authority
Consolidated Cash Report*
As of 12/31/2016

	Oper Cash & State Pool 12/31/2016	Outside Investments 12/31/2016	Other Cash Accounts 12/31/2016	Total Cash 12/31/2016	Total Cash 9/30/2016	Cash of Other Entities 12/31/2016
Unrestricted						
COCC	\$ 17,245,609	\$ 18,005,629	\$ 50	\$ 35,251,288	\$ 31,430,395	\$ -
Other Funds	25,072,089	2,000,875	7,818,880	34,891,843	25,112,186	3,022,014
<i>Total</i>	42,317,698	20,006,504	7,818,930	70,143,132	56,542,582	3,022,014
For Program Use Only						
MTW	(3,045,127)	3,154,581	0	109,454	9,549,563	0
Public Housing	5,703,758	0	0	5,703,758	5,337,364	1,822,824
Section 8	(3,219,622)	0	9,990,965	6,771,343	(246,619)	0
Other Funds	2,778,272	1,000,000	0	3,778,272	4,260,671	0
<i>Total</i>	2,217,281	4,154,581	9,990,965	16,362,827	18,900,979	1,822,824
Set Aside for Short-term Debt Service						
Other Funds	2,247,758	239,763	759,096	3,246,617	3,285,242	0
<i>Total</i>	2,247,758	239,763	759,096	3,246,617	3,285,242	0
Dedicated for Specific Purposes						
MTW	1,746,436	2,113,882	0	3,860,318	4,555,375	0
Public Housing	0	0	0	0	0	268,919
Section 8	17,846	0	0	17,846	36,346	0
COCC	2,433,499	7,106,311	0	9,539,810	10,116,092	0
Other Funds	18,021,831	15,313,754	3,200,000	36,535,585	36,980,158	12,000
<i>Total</i>	22,219,611	24,533,947	3,200,000	49,953,559	51,687,971	280,919
Restricted						
MTW	57,271	4,742,605	7,777,136	12,577,012	12,616,554	0
Public Housing	251,741	0	0	251,741	248,464	1,401,113
Section 8	1,409,247	0	0	1,409,247	975,967	0
Other Funds	12,776,035	348,357	10,423,121	23,547,514	24,379,940	1,729,923
<i>Total</i>	14,494,294	5,090,962	18,200,258	37,785,513	38,220,924	3,131,036
TOTAL CASH BALANCES	\$ 83,496,642	\$ 54,025,758	\$ 39,969,248	\$ 177,491,648	\$ 168,637,698	\$ 8,256,792

Dedicated for Specific Purposes

Rehab Reserves	\$ -	\$ 363,622
Excess Cash Reserves	9,388,000	9,388,000
Project Reserves	3,200,000	3,200,000
Exit Tax Reserves (Designated)	6,052,827	6,052,827
HAP Reserves	2,113,882	2,113,882
Program Income from Hope VI loans	619,433	674,701
Program Income from Hope VI Lot Sales	5,250,502	5,250,502
Restricted Interest	53,366	52,643
Replacement Reserves	12,394,048	13,339,758
Operating Reserves	75,529	75,529
Technology Reserves	351,527	417,231
Liquidity	9,006,732	9,006,732
Supportive Housing Reserves	1,394,909	1,660,640
HASP	17,846	36,346
State Gas Tax Rebate	34,958	55,558
	<u>\$ 49,953,559</u>	<u>\$ 51,687,971</u>

Restricted

Excess Cash Reserves	\$ 1,993,107	\$ 2,283,050
Project Reserves	10,325,564	10,464,529
Endowment Reserves	105,728	105,728
Replacement Reserves	8,009,525	7,833,122
Operating Reserves	144,606	144,573
Bond Reserves-1 year payments	437,540	636,200
Residual Receipt Reserves	564,899	564,899
FSS Reserves	793,883	751,412
Collateral Reserves	7,777,136	7,762,571
HAP Reserves-Also collateral	4,742,605	4,786,118
HAP Reserves - Non-Block Grant vouchers	672,634	292,419
Earnest Money	25,000	25,000
Security Deposit	2,193,286	2,571,302
	<u>\$ 37,785,513</u>	<u>\$ 38,220,924</u>

* Excludes \$1.8 million held by HUD. This amount was received from HUD in February 2017.

KING COUNTY HOUSING AUTHORITY
Statements of Financial Position
(In \$1,000's; excludes non-KCHA-managed
component units)
For the Period Ended December 31, 2016

	FEDERALLY-SUPPORTED PROGRAMS (managed by KCHA)						LOCAL PROGRAMS						Memo: KCHA COMBINED
	Public Housing		Other Housing		Other Programs		KCHA Owned Housing	Outside Owned Housing	Tax Credit Gen Prtnr Activity	Develop Activity	Other	COCC	
	KCHA Owned	Outside Owned	KCHA Owned	Outside Owned	Section 8 Program	MTW Program							
ASSETS													
Working Capital Assets													
Cash-Unrestricted	\$ (347.1)	\$ (985.3)	\$ 5,244.0	\$ 2,161.5	\$ (1.0)	\$ (37.1)	\$ 8,587.1	\$ 646.6	\$ 11,402.1	\$ 172.9	\$ 13,278.2	\$ 34,431.9	\$ 74,553.9
Cash-Restricted Within Program	5,247.9	1,751.5	-	0.2	7,128.1	(682.8)	-	(16.1)	0.04	2,932.0	678.2	0.0	17,039.0
Cash-Restricted for WC Purposes	-	-	-	2,487.5	0.0	0.0	621.2	-	137.9	-	-	-	3,246.6
Accounts Receivables	6.8	696.5	54.6	3,078.7	1,513.9	2,253.3	226.2	396.9	948.0	150.4	1,040.9	1,800.0	12,166.1
Prepaid Assets & Inventory	153.7	111.8	51.8	160.1	55.6	1.7	618.4	7.0	5.1	0.1	\$34.3	122.4	1,322.1
Total Working Capital Assets	5,061.3	1,574.5	5,350.3	7,888.0	8,696.6	1,535.0	10,052.9	1,034.3	12,493.2	3,255.4	15,031.7	36,354.4	108,327.7
Liabilities Offsetting Working Capital Assets													
Accounts Payable	(230.0)	(606.8)	(231.1)	(1,138.3)	13.6	(27.3)	(471.2)	(42.7)	(1.5)	(1.2)	(4,580.0)	(62.9)	(7,379.5)
Payroll Liabilities	(205.0)	(116.4)	(36.6)	(166.9)	(480.7)	(272.1)	(47.8)	(12.4)	(13.9)	(9.9)	(109.0)	(1,322.0)	(2,792.7)
Accrued Liabilities	0.0	(177.0)	(15.2)	(1,084.9)	0.0	(156.2)	(295.6)	(121.7)	(103.7)	(205.8)	(43.6)	(36.89)	(2,240.6)
Deferrals	15.4	(5.7)	(99.1)	-	(8,253.3)	-	(94.6)	-	(137.6)	-	(1,249.9)	-	(9,824.7)
Current Portion of Long-term debt	-	(3,199.5) (1)	(279.8)	(4,644.7) (2)	-	-	(5,299.6) (3)	-	(430.0)	-	-	(900.0)	(14,753.6)
Total Offsetting Liabilities	(419.6)	(4,105.5)	(661.8)	(7,034.9)	(8,720.4)	(455.6)	(6,208.7)	(176.8)	(686.7)	(216.9)	(5,982.5)	(2,321.8)	(36,991.2)
Working Capital	4,641.7	(2,531.0)	4,688.5	853.1	(23.8)	1,079.5	3,844.1	857.5	11,806.5	3,038.6	9,049.2	34,032.6	71,336.5
Other Assets													
Cash-Designated	-	3,300.6	1,814.5	12,921.8	17.8	3,860.3	13,342.4	-	-	5,923.3	-	9,041.7	50,222.4
Cash-Restricted	251.7	1,407.1	1,235.7	853.0	1,029.0	12,572.8	9,463.7	265.4	1,993.1	180.7	10,325.6	-	39,578.0
Receivables	-	127,716.7	0.0	72,853.3	-	26,872.6	520.9	17,444.1	94,150.2	449.2	209.6	31,320.2	371,536.7
Capital Assets	91,181.9	108,988.3	46,540.2	188,068.3	-	-	219,112.5	5,620.3	-	3,224.8	-	13,740.4	676,476.6
Work-in-Process	10,390.1	779.2	1,894.3	22,148.6	1.5	1,918.3	621.7	22.44	(30.8)	15,545.4	3,093.3	22.8	56,406.7
Suspense	-	-	0.0	-	0.0	-	(0.0)	-	-	-	0.0	2.2	2.2
Other Assets	-	2,198.8	-	830.7	-	-	(2,386.2) (4)	23.6	36.5	49.6	-	-	753.0
Total Other Assets	101,823.7	244,390.6	51,484.7	297,675.7	1,048.4	45,224.1	240,675.0	23,375.8	96,148.9	25,373.0	13,628.5	54,127.3	1,194,975.6
TOTAL ASSETS (net of WC offsets)	\$ 106,465.3	\$ 241,859.6	\$ 56,173.2	\$ 298,528.8	\$ 1,024.6	\$ 46,303.5	\$ 244,519.1	\$ 24,233.4	\$ 107,955.5	\$ 28,411.5	\$ 22,677.6	\$ 88,159.9	\$ 1,266,312.1
LIABILITIES & EQUITY													
Other Liabilities													
Deferrals-Related to Restr Cash	\$ 180.4	\$ 74.4	\$ 97.3	\$ 131.8	\$ 736.6	\$ 57.3	\$ 1,827.6	\$ 17.3	\$ -	\$ 75.0	\$ -	\$ -	3,197.7
Debt	-	93,425.1	12,192.0	162,564.4	-	-	223,173.0	9,678.4	65,728.0	19.8	0.0	24,627.4	591,408.3
Other Liabilities	16.7	8,276.5	1,033.6	2,159.2	-	-	629.6	995.5	337.1	12,267.5	21,708.20	-	47,423.8
	197.1	101,776.1	13,322.8	164,855.5	736.6	57.3	225,630.2	10,691.1	66,065.1	12,362.3	21,708.2	24,627.4	642,029.7
Equity													
Equity	106,268.3	140,083.5	42,850.4	133,673.4	288.0	46,246.2	18,888.9	13,542.2	41,890.3	16,049.3	969.4	63,532.5	624,282.4
	106,268.3	140,083.5	42,850.4	133,673.4	288.0	46,246.2	18,888.9	13,542.2	41,890.3	16,049.3	969.4	63,532.5	624,282.4
TOTAL LIAB & EQ (net of curr liab)	\$ 106,465.3	\$ 241,859.6	\$ 56,173.2	\$ 298,528.8	\$ 1,024.6	\$ 46,303.5	\$ 244,519.1	\$ 24,233.4	\$ 107,955.5	\$ 28,411.5	\$ 22,677.6	\$ 88,159.9	\$ 1,266,312.1

1) Primarily due to a \$3M Vantage Point line-of-credit. Source of repayment is grant from the State of Washington (\$2.0M) expected in 2017 and a transfer from MTW (\$1.0M) which occurred in March 2017.

2) \$2.4M Birch Creek bonds; \$671K Birch Creek Lease; \$1.1M Green River Homes II bonds; and \$518K MKCRF -KCHA note. Expected sources of repayments include some combination of CFP, Replacement Housing Factor (RHF) grants, MTW revenue, site operations and current reserves. Also includes the current portion of the loan due to KCHA from MKCRF.

3) Current portion of bond payments; source of funding will be P & I reserves.

4) Fair market value of derivatives is a negative \$2.4M-required by Generally Accepted Accounting Principles (GAAP). This is not a cash transaction.

KING COUNTY HOUSING AUTHORITY

Working Capital Statements

(In \$1,000's; excludes non-KCHA-managed component units)

For the Period Ended December 31, 2016

	FEDERALLY-SUPPORTED PROGRAMS (managed by KCHA)						LOCAL PROGRAMS						Memo: KCHA COMBINED	
	Public Housing		Other Housing		Other Programs		KCHA	Outside	Tax Credit					
	KCHA Owned	Outside Owned	KCHA Owned	Outside Owned	Section 8 Program	MTW Program	Owned Housing	Owned Housing	Gen Prtnr Activity	Develop Activity	Other	COCC		
Revenues														
Tenant Revenue	\$4,930.6	\$1,989.1	\$5,439.9	\$13,385.3	\$77.6	\$0.0	\$49,749.8	\$654.5	\$4.3	\$0.0	\$0.0	\$0.0	\$76,231.3	
Operating Fund Subsidy from HUD	4,508.8	6,064.6	-	-	-	406.4	-	-	-	-	414.1	-	11,393.9	
Section 8 Subsidy from HUD	-	-	394.7	-	104,212.3	23,806.1	-	-	-	-	-	-	128,413.2	
Other Operating Revenue	74.7	1,602.0	492.6	3,103.0	32,105.0	11.1	274.8	211.9	9,395.7	19.8	5,775.3	12,816.4	65,882.4	
Non-operating Revenue	728.1	4,034.8	865.1	2,957.9	10.0	361.6	630.2	549.4	26,150.0	(8)	693.0	20.2	38,639.0	
Total Revenues	10,242.2	13,690.5	7,192.4	19,446.2	136,404.9	24,585.2	50,654.8	1,415.8	35,550.0	712.8	6,209.6	14,455.1	320,559.6	
Expenses														
Salaries & Benefits	2,035.4	909.6	708.4	1,558.7	6,352.6	1,700.9	4,218.6	182.7	228.6	608.9	976.7	10,764.7	30,245.7	
Routine Maintenance, Utilities, Taxes & Insurance	4,640.3	2,589.4	1,852.7	3,737.2	296.1	0.1	11,757.3	265.5	67.0	0.1	12.9	1,879.1	27,097.8	
Direct Social Service Salaries & Benefits	-	-	-	-	122.9	2,057.1	-	-	-	44.5	57.5	-	2,281.9	
Other Social Service Support Expenses & HAP	88.3	4,201.8	30.2	47.6	125,178.3	3,799.4	260.3	-	2.4	63.0	4,408.0	0.1	138,079.4	
Administrative Support Expenses	2,949.3	1,000.0	598.8	1,281.7	3,721.5	410.2	4,595.3	109.0	610.1	107.5	277.2	2,533.8	18,194.2	
Non-operating Expenses	47.1	2,780.5	373.1	6,860.9	-	-	6,485.5	358.1	767.0	12.3	145.3	676.7	18,506.5	
Total Expenses	9,760.4	11,481.2	3,563.3	13,486.1	135,671.3	7,967.6	27,317.0	915.3	1,675.2	836.2	5,877.6	15,854.5	234,405.6	
Net Income	481.8	2,209.3	3,629.1	5,960.1	733.7	16,617.5	23,337.8	500.5	33,874.9	(123.3)	332.0	(1,399.3)	86,154.1	
Other Sources/(Uses) of Working Capital														
(Increase) in Restricted/Designated Cash	(11.8)	(209.7)	(136.5)	(3,531.2)	(310.3)	(6.7)	(1,380.8)	(26.9)	(360.9)	(51.7)	(10,325.6)	(12)	(16,387.0)	
Decrease in Restricted/Designated Cash	7.9	81.2	1,088.5	1,841.2	50.5	2,643.9	590.7	-	619.8	339.9	-	39.9	7,303.4	
(Increase) in LT Receivables	-	(9,022.0)	(1)	(265.8)	-	(13,301.0)	(102.8)	(121.1)	(75,149.3)	(9)	(86.4)	(11,045.4)	(109,093.7)	
Decrease in LT Receivables	-	2,702.2	-	1,300.0	-	1,992.1	5,279.6	141.6	13,911.3	-	-	919.6	26,246.4	
Acquisition of Capital Assets	(9,685.2)	(27,615.7)	(2,043.2)	(48,603.9)	(3)	(5)	(56,212.8)	(5)	(153.7)	(1,211.0)	(3,088.8)	(314.3)	(149,267.5)	
Disposition of Capital Assets	-	-	2,959.4	-	-	-	7,042.7	-	10,007.1	(10)	28,265.2	(2)	48,283.7	
Change in Suspense	-	.6	.0	(.0)	(.0)	-	.0	-	-	-	.0	53.7	54.3	
Change in Other Assets	-	(116.3)	-	0.00	-	-	70.8	-	-	-	144.4	-	98.9	
Change in Deferrals	(7.9)	.5	(46.3)	(3.6)	(50.5)	7.9	60.1	(.1)	(19.8)	35.0	-	(6.8)	(31.5)	
Increase in LT Debt	-	11,160.0	(2)	43,586.5	(3)	-	45,345.1	(5)	34,336.7	(11)	6,160.0	.0	151,352.4	
(Decrease) in LT Debt	(219.8)	(221.8)	(465.6)	(4,904.7)	(4)	-	(13,017.9)	(6)	(550.0)	(7)	(7,505.0)	(13,427.0)	(2)	(41,211.8)
Change in Other Liabilities	(9.2)	206.0	(76.8)	192.5	-	-	(974.3)	26.9	20.8	130.8	21,708.2	(13)	21,224.8	
Other Non-Working Capital Inc/Exp	-	-	-	193.08	-	-	.0	-	85.9	14.6	-	-	100.6	
Non Income/Expense Change in Equity	-	15,184.5	(2)	(3,167.5)	34.8	-	(.2)	-	(18.9)	179.7	-	3,186.4	15,398.8	
Total Other Sources/(Uses) of Working Capital	(9,926.0)	(7,850.6)	(1,588.2)	(10,354.0)	(310.8)	(8,977.9)	(13,299.7)	(554.0)	(24,226.0)	20,493.3	8,293.9	2,372.1	(45,928.0)	
Transfer In from (Out to) Other Funds														
Transfers In from Other Funds	9,748.6	2,888.9	1,159.9	4,911.4	-	-	5,540.3	-	2,981.9	219.8	1,003.5	9,126.8	37.6	
Transfers Out to Other Funds	-	(1,552.0)	(2,981.9)	(1,905.6)	-	(15,670.9)	(11,564.7)	(176.2)	(1,525.1)	(32.8)	(989.5)	(1,182.4)	(37.6)	
Net Transfer In/(Out)	9,748.6	1,336.9	(1,822.0)	3,005.8	-	(15,670.9)	(6,024.3)	(176.2)	1,456.8	187.0	14.0	7,944.4	-	
Net Change in Working Capital	304.5	(4,304.4)	(1)	(1,388.2)	(4)	(8,031.3)	(13)	(229.7)	(7)	11,105.6	20,556.9	(2)	40,226.0	
Working Capital, 12/31/2015	4,337.2	1,773.4	4,469.7	2,241.3	(446.7)	9,110.8	(169.6)	1,087.2	700.9	(17,518.4)	409.2	25,115.4	31,110.4	
Working Capital, 12/31/2016	4,641.7	\$(2,531.0)	\$4,688.5	\$853.1	\$(23.8)	\$1,079.5	\$3,844.1	\$857.5	\$11,806.5	\$3,038.6	\$9,049.2	\$34,032.6	\$71,336.5	

1) Primarily due to a \$6.2M permanent loan to the Vantage Point partnership and accrued interest on other long-term receivables.

