King County Housing Authority

MEETING OF THE
BOARD OF COMMISSIONERS

September 24, 2018 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 **1**

A. Board Meeting Minutes – July 16, 2018

V. Approval of Agenda

VI. Consent Agenda **2**

A. Voucher Certification Report for June 2018
B. Voucher Certification Report for July 2018

VII. Resolutions for Discussion & Possible Action

A. **Resolution No. 5602:** Authorizing a change in the Administrative Pay Schedule of 3.6%, effective November 10, 2018

B. **Resolution No. 5603**: A Resolution authorizing a loan to the Mount Si Senior Center, for an amount not to exceed $50,000, for costs in connection with the acquisition of Cascade Park Apartments

VIII. Briefings & Reports

A. Executive Director Board Retreat Update
B. Draft Moving to Work Plan
C. Mid-Year Capital Projects Report
D. Second Quarter CY 2018 Financial Report
E. Second Quarter CY 2018 Summary Write-offs
F. Second Quarter CY 2018 Executive Dashboard Report
G. New Bank Accounts
H. Riverstone Due Diligence Report

IX. Executive Director Report

X. KCHA in the News

XI. Commissioner Comments

XII. 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.

TAB NUMBER 1

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

Monday, July 16, 2018

I. CALL TO ORDER

The special meeting of the King County Housing Authority Board of Commissioners was held on Monday, July 16, 2018 and began with a tour of Highland Village (Bellevue), then continued the meeting at the Village at Overlake Station (Redmond). There being a quorum, the meeting was called to order by Chair Doug Barnes at 8:30 a.m.

II. ROLL CALL

Present: Commissioner Doug Barnes (Chair), Commissioner Michael Brown (Vice-Chair) arrived at 8:30 a.m., Commissioner TerryLynn Stewart, Commissioner Susan Palmer, and Commissioner John Welch

III. Public Comment

A Resident of the Villages at Overlake Station provided public comment.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – June 18, 2018
On motion by Commissioner Stewart and seconded by Commissioner Welch, the Board unanimously approved the June 18, 2018 Board of Commissioners' Meeting Minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner Welch and seconded by Commissioner Brown, the Board unanimously approved the July 16, 2018 Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Reports for May 2018

GENERAL PROPERTIES		
Bank Wires / ACH Withdrawals		7,062,675.84
	Subtotal	***7,062,675.84***
Accounts Payable Vouchers		
Key Bank Checks #316008 - #316501		4,590,911.55

Tenant Accounting Checks #10604 - #10625		3,506.79
Commerce Bank Direct Payment		102,421.39
	Subtotal	***4,696,839.73***
Payroll Vouchers		
Checks - #90891 - # 90918		45,886.60
Direct Deposit		1,458,655.08
	Subtotal	***1,504,541.68***
Section 8 Program Vouchers		
Checks - #621536 - #621864		203,707.92
ACH - #415530 - #418309		13,032,012.51
	Subtotal	***13,235,720.43***
Purchase Card / ACH Withdrawal		265,372.81
	Subtotal	***265,372.81***
	GRAND TOTAL	***26,765,150.49***

BOND PROPERTIES	
Bond Properties Total (37 different properties)	***$3,275,900.50***

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

VII. RESOLUTONS FOR DISCUSSION & POSSIBLE ACTION

A. **Resolution No. 5601:** Authorizing the ratification and execution of a repurchase agreement for the investment of the reserve account for Pooled Housing Refunding Revenue Bonds, 2018

Tim Walter, Senior Director of Acquisitions and Asset Management provided overview and background information pertaining to Resolution No. 5601. Mr. Walter explained the proposed financing structure, security, and investment conditions related to the agreement.

On motion by Commissioner Brown and seconded by Commissioner Stewart, the Board unanimously approved Resolution No. 5601.

VIII. BRIEFINGS AND REPORTS

A. 2018 Reforecast Mid-Year Budget

Craig Violante, Director of Finance, provided an overview of KCHA's CY 2018 Midyear Budget Reforecast.

B. New Bank Accounts

Craig Violante, Director of Finance, mentioned that KCHA opened eight (8) new bank accounts with Northwest Bank, in relation to various properties.

C. Second Quarter CY 2018 Procurement Report

Jill Stanton, Deputy Executive Director, reported on the procurement activities for the period of April through June 2018. The report represents the activity involved in the award of contracts over the amount of $100,000 and change orders that cumulatively exceed 10% of the original contract amount.

D. 2017-2021 Environmental Sustainability Plan – 2017 Report & Status

Jenna Smith, Resource Conservation Manager, introduced her team, and provided an update on the 2017 Environmental Stability Plan, including highlights, and future initiatives identified for 2018.

E. Update on Recapitalization/Development Pipeline

Dan Landes, Senior Development Manger provided an update on accomplishments identified the 5-Year Development Plan. Mr. Landes also provided information on the construction progress for the Somerset Gardens and Highland Village properties.

XI. EXECUTIVE DIRECTOR'S REPORT

Stephen Norman, Executive Director mentioned that focus has been placed on the funding availability notice recently issued by HUD. Mr. Norman stated that staff submitted the applications, and that KCHA should have a response in 8-12 weeks.

X. KCHA IN THE NEWS

None.

XI. COMMISSIONER COMMENTS

Commissioners Stewart and Welch thanked staff for the tour of Highland Village and the Village at Overlake Station.

XII. ADJOURNMENT

Chair Barnes adjourned the meeting at 10:10 a.m.

THE HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON

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DOUGLAS J. BARNES, Chair
Board of Commissioners

____
STEPHEN J. NORMAN
Secretary

TAB NUMBER 2

King County Housing Authority

To: Board of Commissioners

From: Linda Riley, Controller

Date: June 30, 2018

Re: **VOUCHER CERTIFICATION FOR JUNE 2018**

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
July 31, 2018

	Bank Wires / ACH Withdrawals		4,718,982.39
		Subtotal	***4,718,982.39***
	Accounts Payable Vouchers		
	Key Bank Checks - #316502-#317137		5,646,727.17
	Tenant Accounting Checks - #10626-#10644		3,514.75
	Commerce Bank Direct Payment		127,683.49
		Subtotal	***5,777,925.41***
	Payroll Vouchers		
	Checks - #90926-#90966		74,870.50
	Direct Deposit		2,323,528.00
		Subtotal	***2,398,398.50***
	Section 8 Program Vouchers		
	Checks - #621865-#622197		223,026.53
	ACH - #418310-#421016		13,006,043.20
		Subtotal	***13,229,069.73***
	Purchase Card / ACH Withdrawal		279,752.17
		Subtotal	***279,752.17***
		GRAND TOTAL	***$ 26,404,128.20***

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

FROM: Wen Xu, Director of Asset Management

SUBJECT: **VOUCHER CERTIFICATION FOR JUNE 2018**

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
Wen Xu

8/7/18
Date

Property	Wired to Operating Account(s) for Obligations of Property			Notes:
Jun-18	Date	$	Claim	
Alpine Ridge	6/7/2018	$50,000.00	Excess Cash to KCHA	
	6/14/2018	$19,871.70	A/P & Payroll	
	6/28/2018	$5,671.96	A/P & Payroll	
Arbor Heights	6/7/2018	$50,000.00	Excess Cash to KCHA	
	6/14/2018	$17,686.01	A/P & Payroll	
	6/28/2018	$18,715.28	A/P & Payroll	
Aspen Ridge	6/7/2018	$250,000.00	Excess Cash to KCHA	
	6/14/2018	$18,159.88	A/P & Payroll	
	6/28/2018	$11,087.97	A/P & Payroll	
Auburn Square	6/7/2018	$200,000.00	Excess Cash to KCHA	
	6/7/2018	$6,162.66	A/P	
	6/14/2018	$26,513.48	A/P & Payroll	
	6/28/2018	$27,634.72	A/P & Payroll	
Carriage House	6/14/2018	$197,182.68	A/P & Payroll	
	6/28/2018	$37,932.89	A/P & Payroll	
Cascadian	6/7/2018	$300,000.00	Excess Cash to KCHA	
	6/14/2018	$86,465.45	A/P & Payroll	
	6/28/2018	$55,982.28	A/P & Payroll	
Colonial Gardens	6/7/2018	$100,000.00	Excess Cash to KCHA	
	6/7/2018	$4,618.16	A/P	
	6/14/2018	$8,433.72	A/P & Payroll	
	6/21/2018	$4,579.76	A/P	
	6/28/2018	$16,027.01	A/P & Payroll	
Fairwood	6/7/2018	$275,000.00	Excess Cash to KCHA	
	6/14/2018	$22,828.27	A/P & Payroll	
	6/28/2018	$40,511.77	A/P & Payroll	
Heritage Park	6/7/2018	$125,000.00	Excess Cash to KCHA	
	6/14/2018	$70,173.61	A/P & Payroll	
	6/28/2018	$31,193.07	A/P & Payroll	
Laurelwood	6/7/2018	$100,000.00	Excess Cash to KCHA	
	6/14/2018	$20,756.21	A/P & Payroll	
	6/21/2018	$8,374.33	A/P	
	6/28/2018	$22,515.09	A/P & Payroll	
	6/28/2018	$17,743.00	A/P & Payroll	
Meadows	6/14/2018	$32,600.09	A/P & Payroll	
	6/28/2018	$17,714.04	A/P & Payroll	
	6/28/2018	$13,181.30	A/P & Payroll	
Newporter	6/7/2018	$200,000.00	Excess Cash to KCHA	
	6/14/2018	$36,514.35	A/P & Payroll	
	6/28/2018	$14,532.41	A/P & Payroll	
	6/28/2018	$21,044.63	A/P & Payroll	
Overlake TOD	6/7/2018	$29,294.21	A/P	
	6/14/2018	$141,559.66	A/P & Payroll & Debt Service	
	6/28/2018	$55,944.78	A/P & Payroll	
Parkwood	6/14/2018	$23,174.41	A/P & Payroll	
	6/28/2018	$4,800.77	A/P & Payroll	
	6/28/2018	$15,833.92	A/P & Payroll	
Somerset East	N/A	N/A	N/A	
Somerset West	6/28/2018	$930.00	Deposit Correction	
Southwood Square	6/7/2018	$150,000.00	Excess Cash to KCHA	
	6/14/2018	$44,134.98	A/P & Payroll	
	6/28/2018	$23,056.53	A/P & Payroll	
Timberwood	6/14/2018	$41,985.75	A/P & Payroll	
	6/28/2018	$1,125.00	Deposit Correction	
	6/28/2018	$79,092.71	A/P & Payroll	
Walnut Park	6/7/2018	$200,000.00	Excess Cash to KCHA	
	6/14/2018	$59,481.69	A/P & Payroll	
	6/28/2018	$23,389.17	A/P & Payroll	
Windsor Heights	6/7/2018	$150,000.00	Excess Cash to KCHA	
	6/14/2018	$64,584.01	A/P & Payroll	
	6/28/2018	$98,387.79	A/P & Payroll	

Woodland North	6/7/2018	$100,000.00	Excess Cash to KCHA	
	6/14/2018	$41,296.75	A/P & Payroll	
	6/21/2018	$2,661.66	A/P	
	6/28/2018	$24,286.13	A/P & Payroll	
Woodridge Park	6/7/2018	$100,000.00	Excess Cash to KCHA	
	6/14/2018	$69,885.18	A/P & Payroll	
	6/28/2018	$37,130.40	A/P & Payroll	
Ballinger Commons	6/7/2018	$625,000.00	Excess Cash to KCHA	
	6/7/2018	$625,000.00	Excess Cash to KCHA	
	6/13/2018	$129,996.78	A/P & Payroll	
	6/20/2018	$5,000.00	Buffer	
	6/27/2018	$101,755.07	A/P & Payroll	
Gilman Square	6/7/2018	$400,000.00	Excess Cash to KCHA	
	6/13/2018	$85,494.95	A/P & Payroll	
	6/27/2018	$16,223.73	A/P & Payroll	
Meadowbrook	6/7/2018	$120,000.00	Excess Cash to KCHA	
	6/13/2018	$40,138.36	A/P & Payroll	
	6/27/2018	$8,896.60	A/P & Payroll	
Villages at South Station	6/7/2018	$400,000.00	Excess Cash to KCHA	
	6/13/2018	$129,784.20	A/P & Payroll	
	6/27/2018	$55,826.87	A/P & Payroll	
Abbey Ridge	6/14/2018	$121,660.14	A/P & Payroll	
	6/28/2018	$54,445.80	A/P & Payroll	
Cottonwood	6/7/2018	$80,000.00	Excess Cash to KCHA	
	6/14/2018	$9,017.43	A/P & Payroll	
	6/28/2018	$17,488.88	A/P & Payroll	
Cove East	6/7/2018	$400,000.00	Excess Cash to KCHA	
	6/14/2018	$27,570.85	A/P & Payroll	
	6/28/2018	$63,887.64	A/P & Payroll	
Highland Village	N/A	N/A	N/A	
Bellepark East	6/7/2018	$7,061.75	A/P & Payroll	
	6/7/2018	$300,000.00	Excess Cash to KCHA	
	6/8/2018	$16,645.88	A/P	
	6/13/2018	$9,977.24	A/P	
	6/20/2018	$43,915.13	A/P & Payroll	
	6/27/2018	$13,713.34	A/P	
Landmark	6/7/2018	$26,555.19	A/P & Payroll	
	6/7/2018	$150,000.00	Excess Cash to KCHA	
	6/13/2018	$7,452.31	A/P	
	6/20/2018	$24,943.99	A/P & Payroll	
	6/27/2018	$19,846.27	A/P	
Woodside East	6/7/2018	$36,127.94	A/P & Payroll	
	6/7/2018	$500,000.00	Excess Cash to KCHA	
	6/7/2018	$400,000.00	Excess Cash to KCHA	
	6/13/2018	$142,185.47	A/P	
	6/20/2018	$146,152.81	A/P & Payroll	
	6/27/2018	$11,737.34	A/P	
Rainier View I	6/7/2018	$9,029.26	A/P	
	6/14/2018	$7,141.95	A/P	
	6/21/2018	$5,359.14	A/P	
Rainier View II	6/7/2018	$6,151.01	A/P	
	6/14/2018	$6,524.18	A/P	
	6/21/2018	$5,321.60	A/P	
Si View	6/7/2018	$4,289.33	A/P	
	6/14/2018	$1,414.83	A/P	
	6/21/2018	$6,472.87	A/P	
Vashon Terrace	6/7/2018	$9,793.73	A/P	
	6/21/2018	$2,352.24	A/P	
	Total:	$9,602,595.38		

King County Housing Authority

To: Board of Commissioners

From: Linda Riley, Controller

Date: August 31, 2018

Re: **VOUCHER CERTIFICATION FOR JULY 2018**

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

Linda Riley
Controller
August 31, 2018

Bank Wires / ACH Withdrawals		3,720,732.99
	Subtotal	***3,720,732.99***
Accounts Payable Vouchers		
Key Bank Checks - #317138-#317645		4,631,556.52
Tenant Accounting Checks - #10645-#10669		4,933.04
Commerce Bank Direct Payment		50,360.76
	Subtotal	***4,686,850.32***
Payroll Vouchers		
Checks - #90967-#90834		50,777.97
Direct Deposit		1,437,028.49
	Subtotal	***1,487,806.46***
Section 8 Program Vouchers		
Checks - #622198-#622505		197,930.32
ACH - #421017-#423673		13,099,721.16
	Subtotal	***13,297,651.48***
Purchase Card / ACH Withdrawal		264,559.83
	Subtotal	***264,559.83***
	GRAND TOTAL	***$ 23,457,601.08***

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

FROM: Wen Xu, Director of Asset Management

SUBJECT: **VOUCHER CERTIFICATION FOR JULY 2018**

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

Wen Xu Date

Property	Wired to Operating Account(s) for Obligations of Property			Notes:
Jul-18	Date	$	Claim	
Alpine Ridge	7/12/2018	$6,400.50	A/P & Payroll	
	7/26/2018	$23,492.20	A/P & Payroll	
Arbor Heights	7/3/2018	$6,602.50	A/P	
	7/12/2018	$23,765.59	A/P & Payroll	
	7/26/2018	$24,270.05	A/P & Payroll	
Aspen Ridge	7/12/2018	$18,630.99	A/P & Payroll	
	7/26/2018	$28,492.63	A/P & Payroll	
Auburn Square	7/12/2018	$61,734.48	A/P & Payroll	
	7/26/2018	$44,815.62	A/P & Payroll	
Carriage House	7/12/2018	$49,893.68	A/P & Payroll	
	7/26/2018	$356,915.11	A/P & Payroll	
Cascadian	7/12/2018	$57,095.25	A/P & Payroll	
	7/26/2018	$74,655.95	A/P & Payroll	
Colonial Gardens	7/12/2018	$10,143.81	A/P & Payroll	
	7/26/2018	$11,625.83	A/P & Payroll	
Fairwood	7/12/2018	$42,354.03	A/P & Payroll	
	7/26/2018	$64,223.57	A/P & Payroll	
Heritage Park	7/12/2018	$20,711.21	A/P & Payroll	
	7/26/2018	$16,929.87	A/P & Payroll	
Laurelwood	7/12/2018	$19,575.24	A/P & Payroll	
	7/26/2018	$34,528.86	A/P & Payroll	
Meadows	7/12/2018	$30,045.32	A/P & Payroll	
	7/26/2018	$28,921.67	A/P & Payroll	
Newporter	7/12/2018	$37,170.76	A/P & Payroll	
	7/26/2018	$19,927.03	A/P & Payroll	
Overlake TOD	7/3/2018	$25,995.86	A/P	
	7/6/2018	$10,910.00	A/P	
	7/12/2018	$136,917.81	A/P & Payroll	
	7/26/2018	$49,502.23	A/P & Payroll	
Parkwood	7/12/2018	$33,981.60	A/P & Payroll	
	7/26/2018	$19,581.19	A/P & Payroll	
Somerset East	7/25/2018	$358,387.91	To KCHA	
Somerset West	7/25/2018	$277,228.27	To KCHA	
Southwood Square	7/12/2018	$26,287.95	A/P & Payroll	
	7/26/2018	$2,261.38	A/P & Payroll	
	7/26/2018	$17,596.93	A/P & Payroll	
Timberwood	7/12/2018	$63,823.11	A/P & Payroll	
	7/19/2018	$43,630.87	A/P	
	7/26/2018	$84,023.50	A/P & Payroll	
Walnut Park	7/12/2018	$52,150.83	A/P & Payroll	
	7/26/2018	$23,776.56	A/P & Payroll	
	7/26/2018	$21,175.22	A/P & Payroll	
Windsor Heights	7/3/2018	$14,945.10	A/P	
	7/12/2018	$59,930.99	A/P & Payroll	
	7/26/2018	$54,153.34	A/P & Payroll	
Woodland North	7/6/2018	$2,391.21	A/P	
	7/12/2018	$8,095.96	A/P & Payroll	
	7/26/2018	$12,838.21	A/P & Payroll	
Woodridge Park	7/12/2018	$167,594.81	A/P & Payroll	
	7/19/2018	$10,720.95	A/P	
	7/26/2018	$19,303.57	A/P & Payroll	
	7/26/2018	$27,023.24	A/P & Payroll	
Ballinger Commons	7/11/2018	$70,870.78	A/P & Payroll	
	7/25/2018	$152,108.22	A/P & Payroll	
Gilman Square	7/11/2018	$31,105.97	A/P & Payroll	
	7/25/2018	$68,402.16	A/P & Payroll	
Meadowbrook	7/11/2018	$37,905.08	A/P & Payroll	
	7/25/2018	$31,363.17	A/P & Payroll	
Villages at South Station	7/11/2018	$64,575.35	A/P & Payroll	
	7/25/2018	$42,094.17	A/P & Payroll	

Abbey Ridge	7/12/2018	$97,817.19	A/P & Payroll	
	7/26/2018	$72,382.03	A/P & Payroll	
Cottonwood	7/12/2018	$12,889.05	A/P & Payroll	
	7/26/2018	$29,465.65	A/P & Payroll	
Cove East	7/12/2018	$38,601.09	A/P & Payroll	
	7/26/2018	$32,144.86	A/P & Payroll	
Bellepark East	7/3/2018	$8,322.43	A/P & Payroll	
	7/11/2018	$9,992.89	A/P	
	7/18/2018	$6,043.13	Payroll	
	7/19/2018	$12,746.37	A/P	
	7/25/2018	$30,769.89	A/P	
Landmark	7/3/2018	$19,183.31	A/P & Payroll	
	7/11/2018	$11,336.99	A/P	
	7/18/2018	$8,766.70	Payroll	
	7/19/2018	$10,624.72	A/P	
	7/25/2018	$50,093.66	A/P	
Woodside East	7/3/2018	$29,371.72	A/P & Payroll	
	7/11/2018	$24,273.03	A/P	
	7/18/2018	$14,428.02	Payroll	
	7/19/2018	$20,220.12	A/P	
	7/25/2018	$66,686.62	A/P	
Rainier View I	7/6/2018	$3,004.85	A/P	
	7/12/2018	$13,460.86	A/P	
	7/19/2018	$2,894.52	A/P	
	7/26/2018	$11,980.51	A/P	
Rainier View II	7/6/2018	$3,150.12	A/P	
	7/12/2018	$12,490.18	A/P	
	7/19/2018	$2,039.59	A/P	
	7/26/2018	$7,900.51	A/P	
Si View	7/6/2018	$773.50	A/P	
	7/12/2018	$5,693.93	A/P	
	7/19/2018	$3,697.70	A/P	
	7/26/2018	$4,046.69	A/P	
Vashon Terrace	7/12/2018	$10,429.36	A/P	
	Total:	$3,923,297.04		

TAB NUMBER 3

To: Board of Commissioners

From: Jill Stanton, Deputy Executive Director

Date: September 18, 2018

Re: **Resolution No. 5602: Authorizing a change in the Administrative Pay schedule of 3.6% effective November 10, 2018**

Executive Summary

Resolution No. 5602 authorizes an increase in salaries for all Administrative employees of 3.6%, which represents 100% of the Consumer Price Index for Clerical Workers (CPI-W) for the Seattle-Tacoma area annualized for the first six months of 2018. The Collective Bargaining Unit's agreement is currently being negotiated. Therefore, represented employees are not included in this resolution, or pay increase, at this time.

Background

The King County Housing Authority has historically awarded a cost of living adjustment (COLA) effective with the first full pay period occurring entirely in the month of November. The percentage increase has traditionally reflected 100% of the CPI-W for the Seattle-Tacoma area based on first half of the calendar year. The CPI-W reported in June 2018 was 3.6%.

Staff has reviewed projected funding availability for all existing programs for CY 2019. Based on that review, which will be more fully discussed in the 2019 Budget presentations, confidence is high that an increase of 3.6% to the salary base of all employees is sustainable.

Moreover, given the competition for employees in KCHA's labor market, as well as the real cost increases in housing and other goods experienced by staff, this COLA is necessary to retain and attract qualified employees. There are, of course, significant uncertainties associated with Federal funding for KCHA's public housing and Section 8 program. In 2018, we received an inflation factor of 18.2% in our Housing Choice Voucher program and remain optimistic that current funding levels will remain stable through 2019.

There are currently 309 administrative (non-represented) employees. At current rates of pay, the overall annual impact to base pay of the proposed COLA on the Authority is $801 thousand, and averages $2,592 per employee. This total does not include variable benefits, discussed below.

KCHA continues to fund a merit pool for all eligible employees, calculated at 2% of base pay. Under our compensation system, employees who exceed standards are eligible for a 2-7% increase in pay effective on their anniversary date. Estimates of next year's merit pool are still being developed but it should approximate $614 thousand.

As KCHA assembles its 2019 budget, the following assumptions are informing our projections of personal service costs:

- Total salary expense for all employees will be $30.7 million following application of the proposed COLA. A 2.5% COLA increase is forecast for November 2019, which will impact the last few pay periods in 2019.

- Medical insurance is provided by the Washington State Health Care Authority's Public Employee Benefits Board (PEBB). We have received the 2019 and are pleased to report that increases in all plans are below 3%. We are still analyzing the overall impact, but anticipate that the average per employee net cost to the Authority will be approximately $15,350. The employee portion of the medical premiums will also increase by roughly 3% across the board.

- KCHA will continue to offer its popular Deductible Reimbursement Plan or DRP which pays the employee's plan deductible up to $250 per employee and $750 per family.

- KCHA's retirement plan, funded through the Public Employee Retirement System (PERS) announced a modest increase this year. The rate rose from 12.52% to 12.83% of eligible pay on September 1, 2018 and should remain at that level until mid 2019. Employees are also paying a slightly higher share at 7.41% up from 7.38%. Factoring in the recommended 2018 COLA, KCHA's 2019 contribution to the retirement system is budgeted at $4.0 million. KCHA continues to see job applicants who specifically mention the PERS defined benefit pension plan as an important reason for their interest in KCHA, and we highlight it as a recruiting tool.

Recommendation

The 2018 CPI increase is driving the highest COLA for KCHA since 2008 but one that is reflective of market and cost of living realities. We believe this COLA, coupled with the match on retirement savings, no adverse plan changes in medical plan offerings and a continuation of merit pay is necessary to position the Authority to remain an employer of choice in this competitive labor market. Staff believes that the incremental block grant funding levels resulting from the HUD inflation adjustment, as well as projected workforce and tax credit inventory cash flows, will be sufficient to support this COLA in 2019, and beyond.

Approval of Resolution No. 5602 is recommended.

EXHIBIT A

Administrative Salary Schedule					
Effective: November 10, 2018 - November 11, 2019					
Range	**Type**	**Minimum**	**Midpoint**	**Maximum**	**Exceptional**
O	Annual	137,791.2216	169,310.9636	200,830.7055	221,843.8668
O	Monthly	11,482.6018	14,109.2470	16,735.8921	18,486.9889
O	Hourly	66.2458	81.3995	96.5532	106.6557
N	Annual	125,264.7470	153,449.3150	181,633.8831	200,423.5951
N	Monthly	10,438.7289	12,787.4429	15,136.1569	16,701.9663
N	Hourly	60.2234	73.7737	87.3240	96.3575
M	Annual	117,421.0225	143,840.7527	170,260.4827	187,873.6361
M	Monthly	9,785.0852	11,986.7294	14,188.3736	15,656.1363
M	Hourly	56.4524	69.1542	81.8560	90.3239
L	Annual	111,829.5454	132,797.5851	153,765.6248	167,744.3181
L	Monthly	9,319.1288	11,066.4654	12,813.8021	13,978.6932
L	Hourly	53.7642	63.8450	73.9258	80.6463
K	Annual	101,665.5259	118,821.5836	135,977.6410	147,415.0126
K	Monthly	8,472.1272	9,901.7986	11,331.4701	12,284.5844
K	Hourly	48.8777	57.1258	65.3739	70.8726
J	Annual	92,423.2053	108,019.6214	123,616.0372	134,013.6479
J	Monthly	7,701.9338	9,001.6351	10,301.3364	11,167.8040
J	Hourly	44.4342	51.9325	59.4308	64.4296
I	Annual	84,021.0959	98,199.6558	112,378.2156	121,830.5890
I	Monthly	7,001.7580	8,183.3046	9,364.8513	10,152.5491
I	Hourly	40.3948	47.2114	54.0280	58.5724
H	Annual	73,061.8224	85,391.0051	97,720.1875	105,939.6425
H	Monthly	6,088.4852	7,115.9171	8,143.3490	8,828.3035
H	Hourly	35.1259	41.0534	46.9809	50.9325
G	Annual	63,532.0195	74,253.0478	84,974.0761	92,121.4283
G	Monthly	5,294.3350	6,187.7540	7,081.1730	7,676.7857
G	Hourly	30.5442	35.6986	40.8529	44.2891
F	Annual	55,245.2344	64,567.8676	73,890.5009	80,105.5898
F	Monthly	4,603.7695	5,380.6556	6,157.5417	6,675.4658
F	Hourly	26.5602	31.0422	35.5243	38.5123

EXHIBIT A

E	Annual	50,222.9403	57,756.3813	65,289.8225	70,312.1166
E	Monthly	4,185.2450	4,813.0318	5,440.8185	5,859.3430
E	Hourly	24.1456	27.7675	31.3893	33.8039
D	Annual	45,657.2185	52,505.8012	59,354.3841	63,920.1058
D	Monthly	3,804.7682	4,375.4834	4,946.1987	5,326.6755
D	Hourly	21.9506	25.2432	28.5358	30.7308
C	Annual	41,506.5623	47,732.5467	53,958.5311	58,109.1872
C	Monthly	3,458.8802	3,977.7122	4,496.5443	4,842.4323
C	Hourly	19.9551	22.9483	25.9416	27.9371
B	Annual	37,733.2384	43,393.2243	49,053.2099	52,826.5338
B	Monthly	3,144.4365	3,616.1020	4,087.7675	4,402.2111
B	Hourly	18.1410	20.8621	23.5833	25.3974
A	Annual	34,302.1707	38,805.2055	43,307.4668	46,307.9305
A	Monthly	2,858.5142	3,233.7671	3,608.9556	3,858.9942
A	Hourly	16.4914	18.6563	20.8209	22.2634

THE HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5602

AUTHORIZING A CHANGE IN THE PAY SCHEDULES FOR ADMINISTRATIVE AND REPRESENTED EMPLOYEES OF 3.6% EFFECTIVE NOVEMBER 10, 2018

WHEREAS, the Board of Commissioners annually reviews the salaries and benefits paid to administrative employees of the Housing Authority; and

WHEREAS, the Housing Authority has sufficient resources to increase base payroll so that employee wages can be maintained at their current inflation adjusted levels during 2019; and,

WHEREAS, Management is recommending that the Board of Commissioners approve a cost of living increase in wages for administrative employees effective November 10, 2018 equivalent to the CPI-W published by the Bureau of Labor Statistics annualized as of June 2018; and

WHEREAS, the CPI-W calculated as of June 2018 was 3.6 percent; and,

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

SECTION 1: The Administrative Salary Schedule is hereby amended to reflect a 3.6 percent cost of living increase in all ranges and as set forth in said Salary Schedule, a copy of which is attached as Exhibit A hereto, and made a part hereof.

SECTION 2: The rates set forth in both the Administrative will be increased effective at the beginning of the pay period which begins on November 10, 2018.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING AT A SPECIAL MEETING THEREOF THIS 24th DAY OF SEPTEMBER 2018.

THE HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON

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Douglas J. Barnes, Chair
Board of Commissioners

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STEPHEN J. NORMAN
Secretary

TAB NUMBER 4

TO: Board of Commissioners

FROM: Dan Watson, Deputy Executive Director

DATE: September 17, 2018

RE: **Resolution No. 5603: Authorizing a $50,000 loan to the Mt. Si Senior Center in connection with the acquisition of Cascade Park Apartments**

Background

Cascade Park Apartments is a 28 unit low income senior housing building located in North Bend that was built in 1986 by Cascade Park Associates, LP using a low interest Section 515 loan from United States Department of Agriculture (USDA) Rural Development. USDA Rural Development is a federal agency that, like HUD, administers financing programs for developing low income housing in rural communities. Cascade Park is 2 story elevator building that has 17 units with fixed discounted rents that are affordable to low income seniors and 11 units with Rental Assistance, which is the USDA's version of project based Section 8, making these units affordable to very low income seniors. Cascade Park has 27 one bedroom units, a 2 bedroom manager's unit, and is located one half block from the Senior Center near North Bend's business district (see attached aerial map).

According to the Housing Assistance Council (HAC), which is a Washington, D.C. based national nonprofit organization that helps build homes and communities across rural America, there over 13,000 USDA rental properties providing more than 415,000 affordable units nationally. The number and availability of USDA-supported rental units is declining since no new Section 515 properties are being financed and many private owners are paying off their loans relieving them of any obligation to continue to provide low income housing at affordable rents. According to the HAC, the decline in USDA supported rental housing is creating an affordable housing "crisis" in many rural communities.

The Cascade Park Section 515 loan has a low income use restriction that can be terminated after 20 years by prepayment of the loan. In 2008, Shelter Resources Inc. (SRI), the general partner for the Cascade Park ownership, initiated the prepayment process which involves a lengthy back and forth negotiation whereby USDA Rural Development offers owners numerous "incentives" to extend the low income housing use and dissuade them from prepaying the Section 515 loan. In December of 2017, SRI rejected the USDA's final incentive offer and was authorized to prepay the Section 515 loan, subject only to a 6 month period that gives nonprofits and public bodies the exclusive right to make offers to purchase the property at the USDA approved appraised value provided the low income use restriction is maintained. In June of 2018, the Mt. Si Senior Center submitted the only qualifying offer for Cascade Park. Under USDA regulations, SRI was obligated to accept the Mt. Si Senior Center's offer and give the Senior Center up to 24 months to fulfil the terms of the offer. Otherwise, the loan would be prepaid and the property converted to market rate housing. Residents would receive a onetime housing voucher with a fixed subsidy amount.

KCHA's Role in the Acquisition of Cascade Park Apartments

At the suggestion of County Councilmember Kathy Lambert, the Executive Director of the Mt. Si Senior Center, Susan Kingsbury-Comeau contacted KCHA in March requesting assistance in developing an acquisition strategy for preserving Cascade Park Apartments. Follow-up conversations with Councilmember Lambert and the North Bend Mayor, Ken Hearing confirmed that preservation of Cascade Park Apartments was an important priority for the County and the City, and that the Senior Center was the appropriate organization to acquire the property, since Cascade Park Apartments adjoins the 40 unit Sno-Ridge Apartments which is a HUD assisted low income senior housing apartment building also owned and operated by the Senior Center.

Since March, 2018, KCHA has worked closely with the Senior Center to clarify USDA Rural Development's preservation program requirements, develop a qualifying offer, draft a purchase and sale agreement, suggest a financing strategy, and to recommend affordable housing consultants that the Senior Center can use to write financing applications to the USDA, King County and the State Housing Trust Fund.

Acquisition Financing for Cascade Park

Securing financing for Cascade Park will be particularly challenging due to the relatively high acquisition price ($160,000 per unit), very low net operating income resulting from the USDA's low income use restriction, and uncertainties regarding the USDA's ability to provide additional incentives and subsidies. The Senior Center has until December 2019 to secure sufficient financing commitments from the USDA, King County and the State Housing Trust Fund so that the financing contingency under the purchase and sale agreement can be waived. At that point, the Senior Center's $50,000 earnest money note will need to be converted to cash and will become nonrefundable with a closing occurring on or before July 1, 2020.

A great deal of predevelopment work will need to be undertaken by the Senior Center to secure the financing commitments necessary to waive contingencies and acquire the property. The primary costs will be for an inspection/ capital needs assessment report, a new appraisal/market study, and for housing consulting time to create a detailed finance plan and submit financing applications to the USDA, the King County Housing Financing Program and State Housing Trust Fund. Approximately $2 million in supplemental financing will be needed from the USDA and $2-$3 million from the County and State combined.

KCHA Predevelopment Loan

The Mt. Senior Center has very little working capital for a project of this scale and like many small nonprofits will need to rely on third party funding to pay for predevelopment costs. Subject to Board of Commissioners approval, the KCHA loan will fund a portion of the predevelopment costs needed to move forward with the due diligence and financing applications. Predevelopment costs prior to closing could approach $100,000, so the Senior Center will need to seek additional predevelopment funding from other sources such as Impact Capital and the USDA's technical assistance fund.

Resolution No. 5603 authorizes the Executive Director to loan up to $50,000 to the Mt. Si Senior Center to pay third party costs associated with the acquisition of Cascade Park. The terms of the loan e.g. interest rate, repayment terms, and long-term regulatory requirements will be set by the Executive Director. The loan is expected to be at low or no interest, non-recourse to the Mt. Si Senior Center, with repayment made from the long term financing secured at closing.

Risk Considerations

The Mt. Si Senior Center has very little in cash reserves and is unable to fully guarantee repayment in the event additional financing for the project cannot be secured. Also, the proceeds of the KCHA loan will be spent well before the Senior Center has secured additional predevelopment or long-term financing so it is unlikely KCHA will be repaid if financing commitments are insufficient to waive the financing contingency. In the event of default, KCHA will require assignment of all third party reports and assignment of the Purchase and Sale Agreement.

This risk is somewhat mitigated by the strong support that elected officials have voiced for the preservation of Cascade Park and the very high priority that King County, the State Housing Trust Fund and the Washington State Housing Finance Commission have traditionally placed on the preservation of "at risk" federally assisted housing. If the Senior Center is unable to secure financing and the acquisition fails, the Section 515 loan will be paid off and Cascade Park will most certainly be converted to market rate housing and the long term, project based federal subsidies will be lost to the region. The dislocation of low income residents, the loss of affordable housing and the termination of federal subsidies typically make for a compelling funding application.

The most uncertain element of the acquisition financing will be the approvals needed from the USDA. USDA Rural Development will most likely need to restructure and increase the size of the Section 515 loan by increasing the rents for the units receiving Rental Assistance. USDA will also need to approve the subordinate state and county financing There is very little local experience or precedent for USDA approval of this type of refinancing although USDA staff in the Washington State office have signaled their support for this approach.

For the reasons outlined above, the preservation of both the Cascade Park Apartments property and the attached federal subsidies are important priorities for the City of North Bend and the region. Approval of the resolution is recommended.

THE HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5603

A RESOLUTION AUTHORIZING A LOAN TO THE MT. SI SENIOR CENTER FOR AN AMOUNT NOT TO EXCEED $50,000 FOR COSTS IN CONNECTION WITH THE ACQUISITION OF CASCADE PARK APARTMENTS

WHEREAS, there is an increasingly serious shortage of affordable housing for low income senior citizens in King County and

WHEREAS, RCW 35.82.020 defines "housing project" to include, among other things, "any work or undertaking . . . to provide decent, safe and sanitary urban or rural dwellings, apartments, mobile home parks or other living accommodations for persons of low income… [and] for senior citizens"; and

WHEREAS, RCW 35.82.070(18) provides that a housing authority may, among other things and if certain conditions are met, "make . . . loans for the . . . acquisition, construction, . . . rehabilitation, improvement . . . or refinancing of land, buildings, or developments for housing for persons of low income"; and

WHEREAS, RCW 35.82.020(11) and RCW 35.82.130 together provide that a housing authority may issue bonds, notes or other obligations for any of its corporate purposes; and

WHEREAS, the Mt. Si Senior Center, a Washington nonprofit corporation, has entered into purchase and sale agreement with the owner of Cascade Park Apartments to acquire and preserve Cascade Park Apartments as housing for low income income senior citizens; and

WHEREAS, the Mt. Si Senior Center is in need of predevelopment funding to carry out the acquisition of Cascade Park and has requested both technical and financial assistance from KCHA; and

WHEREAS, the privately owned Cascade Park Apartments currently provides 28 units of affordable housing for low income seniors citizens and is located in very close proximity to both the Mt. Si Senior Center and the Mt. Si Senior Center's other 40 unit low income senior housing property- Sno-Ridge Apartments; and

WHEREAS, the current owner of Cascade Park Apartments intended to prepay the USDA Rural Development Section 515 Loan used to construct Cascade Park Apartments, opt out of the obligation to provide affordable housing for low income seniors, and convert the property to market rate housing; and

WHEREAS, the Mt. Si Senior Center made a qualifying offer during the180 day period set aside for non profit organizations to make offers to purchase USDA financed low income housing properties before an owner can terminate the low income use requirements; and

WHEREAS, the offered price for acquiring Cascade Park Apartments ($4,475,000) has been established by a multiple appraisals pursuant to a valuation process set forth in USDA regulations 7 CFR 35.60.659.; and

WHEREAS, the owner of Cascade Park Apartments has accepted the Mt. Si Senior Center's offer and the Mt. Si Senior Center now has until July 1, 2020 to secure financing from federal, state, and county sources to close the acquisition; and

WHEREAS, it is in the public interest for KCHA to assist the Mt. Si Senior Center in acquiring and preserving Cascade Park Apartment so that it can be maintained as affordable low income housing for senior citizens; and,

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

Section l: The acquisition of Cascade Park Apartments by the Mt. Si Senior Center is necessary to preserve affordable housing for low income senior citizens in King County.