2) Vantage Point assets (\$6.2M) and long-term debt (\$11.1M) were transferred to Fund Group 2 from Fund Group 10. Vantage Point partner equity (\$15.2M) was received in the 4th quarter.

3) Spiritwood assets and long-term debt were transferred to Fund Group 4 during the 4th quarter.

4) Due to payments on the Birch Creek bond and financing lease.

5) Primarily debt financed purchases of Highland Village (\$19.8M) and Abbey Ridge (\$21.9M). In addition, Harrison House was purchased from the tax credit partnership (\$5.5M) plus a draw on the Somerset Line-of-Credit was made (\$3.6M).

6) Due to write-off of Harrison House KCHA loans (\$4.2M), payoff of Charter House Line of Credit (\$1.4M) as well as other loan payments such as the 2013 bond pool (\$2.8M), 2005 bond pool (\$2.4M) and various other debt payments.

7) Pay down of the New Market Tax Credit Key Bank Line-of-Credit.

8) Gain on sale of assets to Spiritwood tax credit partnership.

9) New leases related to Corinthian (\$10.4M) and Spiritwood (\$26.5M) tax credit partnerships as well as developer fees receivable and line-of-credit draws due from Spiritwood (\$30.1M) and Corinthian partnerships (\$8.2M).

10) Disposition of Corinthian assets as part of sale to tax credit partnership.

11) Lines-of-Credit related to Spiritwood (\$24M) and Corinthian (\$3.4M) as well as \$7M in Corinthian bond proceeds.

12) Bond issue proceeds designated as restricted for use in Energy Performance Contract projects.

13) \$10.3M internal loan between the EPC program and COCC as well as an \$11.3M loan between the MTW and EPC programs.

14) Bond proceeds of \$10.4M related to the EPC project. Funds were subsequently loaned to the EPC fund via an internal loan.

KCHA Combined
**Working Capital Budget vs. Actual Report
For the Period Ended 12/31/2016**

	Quarter Ended December 31, 2016				Year-to-Date				2016 Annual Budget	Remainder to Receive/ Spend	(n/m= not meaningful) Percent of Annual Budget
Revenues	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var			
Tenant Revenue	\$19,423,996	\$18,790,908	\$633,088	3.4%	\$76,231,261	\$74,681,873	\$1,549,388	2.1%	\$74,681,873	(\$1,549,388)	102.1%
Operating Fund Subsidy from HUD	3,139,579	2,650,956	488,623	18.4%	11,393,900	10,603,838	790,062	7.5%	10,603,838	(790,062)	107.5%
Section 8 Subsidy from HUD	37,192,512	28,819,527	8,372,985	29.1%	128,413,158	114,691,622	13,721,536	12.0%	114,691,622	(13,721,536)	112.0%
Other Operating Revenue	22,288,508	19,295,119	2,993,389	15.5%	64,353,788	56,576,575	7,777,213	13.7%	57,706,758	(6,647,030)	111.5%
Non-operating Revenue	5,536,265	4,299,628	1,236,637	28.8%	40,167,539	16,989,421	23,178,118	136.4%	15,859,238	(24,308,301)	253.3%
Total Revenues	87,580,860	73,856,138	13,724,722	18.6%	320,559,647	273,543,329	47,016,318	17.2%	273,543,329	(47,016,318)	117.2%
Expenses											
Salaries & Benefits	8,110,711	8,098,377	12,334	0.2%	30,245,738	30,926,142	(680,404)	(2.2%)	30,926,142	680,404	97.8%
Routine Maintenance, Utilities, Taxes & Insurance	7,682,961	6,955,326	727,635	10.5%	27,097,789	26,600,243	497,546	1.9%	26,600,243	(497,546)	101.9%
Direct Social Service Salaries & Benefits	631,245	620,376	10,869	1.8%	2,281,913	2,304,260	(22,347)	(1.0%)	2,304,260	22,347	99.0%
Other Social Service Support Expenses & HAP	35,932,353	35,616,308	316,045	0.9%	138,079,429	138,192,415	(112,986)	(0.1%)	138,192,415	112,986	99.9%
Administrative Support Expenses	5,182,901	4,344,369	838,532	19.3%	18,194,176	18,459,566	(265,390)	(1.4%)	18,459,566	265,390	98.6%
Non-operating Expenses	5,992,822	5,450,150	542,672	10.0%	18,506,531	18,931,835	(425,305)	(2.2%)	18,931,835	425,305	97.8%
Total Expenses	63,532,993	61,084,906	2,448,087	4.0%	234,405,576	235,414,461	(1,008,885)	(0.4%)	235,414,461	1,008,885	99.6%
Net Income	24,047,867	12,771,232	11,276,635	88.3%	86,154,071	38,128,868	48,025,203	126.0%	38,128,868	(48,025,203)	226.0%
Other Sources/(Uses) of Working Capital											
(Increase) in Restricted/Designated Cash	1,355,251	(488,661)	1,843,912	n/m	(16,387,048)	(4,185,544)	(12,201,504)	291.5%	(4,185,544)	12,201,504	391.5%
Decrease in Restricted/Designated Cash	2,221,571	3,383,020	(1,161,449)	(34.3%)	7,303,440	9,119,637	(1,816,197)	(19.9%)	9,119,637	1,816,197	80.1%
(Increase) in LT Receivables	(51,253,972)	(2,263,954)	(48,990,018)	2163.9%	(109,093,670)	(12,006,484)	(97,087,186)	808.6%	(12,006,484)	97,087,186	908.6%
Decrease in LT Receivables	14,870,965	471,691	14,399,274	3052.7%	26,246,384	4,793,467	21,452,917	447.5%	4,793,467	(21,452,917)	547.5%
Acquisition of Capital Assets	(72,019,518)	(31,505,372)	(40,514,146)	128.6%	(149,267,471)	(75,693,037)	(73,574,434)	97.2%	(75,693,037)	73,574,434	197.2%
Disposition of Capital Assets	26,189,010	0	26,189,010	n/m	48,283,743	2,020,000	46,263,743	2290.3%	2,020,000	(46,263,743)	2390.3%
Change in Suspense	(21,187)	-	(21,187)	n/m	54,294	-	54,294	n/m	-	(54,294)	n/m
Change in Other Assets	7,063	(500,000)	507,063	n/m	98,932	(2,000,000)	2,098,932	n/m	(2,000,000)	(2,098,932)	n/m
Change in Other Deferrals	145,067	-	145,067	n/m	(31,522)	-	(31,522)	n/m	-	31,522	n/m
Increase in LT Debt	59,985,210	20,181,010	39,804,200	197.2%	151,352,429	35,826,553	115,525,876	322.5%	21,826,553	(129,525,876)	693.4%
(Decrease) in LT Debt	(25,045,356)	(10,604,310)	(14,441,046)	136.2%	(41,211,787)	(19,649,062)	(21,562,725)	109.7%	(19,649,062)	21,562,725	209.7%
Change in Other Liabilities	22,379,510	943,487	21,436,023	2272.0%	21,224,835	1,433,951	19,790,884	1380.2%	1,433,951	(19,790,884)	1480.2%
Other Non-Working Capital Income/Expense Items	193.08	-	193.08	n/m	100,621	-	100,621	n/m	-	(100,621)	n/m
Non Income/Expense Change in Equity	884,846	800,000	84,846	-	15,398,791	15,279,104	119,687	0.8%	15,279,104	(119,687)	100.8%
Total Other Sources/(Uses) of Working Capital	(20,301,348)	(19,583,089)	(718,259)	3.7%	(45,928,028)	(45,061,415)	(866,613)	1.9%	(59,061,415)	(13,133,387)	77.8%
Transfer In from (Out to) Other Funds											
Transfers In from Other Funds	12,340,438	5,988,119	6,352,319	106.1%	37,581,226	26,479,485	11,101,741	41.9%	26,479,485	(11,101,741)	141.9%
Transfers Out to Other Funds	(12,340,438)	(5,988,119)	(6,352,319)	106.1%	(37,581,226)	(26,479,485)	(11,101,741)	41.9%	(26,479,485)	11,101,741	141.9%
Net Transfer In/(Out)	0	0	0	n/m	0	0	0	n/m	0	0	n/m
Net Change in Working Capital	\$3,746,519	(\$6,811,857)	\$10,558,376	n/m	\$40,226,043	(\$6,932,547)	\$47,158,590	n/m	(\$20,932,547)	(\$61,158,590)	n/m
Working Capital, Beginning of Period	67,589,963				31,110,440						
Working Capital, 12/31/2016	\$71,336,482				\$71,336,482						

1) Due to unbudgeted 12% RFI adjustment received in 2016. A large portion of the extra cash was received in the 4th quarter.

2) Due primarily to portability income exceeding budgeted expectations (\$3M), an unbudgeted Vantage Point lease payment (\$1.5M) funded by net cash flow from the property, and Spiritwood and Corinthian developer fees being more than anticipated in the budget (\$1.3M)

3) Due to the timing of the Spiritwood and Corinthian tax credit partnership transactions. The gain on sale of the assets, disposition of the assets, and booking of related debt and receivables were not included in the budget. This includes a \$23.6M gain on the sale of the Spiritwood assets, \$74.6M of leases and subordinate loans between KCHA and the partnerships as well as Lines-of-Credit, and the addition of \$26.5M of assets to the Spiritwood partnership development fund. The purchase of Highland Village and Abbey Ridge resulted in \$41.7M in assets and long-term debt.

4) \$10.4M of bond proceeds were designated as restricted for use in Energy Performance Contract (EPC) projects. Also, an unbudgeted excess cash reserve deposit of \$1M was made for Green River Homes 2.

5) As the plan to pay the Green River Homes 2 bond principal was changed, the related release from restriction of the collateral reserve was less than anticipated in the budget.

6) Unbudgeted Spiritwood lease payment of \$13M was made from the proceeds of a Bank of America Line-of-Credit draw. Also, \$5M of Harrison House notes and leases were written off when the tax credit partnership was exited.

7) In addition to the purchase of Spiritwood, Highland Village, and Abbey Ridge assets (see note #3), Harrison House assets (\$5.5M) were reacquired from the tax credit partnership. Unbudgeted.

8) In addition to the disposal of Corinthian and Spiritwood assets (\$13M - see note #3), \$25.8M of Vantage Point assets were transferred to the tax credit partnership. Also, Harrison House assets (\$5.5M) were disposed by the tax credit partnership wile Charter House (\$1.5M) was sold to the Bremerton Housing Authority.

9) In addition to debt related to Spiritwood, Corinthian, Highland Village, and Abbey Ridge transactions, a bond was issued to finance Energy Performance Contract projects (\$10.5M) and an unbudgeted draw was made on the Somerset Line-of-Credit.

10) \$500k per quarter was budgeted for investment in the Regional Equitable Development Initiative fund to support future affordable housing projects. However, it is anticipated that the first investment will not be made until 2017 at the earliest.

11) Write-off of Harrison House KCHA loans (\$4.2 million) as KCHA acquired the property from the tax credit partnership. Also, pay-off of the Charter House line of credit (\$1.4M) as the property was sold to Bremerton Housing Authority as well as a payoff of the Corinthian KeyBank Line-of-Credit (\$7.1M) and transfer of Vantage Point debt (\$12M) from Fund Group 10 to Fund Group 2. Unbudgeted.

12) Represents funding for the EPC in the form of bond proceeds (\$10.3M) and an MTW loan (\$11.4M) as well as a loan from the MTW program. Unbudgeted.

Public Housing (KCHA)
Working Capital Budget vs. Actual Report
For the Period Ended 12/31/2016

	Quarter Ended December 31, 2016				Year-to-Date				2016	Remainder	Percent of
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual Budget	to Receive/ Spend	Annual Budget
Revenues											
Tenant Revenue	\$ 1,242,077	\$ 1,185,542	\$ 56,535	4.8%	\$ 4,930,604	\$ 4,742,215	\$ 188,389	4.0%	\$ 4,742,215	\$ (188,389)	104.0%
Operating Fund Subsidy from HUD	1,319,913	1,038,772	281,141	27.1%	4,508,825	4,155,095	353,730	8.5%	4,155,095	(353,730)	108.5%
Section 8 Subsidy from HUD	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Other Operating Revenue	31,670	20,881	10,789	51.7%	74,738	39,857	34,881	87.5%	39,857	(34,881)	187.5%
Non-operating Revenue	9,597	1,833	7,764	423.6%	728,078	7,341	720,737	9818.0%	7,341	(720,737)	9918.0%
Total Revenues	2,603,257	2,247,028	356,229	15.9%	10,242,245	8,944,508	1,297,737	14.5%	8,944,508	(1,297,737)	114.5%
Expenses											
Salaries & Benefits	552,311	552,024	287	0.1%	2,035,422	2,091,139	(55,717)	(2.7%)	2,091,139	55,717	97.3%
Routine Maintenance, Utilities, Taxes & Insurance	1,429,338	1,262,967	166,371	13.2%	4,640,348	4,424,177	216,171	4.9%	4,424,177	(216,171)	104.9%
Direct Social Service Salaries & Benefits	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Other Social Service Support Expenses & HAP	14,487	29,382	(14,895)	(50.7%)	88,276	117,546	(29,270)	(24.9%)	117,546	29,270	75.1%
Administrative Support Expenses	801,186	575,745	225,441	39.2%	2,949,263	3,027,343	(78,080)	(2.6%)	3,027,343	78,080	97.4%
Non-operating Expenses	11,824	3,583	8,241	230.0%	47,111	14,346	32,765	228.4%	14,346	(32,765)	328.4%
Total Expenses	2,809,146	2,423,701	385,445	15.9%	9,760,420	9,674,551	85,869	0.9%	9,674,551	(85,869)	100.9%
Net Income	(205,889)	(176,673)	(29,216)	16.5%	481,825	(730,043)	1,211,868	n/m	(730,043)	(1,211,868)	n/m
Other Sources/(Uses) of Working Capital											
(Increase) in Restricted/Designated Cash	(3,278)	(2,790)	(488)	17.5%	(11,770)	(11,160)	(610)	5.5%	(11,160)	610	105.5%
Decrease in Restricted/Designated Cash	-	-	-	n/m	7,854	-	7,854	n/m	-	(7,854)	n/m
(Increase) in LT Receivables	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Decrease in LT Receivables	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Acquisition of Capital Assets	(3,077,696)	(1,275,805)	(1,801,891)	141.2%	(6,960,755)	(8,687,060)	1,726,305	(19.9%)	(8,687,060)	(1,726,305)	80.1%
Maintenance Projects	(956,097)	(668,316)	(287,781)	43.1%	(2,724,417)	(2,521,396)	(203,021)	8.1%	(2,521,396)	203,021	108.1%
Acquisition of Capital Assets	(4,033,793)	(1,944,121)	(2,089,672)	107.5%	(9,685,172)	(11,208,456)	1,523,284	(13.6%)	(11,208,456)	(1,523,284)	86.4%
Disposition of Capital Assets	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Change in Suspense	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Change in Other Assets	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Change in Deferrals	447	-	447	n/m	(7,909)	-	(7,909)	n/m	-	7,909	n/m
Increase in LT Debt	-	-	-	n/m	-	-	-	n/m	-	-	n/m
(Decrease) in LT Debt	-	(48,737)	48,737	(100.0%)	(219,764)	(194,957)	(24,807)	12.7%	(194,957)	24,807	112.7%
Change in Other Liabilities	(88,497)	(5,535)	(82,962)	1498.9%	(9,222)	(22,140)	12,918	(58.3%)	(22,140)	(12,918)	41.7%
Other Non-Working Capital Income/Expense Items	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Non Income/Expense Change in Equity	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Total Other Sources/(Uses) of Working Capital	(4,125,120)	(2,001,183)	(2,123,937)	106.1%	(9,925,983)	(11,436,713)	1,510,730	(13.2%)	(11,436,713)	(1,510,730)	86.8%
Transfer In from (Out to) Other Funds											
Transfers In from Other Funds	4,074,336	2,149,340	1,924,996	89.6%	9,748,650	12,166,756	(2,418,106)	(19.9%)	12,166,756	2,418,106	80.1%
Transfers Out to Other Funds	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Net Transfer In/(Out)	4,074,336	2,149,340	1,924,996	89.6%	9,748,650	12,166,756	(2,418,106)	(19.9%)	12,166,756	2,418,106	80.1%
Net Change in Working Capital	\$ (256,673)	\$ (28,516)	\$ (228,157)	800.1%	\$ 304,492	\$ -	\$ 304,492	n/m	\$ -	\$ (304,492)	n/m
Working Capital, Beginning of Period	4,898,341				4,337,177						
Working Capital, 12/31/2016	\$ 4,641,668				\$ 4,641,668						

- 1) Eligible Operating Subsidy amounts were higher than projected in the budget. Also, the budget assumed an 83.5% Operating Subsidy prorate while the final prorate was 90.21%.
- 2) Due to unbudgeted cell tower lease income.
- 3) CFP grant draws were not budgeted for 2016.
- 4) Management fees for MTW projects were over budget in the 4th quarter as most projects were budgeted to begin earlier in the year but most work occurred in the 4th quarter.
- 5) Additional management fees from 2015 were paid to the COCC (\$24K) as well as the cost of labor related to fire damage at Forest Glen (\$7.7K). Unbudgeted.
- 6) Multiple site improvement projects are under budget due to favorable bid results. Also, the Burndale Homes exterior envelope upgrade project will not be completed until the 1st quarter of 2017.
- 7) Siemens ESCO lease was paid-off and converted to internal loan.
- 8) Transfers from MTW to fund unit upgrades and other capital projects were less than anticipated due to delay of projects while other projects costs were less than budget.