Section 2: The Executive Director is hereby authorized to make a loan to the Mt. Si Senior Center in an amount not to exceed $50,000 for the express purpose of paying third party costs associated with acquisition of Cascade Park Apartments.

Section 3: The form and terms of the loan and regulatory agreement shall be established by the Executive Director. The loan may be non-recourse to the Mt. Si Senior Center and repayable solely from the proceeds of other acquisition financing

Section 4: The Executive Director and KCHA staff are further authorized to provide technical assistance, as needed, to facilitate the acquisition of Cascade Park Apartments.

Section 6: The Board of Commissioners hereby authorizes the Executive Director, Stephen J. Norman, and in his absence, Deputy Executive Director Daniel R. Watson or Deputy Executive Director Jill Stanton, to execute on behalf of the Housing Authority any and all contracts, agreements, certifications or other documents in connection with the loan to the Mt. Si Senior Center.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING THIS 24 DAY OF SEPTEMBER, 2018.

THE HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON

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DOUGLAS J. BARNES, Chair

Attest:

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STEPHEN J. NORMAN, Secretary

TAB NUMBER 5

King County Housing Authority

2018 Board of Commissioners
Retreat Summary

KCHA Board Retreat Summary

January 25 and January 26, 2018

KCHA Commissioners:
Douglas Barnes (Chair), Michael Brown (Vice Chair), Susan Palmer, Terry Lynn Stewart, and John Welch

Intended Outcomes of the Retreat:

1. Board members review trends in regional indicators that provide a backdrop to and context for KCHA's strategic initiatives.
2. Board members develop an understanding of critical financial metrics that will strengthen their ability to provide fiduciary oversight.
3. Board members will have an opportunity to review KCHA's full set of 11 strategic objectives in order to provide context and insight into areas of focus for all Departments in the agency.
4. Board members will participate in in-depth conversations regarding five of KCHA's key strategic objectives – including challenges and open policy questions. These conversations will strengthen the on-going strategic direction provided by the Board.
5. Board members have the opportunity to build relationships and deepen their understanding of one another's viewpoints on key policy issues.

Background:

The King County Housing Authority (KCHA) Board of Commissioners and senior staff participated in a retreat, which began the evening of Thursday, January 25, 2018 and continued all day on Friday, January 26, 2018. The 2018 retreat agenda and conversation topics were developed in collaboration with Commissioners and executive team members through various planning meetings prior to the retreat. The in-depth discussion focused on five strategic objectives selected by the Commissioners from the eleven objectives established by the Board at the retreat in 2014. Detailed informational materials (intended to provide an overview of KCHA's activities, plans, and challenges) were prepared by the Executive Team (in collaboration with all agency departments) and were provided to the Board in advance of the retreat.

This document summarizes the key discussion points and the resulting recommendations or next steps suggested by Board.

Setting the Context

Prioritized Review List for Strategic Objectives

1. *Strengthen portfolio sustainability*
2. *Expand housing supply*
3. *Provide greater geographic choice*
4. *Targeted supports to address homelessness*
5. *Research and evaluation*

Thursday, January 25, 2018
On Thursday evening, Chair Barnes called the meeting to order and welcomed staff and board members to the 2018 Retreat. Commissioner Barnes outlined the goals for the retreat noting specifically that attendees would have the opportunity to deepen their understanding of the challenges facing KCHA, and

engage in an extended dialogue with staff on the five strategic objectives prioritized for discussion.

Executive Director Stephen Norman provided an overview of the objectives for the retreat and indicated that the discussion was intended to support on-going team building between senior staff and the Board as well as a chance to both focus on select strategies and to reflect on the over-all agency mission, vision and strategic goals. Additionally, it was noted that these discussions would assist KCHA staff in the development of more refined metrics that would be used to keep Commissioners and staff informed on progress and challenges in implementing agency strategies. To provide foundational context, Mr. Norman provided a recap of KCHA's internal initiatives and external environmental impacts since the last retreat, including the following:

- Expansion of assistance to 500 additional Extremely Low Income (ELI) households;
- The acquisition of over 700 new homes (including mobile home pads), bringing KCHA's inventory past the 10,000 unit mark in 2017;
- Progress toward achieving the agency stretch goal of adding 2,250 additional units to KCHA's existing inventory by the end of 2020; between the 1,314 units acquired or developed since 2016 and the 259 units currently in the pipeline, KCHA has just 677 units left to reach this goal;
- Substantial progress toward the Board directive to focus on Transit Oriented Development (TOD) through the acquisition of 1,000 units adjacent light rail stations;
- Continued investment in the quality of the housing inventory, with the Somerset Gardens and Highland Village projects currently underway;
- The commitment of significant investments in 2017 in energy conservation measures through an Energy Performance Contract and other ongoing resource conservation strategies;
- Steady progress toward meeting the agency goal that by 2020, 30% of ELI households with children will live in high opportunity areas; current statistics indicate that 27.9% of these households are in high opportunity areas and we are on track toward achieving this goal on schedule.
- Completion of the build-out of Seola Gardens, and continued progress with Greenbridge land sales; additionally, state funding has been secured for 4th Avenue Street improvements;
- A shift in focus at Seola Gardens and Greenbridge to long-term sustainability and the role that these projects can play in the evolution of White Center and the long-term success of the neighborhood's lower income households;
- The evolution of KCHA's education programs, with increased program clarity (particularly around early childhood programming, attendance efforts, and after-school programs) and improved data sharing efforts.

Friday, January 26, 2018

Chair Barnes called the meeting to order and welcomed all back to the Retreat. Commissioner Barnes commended and thanked staff for the informational materials provided, and noted that the information would provide a valuable reference for Commissioners throughout the year. The Chair provided a brief overview of the intent of the day's discussion and encouraged all to participate in the high-level strategy conversations.

Executive Director Stephen Norman set the stage for the retreat and noted that the intent was not for the Board to make any immediate decisions regarding the discussed strategies, but for all participants to gain a collective understanding and additional perspectives on the issues. Retreat presentations and discussions were meant to provide important context to the Board as they reviewed the progress of initiatives, emergent challenges, and inherent trade-offs throughout the year.

Community Indicators

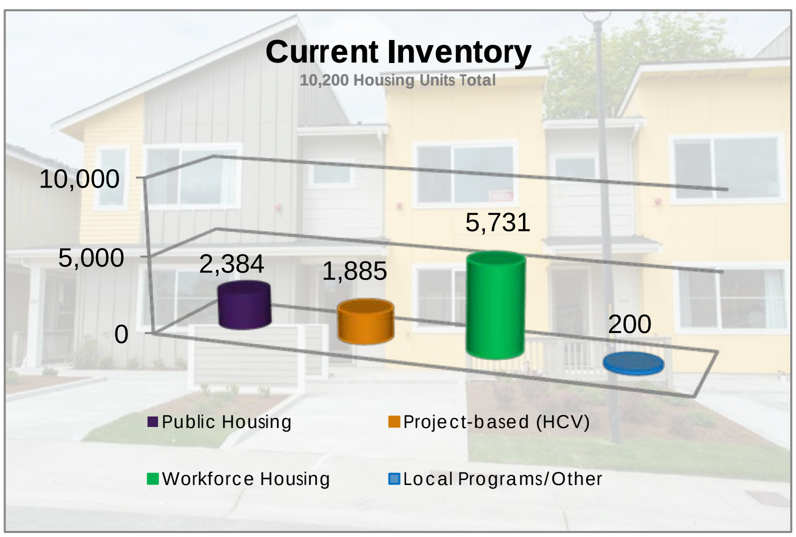
Board members and staff reviewed recent trends in the region's housing challenges and discussed key community indicators (shelter burden, homelessness, income segregation) that can be used to monitor regional trends, shape KCHA resource allocation decision-making, inform program design and measure impacts from the authority's efforts. The discussion reviewed the decline in the number of extremely low-income renters in King County as poor households either became homeless or moved to outlying counties; the persistence in shelter burden for ELI households over the last decade; increases in the homeless count; and regional as well as national data on growing residential income segregation. The group also discussed external challenges that have already had, or may in the future have, an impact on KCHA's operations, including the federal and regional funding environment. It was agreed that these metrics would be brought to the Board on an annual basis.

Financial Monitoring Metrics

In order to strengthen the Board's fiduciary oversight and inform on-going review of budgets and new debt obligations, Deputy Director Connie Davis presented an overview of a range of financial monitoring metrics, including those utilized by Standard and Poors in establishing KCHA's recently awarded "AA" rating. The discussion then focused on identifying which internal and external metrics should be included in a financial dashboard that would be brought to the Board on a regular basis. It was agreed that staff would continue to refine these metrics and bring them back to the Board for review.

STRATEGY 1: Strengthen Portfolio Sustainability

Summary: Continue to strengthen the physical, operational, financial and environmental sustainability of KCHA's portfolio of 10,200 affordable housing units in 132 properties.



The discussion topic, which was introduced by Deputy Director Dan Watson and Resident Commissioner Stewart, outlined initiatives KCHA currently has underway to address the long term physical and financial sustainability of a high quality affordable housing inventory. The quality of the portfolio has long been a focus at KCHA and approaches include skilled in-house management and maintenance teams, hands-on asset management, continued repositioning and recapitalization to maximize public subsidy sources, careful control of operating expenses, continuous investment in maintenance and major upgrades, and resource conservation improvements.

Discussion:

Mr. Watson reviewed the current condition of the housing stock, key financial and operational metrics, revenue trends and the HUD funding environment. The key strategic challenges for the agency are in maintaining the quality of the existing federally subsidized inventory in the face of shrinking federal resources, and in maintaining and increasing workforce housing affordability in an era of relatively flat wage growth and rising operating and borrowing costs. Regulatory requirements also constrain some of the solutions to these challenges. Possible options include increasing rents for some portion of the workforce housing portfolio and, for KCHA's federally assisted portfolio, tapping into KCHA reserves or reducing capital investments to those required on an as-needed basis. An additional consideration, discussed later in the day, is the connection between rent generated net cash flow from the workforce housing portfolio and KCHA's ability to both finance the purchase of additional properties and sustain KCHA's central office administrative operations.

In response to specific questions, the discussion centered on the following topics:

1. **Workforce Housing Portfolio Challenges**
   A portion of the inventory (LIHTC and former LIHTC properties) is limited to rents at or below 60% of the Area Median Income (AMI). The remaining workforce housing portfolio has higher income limitations established by state law. Inflationary pressures on operating costs are outstripping increases in the regional income index, creating strains on operating budgets. A rising interest rate environment will also impact future cash flows from some of these properties. To support continued property recapitalization, as well as portfolio expansion and other core mission initiatives, should rents for a portion of this portfolio be strategically increased where allowable, or alternatively, should rents in some complexes be tied to a percentage of actual tenant income? The impact of these approaches on shelter burdens for new and existing residents and the administrative cost implications of an income driven rent structure were also discussed.

2. **Expand the Pay-as-you-go Capital Improvement Model**
   The workforce housing portfolio uses a project based pay-as-you-go approach to capital improvements that effectively limits capital investment, barring life/safety issues, to each property's available reserves and cash flow. Capital expenditures for long-term capital needs in KCHA's federally assisted portfolio are funded through a mix of annual appropriations from HUD and MTW working capital. These two sources have been sufficient to allow KCHA to invest in regular and comprehensive system replacements and upgrades to the federally assisted portfolio. Currently, these sources allow KCHA to invest approximately $1000 per unit annually, 30% more than in the workforce housing portfolio. The comparative age of the two inventories, the high visibility of public housing in the community and the impact of different tenancy mixes on capital replacement cycles were all discussed.

3. **Draw down on Reserves & Non-Federal Funds**
   KCHA's long-term recapitalization and cash flow strategy has been to convert much of its Public Housing to Project-based Section 8 subsidies. This option has become far harder to undertake due to new HUD restrictions. KCHA's current level of capital investment in public housing may not be sustainable as MTW working capital is depleted and annual funding is reduced by Congress. Options discussed included whether KCHA may have to consider at some point reducing capital expenditures to meet only the most pressing immediate needs, in a manner similar to the

workforce housing approach described above, and whether a more aggressive pipeline of tax credit syndications of public housing and project-based Section 8 properties should be considered.

Next Steps:

- Provide Commissioners with further data sets and information regarding KCHA's workforce housing portfolio's tenancy and rent levels, as background for discussing rent policies.
- Review the impact of various workforce housing portfolio cash flow scenarios on resident shelter burden, comparative affordability, portfolio expansion plans, core operation sustainability and external financial rating metrics.
- Continue to monitor the sustainability of KCHA's level of MTW working capital investment in the federally assisted housing portfolio. Review the advisability of tax credit syndications for additional federally assisted properties to leverage needed capital.

STRATEGY 2: Expand Housing Supply

Increase the supply of housing in the region that is affordable to extremely low-income, low and moderate income households – those with incomes below 80% of the Area Median Income – through developing new housing, preserving existing housing and expanding the size and reach of our rental subsidy programs, with a continued focus, wherever possible, on serving households below 30% of the Area Median Income.

Discussion:

The opening frame was provided by Tim Walter, Senior Director of Acquisitions and Asset Management, who provided background information on KCHA's overall real estate development strategy, current property acquisition and development pipeline, funding sources, and real estate market and financing trends. An update was provided on progress towards meeting the goals of KCHA's 5-Year Acquisition Plan. An extended discussion regarding financing equity gaps and potential funding strategies ensued.

Commissioners commented that portfolio assets are continuing to increase in value over time and noted the future development potential of a number of recent acquisitions. They recognized staff accomplishments to date in meeting portfolio growth goals. They also noted that the increased debt load that will accompany continued acquisitions will place an additional spotlight on the Board's fiduciary oversight role. Commissioners emphasized that additional corporate debt should only be incurred in tandem with a careful assessment of impacts on long-term financial sustainability and other aspects of mission. The Board feels this is a critical issue and careful measurement of enterprise risk needs to be integrated into individual deal review. It was agreed that this issues also ties to the financial metrics dashboard discussed earlier.

Next steps:

- Continue to carefully consider financial risks and implications of new acquisition/development initiatives on a deal by deal basis.
- Review these risks and the implications of reduced portfolio cash flow at the enterprise level as well.

- Integrate these analyses into the financial monitoring metrics and dashboard discussed earlier.

STRATEGY 3: Provide Greater Geographic Choice

Provide greater geographic choice for low-income households – including disabled residents and elderly residents with mobility impairments – so that KCHA clients have the opportunity to live in neighborhoods with high-performing schools and convenient access to services, transit, health services, and employment.

Discussion:

Commissioner Brown and Deputy Director Mike Reilly facilitated this discussion. As a regional housing authority whose jurisdiction spans both extremely poor and affluent areas, KCHA is in a unique position to address geographic choice and mobility issues.

The conversation started by emphasizing recent research on the impact that neighborhood quality has on life outcomes (education, earnings history, etc.) for low-income children. Staff pointed to work by Raj Chetty and colleagues which has focused on the impacts of place at the national level and has largely settled the debate as to the long-term benefits of growing up in high opportunity areas for low income children. Given these findings, the focus shifted to KCHA's current strategies to expand geographic choice and progress to date.

KCHA's poverty de-concentration and mobility strategies have focused on property acquisitions and new development in high opportunity areas; strategic placement of project-based Section 8 subsidies; sub-market-based payment standards that are updated on a semi-annual basis; and voucher mobility pilots - beginning with the Community Choice Program (2014-2017) and subsequently the Creating Moves to Opportunity (CMTO) study (2017-2019). Currently 27.9% of federally subsidized households with children live in high opportunity areas and KCHA is on track to hit the Board's stretch goal of 30% by the end of 2020.

Staff discussed a number of issues, including the challenges of accurately mapping opportunity neighborhoods and the current switch from utilizing maps developed in partnership with the Puget Sound Regional Council based upon metrics developed by the Kirwin Institute to a methodology developed by Raj Chetty's research team that uses longitudinal IRS data. The challenge of retaining low income households in rapidly gentrifying neighborhoods where significant increases in rents were occurring was noted. The important point that moving to opportunity neighborhoods was not necessarily the best option for every family, and that each household needed to be empowered to make their own choices based on their family's specific circumstances, was also acknowledged.

1. **<u>Overall Strategy</u>**

   Commissioners expressed an interest in an expanded analysis of family outcomes beyond academic outcome data for the children of KCHA program participants living in high opportunity neighborhoods. The Board emphasized the importance of supportive services that would connect households to neighborhood resources and noted the challenges of social isolation. Commissioners requested that KCHA monitor "persistence" or length of stay by families in these neighborhoods, a data point identified in the Chetty research as being a key determinant of the degree to which neighborhood location provides a beneficial impact.

2. Acquisition/Development Targeting Strategies

KCHA has aggressively pursued the acquisition and development strategy identified by the Board at its 2014 retreat and continues to acquire sites in high opportunity areas and along mass transit corridors. With acquisition costs (and rents) for suburban Class B/C properties continuing to spike across the county however, a discussion ensued regarding trade-offs between the goal of stabilizing as much affordable housing stock as possible regionally (which also supports shopping success rates for extremely low income HCV program participants) through additional acquisitions in lower cost markets on the one hand, and staying focused on more costly acquisitions and development in higher opportunity areas on the other.

Commissioners affirmed a continuing interest in pursuing the preservation and development of affordable housing in high opportunity neighborhoods and along transit corridors, but noted that individual deals should continue to be evaluated on a case by case basis. They also expressed interest in identifying neighborhoods that, while not presently considered high opportunity, have the potential of becoming high opportunity in the near to mid-term future, and advocated for the use of this analysis to inform the review of potential real estate opportunities. The question was posed as to whether eventually (or perhaps already by some national standards) all of King County would be considered a high opportunity area.

Next steps:

- Consider tracking more closely housing stability and household earning statistics, in addition to educational outcomes for children, for families that move to high opportunity areas, in order to gain a better understanding of the impact of these moves on the family as a whole. As part of this, continue to provide Commissioners with updates on KCHA's progress with the CMTO study.
- Continue to pursue site-based housing opportunities in high opportunity areas (including project-based Section 8) and evaluate the effectiveness and efficiency of these site-based approaches as compared to opportunity access strategies utilizing tenant-based Section 8 mobility programs.
- Identify neighborhoods that have the potential to become areas of opportunity and consider expanding the portfolio in these communities.
- Continue discussion on the costs and benefits of providing units in high opportunity areas versus stabilizing additional housing in lower cost areas.

STRATEGY 4: Targeted Supports To Address Homelessness

Coordinate closely with the behavioral health care and homeless system to increase the supply of supportive housing for people who have been chronically homeless, or have special needs; with the goal of making homelessness rare, brief, and one-time.

Discussion:

The discussion for Strategy #4 was led by Commissioner Palmer and Kristy Johnson, Director of Homeless Housing Initiatives. It was noted that KCHA has long seen itself as a critical part of the safety net for those households most at risk of homelessness, and that to successfully address the needs of people experiencing homelessness while in many cases coping with other challenges, extensive partnerships with supportive service providers and systems are essential.

King County documented more than 5,400 individuals living on the street on a given night in 2017; this was a 22% increase from the prior year. Additionally, during the 2015/16 school year, the Office of the Superintendent of Public Institution reported that nearly 8,500 students were identified as homeless by King County's public schools. Against this backdrop, KCHA's on-going efforts and plans for 2018 were discussed.

A growing focus of regional efforts over the past few years has been on "rapid rehousing" strategies that provide client assistance, employment navigation and short term rental assistance. KCHA has developed its own approach to this model, specifically targeting, in partnership with the Highline School District, families with homeless school children. While this program has proven effective for a significant number of households – both in terms of securing housing and maintaining housing stability subsequent to the cessation of rental subsidies - rising rents in even traditionally low cost neighborhoods has limited the broad utility of this approach. This program expanded in 2018 to the Tukwila School District but the practicality of our plan to more broadly extend this program across the County is in question. Commissioners acknowledged market realities and were interested in what other approaches could be developed. The Board continued to identify the issue of homeless school children as being a critical priority for KCHA and for the region as a whole.

The discussion covered additional populations which KCHA sees as priorities and possible new program models and partnerships. These included homeless unaccompanied youth and young adults, in partnership with the foster-care system and community colleges; child-welfare involved families, in partnership with Washington State; veterans; and domestic violence survivors.

The impact of significant numbers of formerly homeless households on KCHA's program operations was acknowledged. Roughly half of all new admissions to our federally subsidized programs report being homeless prior to program admittance. KCHA's front-line staff are increasingly involved with the region's public and behavioral health systems in addressing the housing stability challenges experienced by these clients. The long term impacts of this focus on our programs, including operational costs and staffing needs, were discussed.

Next steps:

- Continue to aggressively pursue all opportunities to expand our programs to address homelessness in the region.
- Continue to review the feasibility of expanding short-term rental assistance for homeless families with school-aged children. Identify possible program redesign to address rental market challenges.
- Explore new strategies and partnerships to house homeless youth and young adults.
- Consider the operational implications for KCHA's subsidized programs as the percentage of at-risk households served increases.
- Consider the commitment of additional resources to address housing stability.
- Continue opportunistic investments that leverage partnerships in addressing homelessness.

STRATEGY 11: Research & Evaluation

Develop our capacity as a learning organization that uses research and evaluation to drive decisions that shape policies and programs.

Commissioner Welch and Sarah Oppenheimer, Director of Research and Evaluation, facilitated the discussion on Strategy #11, which began with a review of current progress on the 2015-2018 Research Agenda, including emerging partnerships, increased internal data management, analytic and assessment capabilities, and external program evaluations completed or underway.

It was noted that KCHA has significantly expanded its research and evaluation capacities over the past three years and that this commitment is driving increased use of evidence-based research to deploy resources efficiently and to ensure that policies and programs are designed and refined in ways that can most effectively address community needs.

Discussion:

Staff noted the challenges involved in maintaining data quality and integrity, identifying “actionable” research, fostering a true learning culture at all levels of the organization, and cross-walking KCHA client data with outside systems. KCHA is also strengthening its internal program evaluation capabilities in order to flexibly supplement the use of outside consultants.

Commissioners discussed an interest in obtaining additional data regarding both the households KCHA serves and internal operations, as needed, to assist the Board in making policy decisions. There was a general understanding that data collection and analysis competencies are long-term strategic investments that are critical to mission. Staff stressed the importance of having in-house resources dedicated to providing this capacity.

Commissioners and staff had a discussion on current data sharing capabilities and efforts to expand external partnerships and data collaboration in 2018/19. Commissioners’ expressed interest in tracking mission-driven policy activities in ways that can be directly tied to KCHA’s strategic objectives. Commissioners were in favor of and encouraged management to proceed with on-going efforts to establish KCHA as a learning organization and commended the agency’s teamwork to this end.

Next steps:

- Work with Commissioners to identify additional data that would be helpful for assisting the Board to identify and prioritize mission strategies, evaluate policy options, and assess trade-offs between options.
- Expand current Board dashboards to include overarching regional demographics and housing and poverty metrics.
- Connect program impacts and resource commitments to KCHA’s eleven strategic objectives.
- Explore and document the value in KCHA’s continuous improvement efforts.

Retreat Wrap Up

Commissioners' expressed an increased appreciation for the complexity of the issues discussed at the retreat and for the opportunity to have deep-dive discussions on five of KCHA's strategic objectives. Board members also expressed their support for the retreat process and approach, specifically the format that allowed for significant discussion between board members and staff and in particular, for the preparatory process which provided Commissioners with the opportunity to have in-depth conversations with staff regarding challenges and open policy questions in advance of the retreat.

Commissioners confirmed that the retreat had met its stated objectives by providing the group with an opportunity to review both the big picture framework and emergent policy questions. The discussions provided context and insights for short term decision making and set the stage for future strategic discussions. Board members felt they developed a better grounding in the external factors shaping KCHA's strategies and in possible metrics for measuring the impact of our programs on the region's housing challenges. The focus on approaches to strengthening Board oversight of internal financial and operational performance was also appreciated. Commissioners emphasized the need to be financially prudent in pursuing stretch goals, but urged staff to be creative in exploring new approaches to achieving mission.

KCHA Strategies not prioritized for this Retreat discussion:

STRATEGY 5: Neighborhood Revitalization

Engage in the revitalization of King County's low-income neighborhoods, with a focus on housing and services, amenities, institutions and partnerships that create strong, healthy and inclusive communities, and promote social mobility.

STRATEGY 6: Transit Oriented Development

Work with King County regional transit agencies, and suburban cities to support sustainable and equitable regional development, by increasing new affordable housing

STRATEGY 7: Education

Expand and deepen partnerships with school districts, Head Start and after-school programs, health providers, community colleges, the philanthropic community, and our residents, with the goal of eliminating the achievement gap, and improving educational and life outcomes for the low-income children and families KCHA serves.

STRATEGY 8: Workforce Development

Promote greater economic self-sufficiency for families and individuals in subsidized housing by addressing barriers to employment and facilitating access to training and education programs, with the goal of enabling moves to market-rate housing at the appropriate time.

STRATEGY 9: Continuous Improvement

Continue to develop institutional capacity and operational efficiencies to make the most effective use of limited federal resources and provide extraordinary service to our community, clients, and partners.

STRATEGY 10: Environmental Impacts

Continue to reduce KCHA's environmental footprint through energy and water conservation, renewable energy generation, waste stream diversion, green procurement policies, waste usage reduction, fleet management practices and tenant education.

TAB NUMBER 6

To: Board of Commissioners

From: Katie Escudero, Moving To Work Policy Analyst

Date: September 18, 2018

Re: **Draft 2019 Moving to Work Plan**

As a participant in the Department of Housing and Urban Development's (HUD) Moving to Work (MTW) demonstration program, KCHA is required to submit an annual plan. Following the format prescribed by HUD, the draft 2019 MTW Plan (attached) outlines the agency's goals, provides an overview of operational information related to KCHA's federally subsidized programs, summarizes the status of previously approved initiatives, and proposes new uses of KCHA's MTW flexibility for HUD's review and approval.

At the September Board meeting, staff will provide a brief overview of the Draft 2019 MTW Plan. A final version of the plan and a request for approval will be presented at the October 8th Board meeting.

No action is requested of the Board at this time.

Proposed New Activity for 2019

KCHA is proposing one new activity for HUD approval:

Activity 2019-1: Acquire and Develop New Affordable Housing

> **What:** Using MTW funds to support the development or acquisition of non-federally subsidized affordable housing that includes, but is not limited to properties that also leverage Low Income Housing Tax Credits (LIHTC).
>
> **Why:** While traditional third party debt can support a significant portion of total development and acquisition costs, it generally is not sufficient to finance the full cost of these projects. Use of MTW resources to augment available funding sources and cover any financing gaps will ensure that KCHA continues acquisition and development efforts that are critical for expanding housing choice and supply for low-income residents.

Anticipated Impact: By leveraging this funding source, KCHA can fill financing gaps for current and future projects and continue to add affordable units to our housing stock. The funds would be structured either as a loan if used to provide financing for a LIHTC project or as an equity contribution for a KCHA-owned development. In the event that the funds are structured as a loan to a LIHTC partnership, the funds will be returned over time in the form of payments from property cash flow; in the case of KCHA ownership, the financing would be structured as either an internal loan or as an equity contribution to the development. Pending HUD approval, this authorization may be used to support the development of the Trailhead TOD project in Issaquah.

Public Outreach

The public comment period began on August 27th and concludes on September 26th. During this time, KCHA provides multiple and varied opportunities for residents, partner agencies, other stakeholders, and the general public to review and comment on the draft plan. KCHA's outreach activities exceed HUD's requirements and include:

- **Advertising the plan's availability** (August 27th) and the date of the Public Hearings on KCHA's website, in KCHA buildings, and in local newspapers including the Seattle Times, the Daily Journal of Commerce, and the NW Asian Weekly. These notices are available in the agency's six most prominent languages: English, Korean, Russian, Spanish, Somali, and Vietnamese;
- **Presenting the plan to the Resident Advisory Committee (RAC)** meetings and soliciting resident feedback (September 17th and 18th);
- **Holding a Public Hearing** (September 13th) to inform the public and residents of KCHA's plans and proposals for the next fiscal year; and
- **Informing service provider partners and community groups** of the Plan's availability via email and by announcement at existing meetings. This year, this has included: the agency partners network meeting for the southwest region, the Greenbridge Community Council, and other similar convenings of partners and communities.

A summary of the public comments received and any subsequent changes to the draft plan will be presented at the October Board Meeting.

MOVING TO WORK

FY 2019 ANNUAL PLAN

King County Housing Authority

KING COUNTY HOUSING AUTHORITY

Prepared By: Katie Escudero

August 27, 2018

King County Housing Authority

Moving to Work Annual Plan FY 2019

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Appendix

SECTION I

INTRODUCTION

A. OVERVIEW OF SHORT-TERM MTW GOALS AND OBJECTIVES

In 2019, in the face of an escalating regional housing crisis, King County Housing Authority (KCHA) will continue to focus on ensuring that our housing assistance reaches as many of our community's most vulnerable households as possible. The Moving to Work (MTW) program provides invaluable support in this effort by enabling us to invest in innovative policy and program approaches that are outside rigid national program rules for HUD-assisted housing. As a result, KCHA is serving significantly more households than it would have were we not a participant in the MTW program. At the same time, MTW permits us to look beyond these efforts to longer-term outcomes for the households we serve – outcomes around education, health and, self-sufficiency – that are the true goals of these programs. Toward this mission, in the next year, we will continue the following:

- **INCREASE THE NUMBER OF EXTREMELY LOW-INCOME HOUSEHOLDS WE SERVE.** KCHA will continue to expand its housing assistance for low-income households through multiple approaches: property acquisitions and new development in order to preserve and increase the overall supply of affordable multifamily housing stock in the region; use of banked Annual Contributions Contract (ACC) authority to expand housing options for extremely low-income households; project-basing of rental assistance to support the non-profit development pipeline, particularly for supportive housing projects; applications for new special purpose vouchers; over-leasing of our existing Housing Choice Voucher (HCV) baseline; and continued use of locally designed subsidy programs to successfully house and support underserved populations. To increase the number of units available for large families, we are building or renovating housing to provide additional three-bedroom apartments or larger. To increase the success of our HCV program participants in securing housing on the private market, we are expanding our efforts to engage landlords in the program while also piloting new approaches to support voucher holders in their housing search.
- **INCREASE GEOGRAPHIC CHOICE.** KCHA will continue multi-pronged efforts to broaden housing choices for our program participants and to support economic and racial integration in our region. Our approaches include use of six-tier, ZIP code-based payment standards for establishing HCV subsidy limits, mobility counseling pilots, multi-family property acquisitions and development projects, and new public housing and project-based assistance contracts in high-opportunity neighborhoods. Presently, more than 28 percent of KCHA's HUD-subsidized households with children live in high- or very high-

opportunity neighborhoods. We are committed to increasing this to 30 percent by the end of 2020. To further support this goal, KCHA will continue its Bill & Melinda Gates Foundation-funded research partnership, Creating Moves to Opportunity, testing new strategies for empowering HCV families with young children to successfully move to high-opportunity neighborhoods.

- **EXPAND OUR PORTFOLIO OF HOUSING ALONG EMERGING MASS TRANSIT CORRIDORS.** KCHA has acquired more than 1,000 units of housing along the region's emerging mass transit corridors over the past four years. Another 168 units are under development. A recent voter-approved funding measure is slated to further extend the region's transit system, adding both new light rail stations and increased rapid bus service. As such, in 2019 and beyond, we will expand our efforts to acquire or develop properties near these transit-oriented development sites, and allocate Project or Sponsor-based rental assistance or MTW working capital in support of new housing development. This will ensure that King County's low-income residents have access to the region's growing mass transportation system and economic opportunities.

- **BRING OPPORTUNITY TO NEIGHBORHOODS WITH HIGH RATES OF POVERTY**

At the same time KCHA supports broader geographic choice and access to high-opportunity neighborhoods for low-income households, it is equally important to bring opportunity to neighborhoods with significant concentrations of low-income households. To this end, KCHA continues to invest in lower income communities in King County, providing community facilities and supporting youth and family programs across the region's suburban landscape. Nowhere is this more evident than in White Center, where through a web of partnerships, KCHA continues its investment in expanding health, education and self-sufficiency support, not just for HUD-assisted households, but for the neighborhood as a whole.

- **FOSTER PARTNERSHIPS THAT ADDRESS THE MULTI-FACETED NEEDS OF THE MOST VULNERABLE POPULATIONS IN OUR REGION.** Half of the households entering our federally subsidized programs last year reported being homeless prior to receiving assistance. This share of households includes a diverse population with varying needs: veterans with disabilities; individuals living with chronic mental illness; those involved with the criminal justice system; youth who are homeless or transitioning out of foster care; families fleeing domestic violence; and high-need homeless families involved with the child welfare system. KCHA will continue to partner with local service providers, the U.S. Department of Veterans Affairs, the region's Continuum of Care, and the behavioral health care system to meet our community's supportive housing needs and advance regional goals to make homelessness rare, brief, and one-time. Cross-sector coordination is critical in ensuring that we, as a community, can meet the needs of our most vulnerable residents.

- **EXPAND ASSISTANCE TO HOMELESS AND AT-RISK HOUSEHOLDS THROUGH INNOVATIVE PROGRAMS.** In addition to expanding our service partnerships, KCHA will continue to implement and evaluate new ways to effectively use housing assistance dollars to address the needs of our region's growing homeless population. Suburban King County school districts report that more than 4,700 students experienced homelessness at some point during the 2016-17 school year, an increase of more than 10 percent since 2014.[1] We will continue our partnerships with the Highline and Tukwila School Districts that provide short-term rent subsidies to homeless families with school-age children. In 2019, KCHA may test the application of a flexible rent assistance model to serve homeless young adults in pursuit of postsecondary education.

- **DEEPEN PARTNERSHIPS WITH LOCAL SCHOOL DISTRICTS TO IMPROVE EDUCATIONAL OUTCOMES.** More than 14,800 children live in KCHA's federally subsidized housing over the course of a year. KCHA sees the academic success of these youth as an integral element of our core mission to prevent multi-generational cycles of poverty and promote socioeconomic mobility. KCHA will continue to prioritize students' educational success through partnerships with local education stakeholders. These housing-education partnerships focus on: housing and school stability; ending chronic absenteeism; increasing parental engagement; early learning opportunities to support kindergarten readiness; improved academic performance, particularly in elementary school; and higher graduation rates. In 2019, we will place an even greater priority on supporting early-learning programs and partnerships, with a goal to close kindergarten readiness gaps for KCHA youth.

- **SUPPORT FAMILIES IN GAINING GREATER ECONOMIC SELF-SUFFICIENCY.** In 2019, KCHA will assist more than 250 households through its Family Self-Sufficiency (FSS) program. This program advances families toward economic independence through individualized case management, supportive services, and program incentives. We will continue to explore new strategies for promoting improved economic outcomes among participants by assessing needs, identifying gaps in service programs, engaging local workforce development partners, and implementing programmatic and policy modifications designed to increase participation.

- **INVEST IN THE ELIMINATION OF ACCRUED CAPITAL REPAIR AND SYSTEM REPLACEMENT NEEDS IN OUR FEDERALLY SUBSIDIZED HOUSING INVENTORY.** In 2019, KCHA will invest nearly $18

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[1] Washington State Office of Superintendent of Public Instruction, Homeless Students in Washington State by School District, 2016-17 Data, http://www.k12.wa.us/HomelessEd/Data.aspx.

million in our federally assisted housing stock. Our activities will include the completion of energy efficiency measures under the Energy Performance Contract (EPC) initiated in 2017. As part of this effort, 14 Public Housing sites are undergoing major elevator upgrades. Overall, the $28.5 million in EPC investments significantly reduce utility costs for both KCHA and our residents, while also shrinking KCHA's impact upon the environment. By focusing on the quality of these assets, our Public Housing portfolio has earned one of the highest Real Estate Assessment Center (REAC) inspection average scores in the country – 95.7. These investments improve housing quality, reduce maintenance costs and energy consumption, and extend the life expectancy of our federally assisted housing stock, enabling us to more effectively fulfill our mission over the long term.

- **STRENGTHEN OUR MEASUREMENT, LEARNING, AND RESEARCH CAPACITIES.** KCHA continues to increase its internal capacities in program design, data management, and evaluation, as well as external partnerships that advance our research agenda. These efforts support the MTW program's mission to demonstrate and assess new approaches that more effectively and efficiently address the housing needs and improve life outcomes for our communities' low-income residents. In 2019, we will continue cross-sector data collaborations that explore resident outcomes at the intersections of health, housing, education, and homelessness; continue our Creating Moves to Opportunity research partnership with a national consortium of universities; expand our research collaboration with the University of Washington; and begin executing our updated 2019-2022 KCHA Research Agenda.

- **CREATE MORE COST-EFFECTIVE PROGRAMS BY STANDARDIZING LEADERSHIP PRACTICES, STREAMLINING BUSINESS PROCESSES AND LEVERAGING TECHNOLOGY IN CORE BUSINESS FUNCTIONS.** KCHA will continue to foster a leadership culture of continuous improvement that supports and encourages employees to improve the quality of their own work and KCHA's overall operations. One focus of these efforts is the development of leadership skills necessary to support staff and manage change. The intent is to deliver better, faster, and less intrusive services to our residents, landlords, and community partners, and to make the best use of limited resources. In 2019, an operations-focused work group will continue to analyze core Housing Management business processes – such as the interim review process – in order to measure performance and improve work flow.

- **REDUCE THE ENVIRONMENTAL IMPACT OF KCHA'S PROGRAMS AND FACILITIES.** In 2019, KCHA will enter into the second year of its five-year Environmental Sustainability Plan, which sets out agency goals that include reducing energy and water consumption by 10 percent, diverting 55 percent of recyclables and food waste, and promoting conservation awareness among our residents. In 2019, major projects will focus in lessening greenhouse gas emissions, increasing solar energy generation, diversion of construction and demolition waste, updating our landscape management practices, and engaging residents in resource conservation efforts.

B. OVERVIEW OF LONG-TERM MTW GOALS AND OBJECTIVES

Through participation in the MTW program, KCHA is able to address a wide range of affordable housing needs in the region. We use the regulatory flexibility available through MTW to support our overarching strategic goals:

- **STRATEGY 1:** Continue to strengthen the physical, operational, financial and environmental sustainability of our portfolio of more than 10,200 affordable housing units in 132 properties.
- **STRATEGY 2:** Increase the supply of housing in the region that is affordable to extremely low-income households – those earning below 30 percent of Area Median Income (AMI) – through developing new housing, preserving existing housing, and expanding the size and reach of our rental subsidy programs.
- **STRATEGY 3:** Provide greater geographic choice for low-income households – including residents with disabilities and elderly residents with mobility impairments – so that our residents have the opportunity to live in neighborhoods with high-performing schools and convenient access to services, transit, health services, and employment.
- **STRATEGY 4:** Coordinate closely with the behavioral health care and homeless systems to increase the supply of supportive housing for people who have been chronically homeless or have special needs, with the goal of making homelessness rare, brief, and one-time.
- **STRATEGY 5:** Engage in the revitalization of King County's low-income neighborhoods, with a focus on housing and services, amenities, institutions, and partnerships that create strong, healthy, and inclusive communities and promote social mobility.
- **STRATEGY 6:** Work with King County, regional transit agencies, and suburban cities to support sustainable and equitable regional development by integrating new affordable housing into regional growth corridors aligned with mass transit.
- **STRATEGY 7:** Expand and deepen partnerships with school districts, early childhood education and after-school programs, health providers, community colleges, the philanthropic community, and our residents, with the goal of eliminating the achievement gap, and improving educational and life outcomes for the low-income children and families we serve.
- **STRATEGY 8:** Promote greater economic self-sufficiency for families and individuals in subsidized housing by addressing barriers to employment and facilitating access to training and education programs, with the goal of enabling moves to market-rate housing at the appropriate time.
- **STRATEGY 9:** Continue to develop institutional capacities and operational efficiencies to make the most effective use of limited federal resources and provide extraordinary service to our residents,

communities, and partners.

- **STRATEGY 10:** Continue to reduce KCHA's environmental footprint through energy and water conservation, renewable energy generation, waste stream diversion, green procurement policies, waste reduction, fleet management practices, and tenant education.
- **STRATEGY 11:** Develop our capacity as a learning organization that uses research and evaluation to drive decisions that shape policies and programs.