Public Housing (Other)
Working Capital Budget vs. Actual Report
For the Period Ended 12/31/2016

	Quarter Ended December 31, 2016				Year-to-Date				2016	Remainder	Percent of
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual Budget	to Receive/ Spend	Annual Budget
Revenues											
Tenant Revenue	\$ 497,799	\$ 481,893	\$ 15,906	3.3%	\$ 1,989,119	\$ 1,927,606	\$ 61,513	3.2%	1,927,606	(61,513)	103.2%
Operating Fund Subsidy from HUD	1,579,481	1,423,052	156,429	11.0%	6,064,599	5,692,215	372,384	6.5%	5,692,215	(372,384)	106.5%
Section 8 Subsidy from HUD	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Other Operating Revenue	28,445	813	27,632	3398.8%	1,601,981	93,494	1,508,487	1613.5%	93,494	(1,508,487)	1713.5%
Non-operating Revenue	997,822	1,015,469	(17,647)	(1.7%)	4,034,772	4,171,547	(136,775)	(3.3%)	4,171,547	136,775	96.7%
Total Revenues	3,103,547	2,921,227	182,320	6.2%	13,690,472	11,884,862	1,805,610	15.2%	11,884,862	(1,805,610)	115.2%
Expenses											
Salaries & Benefits	255,422	287,426	(32,004)	(11.1%)	909,554	1,086,201	(176,647)	(16.3%)	1,086,201	176,647	83.7%
Routine Maintenance, Utilities, Taxes & Insurance	712,177	610,982	101,195	16.6%	2,589,422	2,177,846	411,576	18.9%	2,177,846	(411,576)	118.9%
Direct Social Service Salaries & Benefits	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Other Social Service Support Expenses & HAP	1,082,081	998,883	83,198	8.3%	4,201,773	3,995,116	206,657	5.2%	3,995,116	(206,657)	105.2%
Administrative Support Expenses	263,776	226,980	36,796	16.2%	999,972	936,244	63,728	6.8%	936,244	(63,728)	106.8%
Non-operating Expenses	767,910	652,029	115,881	17.8%	2,780,454	2,666,117	114,337	4.3%	2,666,117	(114,337)	104.3%
Total Expenses	3,081,366	2,776,300	305,066	11.0%	11,481,176	10,861,524	619,652	5.7%	10,861,524	(619,652)	105.7%
Net Income	22,181	144,927	(122,746)	(84.7%)	2,209,296	1,023,338	1,185,958	115.9%	1,023,338	(1,185,958)	215.9%
Other Sources/(Uses) of Working Capital											
(Increase) in Restricted/Designated Cash	(56,970)	(50,946)	(6,024)	11.8%	(209,718)	(203,784)	(5,934)	2.9%	(203,784)	5,934	102.9%
Decrease in Restricted/Designated Cash	-	-	-	n/m	81,188	-	81,188	n/m	-	(81,188)	n/m
(Increase) in LT Receivables	(712,374)	(710,086)	(2,288)	0.3%	(9,022,031)	(2,840,361)	(6,181,670)	217.6%	(2,840,361)	6,181,670	317.6%
Decrease in LT Receivables	915,000	115,000	800,000	695.7%	2,702,220	398,391	2,303,829	578.3%	398,391	(2,303,829)	678.3%
Acquisition of Capital Assets	(26,950,133)	(494,658)	(26,455,475)	5348.2%	(27,615,738)	(2,090,706)	(25,525,032)	1220.9%	(2,090,706)	25,525,032	1320.9%
Disposition of Capital Assets	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Change in Suspense	-	-	-	n/m	574	-	574	n/m	-	(574)	n/m
Change in Other Assets	(137,306)	-	(137,306)	n/m	(116,276)	-	(116,276)	n/m	-	116,276	n/m
Change in Deferrals	1,089	-	1,089	n/m	471	-	471	n/m	-	(471)	n/m
Increase in LT Debt	11,160,000	-	11,160,000	n/m	11,160,000	-	11,160,000	n/m	-	(11,160,000)	n/m
(Decrease) in LT Debt	(117,639)	(116,611)	(1,028)	0.9%	(221,758)	(221,444)	(314)	0.1%	(221,444)	314	100.1%
Change in Other Liabilities	568,609	319,304	249,305	78.1%	205,989	1,277,219	(1,071,230)	(83.9%)	1,277,219	1,071,230	16.1%
Other Non-Working Capital Income/Expense Items	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Non Income/Expense Change in Equity	15,184,489	800,000	14,384,489	1798.1%	15,184,489	15,279,104	(94,615)	(0.6%)	15,279,104	94,615	99.4%
Total Other Sources/(Uses) of Working Capital	(145,235)	(137,997)	(7,238)	5.2%	(7,850,591)	11,598,419	(19,449,010)	n/m	11,598,419	19,449,010	n/m
Transfer In from (Out to) Other Funds											
Transfers In from Other Funds	959,215	629,322	329,893	52.4%	2,888,899	2,389,093	499,806	20.9%	2,389,093	(499,806)	120.9%
Transfers Out to Other Funds	(130,000)	-	(130,000)	n/m	(1,551,982)	(1,295,000)	(256,982)	19.8%	(1,295,000)	256,982	119.8%
Net Transfer In/(Out)	829,215	629,322	199,893	31.8%	1,336,917	1,094,093	242,824	22.2%	1,094,093	(242,824)	122.2%
Net Change in Working Capital	\$ 706,160	\$ 636,252	\$ 69,908	11.0%	\$ (4,304,378)	\$ 13,715,850	\$ (18,020,228)	n/m	13,715,850	18,020,228	n/m
Working Capital, Beginning of Period	(3,237,165)				1,773,373						
Working Capital, 12/31/2016	\$ (2,531,005)				\$ (2,531,005)						

- \$1.5M Vantage Point Finance Lease payment. Unbudgeted.
- Due to various unfilled open positions at the Egis properties. Also, the Senior Property Manager Position at Seola Gardens was not filled until late in the 2nd quarter.
- Homeowners Association fees and Fire Benefit charges for Nia, Salmon Creek, Sixth Place, Eastbridge and Seola Crossing, all located at Greenbridge, were budgeted as operating costs for each partnership but are now being paid by KCHA as part of the strategy to reduce future partnership exit tax liabilities.
- Zephyr Operating Reserve cash converted from restricted to unrestricted in the 3rd quarter due to a classification correction.
- \$6.2M permanent loan to Vantage Point from KCHA General Partner. Unbudgeted but was part of overall project financing plan.
- Due to unbudgeted Vantage Point finance lease (\$1.5M) and developer fee (\$800K) payments.
- Vantage Point capital assets totaling \$26M were transferred from development (Fund Group 10). Unbudgeted.
- Vantage Point long term debts totaling \$11.1M were transferred from development (Fund Group 10). Unbudgeted.
- Vantage Point unbudgeted finance lease payment of \$1.5M is offset by unbudgeted transfer of accrued interest totaling \$407K from Fund Group 10.
- Vantage Point Investor Partner equity contribution was transferred from Fund Group 10 during the 4th quarter.
- Subsidy from MTW to GP ledgers of Seola Crossing, Salmon Creek and Eastbridge was higher than anticipated in the budget.
- Net cash flow was higher than expected at Seola Crossing, Salmon Creek, and Nia resulting in payments to the NOTCH program greater than the budget anticipated. Also, an unbudgeted cash transfer between Sedro-Woolley properties.

Other Federally-supported (KCHA)
Working Capital Budget vs. Actual Report
For the Period Ended 12/31/2016

	Quarter Ended December 31, 2016				Year-to-Date				2016 Annual Budget	Remainder to Receive/ Spend	Percent of Annual Budget
Revenues	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var			
Tenant Revenue	\$ 1,286,508	\$ 1,333,510	\$ (47,002)	(3.5%)	\$ 5,439,923	\$ 5,335,506	\$ 104,417	2.0%	\$ 5,335,506	\$ (104,417)	102.0%
Operating Fund Subsidy from HUD	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Section 8 Subsidy from HUD	92,436	102,784	(10,348)	(10.1%)	394,726	411,138	(16,412)	(4.0%)	411,138	16,412	96.0%
Other Operating Revenue	184,464	105,297	79,167	75.2%	492,649	407,037	85,612	21.0%	407,037	(85,612)	121.0%
Non-operating Revenue	13,054	8,665	4,389	50.7%	865,081	34,622	830,459	2398.6%	34,622	(830,459)	2498.6%
Total Revenues	1,576,462	1,550,256	26,206	1.7%	7,192,378	6,188,303	1,004,075	16.2%	6,188,303	(1,004,075)	116.2%
Expenses											
Salaries & Benefits	195,342	187,394	7,948	4.2%	708,429	708,500	(71)	(0.0%)	708,500	71	100.0%
Routine Maintenance, Utilities, Taxes & Insurance	619,922	448,797	171,125	38.1%	1,852,733	1,722,229	130,504	7.6%	1,722,229	(130,504)	107.6%
Direct Social Service Salaries & Benefits	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Other Social Service Support Expenses & HAP	(26,860)	13,300	(40,160)	n/m	30,241	52,800	(22,559)	(42.7%)	52,800	22,559	57.3%
Administrative Support Expenses	146,971	125,695	21,276	16.9%	598,760	500,659	98,101	19.6%	500,659	(98,101)	119.6%
Non-operating Expenses	93,360	91,620	1,740	1.9%	373,136	368,413	4,723	1.3%	368,413	(4,723)	101.3%
Total Expenses	1,028,735	866,806	161,929	18.7%	3,563,298	3,352,601	210,697	6.3%	3,352,601	(210,697)	106.3%
Net Income	547,727	683,450	(135,723)	(19.9%)	3,629,080	2,835,702	793,378	28.0%	2,835,702	(793,378)	128.0%
Other Sources/(Uses) of Working Capital											
(Increase) in Restricted/Designated Cash	(35,186)	(35,109)	(77)	0.2%	(136,494)	(140,436)	3,942	(2.8%)	(140,436)	(3,942)	97.2%
Decrease in Restricted/Designated Cash	(0)	2,503	(2,503)	n/m	1,088,541	10,000	1,078,541	10785.4%	10,000	(1,078,541)	10885.4%
(Increase) in LT Receivables	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Decrease in LT Receivables	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Acquisition of Capital Assets	(1,088,494)	(267,627)	(820,867)	306.7%	(2,043,169)	(1,942,681)	(100,488)	5.2%	(1,942,681)	100,488	105.2%
Disposition of Capital Assets	-	-	-	n/m	2,959,410	-	2,959,410	n/m	-	(2,959,410)	n/m
Change in Suspende	60	-	60	n/m	-	-	-	n/m	-	-	n/m
Change in Other Assets	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Change in Deferrals	(1,673)	-	(1,673)	n/m	(46,264)	-	(46,264)	n/m	-	46,264	n/m
Increase in LT Debt	-	-	-	n/m	299,641	-	299,641	n/m	-	(299,641)	n/m
(Decrease) in LT Debt	(250,567)	(73,195)	(177,372)	242.3%	(465,627)	(290,771)	(174,856)	60.1%	(290,771)	174,856	160.1%
Change in Other Liabilities	(19,200)	(20,435)	1,235	(6.0%)	(76,802)	(81,742)	4,940	(6.0%)	(81,742)	(4,940)	94.0%
Other Non-Working Capital Income/Expense Items	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Non Income/Expense Change in Equity	-	-	-	n/m	(3,167,484)	-	(3,167,484)	n/m	-	3,167,484	n/m
Total Other Sources/(Uses) of Working Capital	(1,395,060)	(393,863)	(1,001,197)	254.2%	(1,588,250)	(2,445,630)	857,380	(35.1%)	(2,445,630)	(857,380)	64.9%
Transfer In from (Out to) Other Funds											
Net Transfer In/(Out)	895,729	40,380	855,349	2118.2%	(1,822,007)	993,268	(2,815,275)	n/m	993,268	2,815,275	n/m
Net Change in Working Capital	\$ 48,396	\$ 329,967	\$ (281,571)	(85.3%)	\$ 218,824	\$ 1,383,340	\$ (1,164,516)	(84.2%)	\$ 1,383,340	\$ 1,164,516	15.8%
Working Capital, Beginning of Period	4,640,127				4,469,699						
Working Capital, 12/31/2016	\$ 4,688,523				\$ 4,688,523						

- 1) Due to an error in processing Section 8 payments, Patricia Harris Manor and Northwood Square received excess funds. A management decision was made to allow the funds to remain with the properties.
- 2) King County grants received by Patricia Harris Manor (\$625K) and Northwood Square (\$195K) were budgeted in 2015.
- 3) External property management fees for Bellevue Manor, Patricia Harris Manor & Northwood Square were higher than budgeted. KCHA took over management in August and new internal rate matches budget.
- 4) Spiritwood Replacement Reserves transferred to COCC (Fund Group 12).
- 5) Hidden Village envelope upgrade work had been budgeted to begin earlier in the year but occurred mostly in the 4th quarter.
- 6) Disposition of Spiritwood capital assets on sale to tax credit partnership.
- 7) Due to transfer of Spiritwood tenant security deposit upon closing the old fund.
- 8) Draw from City of Bellevue preservation loan for Bellevue Manor . Unbudgeted.
- 9) Due to unbudgeted pay down totaling \$180K towards Woodcreek Lane Key Bank LOC .
- 10) Technical accounting entry to close the Spiritwood old fund.

Other Federally-supported (Other)
Working Capital Budget vs. Actual Report
For the Period Ended 12/31/2016

	Quarter Ended December 31, 2016				Year-to-Date				2016 Annual Budget	Remainder to Receive/ Spend	Percent of Annual Budget
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var			
Revenues											
Tenant Revenue	\$ 3,391,122	\$ 3,364,849	\$ 26,273	0.8%	\$ 13,385,334	\$ 13,459,681	\$ (74,347)	(0.6%)	\$ 13,459,681	\$ 74,347	99.4%
Operating Fund Subsidy from HUD	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Section 8 Subsidy from HUD	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Other Operating Revenue	397,183	395,155	2,028	0.5%	1,574,424	1,562,047	12,377	0.8%	2,692,230	1,117,806	58.5%
Non-operating Revenue	2,784,928	1,707,704	1,077,224	63.1%	4,486,437	6,074,320	(1,587,883)	(26.1%)	4,944,137	457,700	90.7%
Total Revenues	6,573,232	5,467,708	1,105,524	20.2%	19,446,195	21,096,048	(1,649,853)	(7.8%)	21,096,048	1,649,853	92.2%
Expenses											
Salaries & Benefits	401,553	423,540	(21,987)	(5.2%)	1,558,694	1,605,649	(46,955)	(2.9%)	1,605,649	46,955	97.1%
Routine Maintenance, Utilities, Taxes & Insurance	1,078,277	1,049,051	29,226	2.8%	3,737,236	3,646,164	91,072	2.5%	3,646,164	(91,072)	102.5%
Direct Social Service Salaries & Benefits	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Other Social Service Support Expenses & HAP	1,026	6,161	(5,135)	(83.3%)	47,606	24,650	22,956	93.1%	24,650	(22,956)	193.1%
Administrative Support Expenses	322,633	305,659	16,974	5.6%	1,281,686	1,252,978	28,708	2.3%	1,252,978	(28,708)	102.3%
Non-operating Expenses	2,901,458	2,038,111	863,347	42.4%	6,860,904	6,392,541	468,363	7.3%	6,392,541	(468,363)	107.3%
Total Expenses	4,704,947	3,822,522	882,425	23.1%	13,486,126	12,921,982	564,144	4.4%	12,921,982	(564,144)	104.4%
Net Income	1,868,286	1,645,186	223,100	13.6%	5,960,069	8,174,066	(2,213,997)	(27.1%)	8,174,066	2,213,997	72.9%
Other Sources/(Uses) of Working Capital											
(Increase) in Restricted/Designated Cash	(411,493)	(64,656)	(346,837)	536.4%	(3,531,186)	(2,098,624)	(1,432,562)	68.3%	(2,098,624)	1,432,562	168.3%
Decrease in Restricted/Designated Cash	952,565	250,000	702,565	281.0%	1,841,196	950,000	891,196	93.8%	950,000	(891,196)	193.8%
(Increase) in LT Receivables	(42,035)	(66,441)	24,406	(36.7%)	(265,766)	(265,766)	(0)	0.0%	(265,766)	0	100.0%
Decrease in LT Receivables	108,227	-	108,227	n/m	1,300,013	1,191,786	108,227	9.1%	1,191,786	(108,227)	109.1%
Acquisition of Capital Assets	(46,762,843)	(8,316,600)	(38,446,243)	462.3%	(47,533,290)	(17,823,240)	(29,710,050)	166.7%	(17,823,240)	29,710,050	266.7%
Maintenance Projects	(207,010)	(387,705)	180,695	(46.6%)	(1,070,613)	(1,626,227)	555,614	(34.2%)	(1,626,227)	(555,614)	65.8%
Acquisition of Capital Assets	(46,969,853)	(8,704,305)	(38,265,548)	439.6%	(48,603,903)	(19,449,467)	(29,154,436)	149.9%	(19,449,467)	29,154,436	249.9%
Disposition of Capital Assets	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Change in Suspense	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Change in Other Assets	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Change in Deferrals	(290)	-	(290)	n/m	(3,577)	-	(3,577)	n/m	-	3,577	n/m
Increase in LT Debt	43,585,924	181	43,585,743	24080521.0%	43,586,467	724	43,585,743	6020130.2%	724	(43,585,743)	6020230.3%
(Decrease) in LT Debt	(1,129,707)	(1,009,621)	(120,086)	11.9%	(4,904,715)	(4,583,173)	(321,542)	7.0%	(4,583,173)	321,542	107.0%
Change in Other Liabilities	60,933	84,746	(23,813)	(28.1%)	192,460	338,985	(146,525)	(43.2%)	338,985	146,525	56.8%
Other Non-Working Capital Income/Expense Items	193	-	193	n/m	193	-	193	n/m	-	(193)	n/m
Non Income/Expense Change in Equity	34,808	-	34,808	n/m	34,808	-	34,808	n/m	-	(34,808)	n/m
Total Other Sources/(Uses) of Working Capital	(3,810,728)	(9,510,096)	5,699,368	(59.9%)	(10,354,010)	(23,915,535)	13,561,525	(56.7%)	(23,915,535)	(13,561,525)	43.3%
Transfer In from (Out to) Other Funds											
Transfers In from Other Funds	2,243,643	1,754,249	489,394	27.9%	4,911,426	2,841,609	2,069,817	72.8%	2,841,609	(2,069,817)	172.8%
Transfers Out to Other Funds	(1,513,353)	(1,029,310)	(484,043)	47.0%	(1,905,650)	(2,676,161)	770,511	(28.8%)	(2,676,161)	(770,511)	71.2%
Net Transfer In/(Out)	730,290	724,939	5,351	0.7%	3,005,776	165,448	2,840,328	1716.7%	165,448	(2,840,328)	1816.7%
Net Change in Working Capital	\$ (1,212,152)	\$ (7,139,971)	\$ 5,927,819	(83.0%)	\$ (1,388,165)	\$ (15,576,021)	\$ 14,187,856	(91.1%)	\$ (15,576,021)	\$ (14,187,856)	8.9%
Working Capital, Beginning of Period	2,065,294				2,241,306						
Working Capital, 12/31/2016	\$ 853,142				\$ 853,142						

- 1) A \$3.7M CFP grant draw was budgeted as the funding source for Birch Creek semi-annual bond payments. However, the actual draw was only \$653K and MTW funds were used for the remainder. Also, the variance was offset by unbudgeted CFP grant draw of \$987K for Green River Homes II semi-annual bond payment.
- 2) An unbudgeted transfer of restricted Spiritwood deposits (\$389K) from the development fund (Fund Group 10). Also unplanned internal commitment of \$1M Green River cash to reserve account.
- 3) The 2016 draws from restricted loan proceeds held by MKCRF to reimburse KCHA for construction costs at MKCRF properties was higher than anticipated in the budget (\$817K). Also, current year draws include \$239K for 2015 MKCRF construction expenses. Unbudgeted.
- 4) Unbudgeted transfer of Spiritwood capital assets and work-in-process totaling \$44.7M from Fund Group 10.
- 5) Unbudgeted transfer of Spiritwood long term debt totaling \$43.5M from Fund Group 10.
- 6) The year-to-date budget represents the budgeted increase of interest payable from the Birch Creek and Green River Homes 2 partnerships to KCHA. The actual increase finished the year on target. However, this budgeted increase was offset by an unbudgeted net cash flow distribution of \$146K from the Green River Homes 2 Partnership that was applied to the interest on notes receivable.
- 7) Unbudgeted transfer of \$2.3M of MTW cash for the first semi-annual Birch Creek bond payment. (See note #1). This variance is partially offset by less than anticipated unit upgrade and capital construction transfers.
- 8) The budgeted transfer from the Spiritwood partnership operating fund to fund the payment of the financing lease did not occur in 2016. The payment is expected to be made from a net cash flow distribution in March 2017.

Section 8
Working Capital Budget vs. Actual Report
For the Period Ended 12/31/2016

	Quarter Ended December 31, 2016				Year-to-Date				2016 Annual Budget	Remainder to Receive/ Spend	Percent of Annual Budget
Revenues	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var			
Tenant Revenue	\$ 22,650	\$ 31,800	\$ (9,150)	(28.8%)	\$ 77,610	\$ 127,200	\$ (49,590)	(39.0%)	\$ 127,200	\$ 49,590	61.0%
Operating Fund Subsidy from HUD	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Section 8 Subsidy from HUD	26,406,150	27,212,689	(806,539)	(3.0%)	104,212,328	105,289,140	(1,076,812)	(1.0%)	105,289,140	1,076,812	99.0%
Other Operating Revenue	8,270,274	7,208,713	1,061,561	14.7%	32,104,976	28,635,080	3,469,896	12.1%	28,635,080	(3,469,896)	112.1%
Non-operating Revenue	-	6	(6)	(100.0%)	10,020	26	9,994	38437.4%	26	(9,994)	38537.4%
Total Revenues	34,699,075	34,453,208	245,867	0.7%	136,404,934	134,051,446	2,353,488	1.8%	134,051,446	(2,353,488)	101.8%
Expenses											
Salaries & Benefits	1,735,405	1,623,897	111,508	6.9%	6,352,585	6,143,960	208,625	3.4%	6,143,960	(208,625)	103.4%
Routine Maintenance, Utilities, Taxes & Insurance	92,158	63,927	28,231	44.2%	296,073	253,173	42,900	16.9%	253,173	(42,900)	116.9%
Direct Social Service Salaries & Benefits	33,743	32,976	767	2.3%	122,863	122,481	382	0.3%	122,481	(382)	100.3%
Other Social Service Support Expenses & HAP	31,887,776	31,977,520	(89,744)	(0.3%)	125,178,254	124,349,116	829,138	0.7%	124,349,116	(829,138)	100.7%
Administrative Support Expenses	983,977	874,162	109,815	12.6%	3,721,501	3,509,663	211,838	6.0%	3,509,663	(211,838)	106.0%
Non-operating Expenses	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Total Expenses	34,733,060	34,572,482	160,578	0.5%	135,671,275	134,378,393	1,292,882	1.0%	134,378,393	(1,292,882)	101.0%
Net Income	(33,985)	(119,274)	85,289	(71.5%)	733,659	(326,947)	1,060,606	n/m	(326,947)	(1,060,606)	n/m
Other Sources/(Uses) of Working Capital											
(Increase) in Restricted/Designated Cash	18,500	-	18,500	n/m	(310,265)	-	(310,265)	n/m	-	310,265	n/m
Decrease in Restricted/Designated Cash	(53,065)	-	(53,065)	n/m	50,539	-	50,539	n/m	-	(50,539)	n/m
(Increase) in LT Receivables	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Decrease in LT Receivables	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Acquisition of Capital Assets	-	(127)	127	(100.0%)	(496)	(10,508)	10,012	(95.3%)	(10,508)	(10,012)	4.7%
Disposition of Capital Assets	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Change in Suspense	(129,908)	-	(129,908)	n/m	(0)	-	(0)	n/m	-	0	n/m
Change in Other Assets	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Change in Deferrals	53,065	-	53,065	n/m	(50,539)	-	(50,539)	n/m	-	50,539	n/m
Increase in LT Debt	-	-	-	n/m	-	-	-	n/m	-	-	n/m
(Decrease) in LT Debt	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Change in Other Liabilities	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Other Non-Working Capital Income/Expense Items	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Non Income/Expense Change in Equity	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Total Other Sources/(Uses) of Working Capital	(111,408)	(127)	(111,281)	87623.0%	(310,761)	(10,508)	(300,253)	2857.4%	(10,508)	300,253	2957.4%
Transfer In from (Out to) Other Funds											
Transfers In from Other Funds	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Transfers Out to Other Funds	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Net Transfer In/(Out)	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Net Change in Working Capital	\$ (145,393)	\$ (119,401)	\$ (25,992)	21.8%	\$ 422,898	\$ (337,455)	\$ 760,353	n/m	\$ (337,455)	\$ (760,353)	n/m
Working Capital, Beginning of Period	121,605				(446,686)						
Working Capital, 12/31/2016	\$ (23,788)				\$ (23,788)						

- 1) Collection of retro-rents have been less than anticipated in the budget.
- 2) Income is over budget as there have been 2,825 more incoming port unit months than anticipated in the budget and the average PUC throughout the year has been \$898.58 vs. the budget of \$878.70.
- 3) Variance due to a 2015 reimbursement received in 2016 .
- 4) Due to unbudgeted Section 8 storage and electrical room maintenance projects.
- 5) Restriction of HAP reserves for non Block Grant Vouchers (\$292K) in order to be consistent with KCHA financial statement presentation. Also, due to creation of new HASP reserve (\$17K). Unbudgeted.
- 6) Change in FSS reserve account. Unbudgeted.
- 7) The budgeted 700 building monument sign project has been postponed to 2017.

MTW

Working Capital Budget vs. Actual Report
For the Period Ended 12/31/2016

	Quarter Ended December 31, 2016				Year-to-Date				2016 Annual Budget	Remainder to Receive/ Spend	Percent of Annual Budget
Revenues	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var			
Tenant Revenue	\$ -	\$ -	\$ -	n/m	\$ -	\$ -	\$ -	n/m	\$ -	\$ -	n/m
Operating Fund Subsidy from HUD	118,969	92,864	26,105	28.1%	406,403	371,455	34,948	9.4%	371,455	(34,948)	109.4%
Section 8 Subsidy from HUD	10,693,926	1,504,054	9,189,872	611.0%	23,806,104	8,991,344	14,814,760	164.8%	8,991,344	(14,814,760)	264.8%
Other Operating Revenue	2,723	2,722	1	0.0%	11,098	10,890	208	1.9%	10,890	(208)	101.9%
Non-operating Revenue	93,967	66,068	27,899	42.2%	361,565	319,097	42,468	13.3%	319,097	(42,468)	113.3%
Total Revenues	10,909,585	1,665,708	9,243,877	555.0%	24,585,170	9,692,786	14,892,384	153.6%	9,692,786	(14,892,384)	253.6%
Expenses											
Salaries & Benefits	482,319	478,079	4,240	0.9%	1,700,930	1,818,771	(117,841)	(6.5%)	1,818,771	117,841	93.5%
Routine Maintenance, Utilities, Taxes & Insurance	-	-	-	n/m	82	-	82	n/m	-	(82)	n/m
Direct Social Service Salaries & Benefits	569,712	560,684	9,028	1.6%	2,057,074	2,082,546	(25,472)	(1.2%)	2,082,546	25,472	98.8%
Other Social Service Support Expenses & HAP	1,088,211	1,275,430	(187,219)	(14.7%)	3,799,380	4,908,816	(1,109,436)	(22.6%)	4,908,816	1,109,436	77.4%
Administrative Support Expenses	144,602	150,819	(6,217)	(4.1%)	410,157	599,965	(189,808)	(31.6%)	599,965	189,808	68.4%
Non-operating Expenses	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Total Expenses	2,284,844	2,465,012	(180,168)	(7.3%)	7,967,623	9,410,098	(1,442,475)	(15.3%)	9,410,098	1,442,475	84.7%
Net Income	8,624,741	(799,304)	9,424,045	n/m	16,617,548	282,688	16,334,860	5778.4%	282,688	(16,334,860)	5878.4%
Other Sources/(Uses) of Working Capital											
(Increase) in Restricted/Designated Cash	10,594	-	10,594	n/m	(6,672)	-	(6,672)	n/m	-	6,672	n/m
Decrease in Restricted/Designated Cash	728,168	2,381,751	(1,653,583)	(69.4%)	2,643,863	4,236,120	(1,592,257)	(37.6%)	4,236,120	1,592,257	62.4%
(Increase) in LT Receivables	(12,835,062)	(247,163)	(12,587,899)	5093.0%	(13,300,984)	(988,653)	(12,312,331)	1245.4%	(988,653)	12,312,331	1345.4%
Decrease in LT Receivables	(56,716)	19,998	(76,714)	n/m	1,992,071	1,679,991	312,080	18.6%	1,679,991	(312,080)	118.6%
Acquisition of Capital Assets	(56,464)	(53,701)	(2,763)	5.1%	(314,083)	(281,060)	(33,023)	11.7%	(281,060)	33,023	111.7%
Disposition of Capital Assets	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Change in Suspense	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Change in Other Assets	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Change in Deferrals	(10,594)	-	(10,594)	n/m	7,855	-	7,855	n/m	-	(7,855)	n/m
Increase in LT Debt	-	-	-	n/m	-	-	-	n/m	-	-	n/m
(Decrease) in LT Debt	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Change in Other Liabilities	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Other Non-Working Capital Income/Expense Items	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Non Income/Expense Change in Equity	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Total Other Sources/(Uses) of Working Capital	(12,220,075)	2,100,885	(14,320,960)	n/m	(8,977,949)	4,646,398	(13,624,347)	n/m	4,646,398	13,624,347	n/m
Transfer In from (Out to) Other Funds											
Transfers In from Other Funds	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Transfers Out to Other Funds	(5,531,764)	(3,670,238)	(1,861,526)	50.7%	(15,670,935)	(15,542,871)	(128,064)	0.8%	(15,542,871)	128,064	100.8%
Net Transfer In/(Out)	(5,531,764)	(3,670,238)	(1,861,526)	50.7%	(15,670,935)	(15,542,871)	(128,064)	0.8%	(15,542,871)	128,064	100.8%
Net Change in Working Capital	\$ (9,127,098)	\$ (2,368,657)	\$ (6,758,441)	285.3%	\$ (8,031,337)	\$ (10,613,785)	\$ 2,582,448	(24.3%)	\$ (10,613,785)	\$ (2,582,448)	75.7%
Working Capital, Beginning of Period	10,206,566				9,110,805						
Working Capital, 12/31/2016	\$ 1,079,468				\$ 1,079,468						

- Due to unbudgeted 12% RFIF adjustment received in 2016. A large portion of the extra cash was received in the 4th quarter.
- Allocation of Central Investment interest income was higher than anticipated as result of MTW cash balance increase from Vantage Point Bridge loan payment.
- The 2016 Homeless Initiatives programs expenses were below target. Contracts for the Flat Rent PBA and PACT II programs were delayed until 2017.
- The 2016 Education Initiative work was executed for an amount less than anticipated in the budget. Due to late start, the 12-month contract for the Student Family Stability Initiative is expected to be completed in February 2017.
- As the plan to pay off a significant amount of the outstanding the Green River Homes II bond was put into abeyance, the related release from restriction of the collateral reserve was also reduced.
- Due to unbudgeted MTW internal loan of \$11.3M for EPIC project. Also, due to reclassification of the Greenbridge internal loan totaling \$1.3M from short term to long term.
- \$1.6M was budgeted to be received from the internal Greenbridge loan. However, a payment totaling \$1.9M was received from lot sales proceeds.

Local Properties (KCHA)
Working Capital Budget vs. Actual Report
For the Period Ended 12/31/2016

	Quarter Ended December 31, 2016				Year-to-Date				2016	Remainder	Percent of
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual Budget	to Receive/ Spend	Annual Budget
Revenues											
Tenant Revenue	\$ 12,833,160	\$ 12,230,202	\$ 602,958	4.9%	\$ 49,749,845	\$ 48,437,215	\$ 1,312,630	2.7%	\$ 48,437,215	\$ (1,312,630)	102.7%
Operating Fund Subsidy from HUD	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Section 8 Subsidy from HUD	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Other Operating Revenue	141,019	89,969	51,050	56.7%	274,776	235,494	39,282	16.7%	235,494	(39,282)	116.7%
Non-operating Revenue	151,935	214,506	(62,571)	(29.2%)	630,174	633,796	(3,622)	(0.6%)	633,796	3,622	99.4%
Total Revenues	13,126,114	12,534,677	591,437	4.7%	50,654,795	49,306,505	1,348,290	2.7%	49,306,505	(1,348,290)	102.7%
Expenses											
Salaries & Benefits	1,096,295	1,090,640	5,655	0.5%	4,218,577	4,385,791	(167,214)	(3.8%)	4,385,791	167,214	96.2%
Routine Maintenance, Utilities, Taxes & Insurance	3,164,995	2,944,199	220,796	7.5%	11,757,284	12,249,812	(492,528)	(4.0%)	12,249,812	492,528	96.0%
Direct Social Service Salaries & Benefits	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Other Social Service Support Expenses & HAP	88,463	63,947	24,516	38.3%	260,326	263,938	(3,612)	(1.4%)	263,938	3,612	98.6%
Administrative Support Expenses	1,240,914	1,070,167	170,747	16.0%	4,595,288	4,445,519	149,769	3.4%	4,445,519	(149,769)	103.4%
Non-operating Expenses	1,551,801	1,685,503	(133,702)	(7.9%)	6,485,480	6,431,739	53,741	0.8%	6,431,739	(53,741)	100.8%
Total Expenses	7,142,469	6,854,456	288,013	4.2%	27,316,954	27,776,799	(459,845)	(1.7%)	27,776,799	459,845	98.3%
Net Income	5,983,645	5,680,221	303,424	5.3%	23,337,841	21,529,706	1,808,135	8.4%	21,529,706	(1,808,135)	108.4%
Other Sources/(Uses) of Working Capital											
(Increase) in Restricted/Designated Cash	242,363	(328,401)	570,764	n/m	(1,380,847)	(1,317,011)	(63,836)	4.8%	(1,317,011)	63,836	104.8%
Decrease in Restricted/Designated Cash	130,000	739,265	(609,265)	(82.4%)	590,709	3,497,513	(2,906,804)	(83.1%)	3,497,513	2,906,804	16.9%
(Increase) in LT Receivables	-	(61,120)	61,120	(100.0%)	(102,786)	(244,480)	141,694	(58.0%)	(244,480)	(141,694)	42.0%
Decrease in LT Receivables	15,971	-	15,971	n/m	5,279,622	214,937	5,064,685	2356.4%	214,937	(5,064,685)	2456.4%
Acquisition of Capital Assets	(24,890,081)	(16,354,781)	(8,535,300)	52.2%	(56,212,771)	(25,881,505)	(30,331,266)	117.2%	(25,881,505)	30,331,266	217.2%
Disposition of Capital Assets	966	-	966	n/m	7,042,663	-	7,042,663	n/m	-	(7,042,663)	n/m
Change in Suspense	20,541	-	20,541	n/m	0	-	0	n/m	-	(0)	n/m
Change in Other Assets	-	-	-	n/m	70,839	-	70,839	n/m	-	(70,839)	n/m
Change in Deferrals	103,373	-	103,373	n/m	60,071	-	60,071	n/m	-	(60,071)	n/m
Increase in LT Debt	21,932,840	14,000,000	7,932,840	56.7%	45,345,124	14,000,000	31,345,124	223.9%	-	(45,345,124)	n/m
(Decrease) in LT Debt	(3,482,443)	(2,443,456)	(1,038,987)	42.5%	(13,017,922)	(6,609,527)	(6,408,395)	97.0%	(6,609,527)	6,408,395	197.0%
Change in Other Liabilities	4,839	63,199	(58,360)	(92.3%)	(974,290)	57,796	(1,032,086)	n/m	57,796	1,032,086	n/m
Other Non-Working Capital Income/Expense Items	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Non Income/Expense Change in Equity	-	-	-	n/m	(161)	-	(161)	n/m	-	161	n/m
Total Other Sources/(Uses) of Working Capital	(5,921,631)	(4,385,294)	(1,536,337)	35.0%	(13,299,748)	(16,282,277)	2,982,529	(18.3%)	(30,282,277)	(16,982,529)	43.9%
Transfer In from (Out to) Other Funds											
Transfers In from Other Funds	137,550	34,450	103,100	299.3%	5,540,339	137,810	5,402,529	3920.3%	137,810	(5,402,529)	4020.3%
Transfers Out to Other Funds	(3,599,252)	(854,826)	(2,744,426)	321.1%	(11,564,684)	(3,565,620)	(7,999,064)	224.3%	(3,565,620)	7,999,064	324.3%
Net Transfer In/(Out)	(3,461,702)	(820,376)	(2,641,326)	322.0%	(6,024,345)	(3,427,810)	(2,596,535)	75.7%	(3,427,810)	2,596,535	175.7%
Net Change in Working Capital	\$ (3,399,688)	\$ 474,551	\$ (3,874,239)	n/m	\$ 4,013,748	\$ 1,819,619	\$ 2,194,129	120.6%	\$ (12,180,381)	\$ (16,194,129)	n/m
Working Capital, Beginning of Period	7,243,789				(169,648)						
Working Capital, 12/31/2016	\$ 3,844,101				\$ 3,844,100						