SECTION II

GENERAL HOUSING AUTHORITY OPERATING INFORMATION

A. HOUSING STOCK INFORMATION

i. Planned New Public Housing Units

AMP Name and Number	Bedroom Size							Total Units	Population Type	Fully Accessible	Adaptable
	0	1	2	3	4	5	6+				
Northwood Square 467	0	0	18	6	0	0	0	**24**	Family	0	0
Total Public Housing Units to be Added[2]								**24**			

ii. Planned Public Housing Units to be Removed

PIC Dev. # / AMP and PIC Dev. Name	Number of Units to be Removed	Explanation for Removal
N/A	0	N/A
	Total Number of Units to be Removed	**0**

iii. Planned New Project-based Vouchers

Property Name	Anticipated Number of New Vouchers to be Project-based	RAD?	Description of Project
Kent Permanent Supportive Housing	80	No	Permanent supportive housing for formerly homeless veterans and individuals with disabilities. Catholic Community Services is the project owner.

[2] This, and other properties yet to be identified, may convert to Public Housing in 2019. Additionally, some housing units might be designated MTW Neighborhood Services units in 2019 should an opportunity arise to partner with a local service provider on an eligible MTW purpose and upon approval from the HUD field office.

30Bellevue	28	No	Affordable housing for low-income and formerly homeless families with children. Imagine Housing is the project owner.
Esterra	8	No	Supportive housing for families exiting homelessness. Imagine Housing is the project owner.
Arcadia	5	No	Supportive housing for young adults (ages 18-24) exiting homelessness. Nexxus is the project owner.
Renton Commons	26	No	12 units of supportive housing serving homeless families and 14 VASH units serving homeless veterans and their families. The Low Income Housing Institute is the project owner.
King County Combined Funders NOFA	Up to 50	No	KCHA, in coordination with other local funders, will provide up to 50 project-based vouchers for projects serving homeless veterans and their families and homeless families with high needs in a supportive housing environment.
Planned Total Vouchers to be Newly Project-based	197		

iv. Planned Existing Project-based Vouchers

See Appendix B for a list of KCHA's existing project-based voucher contracts.

v. Planned Other Changes to MTW Housing Stock Anticipated During the Plan Year

While no additional changes to KCHA's housing stock are anticipated at the time of this plan's drafting, KCHA will continue to use every tool available to expand our reach, including but not limited to the designation of units as MTW Neighborhood Services Units, the use of banked ACC or MTW working capital to support development and acquisition activities, and the use of sponsor-based housing as partnership opportunities arise.

vi. General Description of All Planned Capital Fund Expenditures During the Plan Year

In 2019, KCHA will spend nearly $18 million to complete capital improvements critical to maintaining our 76 federally subsidized properties. Expenditures include:

- **UNIT UPGRADES ($4.3 MILLION).** KCHA's ongoing efforts to significantly upgrade the interiors of our affordable housing inventory as units turn over will continue in 2019. KCHA's in-house, skilled workforce will perform the renovations, which include installation of new flooring, cabinets and fixtures to extend by 20 years the useful life of up to 150 additional units.[3]
- **SITE IMPROVEMENTS ($1.8 MILLION).** Forest Glen (Redmond) will undergo site improvement work in 2019 including the installation of new site lighting, walkways, handrails, and a pedestrian bridge; the repaving of parking lots; and improvements to the storm water drainage system. This project was originally bid in the spring of 2018 and received only one response with a bid 150 percent above the construction cost estimate. Rebidding the project at the height of the construction season was unlikely to have resulted in a lower bid so this project was placed on hold until 2019.
- **BUILDING ENVELOPE AND RELATED COMPONENTS UPGRADES ($4.7 MILLION).** Building envelope improvements will be implemented at Casa Juanita (Kirkland), College Place (Bellevue), the Houghton Properties (Kirkland), Lake House Apartments (Shoreline), Northlake House (Bothell), Northwood Square (Auburn), and Wayland Arms Apartments (Auburn). New roofs, siding, doors, and windows will be installed at the Houghton Properties and Northwood Square. At Northlake House, the decks will be replaced, windows re-glazed, and the building repainted. Lake House Apartments, Wayland Arms, and Casa Juanita will be re-roofed. Replacement work of siding, doors, and windows at College Place will be completed in 2019.
- **DOMESTIC WASTE AND WATER LINE WORK ($1.8 MILLION).** Waste and water lines will be replaced and/or lined at Wayland Arms Apartments (Auburn), Southridge House (Federal Way), and Parkway Apartments (Redmond). Main lines, which often are located in or under the concrete slab, are typically lined to minimize disruption to tenants while distribution lines are fully replaced.
- **"509" INITIATIVE IMPROVEMENTS ($1.7 MILLION).** Planned improvements to sites included in the 2013 conversion of 509 scattered site Public Housing properties will continue. Envelope work at Greenleaf Apartments (Kenmore) and Juanita Trace (Kirkland), which began in

[3] An inventory of potential units to be upgraded in 2019 is attached as Appendix F.

2018, will be completed in 2019. Waste and water lines will be replaced or lined at Kings Court (Federal Way) and Youngs Lake Commons (Renton).

- **ELEVATOR IMPROVEMENTS ($3.6 MILLION).** In 2019, as part of the Energy Performance Contract (EPC), KCHA will complete improvements to elevators located in 14 of our properties for seniors and residents who are disabled, including: Briarwood (Shoreline), Brittany Park (Normandy Park), Casa Juanita (Kirkland), Casa Madrona (Olympia), Gustaves Manor (Auburn), Lake House (Shoreline), Mardi Gras (Kent), Northridge I and II (Shoreline), Paramount House (Shoreline), Riverton Terrace (Tukwila), Wayland Arms (Auburn), Westminster Manor (Shoreline), and Yardley Arms (Burien). The elevators in these properties are at the end of their useful life and often out of service for repairs. By replacing the hydraulic jacks and elevator cabs, we will extend the usability of these elevators and reduce service interruptions for our residents.

B. LEASING INFORMATION

i. Planned Number of Households Served

MTW Households to be Served through:	Planned Number of Households to be Served	Planned Number of Unit Months Occupied/ Leased
MTW Public Housing Units Leased	2,430	29,160
MTW Housing Choice Vouchers (HCV) Utilized	10,049	120,588
Local, Non-traditional: Tenant-based	180	2,160
Local, Non-traditional: Property-based	0	0
Local, Non-traditional: Homeownership	0	0
Planned Total Households Served	**12,659**	**151,908**

Local, Non-traditional Category	MTW Activity Name/Number	Planned Number of Households to be Served	Planned Number of Unit Months Occupied/ Leased
Tenant-based	2007-6: Develop a Sponsor-based Housing Program	95	1,140

Tenant-based	2013-2: Flexible Rental Assistance	60	720
Tenant-based	2014-1: Stepped-down Assistance for Homeless Youth	25	300
Planned Total Households Served		**180**	**2,160**

ii. Discussion of Any Anticipated Issues/Possible Solutions Related to Leasing

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
MTW Public Housing	No leasing issues are anticipated for this program in 2019.
MTW Voucher (HCV)	King County continues to experience unprecedented population growth paired with historically low vacancy rates. The result is decreased housing availability and affordability and increased competition among renters. We continue to closely monitor our shopping success rate. Solutions include our multi-tiered, ZIP code-based payment standard system that better matches area submarket rents, as well as continued outreach to landlords. In 2019, we will explore additional ways to support our voucher holders in securing a home. Potential interventions include: vacancy loss payments; an expedited inspection process for preferred landlords; flexible funding to assist participants with back rent, application fees and deposits; and housing search assistance.
Local, Non-traditional	Successfully leasing an apartment and maintaining housing stability in a tightening rental market is a challenge for disabled households even with robust subsidy and supportive services under a sponsor-based program. Our program partners administering sponsor-based housing are finding it increasingly difficult to recruit and retain landlords willing to master-lease units. KCHA continues to advocate for additional housing search and stability support for these populations from the homeless and behavioral health care systems. These challenges are not unique to populations facing multiple barriers. Those served in our short-term rental assistance programs face similar challenges. In response, KCHA and its program partners are working together to implement new strategies to support housing access and stability for populations being served through these programs.

C. WAITING LIST INFORMATION

i. Waiting List Information Anticipated

Waiting List Name	Description	Number of Households on Waiting List	Waiting List Open, Partially Open, or Closed	Are There Plans to Open the Wait List During 2019?
Housing Choice Voucher	Community-wide	2,000	Partially open (*accepting targeted voucher referrals only)*	No
Public Housing	Regional	10,260	Open	N/A
Public Housing	Site-based	9,580	Open	N/A
Project-based	Regional	2,200	Open	N/A
Public Housing – Conditional Housing	Program-specific	16	Open	N/A

ii. Planned Changes to Waiting List in the Plan Year

In 2019, as part of the Creating Moves to Opportunity project, KCHA may increase the rate at which families with children are served from the Housing Choice Voucher (HCV) wait list.

SECTION III

PROPOSED MTW ACTIVITIES

ACTIVITY 2019-1: ACQUIRE AND DEVELOP NEW AFFORDABLE HOUSING

A. ACTIVITY DESCRIPTION

King County continues to experience extraordinary population growth. With escalating rents – especially in historically more affordable neighborhoods – and with the failure of wages to keep pace with rising housing costs, many families are struggling to pay rent and an unprecedented number are experiencing homelessness.

KCHA's primary mission is to preserve and expand housing options for low-income families utilizing all available funding and financing tools. To expand existing efforts, we are proposing the use of MTW funds to support the development or acquisition of non-federally subsidized affordable housing that includes, but is not limited to, properties also leveraging Low Income Housing Tax Credits (LIHTC). While traditional third party debt can support a significant portion of total development or acquisition costs, it generally is not sufficient to finance the full cost of these projects. This financing gap can be mitigated in whole or in part by using MTW funds for development, acquisition, financing, or renovation costs. We anticipate that such funding may be structured as an internal loan or an equity contribution to the development.

In 2019, upon HUD approval, KCHA will use MTW funds to support pre-development design and engineering work at Trailhead, a 168-unit non-federally subsidized family complex in a high-opportunity neighborhood in Issaquah. This property is adjacent to the Issaquah Transit Center and planned light rail station. KCHA will leverage third party debt in the form of tax-exempt bond financing, LIHTC equity, and funding from King County and local suburban jurisdictions by providing MTW funds to the project. Rent levels and household incomes will be limited pursuant to Internal Revenue Service LIHTC program requirements and Washington State Housing Finance Commission regulations.

B. ACTIVITY METRICS INFORMATION

MTW Statutory Objective	Unit of Measurement	Baseline	Benchmark	Data Source
Increase Housing Choice	HC#1: Additional units of housing made available	0 units	168 units	KCHA property database

C. COST IMPLICATIONS

The cost implication of this activity is limited to the amount of MTW funding used to cover the financing gap. There are no other costs associated with downstream uses of MTW funds related to this use. In the event that the funds are structured as a loan to a LIHTC partnership, the funds will be returned over time in the form of loan payments (which likely will be longer-term maturity or deferred loans). In the case of KCHA ownership, the financing would be structured either as an internal loan or as an equity contribution to the development. In most cases, regardless of ownership, this funding will be in the form of a loan, resulting in no cost implications to KCHA.

F. NEED/JUSTIFICATION FOR MTW FLEXIBILITY

KCHA MTW Agreement, Use of MTW Funds (Attachment D.A) and PIH Notice 2011-45.

SECTION IV

APPROVED MTW ACTIVITIES

A. IMPLEMENTED ACTIVITIES

The following table provides an overview of KCHA's implemented activities, the statutory objectives they aim to meet and the page number in which more detail can be found.

Year-Activity #	MTW Activity	Statutory Objective	Page Number
2018-1	Encouraging the Successful Lease-up of the Housing Choice Voucher Program	Housing Choice	17
2016-2	Conversion of Former Opt-out Developments to Public Housing	Cost-effectiveness	18
2015-2	Reporting on the Use of Net Proceeds from Disposition Activities	Cost-effectiveness	19
2014-1	Stepped-down Assistance for Homeless Youth	Self-sufficiency	20
2014-2	Revised Definition of "Family"	Housing Choice	21
2013-1	Passage Point Re-entry Housing Program	Housing Choice	21
2013-2	Flexible Rental Assistance	Housing Choice	23
2009-1	Project-based Section 8 Local Program Contract Term	Housing Choice	24
2008-1	Acquire New Public Housing	Housing Choice	24
2008-3	FSS Program Modifications	Self-sufficiency	25
2008-10 & 2008-11	EASY and WIN Rent Policies	Cost-effectiveness	26
2008-21	Public Housing and Housing Choice Voucher Utility Allowances	Cost-effectiveness	28
2007-6	Develop a Sponsor-based Housing Program	Housing Choice	29
2007-14	Enhanced Transfer Policy	Cost-effectiveness	29
2005-4	Payment Standard Changes	Housing Choice	30
2004-2	Local Project-based Section 8 Program	Cost-effectiveness	32
2004-3	Develop Site-based Waiting Lists	Housing Choice	34
2004-5	Modified Housing Quality Standards (HQS) Inspection Protocols	Cost-effectiveness	35
2004-7	Streamlining Public Housing and Housing Choice Voucher Forms and Data Processing	Cost-effectiveness	36
2004-9	Rent Reasonableness Modifications	Cost-effectiveness	37
2004-12	Energy Performance Contracting	Cost-effectiveness	38
2004-16	Housing Choice Voucher Occupancy Requirements	Cost-effectiveness	39

ACTIVITY 2018-1: Encouraging the Successful Lease-up of the Housing Choice Voucher Program

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2018
IMPLEMENTED: 2018

CHALLENGE: King County's rental vacancy rate, currently at a historic low, coupled with the large in-migration of an affluent and skilled workforce, make it difficult for KCHA's voucher holders to compete on the private market. The shopping success rate after eight months of searching hovers around 70 percent.

SOLUTION: To address this issue, KCHA is working to preserve and increase the number of housing options available by recruiting and retaining landlords in the HCV program. In order to secure units, KCHA is exploring the implementation of incentive payments to landlords who agree to lease a recently vacated unit to another voucher holder, not to exceed one month of the Housing Assistance Payment (HAP). These payments will serve as an incentive for landlords to continue their participation in the HCV program by minimizing the owner's losses typically experienced during turnover. KCHA is seeking to streamline its Housing Quality Standards (HQS) protocol even further by conducting pre-qualifying unit inspections and deferring initial inspections, to be completed within 30 days of the signing of the HAP contract, at low-risk properties with a positive inspection record and a significant number of KCHA residents already living at the property (additional criteria will be determined during program planning). If a unit fails and the landlord does not make the necessary repairs or corrections within 15 days of that fail, KCHA will abate the first HAP payment and disqualify that particular landlord from additional pre-inspections. These efficiencies will enable faster lease-up times and cause less disruption for landlords while ensuring program compliance.

In addition to strategies to improve landlord recruitment and retention, KCHA will continue to invest in strategies to aid voucher holders in leasing a unit – especially efforts that increase access to high-opportunity neighborhoods that often are financially out of reach for low-income households. Examples of previously implemented activities include providing access to a security deposit assistance fund; use of multi-tiered, ZIP-code based payment standards; and continuing to focus on landlord customer service. In addition, KCHA continues to support and participate in the Creating Moves to Opportunity (CMTO) research partnership, which tests new strategies for empowering HCV families with young children to access and move to high-opportunity neighborhoods.

PROPOSED CHANGES TO ACTIVITY: In 2019, we will explore additional supports including housing counselor assistance and a rent readiness program for new voucher holders. Additionally, as part of the CMTO project, KCHA may modify tenant selection priorities in order to increase the rate at which families with children are selected from the HCV wait list and effectively target the intended service population for the CMTO project.

CHANGES TO METRICS: There are no changes to this activity's metrics.

ACTIVITY 2016-2: Conversion of Former Opt-out Developments to Public Housing

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2016
IMPLEMENTED: 2016

CHALLENGE: The process to convert a property's subsidy model from project-based Section 8 to Public Housing is slow, burdensome, and administratively complex. Under current federal guidelines, units convert only when the original resident moves out with a voucher. This transition is gradual, and at properties housing seniors or residents with disabilities, turnover of units tends to be especially low. In the meantime, two sets of rules – project-based Section 8 and Public Housing – simultaneously govern the management of the development, adding to the administrative complexity of providing housing assistance.

SOLUTION: This policy allows KCHA to convert entire Project-based Section 8 opt-out properties to Public Housing at once, while preserving the rights of existing tenants.

This activity builds upon KCHA's previously approved initiative (2008-1) to expand housing through the use of banked Public Housing ACC units. KCHA can convert former project-based "opt-out" sites to Public Housing through the development process outlined in 24 CFR 905, rather than through the typical gradual transition. As a result, this policy greatly streamlines operations and increases administrative efficiency. With transition to Public Housing subsidy, current enhanced voucher participants retain protections against future rent increases in much the same manner previously provided. As a Public Housing resident, these households pay an affordable rent (based on policies outlined in KCHA's Public Housing Admissions and Continued Occupancy Policy) and thus remain protected from a private owner's decision to increase the contract rent. At the same time, KCHA's MTW-enhanced Transfer Policy ensures that former enhanced voucher recipients retain the same (if not greater) opportunity for mobility by providing access to transfer to other subsidized units within KCHA's portfolio or use of a general Housing Choice Voucher should future need arise.

KCHA works with affected residents of selected former opt-out properties, providing ample notification and information (including the right to move using a general voucher for current enhanced voucher participants) in order to ensure the development's seamless transition to the Public Housing program.

PROPOSED CHANGES TO ACTIVITY: No major modifications are anticipated and no additional authorizations are needed at this time.

CHANGES TO METRICS: There are no changes to this activity's metrics.

ACTIVITY 2015-2: Reporting on the Use of Net Proceeds from Disposition Activities

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2015
IMPLEMENTED: 2015

CHALLENGE: The reporting process for the use of net proceeds from KCHA's disposition activities is duplicative and burdensome. The reporting protocol for the MTW program aligns with the Section 18 disposition code reporting requirements, allowing for an opportunity to simplify this process.

SOLUTION: KCHA reports on the use of net proceeds from disposition activities in the annual MTW report. This streamlining activity allows us to realize time-savings and administrative efficiencies while continuing to adhere to the guidelines outlined in 24 CFR 941 Subpart F of Section 18 demolition and disposition code.

We use our net proceeds from disposition in some of the following ways, all of which are accepted uses under Section 18(a)(5):

1. Repair or rehabilitation of existing ACC units.
2. Development and/or acquisition of new ACC units.
3. Provision of social services for residents.
4. Implementation of a preventative and routine maintenance strategy for specific single-family scattered-site ACC units.
5. Modernization of a portion of a residential building in our inventory to develop a recreation room, laundry room or day-care facility for residents.
6. Leveraging of proceeds in order to partner with a private entity for the purpose of developing mixed-finance Public Housing under 24 CFR 905.604.

We report on the uses of the proceeds, including administrative and overhead costs, in annual MTW reports.

PROPOSED CHANGES TO ACTIVITY: No major modifications are anticipated and no additional authorizations are needed at this time.

CHANGES TO METRICS: There are no changes to this activity's metrics.

ACTIVITY 2014-1: Stepped-down Assistance for Homeless Youth

MTW STATUTORY OBJECTIVE: Increase Self-sufficiency
APPROVAL: 2014
IMPLEMENTED: 2014

CHALLENGE: During the January 2018 point-in-time homeless count in King County, 1,518 youth and young adults were identified as homeless or unstably housed.[4] Local service providers have identified the need for a short-term, gradually diminishing rental subsidy structure to meet the unique needs of these youth.

SOLUTION: KCHA has implemented a flexible, "stepped-down" rental assistance model in partnership with local youth service providers. Our provider partners find that a short-term rental subsidy, paired with supportive services, is the most effective way to serve homeless youth as a majority of them do not require extended tenure in a supportive housing environment. By providing limited-term rental assistance and promoting graduation to independent living, more youth can be served effectively through this program model. KCHA is partnering with Valley Cities Counseling and Consultation to operate the Coming Up initiative. This program offers independent housing opportunities to young adults (ages 18 to 25) who are either exiting homelessness or currently living in service-rich transitional housing. With support from the provider, participants move into housing in the private rental market, sign a lease, and work with a resource specialist who prepares them to take over the lease after a period of being stabilized in housing.

PROPOSED CHANGES TO ACTIVITY: No major modifications are anticipated and no additional authorizations are needed at this time.

CHANGES TO METRICS: There are no changes to this activity's metrics.

[4] Count Us In 2018: Seattle/King County Point-in-Time Count of Persons Experiencing Homelessness. http://allhomekc.org/wp-content/uploads/2018/05/FINALDRAFT-COUNTUSIN2018REPORT-5.25.18.pdf

ACTIVITY 2014-2: Revised Definition of "Family"

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2014
IMPLEMENTED: 2014

CHALLENGE: According to a January 2018 point-in-time count, 2,624 individuals experiencing homelessness in King County were in families with children.[5] Thousands more elderly and disabled people, many with severe rent burdens, are homeless or on our waiting lists.

SOLUTION: This policy directs KCHA's limited resources to populations facing the greatest need: elderly, near-elderly and disabled households; and families with minor children. We modified the eligibility standards outlined in the Public Housing Admissions and Continued Occupancy Policy (ACOP) and HCV Administrative Plans to limit eligible households to those that include at least one elderly or disabled individual or a minor/dependent child. The current policy affects only admissions and does not affect the eligibility of households currently receiving assistance. Exceptions will be made for participants in programs that target specialized populations, such as victims of domestic violence or individuals who have been chronically homeless.

PROPOSED CHANGES TO ACTIVITY: No major modifications are anticipated and no additional authorizations are needed at this time.

CHANGES TO METRICS: There are no changes to this activity's metrics.

ACTIVITY 2013-1: Passage Point Re-entry Housing Program

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2013
IMPLEMENTED: 2013

CHALLENGE: In 2017, 1,441 individuals in King County returned to the community after a period of incarceration.[6] Nationally, more than half of all inmates are parents who will face barriers to securing housing and employment upon release due to their criminal record or lack of traditional job skills.[7] Without a home or employment, many of these parents are unable to reunite with their children.

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[5] Count Us In 2018: Seattle/King County Point-in-Time Count of Persons Experiencing Homelessness. http://allhomekc.org/wp-content/uploads/2018/05/FINALDRAFT-COUNTUSIN2018REPORT-5.25.18.pdf
[6] Washington State Department of Corrections. Number of Prison Releases by County of Release. http://www.doc.wa.gov/docs/publications/reports/200-RE001.pdf
[7] Glaze, L E and Maruschak, M M (2008). Parents in Prison and Their Minor Children. http://www.bjs.gov/index.cfm?ty=pbdetail&iid=823

SOLUTION: Passage Point is a unique supportive housing program in Maple Valley that serves parents trying to reunify with their children following a period of incarceration. KCHA provides 46 project-based Section 8 vouchers while the YWCA Seattle | King | Snohomish provides property management and supportive services. The YWCA identifies eligible individuals through outreach to prisons and correctional facilities and through relationships with the local Public Child Welfare agency. In contrast to typical transitional housing programs that have strict 24-month occupancy limits, Passage Point participants may remain in place until they have completed the reunification process, are stabilized in employment, and can demonstrate their ability to succeed in a less service-intensive environment. Passage Point participants who complete the program and regain custody of their children may apply to KCHA's Public Housing program and receive priority placement on the wait list.

PROPOSED CHANGES TO ACTIVITY: No major modifications are anticipated and no additional authorizations are needed at this time.

CHANGES TO METRICS: The benchmarks are adjusted to better capture recent program outcomes.

MTW Statutory Objective	Unit of Measurement	Baseline	Benchmark
Increase self-sufficiency	SS #3: Employment status for heads of household	(1) Employed Full-time 0	15
		(2) Employed Part-time 0	10
		(3) Enrolled in an Educational Program 0	10
		(4) Enrolled in Job Training Program 0	5
		(5) Unemployed 0	0
		(6) Other: engaged in services 0	5

ACTIVITY 2013-2: Flexible Rental Assistance

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2013
IMPLEMENTED: 2013

CHALLENGE: The one-size-fits-all approach of traditional federal housing programs does not provide the flexibility needed to quickly and effectively meet the needs of low-income individuals facing distinct housing crises. In many of these cases, a short-term rental subsidy paired with responsive, individualized case management can help a family out of a crisis situation and into safe and stable housing.

SOLUTION: This activity, developed with local service providers, offers tailored flexible housing assistance to families and individuals in crisis. KCHA provides flexible financial assistance, including time-limited rental subsidy, security deposits, rent arrears and funds to cover move-in costs, while our partners provide individualized support services. The Student and Family Stability Initiative (SFSI) pairs short-term rental assistance with housing stability and employment navigation services for families experiencing or on the verge of homelessness. School-based McKinney-Vento liaisons identify and connect these families with community-based service providers while caseworkers have the flexibility to determine the most effective approach to quickly stabilize participants in housing.

PROPOSED CHANGES TO ACTIVITY: KCHA is exploring the application of this program model to a new population – homeless young adults seeking postsecondary education. We also continue to consider the application of the short-term rent assistance approach to other populations or jurisdictions as we learn more about the effectiveness of this model.

CHANGES TO METRICS: The program's metrics are adjusted slightly upwards to account for the expansion of this program model to the Tukwila School District.

MTW Statutory Objective	Unit of Measurement	Baseline	Benchmark
Increase housing choices	HC #5: Number of households able to move to a better unit	0 households	60 households
Increase housing choices	HC #7: Number of households receiving services aimed to increase housing choice	0 households	110 households

ACTIVITY 2009-1: Project-based Section 8 Local Program Contract Term

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2009
IMPLEMENTED: 2009

CHALLENGE: Prior to 2009, our nonprofit development partners faced difficulties securing private financing for the development and acquisition of affordable housing projects where cash flow was being provided by short-term rental assistance commitments. Measured against banking and private equity underwriting standards, the maximum Housing Assistance Payments (HAP) contract term allowed by HUD is too short and hinders the underwriting of debt on affordable housing projects.

SOLUTION: This activity extends the allowable term for Project-based Section 8 contracts up to 30 years for the initial HAP term and a 30-year cumulative maximum contract renewal term not to exceed 60 years total. The longer term assists our partners in underwriting and leveraging private financing for development and acquisition projects. At the same time, the longer-term commitment from KCHA signals to lenders and underwriters that proposed projects have sufficient cash flow to take on the debt necessary to develop or acquire affordable housing units.

PROPOSED CHANGES TO ACTIVITY: No major modifications are anticipated and no additional authorizations are needed at this time.

CHANGES TO METRICS: There are no changes to this activity’s metrics.

ACTIVITY 2008-1: Acquire New Public Housing

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2008
IMPLEMENTED: 2008

CHALLENGE: In King County, almost half of all renter households spend more than 30 percent of their income on rent.[8] Countywide, fewer than 15 percent of all apartments are considered affordable to households earning less than 30 percent of AMI.[9] In context of these challenges, KCHA’s Public Housing wait lists continue to grow. Given the gap between the availability of affordable housing and the number of low-income renters, KCHA must continue to increase the inventory of units affordable to extremely low-income households.

[8] US Census Bureau, ACS 2016 5-year estimates.
[9] US Census Bureau, ACS 2016 5-year estimates.

SOLUTION: KCHA's Public Housing ACC is currently below the Faircloth limit in the number of allowable units. These "banked" Public Housing subsidies allow us to add to the affordable housing supply in the region by acquiring new units. This approach is challenging, however, because Public Housing units cannot support debt. We continued our innovative use of MTW working capital, with a particular focus on the creation or preservation of units in high-opportunity neighborhoods.[10]

We further simplify the acquisition and addition of units to our Public Housing inventory by partnering with the local HUD field office to streamline the information needed to add these units to the PIH Information Center (PIC) system and obtain operating and capital subsidies. We also use a process for self-certification of neighborhood suitability standards and Faircloth limits, necessitating the flexibility granted in Attachment D, Section D of our MTW Agreement.[11]

PROPOSED CHANGES TO ACTIVITY: No major modifications are anticipated and no additional authorizations are needed at this time.

CHANGES TO METRICS: There are no changes to this activity's metrics.

ACTIVITY 2008-3: FSS Program Modifications

MTW STATUTORY OBJECTIVE: Increase Self-sufficiency
APPROVAL: 2008
IMPLEMENTED: 2018

CHALLENGE: Only 25 percent of low-income households that qualify for housing assistance receive it.[12] To serve more households with limited resources, subsidized households need to be supported in their efforts to achieve economic independence and cycle out of the program. HUD's standard Family Self-Sufficiency (FSS) program may not provide the full range of services and incentives needed to support greater self-sufficiency among participants.

SOLUTION: KCHA is exploring possible modifications to the FSS program that could increase incentives for resident participation, education and training outcomes, and income growth. These outcomes could

[10] Neighborhood opportunity designations are from the Puget Sound Regional Council and Kirwan Institute's Opportunity Mapping index (http://www.psrc.org/growth/growing-transit-communities/regional-equity/opportunity-mapping/).
[11] Some Public Housing units might be designated MTW Neighborhood Services units over this next year upon approval from the HUD field office.
[12] Worst Case Housing Needs 2017: Report to Congress, page viii.
https://www.huduser.gov/portal/sites/default/files/pdf/Worst-Case-Housing-Needs.pdf

pave the way for residents to realize a higher degree of economic independence. To further the program's reach, in 2018, KCHA extended the program to other adult household members by allowing them to enter into an FSS contract without the participation of the head of household. We continue to explore the manner and rate at which participants accumulate and access escrow funds as part of a broader workforce development strategic planning process.

PROPOSED CHANGES TO ACTIVITY: While not currently a Family Unification Program (FUP) youth/FSS demonstration site, KCHA would like to extend the voucher term for FUP youth who participate in the FSS program from 36 months to the term of the youth's FSS contract.

CHANGES TO METRICS: There are no changes to this activity's metrics.

ACTIVITY 2008-10 and 2008-11: EASY and WIN Rent Policies

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2008
IMPLEMENTED: 2008

CHALLENGE: The administration of rental subsidies under existing HUD rules can be complex and confusing to the residents we serve. Significant staff time was being spent complying with federal requirements that do not promote better outcomes for residents, safeguard program integrity, or save taxpayer money. The rules regarding medical deductions, annual reviews and recertifications, and income calculations were cumbersome and often hard to understand, especially for the many elderly and disabled people we serve. These households live on fixed incomes that change only when there is a Cost of Living Adjustment (COLA), making annual reviews superfluous. For working households, HUD's rent rules include complicated earned-income disregards that serve as disincentives to income progression and employment advancement.

SOLUTION: KCHA has instituted two rent reform policies. The first, EASY Rent, simplifies rent calculations and recertifications for elderly and disabled households that derive 90 percent of their income from a fixed source (such as Social Security, Supplemental Security Income [SSI] or pension benefits), and are enrolled in our Public Housing, Housing Choice Voucher or project-based Section 8 programs. Rents are calculated at 28 percent of adjusted income, with deductions for medical- and disability-related expenses, in $2,500 bands and a cap is put on deductions at $10,000. EASY Rent streamlines KCHA operations and simplifies the burden placed on residents by reducing recertification reviews to a three-year cycle and placing rent adjustments based on COLA increases in Social Security and SSI payments on an annual cycle.

The second policy, WIN Rent, was implemented in FY 2010 to encourage increased economic self-sufficiency among households where individuals are able to work. WIN Rent is calculated based on a series of income bands and the tenant's share of the rent is calculated at 28.3 percent of the lower end of each income band. This tiered system – in contrast to existing rent protocols – does not punish increases in earnings, as the tenant's rent does not change until household income increases to the next band level. Additionally, recertifications are conducted biennially instead of annually, allowing households to retain all increases in earnings during that time period without an accompanying increase to the tenant's share of rent. The WIN Rent structure also eliminates flat rents, income disregards and deductions (other than childcare for eligible households), and excludes the employment income of household members under age 21. Households with little or no income are given a six-month reprieve during which they are able to pay a lower rent or, in some cases, receive a credit payment. Following this period, a WIN Rent household pays a minimum monthly rent of $25 regardless of income calculation.

In addition to changes to the recertification cycle, we also have streamlined processing and reviews. For example, we limit the number of tenant-requested reviews to reduce rent to two occurrences in a two-year period in the WIN Rent program. We estimate that these policy and operational modifications have reduced the relevant administrative workloads in the HCV and Public Housing programs by 20 percent.

PROPOSED CHANGES TO ACTIVITY: In 2019, KCHA will continue to explore additional streamlining and time saving measures, such as an online submission form or only accepting interim changes that meet a certain dollar threshold, that simplify the interim recertification process while retaining program integrity.

CHANGES TO METRICS: There are no changes to this activity's metrics.

ACTIVITY 2008-21: Public Housing and Housing Choice Voucher Utility Allowances

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2008
IMPLEMENTED: 2010

CHALLENGE: KCHA was spending more than $22,000 annually in staff time to administer utility allowances under HUD's one-size-fits-all national guidelines. HUD's national approach failed to capture average consumption levels in the Puget Sound area.

SOLUTION: This activity simplifies the HUD rules on Public Housing and HCV Utility Allowances by applying a single methodology that reflects local consumption patterns and costs. Before this policy change, allowances were calculated for individual units and households using different rules under the various HUD programs. Additionally, HUD required an immediate update of the allowances with each cumulative 10 percent rate increase by utility companies. Now, KCHA provides allowance adjustments annually when the Consumer Price Index produces a cumulative change of more than 10 percent rather than every time an adjustment is made to the utility equation. We worked with data from a Seattle City Light study completed in late 2009 to identify key factors in household energy use and develop average consumption levels for various types of units in the Puget Sound region. We used this information to create a new utility schedule that considers multiple factors: type of unit (single vs. multi-family), size of unit, high-rise vs. low-rise units, and the utility provider. We modified allowances for units where the resident pays water and/or sewer charges. KCHA's Hardship Policy, adopted in July 2010, also allows KCHA to respond to unique household or property circumstances and documented cases of financial hardship.

PROPOSED CHANGES TO ACTIVITY: No major modifications are anticipated and no additional authorizations are needed at this time.

CHANGES TO METRICS: There are no changes to this activity's metrics.

ACTIVITY 2007-6: Develop a Sponsor-based Housing Program

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2007
IMPLEMENTED: 2007

CHALLENGE: According to the January 2018 point-in-time count, 12,112 individuals in King County were experiencing homelessness.[13] Of those, 3,552 people were chronically homeless.

SOLUTION: In the sponsor-based housing program, KCHA provides housing funds directly to our behavioral health care and nonprofit partners, including Sound Mental Health, Navos Mental Health Solutions, and Valley Cities Counseling and Consultation. These providers use the funds to secure private market rentals that are then sub-leased to program participants. The programs operate under the "Housing First" model of supportive housing, which couples low-barrier placement in permanent, scattered-site housing with intensive, individualized services that help residents maintain long-term housing stability. Recipients of this type of support are referred through the mental health system, street outreach teams, and King County's Coordinated Entry for All system. Once a resident is stabilized and ready for a more independent living environment, KCHA offers a move-on strategy through a tenant-based non-elderly disability (NED) voucher.

PROPOSED CHANGES TO ACTIVITY: In 2019, KCHA will explore expanding the sponsor-based subsidy model to extremely low-income families with children seeking to lease-up in the county's high-opportunity Eastside cities or adjacent to high capacity mass transit stations or stops in order to increase access to opportunity. Under this model, we would competitively select nonprofit housing or supportive service providers that will co-design the subsidy model, identify eligible families, and administer housing subsidy funding for up to 80 households. KCHA would provide long-term funding commitments that would allow the sponsor agencies to master lease units from private market landlords.

CHANGES TO METRICS: There are no changes to this activity's metrics.

ACTIVITY 2007-14: Enhanced Transfer Policy

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2007
IMPLEMENTED: 2007

CHALLENGE: HUD rules restrict a resident from moving from Public Housing to HCV or from HCV to Public Housing, which hampers our ability to meet the needs of our residents. For example, project-

[13] Count Us In 2018: http://allhomekc.org/wp-content/uploads/2018/05/FINALDRAFT-COUNTUSIN2018REPORT-5.25.18.pdf

based Section 8 residents may need to move if their physical abilities change and they no longer can access their second-story, walk-up apartment. A Public Housing property may have an accessible unit available. Under traditional HUD regulations, this resident would not be able to move into this available unit.

SOLUTION: KCHA's policy allows a resident to transfer among KCHA's various subsidized programs and expedites access to Uniform Federal Accessibility Standards (UFAS)-rated units for mobility-impaired households. In addition to mobility needs, a household might grow in size and require a larger unit with more bedrooms. The enhanced transfer policy allows a household to move to a larger unit when one becomes available in either program. In 2009, KCHA took this one step further by actively encouraging over-housed or under-housed residents to transfer when an appropriately sized unit becomes available through incentive payments. The flexibility provided through this policy allows us to swiftly meet the needs of our residents by housing them in a unit that suits their situation best and enables KCHA to provide the most efficient fit of family and unit size, regardless of which federal subsidy is being received.

PROPOSED CHANGES TO ACTIVITY: No major modifications are anticipated and no additional authorizations are needed at this time.

CHANGES TO METRICS: There are no changes to this activity's metrics.

ACTIVITY 2005-4: Payment Standard Changes

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2005
IMPLEMENTED: 2005

CHALLENGE: Currently, 31 percent of all KCHA's tenant-based voucher households live in high-opportunity neighborhoods of King County. These neighborhoods offer benefits to their residents, including improved educational opportunities, increased access to public transportation and greater economic opportunities.[14] Not surprisingly, high-opportunity neighborhoods have more expensive rents. According to recent market data, a two-bedroom rental unit at the 40th percentile in East King County – typically a high-opportunity area – costs $587 more than the 40th percentile unit in South King County.[15] To move to high-opportunity areas, voucher holders need higher subsidy levels, which are not available

[14] Neighborhood opportunity designations are from the Puget Sound Regional Council and Kirwan Institute's Opportunity Mapping index (http://www.psrc.org/growth/growing-transit-communities/regional-equity/opportunity-mapping/).
[15] Dupree & Scott, 2017 King County Rental Data.

under traditional payment standards. Conversely, broadly applied payment standards that encompass multiple housing markets – low and high – result in HCV rents “leading the market” in lower priced areas.

SOLUTION: This initiative develops local criteria for the determination and assignment of payment standards to better match local rental markets, with the goals of increasing affordability in high-opportunity neighborhoods and ensuring the best use of limited financial resources. We develop our payment standards through an annual analysis of local submarket conditions, trends and projections. This approach means that we can provide subsidy levels sufficient for families to afford the rents in high-opportunity areas of the county and not have to pay market-leading rents in less expensive neighborhoods. As a result, our residents are less likely to be squeezed out by tighter rental markets and have greater geographic choice. In 2007, we expanded this initiative and allowed approval of payment standards of up to 120 percent of Fair Market Rent (FMR) without HUD approval. In early 2008, we decoupled the payment standards from HUD’s FMR calculations entirely so that we could be responsive to the range of rents in Puget Sound’s submarkets. Current payment standards for two-bedroom apartments range from 74 percent to 110 percent of the regional HUD FMR.

In 2016, KCHA implemented a five-tiered payment standard system based on ZIP codes. We arrived at a five-tiered approach by analyzing recent tenant lease-up records, consulting local real estate data, holding forums with residents and staff, reviewing small area FMR payment standard systems implemented by other housing authorities, and assessing the financial implications of various approaches. In designing the new system, we sought to have enough tiers to account for submarket variations but not so many that the new system became burdensome and confusing for staff and residents. Early outcomes demonstrate a promising increase in lease-up rates in high-opportunity neighborhoods within the top two tiers.

In 2018, we added an additional tier and instituted the practice of conducting a second market analysis and potential payment standard adjustment each year to account for the rapidly changing rental submarkets.

PROPOSED CHANGES TO ACTIVITY: No major modifications are anticipated and no additional authorizations are needed at this time.

CHANGES TO METRICS: There are no changes to this activity’s metrics.