- Due to higher than anticipated Nike Operations & Maintenance grant income and Abbey Ridge Comcast cell tower income.
- Some budgeted non-routine maintenance expenditures to be funded with withdrawals from replacement reserves have been delayed to 2017.
- Harrison House interest on lease and notes receivable was budgeted evenly throughout the year but the receivable was written-off as KCHA acquired the property from the tax credit partnership.
- Disposal of Harrison House note and lease receivable as KCHA acquired the property from the tax credit partnership.
- Acquisition of Highland Village for \$19.8M, Abbey Ridge for \$21.9M & Harrison House from the tax credit partnership for \$5.5M. Also, maintenance & unit upgrade projects at Carriage House, Woodland North, Walnut Apartments and Windsor Heights Apartments are below target due to late start and lack of unit availability.
- Charter House land and building disposed through a sale to Bremerton Housing Authority. Also, the disposal of Harrison House tax credit partnership capital assets upon acquisition by KCHA. Unbudgeted.
- Disposal of Harrison House capital and intangible assets as KCHA acquired the property from the tax credit partnership.
- A Vantage Glen 2015 Tenmast security deposit transaction error was corrected in 2016.
- Draw from Key Bank LOC for the acquisition of Highland Village (\$19.8M), Abbey Ridge (\$21.9M) and a draw on the Somerset LOC (\$3.6M). Unbudgeted.
- Write-off of Harrison House KCHA loans (\$4.2M) as KCHA acquired the property from the tax credit partnership. Pay-off of the Charter House line of credit as the property was sold to Bremerton Housing Authority. Unbudgeted. Also, due to higher than anticipated pay down of the Villages at South Station Key Bank LOC.
- Write-off of interest payable on KCHA loans as KCHA acquired Harrison House property from the tax credit partnership.
- Equity transferred in related to acquisition of Harrison House by KCHA from the tax credit partnership. Also, due to excess cash transfer from COCC to bond properties. Unbudgeted.
- Equity transferred out related to acquisition of Harrison House by KCHA from the tax credit partnership. Unbudgeted. Also, due to higher than anticipated excess cash transfer to COCC from bond properties.

Local Properties (Other)
Working Capital Budget vs. Actual Report
For the Period Ended 12/31/2016

	Quarter Ended December 31, 2016				Year-to-Date				2016 Annual Budget	Remainder to Receive/ Spend	Percent of Annual Budget
Revenues	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var			
Tenant Revenue	\$ 155,266	\$ 163,112	\$ (7,846)	(4.8%)	\$ 654,522	\$ 652,450	\$ 2,072	0.3%	\$ 652,450	\$ (2,072)	100.3%
Operating Fund Subsidy from HUD	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Section 8 Subsidy from HUD	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Other Operating Revenue	89,429	34,993	54,436	155.6%	211,883	135,994	75,889	55.8%	135,994	(75,889)	155.8%
Non-operating Revenue	135,987	137,699	(1,712)	(1.2%)	549,384	550,795	(1,411)	(0.3%)	550,795	1,411	99.7%
Total Revenues	380,682	335,804	44,878	13.4%	1,415,789	1,339,239	76,550	5.7%	1,339,239	(76,550)	105.7%
Expenses											
Salaries & Benefits	46,774	47,370	(596)	(1.3%)	182,671	178,154	4,517	2.5%	178,154	(4,517)	102.5%
Routine Maintenance, Utilities, Taxes & Insurance	63,310	75,337	(12,027)	(16.0%)	265,519	256,902	8,617	3.4%	256,902	(8,617)	103.4%
Direct Social Service Salaries & Benefits	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Other Social Service Support Expenses & HAP	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Administrative Support Expenses	31,143	28,691	2,452	8.5%	109,028	114,915	(5,887)	(5.1%)	114,915	5,887	94.9%
Non-operating Expenses	100,875	87,141	13,734	15.8%	358,065	348,564	9,501	2.7%	348,564	(9,501)	102.7%
Total Expenses	242,101	238,539	3,562	1.5%	915,283	898,535	16,748	1.9%	898,535	(16,748)	101.9%
Net Income	138,581	97,265	41,316	42.5%	500,506	440,704	59,802	13.6%	440,704	(59,802)	113.6%
Other Sources/(Uses) of Working Capital											
(Increase) in Restricted/Designated Cash	(6,650)	(6,747)	97	(1.4%)	(26,918)	(26,988)	70	(0.3%)	(26,988)	(70)	99.7%
Decrease in Restricted/Designated Cash	-	-	-	n/m	-	60,000	(60,000)	(100.0%)	60,000	60,000	0.0%
(Increase) in LT Receivables	(47,770)	(47,770)	0	(0.0%)	(121,135)	(121,136)	1	(0.0%)	(121,136)	(1)	100.0%
Decrease in LT Receivables	141,584	-	141,584	n/m	141,584	-	141,584	n/m	-	(141,584)	n/m
Acquisition of Capital Assets	(24,361)	(16,255)	(8,106)	49.9%	(24,426)	(114,184)	89,758	(78.6%)	(114,184)	(89,758)	21.4%
Disposition of Capital Assets	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Change in Suspense	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Change in Other Assets	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Change in Deferrals	(350)	-	(350)	n/m	(50)	-	(50)	n/m	-	50	n/m
Increase in LT Debt	-	-	-	n/m	-	-	-	n/m	-	-	n/m
(Decrease) in LT Debt	(550,000)	(200,000)	(350,000)	175.0%	(550,000)	(236,500)	(313,500)	132.6%	(236,500)	313,500	232.6%
Change in Other Liabilities	8,906	49,847	(40,941)	(82.1%)	26,947	104,389	(77,442)	(74.2%)	104,389	77,442	25.8%
Other Non-Working Capital Income/Expense Items	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Non Income/Expense Change in Equity	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Total Other Sources/(Uses) of Working Capital	(478,641)	(220,925)	(257,716)	116.7%	(553,997)	(334,419)	(219,578)	65.7%	(334,419)	219,578	165.7%
Transfer In from (Out to) Other Funds											
Transfers In from Other Funds	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Transfers Out to Other Funds	-	-	-	n/m	(176,206)	(71,206)	(105,000)	147.5%	(71,206)	105,000	247.5%
Net Transfer In/(Out)	-	-	-	n/m	(176,206)	(71,206)	(105,000)	147.5%	(71,206)	105,000	247.5%
Net Change in Working Capital	\$ (340,060)	\$ (123,660)	\$ (216,400)	175.0%	\$ (229,696)	\$ 35,079	\$ (264,775)	n/m	\$ 35,079	\$ 264,775	n/m
Working Capital, Beginning of Period	1,197,590				1,087,225						
Working Capital, 12/31/2016	\$ 857,530				\$ 857,529						

- 1) Reimbursements from YWCA to Valley Park related to unanticipated cleanup of the emergency housing units. Unbudgeted.
- 2) A Valley Park exterior painting project budgeted to be financed with a replacement reserve draw was postponed to 2017.
- 3) Due to unbudgeted SKCACG lease principal payment. Also, reclassification Valley Park lease interest receivable to short term. Unbudgeted.
- 4) The Valley Park exterior painting projects were budgeted in the 2nd quarter but the project has been deferred to 2017.
- 5) Pay down of the New Market Tax Credit Key Bank LOC exceeded the budget.
- 6) Partnership net cash flow distribution towards the Valley Park lease interest payable was higher than anticipated in the budget.
- 7) Higher than anticipated excess cash transfer from Valley Park to KCHA.

Local Properties Tax Credit GP
Working Capital Budget vs. Actual Report
For the Period Ended 12/31/2016

	Quarter Ended December 31, 2016				Year-to-Date				2016	Remainder	Percent of
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual Budget	to Receive/ Spend	Annual Budget
Revenues											
Tenant Revenue	\$ -	\$ -	\$ -	n/m	\$ 4,304	\$ -	\$ 4,304	n/m	\$ -	\$ (4,304)	n/m
Operating Fund Subsidy from HUD	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Section 8 Subsidy from HUD	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Other Operating Revenue	7,986,382	7,145,700	840,682	11.8%	9,395,748	7,282,048	2,113,700	29.0%	7,282,048	(2,113,700)	129.0%
Non-operating Revenue	528,918	777,264	(248,346)	(32.0%)	26,149,986	3,009,518	23,140,468	768.9%	3,009,518	(23,140,468)	868.9%
Total Revenues	8,515,301	7,922,964	592,337	7.5%	35,550,038	10,291,566	25,258,472	245.4%	10,291,566	(25,258,472)	345.4%
Expenses											
Salaries & Benefits	60,792	60,528	264	0.4%	228,628	226,504	2,124	0.9%	226,504	(2,124)	100.9%
Routine Maintenance, Utilities, Taxes & Insurance	3,350	2,938	412	14.0%	67,035	11,759	55,276	470.1%	11,759	(55,276)	570.1%
Direct Social Service Salaries & Benefits	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Other Social Service Support Expenses & HAP	2,315	-	2,315	n/m	2,432	-	2,432	n/m	-	(2,432)	n/m
Administrative Support Expenses	161,086	103,074	58,012	56.3%	610,058	416,155	193,903	46.6%	416,155	(193,903)	146.6%
Non-operating Expenses	281,329	291,006	(9,677)	(3.3%)	767,031	849,083	(82,052)	(9.7%)	849,083	82,052	90.3%
Total Expenses	508,873	457,546	51,327	11.2%	1,675,184	1,503,501	171,683	11.4%	1,503,501	(171,683)	111.4%
Net Income	8,006,427	7,465,418	541,009	7.2%	33,874,853	8,788,065	25,086,788	285.5%	8,788,065	(25,086,788)	385.5%
Other Sources/(Uses) of Working Capital											
(Increase) in Restricted/Designated Cash	(29,836)	-	(29,836)	n/m	(360,915)	(300,000)	(60,915)	20.3%	(300,000)	60,915	120.3%
Decrease in Restricted/Designated Cash	319,780	-	319,780	n/m	619,780	300,000	319,780	106.6%	300,000	(319,780)	206.6%
(Increase) in LT Receivables	(26,744,761)	(921,062)	(25,823,699)	2803.7%	(75,149,251)	(7,154,838)	(67,994,413)	950.3%	(7,154,838)	67,994,413	1050.3%
Decrease in LT Receivables	13,294,301	150,000	13,144,301	8762.9%	13,911,268	561,588	13,349,680	2377.1%	561,588	(13,349,680)	2477.1%
Acquisition of Capital Assets	(28,152)	-	(28,152)	n/m	(153,665)	-	(153,665)	n/m	-	153,665	n/m
Disposition of Capital Assets	-	-	-	n/m	10,007,122	-	10,007,122	n/m	-	(10,007,122)	n/m
Change in Suspense	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Change in Other Assets	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Change in Deferrals	-	-	-	n/m	(19,780)	-	(19,780)	n/m	-	19,780	n/m
Increase in LT Debt	17,353,959	-	17,353,959	n/m	34,336,667	5,895,000	28,441,667	482.5%	5,895,000	(28,441,667)	582.5%
(Decrease) in LT Debt	(7,330,000)	(2,854,570)	(4,475,430)	156.8%	(7,505,000)	(2,979,570)	(4,525,430)	151.9%	(2,979,570)	4,525,430	251.9%
Change in Other Liabilities	5,198	5,198	(0)	(0.0%)	20,791	20,791	(0)	(0.0%)	20,791	0	100.0%
Other Non-Working Capital Income/Expense Items	-	-	-	n/m	85,869	-	85,869	n/m	-	(85,869)	n/m
Non Income/Expense Change in Equity	-	-	-	n/m	(18,898)	-	(18,898)	n/m	-	18,898	n/m
Total Other Sources/(Uses) of Working Capital	(3,159,512)	(3,620,434)	460,922	(12.7%)	(24,226,012)	(3,657,029)	(20,568,983)	562.5%	(3,657,029)	20,568,983	662.5%
Transfer In from (Out to) Other Funds											
Transfers In from Other Funds	22,476	-	22,476	n/m	2,981,886	-	2,981,886	n/m	-	(2,981,886)	n/m
Transfers Out to Other Funds	(308,016)	-	(308,016)	n/m	(1,525,115)	(890,099)	(635,016)	71.3%	(890,099)	635,016	171.3%
Net Transfer In/(Out)	(285,540)	-	(285,540)	n/m	1,456,771	(890,099)	2,346,870	n/m	(890,099)	(2,346,870)	n/m
Net Change in Working Capital	\$ 4,561,375	\$ 3,844,984	\$ 716,391	18.6%	\$ 11,105,613	\$ 4,240,937	\$ 6,864,676	161.9%	\$ 4,240,937	\$ (6,864,676)	261.9%
Working Capital, Beginning of Period	7,245,148				700,910						
Working Capital, 12/31/2016	\$ 11,806,523				\$ 11,806,523						

- Developer fees received from Spiritwood and Corinthian Partnership investors exceeded budgeted amounts resulting in additional rehab work and higher developer fee income than anticipated. Also, some Spiritwood project costs were funded by unbudgeted weatherization grant income. Additionally, an unbudgeted GP management fee received from Southwood Square Partnership net cash flow distribution contributed to the variance.
- Gain on sale of Spiritwood and Corinthian to their respective tax credit partnership under a capital lease agreement. Unbudgeted.
- 2015 Corinthian Apartments maintenance and utility invoices received and paid in 2016. The invoices were not accrued in 2015 by the property management company.
- Due to unbudgeted Corinthian bond issuance costs.
- As a result of the expired Overlake Swap contract, a larger portion of the monthly partnership contributions to the Overlake trustee account are being deposited to the excess cash reserve instead of being expensed.
- Due to an excess of funds in the Overlake Interest Stabilization Fund, an unbudgeted withdrawal of \$300K was approved in December.
- Variance due to new Spiritwood and Corinthian bond, lease, and notes receivables totaling \$67M. Unbudgeted.
- Spiritwood lease payment of \$13M was made from the proceeds of a Bank of America Line-of-Credit draw. Unbudgeted.
- 2015 Corinthian non-routine maintenance expense paid in 2016.
- Unbudgeted disposal of Corinthian capital assets. The capital assets were transferred to the partnership under a capital lease agreement.
- Unbudgeted draw from the new Spiritwood and Corinthian LOC of \$27M. Also, the Corinthian bond proceeds exceeds budget by \$1.2M.
- Due to unbudgeted repayment of \$7M towards Corinthian KeyBank line-of-credit. This amount was offset by a budgeted \$2.7M Spiritwood Line-of-Credit repayment that was budgeted in error.
- Due to sale of pre-closing Corinthian work-in-process costs to the tax credit partnership. Unbudgeted.
- Technical accounting entry to account for closing and transfer of Spiritwood accounts to the GP fund.
- Higher than anticipated excess cash transfers to the COCC from Overlake, Southwood Square and Arbor Heights.

Local-Development
Working Capital Budget vs. Actual Report
For the Period Ended 12/31/2016

	Quarter Ended December 31, 2016				Year-to-Date				2016 Annual Budget	Remainder to Receive/ Spend	Percent of Annual Budget
Revenues	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var			
Tenant Revenue	\$ (4,586)	\$ -	\$ (4,586)	n/m	\$ -	\$ -	\$ -	n/m	\$ -	\$ -	n/m
Operating Fund Subsidy from HUD	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Section 8 Subsidy from HUD	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Other Operating Revenue	4,148	31	4,117	13280.7%	19,829	5,031	14,798	294.1%	5,031	(14,798)	394.1%
Non-operating Revenue	289,180	12,512	276,668	2211.2%	693,014	756,741	(63,727)	(8.4%)	756,741	63,727	91.6%
Total Revenues	288,742	12,543	276,199	2202.0%	712,843	761,772	(48,929)	(6.4%)	761,772	48,929	93.6%
Expenses											
Salaries & Benefits	162,037	162,427	(390)	(0.2%)	608,863	608,751	112	0.0%	608,751	(112)	100.0%
Routine Maintenance, Utilities, Taxes & Insurance	(56)	-	(56)	n/m	69	-	69	n/m	-	(69)	n/m
Direct Social Service Salaries & Benefits	12,203	10,908	1,295	11.9%	44,474	40,515	3,959	9.8%	40,515	(3,959)	109.8%
Other Social Service Support Expenses & HAP	17,389	15,200	2,189	14.4%	62,989	60,800	2,189	3.6%	60,800	(2,189)	103.6%
Administrative Support Expenses	12,536	74,002	(61,466)	(83.1%)	107,479	296,014	(188,536)	(63.7%)	296,014	188,536	36.3%
Non-operating Expenses	(78,877)	334,528	(413,405)	n/m	12,310	978,264	(965,954)	(98.7%)	978,264	965,954	1.3%
Total Expenses	125,231	597,065	(471,834)	(79.0%)	836,184	1,984,344	(1,148,160)	(57.9%)	1,984,344	1,148,160	42.1%
Net Income	163,512	(584,522)	748,034	n/m	(123,341)	(1,222,572)	1,099,231	(89.9%)	(1,222,572)	(1,099,231)	10.1%
Other Sources/(Uses) of Working Capital											
(Increase) in Restricted/Designated Cash	446,952	(12)	446,964	n/m	(51,741)	(68,041)	16,300	(24.0%)	(68,041)	(16,300)	76.0%
Decrease in Restricted/Designated Cash	111,012	3,501	107,511	3070.9%	339,859	14,004	325,855	2326.9%	14,004	(325,855)	2426.9%
(Increase) in LT Receivables	(85,656)	-	(85,656)	n/m	(86,354)	-	(86,354)	n/m	-	86,354	n/m
Decrease in LT Receivables	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Acquisition of Capital Assets	34,012,824	(419,675)	34,432,499	n/m	(1,210,683)	(1,493,978)	283,295	(19.0%)	(1,493,978)	(283,295)	81.0%
Maintenance Projects	-	-	-	n/m	(289)	-	(289)	n/m	-	289	n/m
Acquisition of Capital Assets	34,012,824	(419,675)	34,432,499	n/m	(1,210,973)	(1,493,978)	283,005	(18.9%)	(1,493,978)	(283,005)	81.1%
Disposition of Capital Assets	26,185,944	-	26,185,944	n/m	28,265,171	2,020,000	26,245,171	1299.3%	2,020,000	(26,245,171)	1399.3%
Change in Suspense	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Change in Other Assets	144,369	-	144,369	n/m	144,369	-	144,369	n/m	-	(144,369)	n/m
Change in Deferrals	-	-	-	n/m	35,000	-	35,000	n/m	-	(35,000)	n/m
Increase in LT Debt	(34,047,513)	2,930,829	(36,978,342)	n/m	6,160,000	2,930,829	3,229,171	110.2%	2,930,829	(3,229,171)	210.2%
(Decrease) in LT Debt	(11,960,000)	(3,633,120)	(8,326,880)	229.2%	(13,427,000)	(3,633,120)	(9,793,880)	269.6%	(3,633,120)	9,793,880	369.6%
Change in Other Liabilities	130,523	447,163	(316,640)	(70.8%)	130,762	(261,347)	392,109	n/m	(261,347)	(392,109)	n/m
Other Non-Working Capital Income/Expense Items	-	-	-	n/m	14,559	-	14,559	n/m	-	(14,559)	n/m
Non Income/Expense Change in Equity	(14,334,452)	-	(14,334,452)	n/m	179,653	-	179,653	n/m	-	(179,653)	n/m
Total Other Sources/(Uses) of Working Capital	604,002	(671,314)	1,275,316	n/m	20,493,306	(491,653)	20,984,959	n/m	(491,653)	(20,984,959)	n/m
Transfer In from (Out to) Other Funds											
Transfers In from Other Funds	32,832	196,993	(164,161)	(83.3%)	219,814	909,780	(689,966)	(75.8%)	909,780	689,966	24.2%
Transfers Out to Other Funds	(32,832)	-	(32,832)	n/m	(32,832)	-	(32,832)	n/m	-	32,832	n/m
Net Transfer In/(Out)	-	196,993	(196,993)	(100.0%)	186,982	909,780	(722,798)	(79.4%)	909,780	722,798	20.6%
Net Change in Working Capital	\$ 767,514	\$ (1,058,843)	\$ 1,826,357	n/m	\$ 20,556,946	\$ (804,445)	\$ 21,361,391	n/m	\$ (804,445)	\$ (21,361,391)	n/m
Working Capital, Beginning of Period	2,271,057				(17,518,375)						
Working Capital, 12/31/2016	\$ 3,038,571				\$ 3,038,571						

- Professional services below budget due to timing of projects and delayed activities.
- Spiritwood lease interest was budgeted as an expense but was capitalized instead.
- During the 4th quarter, Spiritwood restricted accounts totaling \$498K were transferred to fund group 2. Unbudgeted.
- Unbudgeted draw from Seola Gardens and Greenbridge endowment reserves.
- 4th quarter activity is \$34M technical accounting adjustment made to avoid double counting the acquisition of Spiritwood assets and LTD in year-end balances. The assets and LTD were acquired by the tax credit partnership and are reported in Fund Group 4. Budget amounts for the acquisition of new property have been moved to Fund Group 7 in order to match with the reporting of the acquisition of Abbey Ridge and Highland Village.
- Vantage Point project cost totaling \$26M was disposed from this Fund Group and is now reported in Fund Group 2. Unbudgeted.
- Vantage Point LIHTC fees transferred to Fund Group 2. Unbudgeted.
- Increase in long-term debt due to unbudgeted Spiritwood acquisition and development financing loans and Vantage Point Permanent Loan totaling \$37M. This amount is offset by \$14M budgeted to finance the acquisition of new projects (see note 7).
- During the 4th quarter, the Spiritwood and Vantage Point long term-debt were transferred to Fund Group 4 and Fund Group 2, respectively. Unbudgeted.
- Unbudgeted reclassification of the Greenbridge internal loan repayment to short term. Unbudgeted transfer of Vantage Point internal loans to Fund Group 2.
- Vantage Point partner equity contribution was transferred to Fund Group 2 during the 4th quarter. Remaining balance is a technical accounting adjustment.
- The budgeted transfer from the Spiritwood partnership operating fund to fund the payment of the financing lease did not occur in 2016. The payment is expected to be made from net cash flow distribution in March 2017.

Local-Other Funds
Working Capital Budget vs. Actual Report
For the Period Ended 12/31/2016

	Quarter Ended December 31, 2016				Year-to-Date				2016 Annual Budget	Remainder to Receive/ Spend	Percent of Annual Budget
Revenues	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var			
Tenant Revenue	\$ -	\$ -	\$ -	n/m	\$ -	\$ -	\$ -	n/m	\$ -	\$ -	n/m
Operating Fund Subsidy from HUD	121,216	96,268	24,948	25.9%	414,073	385,073	29,000	7.5%	385,073	(29,000)	107.5%
Section 8 Subsidy from HUD	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Other Operating Revenue	1,912,181	1,396,031	516,150	37.0%	5,775,331	5,831,710	(56,379)	(1.0%)	5,831,710	56,379	99.0%
Non-operating Revenue	16,833	-	16,833	n/m	20,239	-	20,239	n/m	-	(20,239)	n/m
Total Revenues	2,050,229	1,492,299	557,930	37.4%	6,209,642	6,216,783	(7,141)	(0.1%)	6,216,783	7,141	99.9%
Expenses											
Salaries & Benefits	242,772	284,427	(41,655)	(14.6%)	976,720	1,066,653	(89,933)	(8.4%)	1,066,653	89,933	91.6%
Routine Maintenance, Utilities, Taxes & Insurance	3,767	2,358	1,409	59.7%	12,850	8,949	3,901	43.6%	8,949	(3,901)	143.6%
Direct Social Service Salaries & Benefits	15,587	15,808	(221)	(1.4%)	57,503	58,718	(1,215)	(2.1%)	58,718	1,215	97.9%
Other Social Service Support Expenses & HAP	1,777,332	1,236,485	540,847	43.7%	4,408,006	4,419,633	(11,627)	(0.3%)	4,419,633	11,627	99.7%
Administrative Support Expenses	205,780	33,264	172,516	518.6%	277,183	104,598	172,585	165.0%	104,598	(172,585)	265.0%
Non-operating Expenses	145,340	112,291	33,049	29.4%	145,340	265,417	(120,077)	(45.2%)	265,417	120,077	54.8%
Total Expenses	2,390,578	1,684,633	705,945	41.9%	5,877,602	5,923,968	(46,366)	(0.8%)	5,923,968	46,366	99.2%
Net Income	(340,349)	(192,334)	(148,015)	77.0%	332,040	292,815	39,225	13.4%	292,815	(39,225)	113.4%
Other Sources/(Uses) of Working Capital											
(Increase) in Restricted/Designated Cash	138,965	-	138,965	n/m	(10,325,564)	-	(10,325,564)	n/m	-	10,325,564	n/m
Decrease in Restricted/Designated Cash	-	-	-	n/m	-	-	-	n/m	-	-	n/m
(Increase) in LT Receivables	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Decrease in LT Receivables	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Acquisition of Capital Assets	(1,972,759)	(3,250,024)	1,277,265	(39.3%)	(3,088,757)	(13,000,096)	9,911,339	(76.2%)	(13,000,096)	(9,911,339)	23.8%
Disposition of Capital Assets	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Change in Suspense	124,664	-	124,664	n/m	-	-	-	n/m	-	-	n/m
Change in Other Assets	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Change in Deferrals	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Increase in LT Debt	(10,464,529)	3,250,000	(13,714,529)	n/m	-	13,000,000	(13,000,000)	(100.0%)	13,000,000	13,000,000	0.0%
(Decrease) in LT Debt	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Change in Other Liabilities	21,708,200	-	21,708,200	n/m	21,708,200	-	21,708,200	n/m	-	(21,708,200)	n/m
Other Non-Working Capital Income/Expense Items	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Non Income/Expense Change in Equity	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Total Other Sources/(Uses) of Working Capital	9,534,540	(24)	9,534,564	n/m	8,293,879	(96)	8,293,975	n/m	(96)	(8,293,975)	n/m
Transfer In from (Out to) Other Funds											
Net Transfer In/(Out)	3,501	3,500	1	0.0%	\$ 14,004	\$ 14,000	\$ 4	0.0%	14,000	(4)	100.0%
Net Change in Working Capital	9,197,693	(188,858)	9,386,551	n/m	8,639,923	306,719	8,333,204	2716.9%	\$ 306,719	\$ (8,333,204)	2816.9%
Working Capital, Beginning of Period	(148,536)				409,234						
Working Capital, 12/31/2016	9,049,157				\$ 9,049,157						

1) Unbudgeted interest income related to the Energy Performance Contract (EPC).

2) Weatherization program support expenses were less than target due to an unfilled position and other positions being filled by temporary employees who don't qualify for employee benefits.

3) Due to bond issuance cost related to the EPC project. Unbudgeted.

4) Line-of-Credit interest expense related to the EPC was budgeted throughout the year but KCHA opted for an internal MTW loan resulting in lower interest for the year. See note 7.

5) Bond issue proceeds designated as restricted for use in Energy Performance Contract projects. Unbudgeted.

6) Due to delay in procuring Energy Performance Contract projects, actual project cost were less than target at year-end.

7) EPC bond issuance cost originally coded to suspense was cleared during the 4th quarter.

8) Bond proceeds of \$10.4M were reclassified to internal loan during the 4th quarter. The loan to the external lender is being reported in Fund Group 12. Also, MTW internal loan totaling \$11.3M was made during the 4th quarter for Energy

COCC

**Working Capital Budget vs. Actual Report
for the Period Ended 12/31/2016**

	Quarter Ended December 31, 2016				Year-to-Date				2016 Annual Budget	Remainder to Receive/ Spend	Percent of Annual Budget
Revenues	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var			
Tenant Revenue	\$ -	\$ -	\$ -	n/m	\$ -	\$ -	\$ -	n/m	\$ -	\$ -	n/m
Operating Fund Subsidy from HUD	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Section 8 Subsidy from HUD	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Other Operating Revenue	3,240,591	2,894,814	345,777	11.9%	12,816,356	12,337,893	478,463	3.9%	12,337,893	(478,463)	103.9%
Non-operating Revenue	514,043	357,902	156,141	43.6%	1,638,789	1,431,618	207,171	14.5%	1,431,618	(207,171)	114.5%
Total Revenues	3,754,634	3,252,716	501,918	15.4%	14,455,145	13,769,511	685,634	5.0%	13,769,511	(685,634)	105.0%
Expenses											
Salaries & Benefits	2,879,688	2,900,625	(20,937)	(0.7%)	10,764,666	11,006,069	(241,403)	(2.2%)	11,006,069	241,403	97.8%
Routine Maintenance, Utilities, Taxes & Insurance	515,725	494,770	20,955	4.2%	1,879,138	1,849,232	29,906	1.6%	1,849,232	(29,906)	101.6%
Direct Social Service Salaries & Benefits	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Other Social Service Support Expenses & HAP	132	-	132	n/m	147	-	147	n/m	-	(147)	n/m
Administrative Support Expenses	868,297	776,111	92,186	11.9%	2,533,802	3,255,513	(721,711)	(22.2%)	3,255,513	721,711	77.8%
Non-operating Expenses	217,801	154,338	63,463	41.1%	676,698	617,351	59,347	9.6%	617,351	(59,347)	109.6%
Total Expenses	4,481,643	4,325,844	155,799	3.6%	15,854,451	16,728,165	(873,714)	(5.2%)	16,728,165	873,714	94.8%
Net Income	(727,010)	(1,073,128)	346,118	(32.3%)	(1,399,306)	(2,958,654)	1,559,348	(52.7%)	(2,958,654)	(1,559,348)	47.3%
Other Sources/(Uses) of Working Capital											
(Increase) in Restricted/Designated Cash	1,041,290	-	1,041,290	n/m	(34,958)	(19,500)	(15,458)	79.3%	(19,500)	15,458	179.3%
Decrease in Restricted/Designated Cash	33,112	6,000	27,112	451.9%	39,913	52,000	(12,087)	(23.2%)	52,000	12,087	76.8%
(Increase) in LT Receivables	(10,786,315)	(210,312)	(10,576,003)	5028.7%	(11,045,363)	(391,250)	(10,654,113)	2723.1%	(391,250)	10,654,113	2823.1%
Decrease in LT Receivables	452,598	186,693	265,905	142.4%	919,606	746,774	172,832	23.1%	746,774	(172,832)	123.1%
Acquisition of Capital Assets	(18,251)	(98)	(18,153)	18523.1%	(314,319)	(220,396)	(93,923)	42.6%	(220,396)	93,923	142.6%
Disposition of Capital Assets	2,101	-	2,101	n/m	9,377	-	9,377	n/m	-	(9,377)	n/m
Change in Suspense	(36,544)	-	(36,544)	n/m	53,721	-	53,721	n/m	-	(53,721)	n/m
Change in Other Assets	-	(500,000)	500,000	(100.0%)	-	(2,000,000)	2,000,000	(100.0%)	(2,000,000)	(2,000,000)	0.0%
Change in Deferrals	-	-	-	n/m	(6,800)	-	(6,800)	n/m	-	6,800	n/m
Increase in LT Debt	10,464,529	-	10,464,529	n/m	10,464,529	-	10,464,529	n/m	-	(10,464,529)	n/m
(Decrease) in LT Debt	(225,000)	(225,000)	-	0.0%	(900,000)	(900,000)	-	0.0%	(900,000)	-	100.0%
Change in Other Liabilities	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Other Non-Working Capital Income/Expense Items	-	-	-	n/m	-	-	-	n/m	-	-	n/m
Non Income/Expense Change in Equity	-	-	-	n/m	3,186,383	-	3,186,383	n/m	-	(3,186,383)	n/m
Total Other Sources/(Uses) of Working Capital	927,520	(742,717)	1,670,237	n/m	2,372,088	(2,732,372)	5,104,460	n/m	(2,732,372)	(5,104,460)	n/m
Transfer In from (Out to) Other Funds											
Transfers In from Other Funds	3,669,304	874,994	2,794,310	319.4%	9,126,800	5,807,601	3,319,199	57.2%	5,807,601	(3,319,199)	157.2%
Transfers Out to Other Funds	(923,369)	(128,854)	(794,515)	616.6%	(1,182,407)	(1,218,960)	36,553	(3.0%)	(1,218,960)	(36,553)	97.0%
Net Transfer In/(Out)	2,745,935	746,140	1,999,795	268.0%	7,944,394	4,588,641	3,355,753	73.1%	4,588,641	(3,355,753)	173.1%
Net Change in Working Capital	\$ 2,946,445	\$ (1,069,705)	\$ 4,016,150	n/m	\$ 8,917,175	\$ (1,102,385)	\$ 10,019,560	n/m	\$ (1,102,385)	\$ (10,019,560)	n/m
Working Capital, Beginning of Period	31,086,149				25,115,418						
Working Capital, 12/31/2016	\$ 34,032,594				\$ 34,032,594						

- Subsequent to the adoption of the budget, management decided that the EPC QECB bond proceeds would be loaned to the project via the COCC, utilizing an internal loan. As a result, the COCC reports an unbudgeted increase in receivables and unbudgeted interest income related to the EPC internal loan.
- Various categories are under target (Administrative contracts, Professional services).
- During the 4th quarter, Spiritwood restricted funds totaling \$1M were transferred from COCC to Fund Group 4.
- ESCO internal loan payment was greater than anticipated in the budget.
- Due to unbudgeted purchase to replace a vehicle damaged in a crash and higher than anticipated aftermarket costs to install lift-gate and ladder racks in newly acquired vehicles. Also, a vehicle that was scheduled to be replaced in 2017 was replaced in 2016 in lieu of repairs.
- Annual insurance renewal invoices paid in October and November and cleared from suspense in December.
- \$500K per quarter budgeted for investment in the Regional Equitable Development Initiative fund to support future affordable housing projects did not occur in 2016.
- EPIC projects bond issuance of \$10.4M was reclassified from Fund Group 11 during the 4th quarter. Unbudgeted
- Technical accounting entry to close the old Spiritwood fund.
- Excess cash transfers from bond properties to the COCC were greater than anticipated in the budget.