ACTIVITY 2004-2: Local Project-based Section 8 Program

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2004
IMPLEMENTED: 2004

CHALLENGE: Current project-basing regulations are cumbersome and present multiple obstacles to serving high-need households, partnering effectively and efficiently with nonprofit developers, and promoting housing options in high-opportunity areas.

SOLUTION: The ability to streamline the Project-based Section 8 program is an important factor in addressing the distribution of affordable housing in King County and coordinating effectively with local initiatives. KCHA places Project-based Section 8 subsidies in high-opportunity areas of the county in order to increase access to these desirable neighborhoods for low-income households.[16] We also partner with nonprofit community service providers to create housing targeted to special needs populations, opening new housing opportunities for chronically homeless, mentally ill or disabled individuals, and homeless young adults and families traditionally not served through our mainstream Public Housing and Housing Choice Voucher programs. Additionally, we coordinate with county government and suburban jurisdictions to underwrite a pipeline of new affordable housing developed by local nonprofit housing providers. MTW flexibility granted by this activity has helped us implement the following policies.

CREATE HOUSING TARGETED TO SPECIAL-NEEDS POPULATIONS BY:

- Assigning Project-based Section 8 (PBS8) subsidy to a limited number of demonstration projects not qualifying under standard policy in order to serve important public purposes. (FY 2004)
- Modifying eligibility and selection policies as needed to align with entry criteria for nonprofit-operated housing programs. (FY 2004)

SUPPORT A PIPELINE OF NEW AFFORDABLE HOUSING BY:

- Prioritizing assignment of PBS8 assistance to units located in high-opportunity census tracts, including those with poverty rates lower than 20 percent. (FY 2004)
- Waiving the 25 percent cap on the number of units that can be project-based on a single site. (FY 2004)

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[16] Neighborhood opportunity designations are from the Puget Sound Regional Council and Kirwan Institute's Opportunity Mapping index (http://www.psrc.org/growth/growing-transit-communities/regional-equity/opportunity-mapping/).

- Allocating PBS8 subsidy non-competitively to KCHA-controlled sites or other jurisdictions and using an existing local government procurement process for project-basing Section 8 assistance. (FY 2004)
- Allowing owners and agents to conduct their own construction and/or rehab inspections, and having the management entity complete the initial inspection rather than KCHA, with inspection sampling at annual review. (FY 2004)
- Modifying eligible unit and housing types to include shared housing, cooperative housing, transitional housing and high-rise buildings. (FY 2004)
- Allowing PBS8 rules to defer to Public Housing rules when used in conjunction with a mixed finance approach to housing preservation or when assigned to a redeveloped former Public Housing property. (FY 2008)
- Partnering with local municipalities to develop a local competitive process that pairs project-based assistance with local zoning incentives. (FY 2016)

IMPROVE PROGRAM ADMINISTRATION BY:

- Allowing project sponsors to manage project wait lists as determined by KCHA. (FY 2004)
- Using KCHA's standard HCV process for determining Rent Reasonableness for units in lieu of requiring third-party appraisals. (FY 2004)
- Allowing participants in "wrong-sized" units to remain in place and pay the higher rent, if needed. (FY 2004)
- Assigning standard HCV payment standards to PBS8 units, allowing modification with approval of KCHA where deemed appropriate. (FY 2004)
- Offering moves to Public Housing in lieu of an HCV exit voucher (FY 2004) or allow offer of a tenant-based voucher for a limited period as determined by KCHA in conjunction with internal Public Housing disposition activity. (FY 2012)
- Allowing KCHA to modify the HAP contract. (FY 2004)
- Using Public Housing preferences for PBS8 units in place of HCV preferences. (FY 2008)
- Allowing KCHA to inspect units at contract execution rather than contract proposal. (FY 2009)
- Modifying the definition of "existing housing" to include housing that could meet Housing Quality Standards within 180 days. (FY 2009)
- Allowing direct owner or provider referrals to a PBS8 vacancy when the unit has remained vacant for more than 30 days. (FY 2010)

- Waiving the 20 percent cap on the amount of HCV budget authority that can be project-based, allowing KCHA to determine the size of our PBS8 program. (FY 2010)

PROPOSED CHANGES TO ACTIVITY: KCHA would like to have the ability to enter into a HAP contract for any unit that does not qualify as existing housing, under construction, or recently constructed, regardless of whether we have executed an AHAP.

CHANGES TO METRICS: There are no changes to this activity's metrics.

ACTIVITY 2004-3: Develop Site-based Waiting Lists

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2004
IMPLEMENTED: 2004

CHALLENGE: Under traditional HUD wait list guidelines, an individual can wait more than two-and-a-half years for a Public Housing unit. For many families, this wait is too long. Once a unit becomes available, it might not meet the family's needs or preferences, such as proximity to a child's school or access to local service providers.

SOLUTION: Under this initiative, we have implemented a streamlined waitlist system for our Public Housing program that provides applicants additional options for choosing the location where they want to live. In addition to offering site-based wait lists, we also maintain regional wait lists and have established a Conditional Housing waiting list to accommodate the needs of households ready to transition from the region's network of transitional housing and KCHA's targeted housing programs that assist homeless and at-risk households move toward self-sufficiency. In general, applicants are selected for occupancy using a rotation between the site-based, regional and transitional housing applicant pools, based on an equal ratio. Units are not held vacant if a particular wait list is lacking an eligible applicant. Instead, a qualified applicant is pulled from the next wait list in the rotation.

PROPOSED CHANGES TO ACTIVITY: No major modifications are anticipated and no additional authorizations are needed at this time.

CHANGES TO METRICS: There are no changes to this activity's metrics.

ACTIVITY 2004-5: Modified Housing Quality Standards (HQS) Inspection Protocols

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2004
IMPLEMENTED: 2004

CHALLENGE: HUD's HQS inspection protocols often require multiple trips to the same neighborhood, the use of third-party inspectors and blanket treatment of diverse housing types, adding nearly $170,000 to annual administrative costs. Follow-up inspections for minor "fail" items impose additional burdens on landlords, who in turn may resist renting to families with Housing Choice Vouchers.

SOLUTION: Through a series of HCV program modifications, we have streamlined the HQS inspection process to simplify program administration, improve stakeholder satisfaction and reduce administrative costs. Specific policy changes include: (1) allowing the release of HAP payments when a unit fails an HQS inspection due to minor deficiencies (applies to both annual and initial move-in inspections); (2) geographically clustering inspections to reduce repeat trips to the same neighborhood or building by accepting annual inspections completed eight to 20 months after initial inspection, allowing us to align inspection of multiple units in the same geographic location; and (3) self-inspecting KCHA-owned units rather than requiring inspection by a third party. KCHA also piloted a risk-based inspection model that places well-maintained, multi-family apartment complexes on a biennial inspection schedule.

After closely monitoring the outcomes from the risk-based inspection pilot, KCHA decided to expand the program and move all units in multi-family apartment complexes to a biennial inspection schedule. This and the other streamlined processes included in this activity allow KCHA to save more than 5,000 hours of staff time annually.

PROPOSED CHANGES TO ACTIVITY: In 2019, we will explore additional ways to streamline the HQS process, including pre-qualifying unit inspections, waiving or delaying initial inspections at low-risk properties with a positive inspection record and a significant number of KCHA residents already living at the property, and self-certifying inspection variations, when needed, to ensure units meet locally-determined criteria. Additional criteria may be determined upon further review.

CHANGES TO METRICS: There are no changes to this activity's metrics.

ACTIVITY 2004-7: Streamlining Public Housing and Housing Choice Voucher Forms and Data Processing

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2004
IMPLEMENTED: 2004

CHALLENGE: Duplicative recertifications, complex income calculations and strict timing rules cause unnecessary intrusions into the lives of the people we serve and expend limited resources for little purpose.

SOLUTION: After analyzing our business processes, forms and verification requirements, we have eliminated or replaced those with little or no value. Through the use of lean engineering techniques, KCHA continues to review office workflow and identify ways that tasks can be accomplished more efficiently and intrude less into the lives of program participants, while still assuring program integrity and quality control. Under this initiative, we have made a number of changes to our business practices and processes for verifying and calculating tenant income and rent.

CHANGES TO BUSINESS PROCESSES:

- Modify HCV policy to require notice to move prior to the 20^{th} of the month in order to have paperwork processed during the month. (FY 2004)
- Allow applicant households to self-certify membership in the family at the time of admission. (FY 2004)
- Modify HQS inspection requirements for units converted to project-based subsidy from another KCHA subsidy, and allow the most recent inspection completed within the prior 12 months to substitute for the initial HQS inspection required before entering the HAP contract. (FY 2012)
- Modify standard PBS8 requirements to allow the most recent recertification (within last 12 months) to substitute for the full recertification when tenant's unit is converted to a PBS8 subsidy. (FY 2012)
- Allow Public Housing and HCV applicant households to qualify for a preference when household income is below 30 percent of AMI. (FY 2004)
- Streamline procedures for processing interim rent changes resulting from wholesale reductions in state entitlement programs. (FY 2011)
- Modify the HQS inspection process to allow streamlined processing of inspection data. (FY 2010)
- Establish a local release form that replaces HUD Form 9886 – clearly defining verifications that could be obtained and extending authorization for use to 40 months. (FY 2014)

CHANGES TO VERIFICATION AND INCOME CALCULATION PROCESSES:

- Exclude state Department of Social and Health Services (DSHS) payments made to a landlord on behalf of a tenant from the income and rent calculation under the HCV program. (FY 2004)
- Allow HCV residents to self-certify income of $50 or less received as a pass-through DSHS childcare subsidy. (FY 2004)
- Extend to 180 days the term over which verifications are considered valid. (FY 2008)
- Modify the definition of “income” to exclude income from assets with a value less than $50,000 and income from Resident Service Stipends less than $500 per month. (FY 2008)
- Apply any change in Payment Standard at the time of the resident’s next annual review or update, and for entering households, on the effective date. (FY 2004)
- Allow HCV residents who are at $0 HAP to self-certify income at the time of review. (FY 2004)

PROPOSED CHANGES TO ACTIVITY: In 2019, KCHA will explore additional streamlining and time-saving measures that simplify the interim recertification process while retaining program integrity.

In addition, we will continue to implement one consistent rent policy across the HCV and Public Housing programs, waiving the recently published over-income limit rule for Public Housing households. Instead, KCHA will apply income limits only at a household’s admission to a federally funded housing program. They will not be applicable for continued occupancy.

CHANGES TO METRICS: There are no changes to this activity’s metrics.

ACTIVITY 2004-9: Rent Reasonableness Modifications

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2004
IMPLEMENTED: 2004

CHALLENGE: Under current HUD regulations, a housing authority must perform an annual Rent Reasonableness review for each voucher holder. If a property owner is not requesting a rent increase, however, the rent does not fall out of federal guidelines and does not necessitate a review.

SOLUTION: KCHA now performs Rent Reasonableness determinations only when a landlord requests an increase in rent. Under standard HUD regulations, a Rent Reasonableness review is required annually in conjunction with each recertification completed under the program. After reviewing this policy, we found that if an owner had not requested a rent increase, it was unlikely the current rent fell outside of established guidelines. In response to this analysis, KCHA eliminated an annual review of rent levels. In bypassing this burdensome process, we intrude less in the lives of residents and can redirect our resources to more pressing needs. Additionally, KCHA performs Rent Reasonableness inspections at our own properties rather than contracting with a third party, allowing us to save additional resources.

PROPOSED CHANGES TO ACTIVITY: In 2019, KCHA may explore further streamlining the implementation of annual rent adjustments on Project-based Section 8 contracts in order to save staff time and resources while increasing consistency and equity for owners.

CHANGES TO METRICS: There are no changes to this activity's metrics.

ACTIVITY 2004-12: Energy Performance Contracting

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2004
IMPLEMENTED: 2004

CHALLENGE: KCHA could recapture up to $48 million in energy savings over 20 years if provided the upfront investment necessary to make efficiency upgrades to its aging housing stock.

SOLUTION: KCHA employs energy conservation measures and improvements through the use of Energy Performance Contracts (EPCs) – a financing tool that allows housing authorities to make needed energy upgrades without having to self-fund the upfront necessary capital expenses. The energy services partner identifies these improvements through an investment-grade energy audit that is then used to underwrite loans to pay for the measures. Project expenses, including debt service, are then paid for out of the energy savings while KCHA and our residents receive the long-term savings and benefits. Upgrades may include: installation of energy-efficient light fixtures, solar panels, and low-flow faucets, toilets and showerheads; upgraded appliances and plumbing; and improved irrigation and HVAC systems.

In 2016, we extended the existing EPC for an additional eight years and implemented a new 20-year EPC with Johnson Controls for both incremental and existing Public Housing properties to make needed capital improvements.

PROPOSED CHANGES TO ACTIVITY: No major modifications are anticipated and no additional authorizations are needed at this time.

CHANGES TO METRICS: There are no changes to this activity's metrics.

ACTIVITY 2004-16: Housing Choice Voucher Occupancy Requirements

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2004
IMPLEMENTED: 2004

CHALLENGE: More than 20 percent of tenant-based voucher households move two or more times while receiving subsidy. Moves can be beneficial for the household if they lead to gains in neighborhood or housing quality, but moves also can be burdensome because they incur the costs of finding a new unit through application fees and other moving expenses. KCHA also incurs additional costs in staff time through processing moves and working with families to locate a new unit.

SOLUTION: Households may continue to live in their current unit when their family size exceeds the standard occupancy requirements by just one member. Under standard guidelines, a seven-person household living in a three-bedroom unit would be considered overcrowded and thus be required to move to a larger unit. Under this modified policy, the family may remain voluntarily in its current unit, avoiding the costs and disruption of moving. This initiative reduces the number of processed annual moves, increases housing choice among these families, and reduces our administrative and HAP expenses.

PROPOSED CHANGES TO ACTIVITY: No major modifications are anticipated and no additional authorizations are needed at this time.

CHANGES TO METRICS: There are no changes to this activity's metrics.

B. Not Yet Implemented Activities

Activities listed in this section are approved but have not yet been implemented.

ACTIVITY 2015-1: Flat Subsidy for Local, Non-traditional Housing Programs

APPROVAL: 2015

This activity provides a flat, per-unit subsidy in lieu of a monthly HAP and allows the service provider to dictate the terms of the tenancy (such as length of stay and the tenant portion of rent). The funding would be block-granted based on the number of units authorized under contract and occupied in each program. This flexibility would allow KCHA to better support a “Housing First” approach that places high-risk homeless populations in supportive housing programs tailored to nimbly meet an individual’s needs. This activity will be reconsidered for implementation in 2019 when KCHA has more capacity to develop the program.

ACTIVITY 2010-1: Supportive Housing for High-need Homeless Families

APPROVAL: 2010

This activity is a demonstration program for up to 20 households in a project-based Family Unification Program (FUP)-like environment. The demonstration program currently is deferred, as our program partners opted for a tenant-based model this upcoming fiscal year. It might return in a future program year.

ACTIVITY 2010-9: Limit Number of Moves for an HCV Participant

APPROVAL: 2010

This policy aims to increase family and student classroom stability and reduce program administrative costs by limiting the number of times an HCV participant can move per year or over a set time. Reducing household and classroom relocations during the school year is currently being addressed through a counseling pilot. This activity is currently deferred for consideration in a future year, if the need arises.

ACTIVITY 2010-11: Incentive Payments to HCV Participants to Leave the Program

APPROVAL: 2010

KCHA may offer incentive payments to families receiving less than $100 per month in HAP to voluntarily withdraw from the program. This activity is not currently needed in our program model but may be considered in a future fiscal year.

ACTIVITY 2008-5: Allow Limited Double Subsidy between Programs (Project-based Section 8/Public Housing/Housing Choice Vouchers)

APPROVAL: 2008

This policy change facilitates program transfers in limited circumstances, increases landlord participation and reduces the impact on the Public Housing program when tenants transfer. Following the initial review, this activity was tabled for future consideration.

C. Activities on Hold

None

D. Closed-out Activities

Activities listed in this section are closed out, meaning they never have been implemented, that we do not plan to implement them in the future, or that they are completed or obsolete.

ACTIVITY 2016-1: Budget-based Rent Model

APPROVAL: 2016
CLOSEOUT YEAR: 2018

This activity allows KCHA to adopt a budget-based approach to calculating the contract rent at its Project-based Section 8 developments. Traditionally, HUD requires Public Housing Authorities to set rent in accordance with Rent Reasonableness statutes. These statutes require that a property's costs reflect the average costs of a comparable building in the same geographic region at a particular point in time. However, a property's needs and purpose can change over time. This set of rules does not take into consideration variations in costs, which might include added operational expenses, necessary upgrades and increased debt service to pay for renovations.

This budget-based rent model allows KCHA to create an appropriate annual budget for each property from which a reasonable, cost-conscious rent level would derive. These budgets may set some units above the Rent Reasonableness rent level and in that case, KCHA will contribute more toward the rent, not to exceed 120 percent of the payment standard. The calculation of a resident's rent payment does not change, as it is still determined by that resident's income level. KCHA offsets any increase in a resident's portion of rent, allowing a property to support debt without any undue burden on residents.

ACTIVITY 2013-3: Short-term Rental Assistance Program

APPROVAL: 2013
CLOSEOUT YEAR: 2015

In partnership with the Highline School District, KCHA implemented a program called the Student and Family Stability Initiative (SFSI), a Rapid Re-housing demonstration program. Using this evidence-based approach, our program paired short-term rental assistance with housing stability and employment connection services for families experiencing or on the verge of homelessness. This activity is ongoing but has been combined with Activity 2013-2: Flexible Rental Assistance, as the program models are similar and enlist the same MTW flexibilities.

ACTIVITY 2012-2: Community Choice Program

APPROVAL: 2012
CLOSEOUT YEAR: 2016

This initiative was designed to encourage and enable HCV households with young children to relocate to areas of the county with higher achieving school districts and other community benefits. In addition to formidable barriers to accessing these neighborhoods, many households are not aware of the link between location and educational and employment opportunities. Through collaboration with local nonprofits and landlords, the Community Choice Program offered one-on-one counseling to households in deciding where to live, helped households secure housing in their community of choice, and provided ongoing support once a family moved to a new neighborhood. Lessons learned from this pilot are informing Creating Moves to Opportunity, KCHA's new research partnership that seeks to expand geographic choice.

ACTIVITY 2012-4: Supplemental Support for the Highline Community Healthy Homes Project

APPROVAL: 2012
CLOSEOUT YEAR: 2012

This project provided supplemental financial support to low-income families not otherwise qualified for the Healthy Homes project but required assistance to avoid loss of affordable housing. This activity is completed. An evaluation of the program by Breysse *et al* was included in KCHA's 2013 Annual MTW Report.

ACTIVITY 2011-1: Transfer of Public Housing Units to Project-based Subsidy

APPROVAL: 2011
CLOSEOUT YEAR: 2012

By transferring Public Housing units to Project-based subsidy, KCHA preserved the long-term viability of 509 units of Public Housing. By disposing these units to a KCHA-controlled entity, we were able to leverage funds to accelerate capital repairs and increase tenant mobility through the provision of tenant-based voucher options to existing Public Housing residents. This activity is completed.

ACTIVITY 2011-2: Redesign the Sound Families Program

APPROVAL: 2011
CLOSEOUT YEAR: 2014

KCHA developed an alternative model to the Sound Families program that combines HCV funds with DSHS funds. The goal was to continue the support of at-risk, homeless households in a FUP-like model after the completion of the Sound Families demonstration. This activity is completed and the services have been incorporated into our existing conditional housing program.

ACTIVITY 2010-2: Resident Satisfaction Survey

APPROVAL: 2010
CLOSEOUT YEAR: 2010

KCHA developed its own resident survey in lieu of the requirement to comply with the Resident Assessment Subsystem portion of HUD's Public Housing Assessment System (PHAS). The Resident Assessment Subsystem is no longer included in PHAS so this activity is obsolete. KCHA nevertheless continues to survey residents on a regular basis.

ACTIVITY 2010-10: Implement a Maximum Asset Threshold for Program Eligibility

APPROVAL: 2010
CLOSEOUT YEAR: 2016

This activity limits the value of assets that can be held by a family in order to obtain (or retain) program eligibility. This policy is no longer under consideration.