T A B N U M B E R

5



TO: Board of Commissioners

FROM: Tim Baker, Senior Management Analyst

DATE: April 11, 2017

RE: **First Quarter CY 2017 Procurement Report**

In order to update the Board concerning KCHA's procurement activities, staff is presenting the attached Quarterly Procurement Report. This report covers all procurement activities from January through March 2017 that involved the award of contracts valued over the amount of \$100,000 and change orders that have cumulatively exceeded 10% of the original or not to exceed contract amount.

Awarded Contracts Over \$100,000:

The awarded contracts section of the report lists the issuing department, contract type, the company awarded the contract, the award and estimate/budgeted amounts, procurement process involved, the number of bids received and notes about the procurement.

In the first quarter, there were 9 contracts awarded and valued at more than \$100,000, representing 91% of the contracts executed in the quarter. The largest contract executed for construction work was for \$1,066,100 awarded to Bates Roofing for the Walnut Park building envelope project. The largest non-construction contract executed was for \$1,940,000 to Home Depot for cabinets that are installed by the unit upgrade crews.

Contract Change Orders Exceeding 10%:

KCHA's internal procedures require heightened oversight and review once a contract has incurred change orders valued at more than 10% of the original contract amount. The change order (CO) section of the report includes the issuing department, contract type, company awarded the contract, the original amount awarded, as well as the number of change orders, the amounts of the total change orders to date expressed both in dollars and percentages above the original contract value, and notes about the procurement. Per the Board's request, this section was divided between change orders issued in response to unforeseen field conditions or expanded project scopes, and change orders which were foreseen at the time the initial contract was let (primarily through contract extensions on multi-year contracts). The not-to-exceed total for the "foreseen" change order section is

the projected total amount of the contract once all the foreseen change orders are completed.

There were 5 “field condition” change or “scope change” order on contracts whose total value had exceeded 10% of the initial contract amount. The largest one was \$500,000 that was issued to Puget Paving for task order civil construction work. This was done to take advantage of the higher limits for task order contracts that were put in place after the Authority’s Procurement Policy was updated in December 2016.

There were 20 anticipated change orders involving the extension of the contract as allowed in the original contract. The majority (18) were issued by the Resident Services Department for a wide array of education initiative projects.

KING COUNTY HOUSING AUTHORITY
QUARTERLY PROCUREMENT REPORT

January-March 2017 (First Quarter)

Awarded Contracts Over \$100,000

Issuing Department	Contract type	Contract Awarded to	Estimate/Budget Amount	Initial Contract Amount	NTE with extensions	Procurement Process	# of bids	Notes
Asset Management	Cascadian plumbing replacement	Accord Contractors	\$256,005	\$292,278	\$292,278	sealed bid	1	Contractor has completed many successful projects for KCHA
Asset Management	Walnut Park building envelope	Bates Roofing	\$1,216,701	\$1,066,100	\$1,066,100	sealed bid	3	Contractor has completed many successful projects for KCHA
Communications	website maintenance and design	Lionheart Union	\$390,000	\$390,000	\$390,000	RFP	1	Contractor has provided the service for the last 6 years
Housing Management	Forest Glen fire damage restoration	McBride	\$101,366	\$101,366	\$101,366	sealed bid	3	Contractor has done successful fire damage restoration work at other KCHA properties.
Housing Management-maint	cabinet replacements	Home Depot	\$1,940,000	\$1,940,000	\$1,904,000	sole source	n/a	Contractor selected using cooperative purchasing agreement through US Communities
Resident Services	cleaning and decluttering services	An Uncluttered Mind	\$300,000	\$300,000	\$300,000	RFP	2	Contractor has provided the service for the last 6 years; woman owned business
Resident Services	transportation services	Sound Generations	\$204,091	\$368,004	\$736,008	RFP	1	Contractor has provided the service for the last 6 years
Resident Services	Harrison House meal services	Pioneer Human Services	\$736,008	\$739,382	\$739,382	RFP	1	Contractor has provided the service for the last 6 years
Totals			\$5,144,171	\$5,197,130	\$5,529,134			

Contracts exceeding 10% cumulative change order-Condition Changes

Issuing Department	Contract type	Contract awarded to	Initial Contract Amount/NTE*	Change Order Amount & No. This Quarter	Total Contract Value to Date	% Change from Original	Notes (Current Quarter Change Orders)
Asset Management	Corinthian laundry room renovations	Accord Contractors	\$97,089	\$10,568 (1)	\$107,657	11%	additional plumbing needed and structural beam replacement at the request of SeaTac.
Asset Management	Corinthian site work	Accord Contractors	\$362,857	\$48,479 (1)	\$411,336	13%	installation of a new storm drainange system, current one no longer functional
Asset Management	Corinthian management building upgrades	Accord Contractors	\$79,671	\$7,781 (2)	\$92,005	15%	additional plumbing, exit signs and door needed replacing, not in original scope of work
Housing Management-Maint	pest control services	Custom Bed Bug	\$250,000	\$250,000 (1)	\$500,000	100%	number of cases of bed bugs exceeding planned expenditure of the contract funds
Housing Management-Maint	civil construction services	Puget Paving	\$500,000	\$500,000 (1)	\$1,000,000	100%	procurement policy changed in Dec '16 to allow task order contracts to increase to \$1 million NTE
Totals			\$1,289,617		\$2,110,998		

Contracts with contract extensions or other foreseen change orders

Issuing Department	Contract type	Contract awarded to	NTE*	Change Order Amount & No. This Quarter	Current Contract Value	% of NTE*	Notes (Current Quarter Change Orders)
Homeless Initiatives	student family stability inititative	Neighborhood House	\$2,426,514	\$368,759 (5)	\$1,995,543	82%	4th extension to the contract
Housing Management-maint	flooring supplies	Signature Flooring	\$3,600,000	\$765,000 (2)	\$2,065,000	57%	2nd extension to the contract
Resident Services	family support program	Neighborhood House	\$404,831	\$35,890 (2)	\$88,324	22%	2nd extension to the contract
Resident Services	transportation services	Kent School District	\$90,000	\$15,000 (1)	\$30,000	33%	1st extension to the contract
Resident Services	after school & summer learning programs	Center for Human Services	\$619,363	\$109,757 (3)	\$290,092	47%	3rd extension to the contract
Resident Services	after school & summer learning programs	SW Youth & Family Services	\$1,202,270	\$200,775 (4)	\$584,945	49%	3rd extension to the contract
Resident Services	after school & summer learning programs	Boys & Girls Club of Bellevue	\$255,303	\$42,793 (3)	\$126,924	50%	2nd extension to the contract
Resident Services	child care assistance	Child Care Resources	\$180,000	\$30,000 (2)	\$90,000	50%	2nd extension to the contract
Resident Services	housing stability fund	YWCA	\$300,000	\$50,000 (2)	\$150,000	50%	2nd extension to the contract
Resident Services	after school & summer learning programs	Boys & Girls Club of Seattle	\$818,141	\$135,781 (2)	\$410,798	50%	2nd extension to the contract
Resident Services	after school & summer learning programs	Neighborhood House	\$1,223,989	\$201,898 (3)	\$618,295	51%	2nd extension to the contract
Resident Services	increasing academic performance	Highline Public Schools	\$70,500	\$12,600 (3)	\$45,300	64%	3rd extension to the contract
Resident Services	increasing academic performance	Kent Youth & Family Services	\$673,635	\$86,250 (5)	\$501,135	74%	5th extension to the contract
Resident Services	Greenbridge early learning & engagement	Linda Hughes	\$58,600	\$15,000 (2)	\$43,600	74%	2nd extension to the contract
Resident Services	south county computer & career programs	YWCA	\$488,062	\$83,231 (4)	\$404,831	83%	4th extension to the contract
Resident Services	Seola Gardens technology center	YWCA	\$255,047	\$41,616 (3)	\$213,431	84%	3rd extension to the contract
Resident Services	Greenbridge exercise programs	Fitness with a Purpose	\$11,000	\$4,000 (2)	\$11,000	100%	last extension to the contract
Resident Services	FSS case management	YWCA	\$645,644	\$111,243 (5)	\$645,644	100%	last extension to the contract
Resident Services	educational initiatives consulting	Berk and Associates	\$961,389	\$112,160 (5)	\$961,389	100%	last extension to the contract
Resident Services	college coaches	Communities of Schools in Kent	\$90,000	\$45,000 (1)	\$90,000	100%	last extension to the contract
Totals			\$14,374,288		\$9,366,251		

*NTE = Not To Exceed

T A B N U M B E R

6



To: Board of Commissioners

From: Craig Violante, Director of Finance

Date: April 11, 2017

Re: **New Bank Accounts**

Since the last Board meeting KCHA opened one new bank account.

Spiritwood Manor

- Spiritwood Manor LLLP – Replacement Reserves

Bank: KeyBank

Purpose:

The Authority has opened a full business checking account with KeyBank that will be used to hold replacement reserves for the Spiritwood Manor tax credit partnership. Transactions will include and be limited to deposits from and transfers to the operating account. KCHA practice is to hold non KCHA replacement reserve deposits in a separate bank account.

T A B N U M B E R

7



TO: Board of Commissioners
FROM: Linda Riley, Controller
DATE: April 6, 2017
RE: 1st Quarter 2017 Summary Write-Offs

For the 1st quarter of 2017, 21 accounts were written off with a total balance of \$29,410, compared to \$23,435 in the same period last year. Out of the 21 accounts, two large accounts totaling \$9,987 accounted for 34% of the total write-offs. 58% of the amount written off were for damage and cleaning charges. Housing Management staff is making a concerted effort to review and write-off accounts that are not collectible. We continue to expect to see a higher rate of write-offs in the coming months as the accounts are reviewed. A breakdown for accounts written off is listed below.

The net collections remitted from our collection agency are \$4,317 or approximately \$1,814 less than this period last year.

	Total WRITE-OFFS	YTD WRITE-OFFS
Rent Balance Forward to Vacate Month	\$ 9,413.13	\$ 9,413.13
Retro Rent Write-offs	\$ 986.97	\$ 986.97
<u>VACATE CHARGES:</u>		
Rent Delinquent in Vacate Month	3,270.60	3,270.60
Cleaning & Damages	16,960.85	16,960.85
Paper Service & Court Costs	1,979.47	1,979.47
Miscellaneous Charges	967.00	967.00
Total Charges	23,177.92	23,177.92
Total All Charges	33,578.02	33,578.02
<u>CREDITS:</u>		
Security Deposits	(2,325.00)	(2,325.00)
Miscellaneous Payments & Credits	(1,843.00)	(1,843.00)
Total Credits	(4,168.00)	(4,168.00)
Total Net Write-offs	\$ 29,410.02	\$ 29,410.02
<u>Net Write-offs by Portfolio</u>		
KCHA	15,305.78	15,305.78
Green River	910.47	910.47
Green River II	4,482.01	4,482.01
Egis	2,333.97	2,333.97
Soosette Creek	873.10	873.10
Vantage Point	5,504.69	5,504.69
	\$ 29,410.02	\$ 29,410.02

**Write-off and Collection Summary
2015 - 2017**

NET WRITE-OFFS			
	2017	2016	2015
January to March	29,410.02	23,434.99	15,702.57
April to June		23,594.38	6,936.09
July to September		39,776.14	13,136.18
October to December		38,819.29	5,492.73
TOTAL	29,410.02	125,624.80	41,267.57

NET COLLECTIONS			
	2017	2016	2015
January to March	4,316.85	6,130.40	2,141.47
April to June		4,798.56	1,709.91
July to September		2,098.53	490.48
October to December		1,996.72	1128.87
TOTAL	4,316.85	15,024.21	5,470.73

****Detail by tenant is available by request.

T A B N U M B E R

8



To: Board of Commissioners

From: Alexis Warth, Data Manager

Date: April 11, 2017

Re: **2016 Resident Characteristics Report**

Background: Since 2009, KCHA has prepared annual reports providing an analysis of households living in KCHA's federally subsidized programs during the calendar year. Results and summaries of these analyses have been provided to program staff and management and support data-driven decision-making and planning processes. An informational summary of report findings will be provided at the April 17th Board meeting and no action will be necessary.

2016 Highlights:

Throughout 2016, KCHA's federally subsidized programs served 15,461 households¹, comprised of 38,313 individuals. KCHA had 1,477 new households enter programs in 2016, while 1,010 households exited. 29% of households were considered *elderly*, 28% as *non-elderly disabled* and the remaining 43% as *non-elderly non-disabled*.² Forty two percent of households had at least one child living in the home, with KCHA programs providing housing for 14,742 children during 2016.

Homelessness Among Entering Households

Of the households entering KCHA programs in 2016, 51.1% reported experiencing homelessness immediately prior to entry.³ This percentage continues a pattern of growing homelessness among entering households, increasing from 42% in 2014 and 50.1% in 2015. In 2016, 85% of previously homeless entering households reported

¹ The total household count includes any household receiving housing through KCHA's Public Housing, Project-Based and Tenant-Based programs and living within KCHA's jurisdiction. Port-In households are included in these analyses, while Port-Out households are excluded.

² A household is considered *elderly* if one or more of the members is age 62 and over. A household is considered *non-elderly disabled* if there is at least one member who identifies as a person with a disability and if there are no elderly individuals living in the home. A *non-elderly non-disabled* household is any household where all members are under the age of 62 and no household member has identified themselves as having a disability. Fifty four percent of elderly residents also identify as having a disability, but are included in the "Elderly" category for analysis purposes.

³ When calculating homelessness rates, port-in households are excluded due to their previous residence in housing through another PHA. Homeless households were identified using the HUD definition, which does not include households that are "doubled-up" or "couch surfing."

some form of income at entry, with a median income of \$8,796. Forty percent of previously homeless households had at least one child in the home, with 79% of these households headed by a single parent.

Single Parent Households

Single parent households are a growing population within KCHA programs. In 2016, 53% of all households with children were headed by a single parent. This percentage was higher among entering households, with 68% of all entering households with children being headed by a single parent.⁴ According to both external research and internal KCHA data, single parent households are more vulnerable to both income instability and housing instability, including shorter average lengths of stay, higher rates of negative move out reasons and higher rates of extreme poverty, when compared to multi-adult households with children.

Income

For all KCHA households in 2016, the median total household income was \$11,858. This median was lower for entering households, at \$10,428. Eighty two percent of all KCHA households reported an income at or below 30% of Area Median Income (AMI), qualifying them as *extremely low income* by HUD. In 2016, 33% of all households reported wage income, 63% reported benefit income, 19% reported other income and 4% reported \$0 income.⁵ The percentage of zero income households was higher among certain groups, including non-elderly non-disabled households (6%), entering households (8%), and previously homeless households (15%). Income source varied greatly depending on household type, with 90% of non-elderly disabled and elderly households reporting income from benefits, compared to 30% of non-elderly non-disabled households.⁶

Exiting Households

Forty three percent of exiting households left for *positive* move out reasons, including homeownership and a move into a non-subsidized rental, 25% exited for aging and health related reasons and 28% exited for *negative* reasons, including eviction and program violations.⁷ The median income for all exiting households was \$11,520, with a large variation depending on household type and move out reason. For example, households with positive move out reasons had a median income at exit of \$16,978, compared to \$8,796 for households with negative move out reasons.

⁴ The percentage of single parent households among the entering population has increased in past years, from 54% of entering households with children in 2014 to 68% in 2016. This increase is not reflected in the prevalence of single parent households within the King County population, where the rate of households headed by a single parent has remained constant since 2009.

⁵ These categories are not mutually exclusive - 19% of households reported income from multiple sources in 2016. Wage income includes any income from employment; benefit income includes SSI, SSDI, TANF, etc.; and other income includes pensions, unemployment benefits, child support, etc.

⁶ 10% of non-elderly disabled and elderly households reported income from wages, compared to 59% of non-elderly non-disabled households.

⁷ 4% of households exited for what are considered *neutral* reasons. A significant portion of exiting households had a blank or ambiguous move out reason, which is a data quality focus area in 2017. All percentages are of households that had a reported move out reason that was not blank or ambiguous.

2016 Resident Characteristics Report

April 17, 2017 KCHA Board Meeting

Page 3 of 3

Among non-elderly non-disabled households with positive move out reasons, the median income was \$51,184, with 88% reporting wage income.

Staff will provide a full summary of these analyses and will be available to answer any questions at the April 17th Board Meeting.

T A B N U M B E R

9



To: Board of Commissioners
From: Megan Hyla, Director of Policy and Intergovernmental Affairs
Date: April 11, 2017
Re: **Federal Legislative Study Session**

In late April, two members of the Board of Commissioners, Executive Director, and Director of Policy and Intergovernmental Affairs will travel to Washington D.C. to meet with KCHA's Congressional delegation.

In preparation for this year's trip, I will be making a brief presentation to review current and proposed federal policies and their anticipated impact on KCHA's operations, including budget.

T A B N U M B E R

10

KCHA IN THE NEWS

The Seattle Times

King County Housing Authority to hold lottery for Section 8 waitlist

Originally published April 5, 2017 at 7:11 pm Updated April 5, 2017 at 7:53 pm

The King County Housing Authority will hold a lottery to create a new waiting list for Section 8 vouchers.

By

Vernal Coleman

Seattle Times staff reporter

For the first time since 2015, the King County Housing Authority (KCHA) will reopen the waiting list for its Housing Choice Voucher program. People seeking a voucher can register to win one of 3,500 slots on the new list via an online lottery.

The federal program, also known as Section 8, provides subsidies for people with low incomes to secure rental housing on the private market.

The authority now administers around 11,300 vouchers. But rising rents throughout the county have increased demand.

The last time KCHA held a lottery to create a list, about 22,000 people submitted applications for 2,500 spots. The agency is nearing the end of the current list, said spokeswoman Rhonda Rosenberg.

Applications will be chosen randomly by computer, the agency said. The chances of being selected for the waiting list are the same no matter when the application was received.

<http://www.seattletimes.com/seattle-news/king-county-housing-authority-to-hold-lottery-for-section-8-waitlist/>

The Seattle Times

Registration will run from April 5 through 4 p.m. on April 18. The agency will notify applicants by the end of May if they won placement on the waiting list and will begin issuing vouchers to winners in July.

People without access to the internet can use public computers at locations around the county. More information on eligibility and registration is available at www.kcha.org.

KCHA IN THE NEWS

The KCHA Housing Choice Voucher waiting list opened on April 5, 2017. Most of the local newspapers published the KCHA news release (attached) and are similar or exact in text. In addition to the Seattle Times article, an example of local media coverage is attached. Links to similar articles published in other local newspapers/videos/voice broadcasts follow. This document has also been sent to the Board electronically in order to facilitate access. Should any Board member wish hard copies of any of these articles please contact Jessica Olives at jessicao@kcha.org or 206-574-1194.

Print Media:

Kent Reporter (March 31, 2017)

King County Housing Authority to re-open waiting list April 5-18

<http://www.kentreporter.com/news/king-county-housing-authority-to-re-open-waiting-list-april-5-18/>

Bothell-Kenmore Reporter (April 3, 2017)

King County Housing Authority to accept applications for Section 8 lottery

<http://www.bothell-reporter.com/news/king-county-housing-authority-to-accept-applications-for-section-8-lottery/>

Kirkland Reporter (March 31, 2017)

King County Housing Authority to accept applications for Section 8 lottery

<http://www.kirklandreporter.com/news/king-county-housing-authority-to-accept-applications-for-section-8-lottery/>

West Seattle Herald - White Center News (April 1, 2017)

King County Housing Authority Housing to open Choice voucher (Section 8) waiting list April 5

<http://www.westseattleherald.com/2017/04/01/news/king-county-housing-authority-housing-open-choice>

Ballard News-Tribune (April 5, 2017)

King County Section 8 Housing Choice lottery opens today

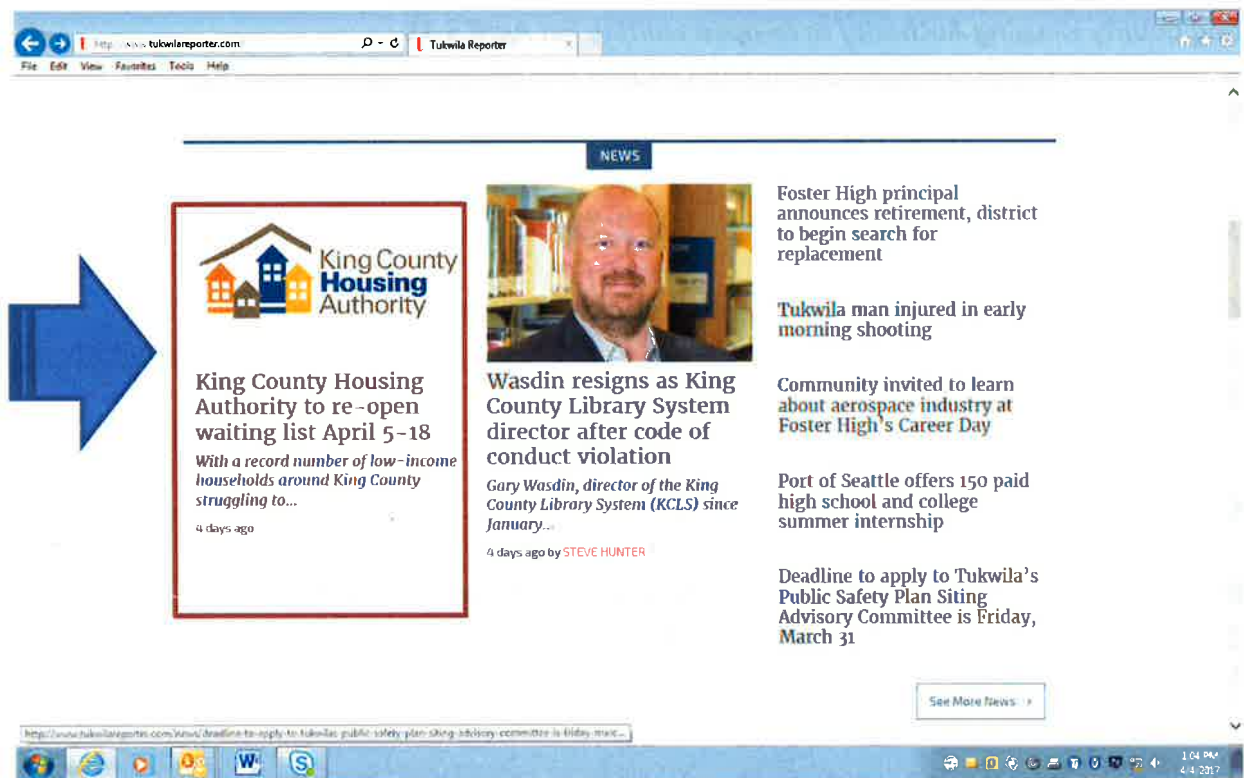
<http://www.ballardnewstribune.com/2017/04/05/announcements/king-county-section-8-housing-choice>

Seattle Daily Journal of Commerce (April 3, 2017)

KCHA reopens housing wait list

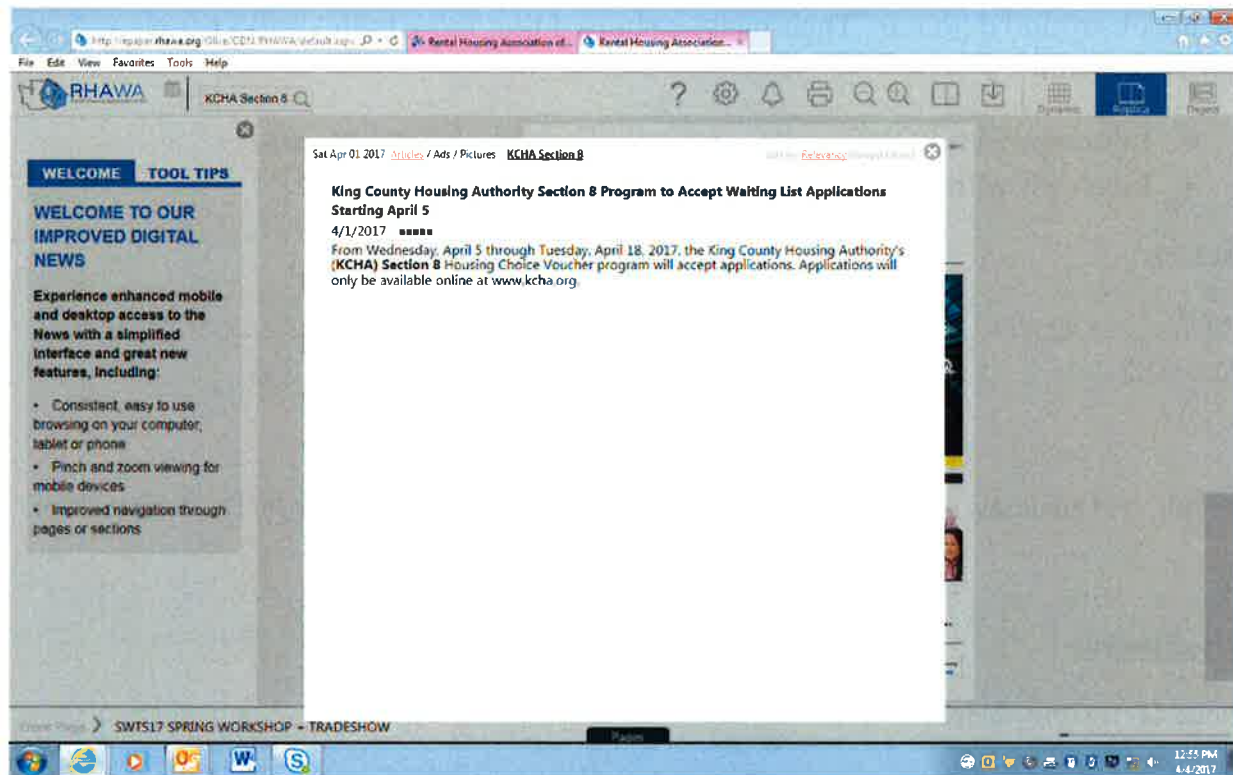
<http://www.djc.com/news/search.html?action=get&id=12099029>

Tukwila Reporter



The screenshot shows a web browser window with the address bar displaying "http://www.tukwilareporter.com". The page features a "NEWS" header. A large blue arrow points to a featured article titled "King County Housing Authority to re-open waiting list April 5-18". The article text reads: "With a record number of low-income households around King County struggling to..." and is dated "4 days ago". To the right of the featured article is a photo of Gary Wasdin, with the headline "Wasdin resigns as King County Library System director after code of conduct violation". Below this headline is a sub-headline: "Gary Wasdin, director of the King County Library System (KCLS) since January..." and it is dated "4 days ago by STEVE HUNTER". Further right are several other news snippets: "Foster High principal announces retirement, district to begin search for replacement", "Tukwila man injured in early morning shooting", "Community invited to learn about aerospace industry at Foster High's Career Day", "Port of Seattle offers 150 paid high school and college summer internship", and "Deadline to apply to Tukwila's Public Safety Plan Siting Advisory Committee is Friday, March 31". A "See More News" button is located at the bottom right of the news section. The browser's taskbar at the bottom shows various application icons and the system clock indicating "1:04 PM 4/4/2017".

Rental Housing Association of Washington



Media Broadcasts:

KNKX

<http://knkx.org/post/king-countys-high-rental-prices-put-section-8-recipients-bind>

KIRO 7

<http://www.kiro7.com/news/seen-on-kiro-7/king-co-housing-authority-re-opening-waiting-list-for-section-8-vouchers/508392208>

KING5

<http://www.king5.com/news/local/application-process-for-section-8-lottery-opens-at-midnight/428609583>

Another news segment with KING 5 reporter Alex Rozier, for the Morning Show (repeated five times throughout the day) was followed by a 25 minute live chat on Facebook around 6:30 a.m. Their metrics showed that more than 11,000 people watched the live stream.

- Interview with KOMO radio – reporter Carlene – 9:30 a.m. 4/5/17
- Interview with Kim Stapleton of KIRO radio news on 4/ 4/17.

Q13 Fox

<http://q13fox.com/2017/04/05/king-county-housing-authority-holding-first-housing-voucher-lottery-since-2015/>

KUOW – FM broadcast information about the re-opening of the waiting list on 4/6/17. Multiple times.

Miscellaneous

White Center Now (Blog)

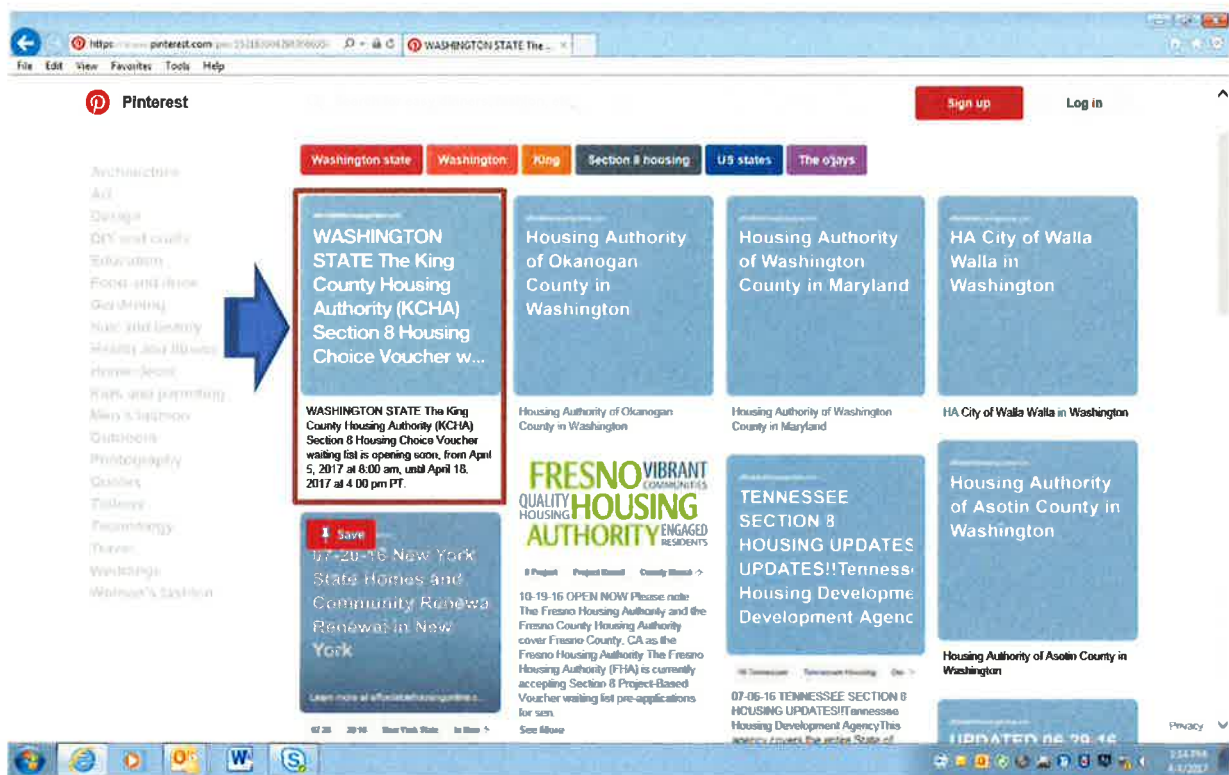
King County Housing Authority reopens Section 8 waiting list, starting today

<http://whitecenternow.com/2017/04/05/king-county-housing-authority-reopens-section-8-waiting-list-starting-today/>

Kentridge High School

Community Sign-Up Event for Section 8 Rental Assistance Waiting List

<http://www.kent.k12.wa.us/site/default.aspx?PageType=3&DomainID=146&ModuleInstanceID=1352&ViewID=047E6BE3-6D87-4130-8424-D8E4E9ED6C2A&RenderLoc=0&FlexDataID=25133&PageID=1091>



You are here: Home > News & Publications > News Releases > News Release

News Release

FOR IMMEDIATE RELEASE

For more information contact:

Rhonda Rosenberg, Director of Communications

King County Housing Authority

(206) 574-1185

KCHA to open Housing Choice Voucher (Section 8) Waiting List April 5-18

March 31, 2017 — With a record number of low-income households around King County struggling to pay the rent, the King County Housing Authority will be re-opening its waiting list for Housing Choice (Section 8) vouchers for only the second time since 2011.

From Wednesday, April 5 through Tuesday, April 18 at 4 p.m. PDT, households in need of rental assistance can apply for KCHA's Housing Choice Voucher (Section 8) program waitlist. Registration for the lottery is free and available only at www.kcha.org.

The program currently provides rental subsidies to over 11,300 low-income households with more than 28,400 family members in King County outside of Seattle and Renton. Fifty-seven percent of participating households have at least one elderly or disabled member. More than 11,000 children are currently housed with these subsidies, most of which flow to the over 2,500 private landlords participating in the program.

“The region’s extraordinary increase in rents is leaving far too many community members behind. Housing Choice Vouchers – rental assistance - is an essential resource for our most vulnerable neighbors – low-wage families with children, elderly households, people with disabilities, and veterans. Without this resource many of these households would be homeless,” said KCHA Executive Director Stephen Norman. “Having stable housing is

critical to other important community issues, including school success for children and better health and reduced health-care costs for seniors

According to the American Communities Survey (2011-2015) 47 percent of rental households in King County are considered cost-burdened and pay more than they can afford for housing. During the 2015-16 school year school districts in King County reported 8,486 homeless school children. King County's 2016 annual point-in-time-homeless census reported over 10,000 people living unsheltered or in emergency or transitional housing on a single night.

The Housing Choice Voucher program enables low-income families to find a home in the private rental market. Generally, KCHA pays the difference between the rent charged by a landlord and the assisted family's rental contribution, which is set at approximately 30 percent of the household's income.

The need for this program has far exceeded available resources. In 2015 when the waiting list was last open, KCHA received 22,000 applications from eligible households from which 2,500 families were randomly selected by lottery for the waiting list. KCHA has now served nearly everyone on that list.

KCHA expects thousands of families to apply for the openings. It will conduct a computerized lottery among qualified families to select 3,500 households which will be placed in random order on the waiting list.

How quickly households will be served depends in large part on where Congress goes with the funding of this program. Cuts proposed by the current administration would reduce this program by some 200,000 households nationally over the next year.

The chances of being selected for the waiting list are the same no matter when households apply during the open registration period. KCHA will notify families by the end of May if they are being placed on the application list.

More information about applicant eligibility, free online computer access, or assistance with the application process can be found at

<https://www.kcha.org/housing/vouchers/questions/>

KCHA is an independent municipal corporation established under Washington state law. It assists more than 18,000 households in the Seattle metropolitan region. The Authority administers rental housing assistance, develops and manages affordable housing and works closely with community stakeholders to reduce homelessness, improve educational

outcomes for the region's low-income youth and assure that disabled and elderly households can live with dignity.

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Directions

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