ACTIVITY 2009-2: Definition of Live-in Attendant

APPROVAL: 2009
CLOSEOUT YEAR: 2014

In 2009, KCHA considered a policy change that would redefine who is considered a "Live-in Attendant." This policy is no longer under consideration.

ACTIVITY 2008-4: Combined Program Management

APPROVAL: 2008
CLOSEOUT YEAR: 2009

This activity streamlined program administration through a series of policy changes that ease operations of units converted from Public Housing to Project-based Section 8 subsidy or those located in sites supported by mixed funding streams.

ACTIVITY 2008-6: Performance Standards

APPROVAL: 2008
CLOSEOUT YEAR: 2014

In 2008, KCHA investigated the idea of developing performance standards and benchmarks to evaluate the MTW program. We worked with other MTW agencies in the development of the performance standards now being field-tested across the country. This activity is closed out as KCHA continues to collaborate with other MTW agencies on industry metrics and standards.

ACTIVITY 2008-17: Income Eligibility and Maximum Income Limits

APPROVAL: 2008
CLOSEOUT YEAR: 2016

This policy would cap the income that residents may have and also still be eligible for KCHA programs. KCHA is no longer considering this activity.

ACTIVITY 2007-4: Housing Choice Voucher Applicant Eligibility

APPROVAL: 2007
CLOSEOUT YEAR: 2007

This activity increased program efficiency by removing eligibility for those currently on a federal subsidy program.

ACTIVITY 2007-8: Remove Cap on Voucher Utilization

APPROVAL: 2007
CLOSEOUT YEAR: 2014

This initiative allows us to award HCV assistance to more households than permissible under the HUD-established baseline. Our savings from a multi-tiered payment standard system, operational efficiencies and other policy changes have been critical in helping us respond to the growing housing needs of the region's extremely low-income households. Despite ongoing uncertainties around federal funding levels, we intend to continue to use MTW program flexibility to support housing voucher issuance levels above HUD's established baseline. This activity is no longer active as agencies are now permitted to lease above their ACC limit.

ACTIVITY 2007-9: Develop a Local Asset Management Funding Model

APPROVAL: 2007
CLOSEOUT YEAR: 2007

This activity streamlined current HUD requirements to track budget expenses and income down to the Asset Management Project level. This activity is completed.

ACTIVITY 2007-18: Resident Opportunity Plan (ROP)

APPROVAL: 2007
CLOSEOUT YEAR: 2015

An expanded and locally designed version of FSS, ROP's mission was to advance families toward self-sufficiency through the provision of case management, supportive services and program incentives, with the goal of positive transition from Public Housing or HCV into private market rental housing or home ownership. KCHA implemented this five-year pilot in collaboration with community partners, including Bellevue College and the YWCA. These partners provided education and employment-focused case management, such as individualized career planning, a focus on wage progression and asset-building assistance. In lieu of a standard FSS escrow account, each household received a monthly deposit into a savings account, which continues throughout program participation. Deposits to the household savings account are made available to residents upon graduation from Public Housing or HCV subsidy. After reviewing the mixed outcomes from the multi-year evaluation, KCHA decided to close out the program and re-evaluate the best way to assist families in achieving economic independence.

ACTIVITY 2006-1: Block Grant Non-mainstream Vouchers

APPROVAL: 2006
CLOSEOUT YEAR: 2006

This policy change expanded KCHA's MTW Block Grant by including all non-mainstream program vouchers. This activity is completed.

ACTIVITY 2005-18: Modified Rent Cap for Housing Choice Voucher Participants

APPROVAL: 2005
CLOSEOUT YEAR: 2005

This modification allowed a tenant's portion of rent to be capped at up to 40 percent of gross income upon initial lease-up rather than 40 percent of adjusted income. *Note: KCHA may implement a rent cap modification in the future to increase mobility.*

ACTIVITY 2004-8: Resident Opportunities and Self-Sufficiency (ROSS) Grant Homeownership

APPROVAL: 2004
CLOSEOUT YEAR: 2006

This grant funded financial assistance through MTW reserves with rules modified to fit local circumstances, modified eligibility to include Public Housing residents with HCV, required minimum income and minimum savings prior to entry, and expanded eligibility to include more than first-time homebuyers. This activity is completed.

SECTION V

SOURCES AND USES OF MTW FUNDS

A. ESTIMATED SOURCES AND USES OF MTW FUNDS[17]

i. Estimated Sources of MTW Funds

FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	$7,813,000
70600	HUD PHA Operating Grants	$145,371,187
70610	Capital Grants	$3,897,000
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	$0
71100+72000	Interest Income	$877,381
71600	Gain or Loss on Sale of Capital Assets	$0
71200+71300+71310+71400+71500	Other Income	$7,771,579
70000	**Total Revenue**	**$165,730,147**

ii. Estimated Uses of MTW Funds

FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+ 91900)	Total Operating - Administrative	($14,842,239)
91300+91310+92000	Management Fee Expense	($4,366,397)
91810	Allocated Overhead	$0
92500 (92100+92200+92300+92400)	Total Tenant Services	($10,127,940)
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	($2,957,535)
93500+93700	Labor	$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	($5,172,925)
95000 (95100+95200+95300+95500)	Total Protective Services	$0
96100 (96110+96120+96130+96140)	Total Insurance Premiums	($268,680)
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	$0

[17] The MTW Plan is due to HUD in advance of KCHA completing a final budget for its 2019 Fiscal Year. These numbers are preliminary and are subject to change in the budgeting process.

96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	$0
97100+97200	Total Extraordinary Maintenance	($2,705,000)
97300+97350	Housing Assistance Payments + HAP Portability-in	($114,820,662)
97400	Depreciation Expense	($8,792,000)
97500+97600+97700+97800	All Other Expenses	($10,097,000)
90000	**Total Expenses**	**($174,150,378)**

iii. Planned Use of MTW Single Fund Flexibility

KCHA is committed to making the most efficient, effective, and innovative use of our single-fund flexibility under MTW while adhering to the statutory requirements of the program. Our ability to blend funding sources gives us the freedom to implement new approaches to program delivery in response to the varied and challenging housing needs of low-income people in King County. With MTW flexibility, we have assisted more of our county's households than would have been possible under HUD's traditional funding and program constraints.

KCHA's MTW initiatives, described below, demonstrate the value and effectiveness of single-fund flexibility in practice:

- **KCHA's Homeless Housing Initiatives.** KCHA's programs address the varied and diverse needs of the county's most vulnerable homeless populations – those experiencing chronic mental illness; individuals exiting the criminal justice system; homeless young adults and former foster youth; homeless students and their families; veterans experiencing homelessness; and people escaping domestic violence. The traditional housing subsidy programs have failed to reach many of these households and lack the supportive services necessary to stably house these individuals and families. In 2019, KCHA will invest nearly $33 million in these programs and will continue to grow this investment, pending the outcome of recent federal funding applications.

- **Housing Stability Fund.** This fund provides emergency financial assistance to qualified residents to maintain stable and secure housing, including limited rental assistance, security deposits and utility payments. Under the program design, a designated agency partner disburses funding to program participants, screening for eligibility according to the program's guidelines. To date, this assistance has been a critical part of KCHA's success in preventing a significant number of evictions and other negative exits. As a result of this assistance, families are able to maintain their housing, avoiding the far greater system costs that would have occurred if they became homeless.

- **Education Initiatives.** KCHA continues to actively partner with local education stakeholders to improve outcomes for the more than 14,800 children who live in our federally funded housing each year. The results of these efforts, including improved attendance and increases in grade-level performance and on-time graduation, are an integral part of our core mission. By investing in the next generation, we are working to close the cycle of poverty that persists among many of the families we serve.

- **Encourage Asset Building Among ROSS Participants:** Residents enrolled in the Resident Opportunity and Self-Sufficiency (ROSS) program are encouraged to engage in asset building activities through the use of financial incentives. Participants may earn up to $400 by participating in activities and services including, but not limited to, life skills training; job training, job search, and placement assistance; adult basic education/ESL class completion; financial education services; and increased educational attainment (high school diploma, GED, AA, BA, etc.). These financial incentives assist residents in building their savings while pursuing their unique individual goals.

- **Acquisition and Preservation of Affordable Housing.** We continue to use MTW resources to actively seek out property acquisitions that can provide new public housing in strategic areas of King County, including current and emerging high-opportunity neighborhoods and transit-oriented development sites. With the adoption of the new MTW activity proposal, KCHA will be even better positioned to support the acquisition and development of affordable housing.

- **Increase Access to Healthcare through Partnerships and Collaborative Planning**. KCHA is increasingly partnering with local services providers – HealthierHere, United Healthcare and others – to support residents in accessing the healthcare services they need to maintain housing stability and a high quality of life. In 2019, KCHA will continue to develop its health and housing strategy by improving service coordination for residents with complex health needs, increasing resident access to health services, and identifying and impacting social determinants of health. Data collaborations with United Healthcare and Public Health Seattle-King County will continue to inform our strategic direction in 2019 and beyond. Overall, these efforts will enable KCHA residents to access new health services through Medicaid waivers and expansion, funding opportunities from local levies, and philanthropic supports.

- **Long-term Viability of Our Portfolio.** KCHA uses our single-fund flexibility to protect the long-term viability of our inventory. This flexibility allows us to leverage private equity by making loans in combination with the Low-Income Housing Tax Credit program to rehabilitate properties, adding years to their useful lives. Additionally, we continue to use a short-term line of credit in furthering the redevelopment of the Greenbridge HOPE VI site. This line of credit will be retired with proceeds from continuing land sales to private homebuilders. MTW working capital provides an essential backstop for these financing partnerships, addressing risk concerns of lenders, enhancing our credit worthiness, and enabling our continued access to private capital markets.

- **Remove the Cap on Voucher Utilization.** This initiative enables us to utilize savings achieved through MTW initiatives to over-lease and provide HCV assistance to more households than permissible under our HUD-established baseline. Our cost containment from a multi-tiered, ZIP code-based payment standard system, operational efficiencies, and other policy changes have been critical in helping us respond to the growing housing needs of the region's extremely low-income and homeless households. Despite ongoing uncertainties around future federal funding levels, we continue to use MTW program flexibility to support housing voucher issuance at 300 households above HUD baseline levels.

B. LOCAL ASSET MANAGEMENT PLAN

Is the MTW PHA allocating costs within statute?	No
Is the MTW PHA implementing a local asset management plan (LAMP)?	Yes
Has the MTW PHA provided a LAMP in the appendix?	Yes

In FY 2008, as detailed in the MTW Annual Plan for that year and adopted by our Board of Commissioners under Resolution No. 5116, KCHA developed and implemented our own local funding model for the Public Housing and HCV programs using our MTW block grant authority. Under our current agreement, KCHA's Public Housing Operating, Capital and HCV funds are considered fungible and may be used interchangeably. In contrast to 990.280 regulations, which require transfers between projects only after all project expenses are met, KCHA's model allows budget-based funding at the start of the fiscal year from a central ledger, not other projects. We maintain a budgeting and accounting system that gives each property sufficient funds to support annual operations, including allowable fees. Actual revenues include those provided by HUD and allocated by KCHA based on annual property-based budgets. As envisioned, all block grants are deposited into a single general ledger fund.

No changes will be made to the LAMP in 2019.

SECTION VI

ADMINISTRATIVE

A. BOARD OF COMMISSIONERS RESOLUTION AND CERTIFICATIONS OF COMPLIANCE

Attached as Appendix A.

B. PUBLIC PROCESS

MTW Plan Public Review Period

August 27, 2018, to September 26, 2018

- **MEETINGS AND HEARINGS**
  - August 15: Greenbridge Community Council
  - September 13: Public Hearing
  - September 17 and 18: Resident Advisory Committee Meetings
- **MAILING**
  - Shared draft plan via email with stakeholders, partners and the Resident Advisory Committee, accompanied by a request for participation in the hearings.
- **PUBLISHING AND POSTING**
  - August: Promotion of Plan's availability at various resident events that occurred throughout the month of August.
  - August 27: Notice published in the Seattle Times.
  - August 27: Notice published in the Daily Journal of Commerce.
  - August 30: Notice published in the Northwest Asian Weekly.
  - August 27: Notice and Draft 2019 MTW Plan posted on KCHA's website (www.kcha.org).
  - August 27: Notice posted in KCHA's Public Housing and Project-based Section 8 developments in the six most prominent languages of KCHA residents. Plan was made available in the main office and the public hearing site.

Comments Received

Public Hearings

Resident Advisory Committee Meetings

Written Comment

C. PLANNED AND ONGOING EVALUATIONS

KCHA shares evaluation findings and reports in its MTW Reports.

D. LOBBYING DISCLOSURES

Attached as Appendix D.

APPENDIX A

BOARD OF COMMISSIONERS RESOLUTION AND CERTIFICATIONS OF COMPLIANCE

CERTIFICATIONS OF COMPLIANCE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING

Certifications of Compliance with Regulations:
Board Resolution to Accompany the Annual Moving to Work Plan

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairman or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning (DD/MM/YYYY), hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

(1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.

(2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.

(3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).

(4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.

(5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.

(6) The Plan contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the MTW PHA's jurisdiction and a description of the manner in which the Plan is consistent with the applicable Consolidated Plan.

(7) The MTW PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o) and 24 CFR 903.15(d), which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3). Until such time as the MTW PHA is required to submit an AFH, and that AFH has been accepted by HUD, the MTW PHA will address impediments to fair housing choice identified in the Analysis of Impediments to fair housing choice associated with any applicable Consolidated or Annual Action Plan under 24 CFR Part 91.

(8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.

(9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.

(10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.

(11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

(12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.

(13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

(14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

(15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

(16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.

(17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

(18) The MTW PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

(19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

(20) The MTW PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 200.

(21) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.

(22) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA.

___________________________	___________________________
MTW PHA NAME	***MTW PHA NUMBER/HA CODE***

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

___________________________	___________________________
NAME OF AUTHORIZED OFFICIAL	***TITLE***
___________________________	___________________________
SIGNATURE	***DATE***

****	Must be signed by either the Chairman or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.***

APPENDIX B

PLANNED EXISTING PROJECT-BASED VOUCHERS

Property Name	Number of Project-based	Planned Status at End of 2019	RAD?	Program Description
City Park Townhomes	11	Leased/Issued	No	Homeless Families
Enumclaw Fourplex	5	Leased/Issued	No	Homeless Families
Northlake Grove Cooperative	1	Leased/Issued	No	Low Income Families
Unity Village of White Center	6	Leased/Issued	No	Homeless Families
Joseph House	10	Leased/Issued	No	Seniors
Burien Heights	15	Leased/Issued	No	Homeless Young Adults
Villa Esperanza	23	Leased/Issued	No	Homeless Families
Villa Capri	5	Leased/Issued	No	Homeless Families
Harrison House	48	Leased/Issued	No	Seniors
Green River Homes	59	Leased/Issued	No	Families and/or Elderly or Disabled
Valley Park East & West	12	Leased/Issued	No	Homeless Families
Valley Park East & West	18	Leased/Issued	No	Low Income Families
Heritage Park	15	Leased/Issued	No	Homeless Families
Heritage Park	36	Leased/Issued	No	Low Income Families
NIA Apartments	42	Leased/Issued	No	Seniors
Rose Crest	9	Leased/Issued	No	Low Income Families
Rose Crest Transitional	10	Leased/Issued	No	Homeless Families
Avondale Park	43	Leased/Issued	No	Homeless Families
Passage Point	46	Leased/Issued	No	Homeless Families/Re-entry
Linden Highlands	3	Leased/Issued	No	Homeless Families
Appian Way	6	Leased/Issued	No	Homeless Families
Eernisse	13	Leased/Issued	No	Low Income Families
Salmon Creek	9	Leased/Issued	No	Low Income Families
Chalet	5	Leased/Issued	No	Low Income Families
Birch Creek (post-rehab)	262	Leased/Issued	No	Low Income Families
Lauren Heights	5	Leased/Issued	No	Homeless Families

Woodland North	5	Leased/Issued	No	Low Income Families
Woodland North - VASH	10	Leased/Issued	No	Homeless Veterans
Seola Crossing I & II	63	Leased/Issued	No	Low Income Families
Eastbridge	31	Leased/Issued	No	Low Income Families
Creston Point - Wellspring	5	Leased/Issued	No	Homeless Families
Hidden Village	78	Leased/Issued	No	Families and/or Elderly or Disabled
Petter Court	4	Leased/Issued	No	Homeless Families
Timberwood	20	Leased/Issued	No	Low Income Families
Copper Lantern	4	Leased/Issued	No	Homeless Individuals
Copper Lantern	7	Leased/Issued	No	Low Income Families
Foster Commons	4	Leased/Issued	No	Homeless Families
Woodside East	23	Leased/Issued	No	Low Income Families
Creston Point - SMH	15	Leased/Issued	No	Homeless Families
Bellepark East	12	Leased/Issued	No	Low Income Families
Summerfield Apartments	13	Leased/Issued	No	Low Income Families/Homeless ?
Newporter Apartments	22	Leased/Issued	No	Low Income Families
Francis Village	3	Leased/Issued	No	Low Income Families/Homeless ?
Landmark Apartments	28	Leased/Issued	No	Low Income Families
Alpine Ridge	27	Leased/Issued	No	Low Income Families
Chalet Supportive	4	Leased/Issued	No	Homeless Families
Andrew's Glen	10	Leased/Issued	No	Low Income Families/Homeless ?
Plum Court	10	Leased/Issued	No	Families
Spiritwood Manor	128	Leased/Issued	No	Families and/or Elderly or Disabled
Newport	23	Leased/Issued	No	Families and/or Elderly or Disabled
Family Village	26	Leased/Issued	No	Low Income Families
Village at Overlake Station	12	Leased/Issued	No	Low Income Families
Village at Overlake Station	8	Leased/Issued	No	Disabled Individuals (HASP)

Compass Housing Renton-VASH	58	Leased/Issued	No	Homeless Veterans
Francis Village - VASH	10	Leased/Issued	No	Homeless Veterans
Francis Village - FOY	10	Leased/Issued	No	Homeless Young Families
Bellevue Manor	66	Leased/Issued	No	Elderly or Disabled
Discovery Heights	10	Leased/Issued	No	Homeless Individuals
Johnson Hill	8	Leased/Issued	No	Low Income Families
Summerwood	25	Leased/Issued	No	Low Income Families
Kensington Square	6	Leased/Issued	No	Homeless Families
Inland Empire Group Home	1	Leased/Issued	No	Disabled Individuals
Parkview Group Home	1	Leased/Issued	No	Disabled Individuals
Parkview Group Home	1	Leased/Issued	No	Disabled Individuals
Parkview Group Home	1	Leased/Issued	No	Disabled Individuals
Parkview Group Home	1	Leased/Issued	No	Disabled Individuals
Inland Empire Group Home	1	Leased/Issued	No	Disabled Individuals
Inland Empire Group Home	1	Leased/Issued	No	Disabled Individuals
Inland Empire Group Home	1	Leased/Issued	No	Disabled Individuals
The Willows	15	Leased/Issued	No	Homeless Families
Laurelwood Gardens	8	Leased/Issued	No	Low Income Families
Inland Empire Group Home	1	Leased/Issued	No	Disabled Individuals
Inland Empire Group Home	1	Leased/Issued	No	Disabled Individuals
Inland Empire Group Home	1	Leased/Issued	No	Disabled Individuals
Inland Empire Group Home	1	Leased/Issued	No	Disabled Individuals
Converted former Public Housing	509	Leased/Issued	No	Families, Seniors and/or Disabled Individuals
Evergreen Court Apartments	15	Leased/Issued	No	Seniors
Vashon Terrace	16	Leased/Issued	No	Elderly or Disabled
Velocity Apartments	8	Leased/Issued	No	Homeless Families
Northwood Square	24	Leased/Issued	No	Families and/or Elderly or Disabled

Independence Bridge	24	Leased/Issued	No	Homeless Young Adults
Sophia's Home - Bellepark East	1	Leased/Issued	No	Homeless Individuals
Sophia's Home - Timberwood	2	Leased/Issued	No	Homeless Individuals
Sophia's Home - Woodside East	4	Leased/Issued	No	Homeless Individuals
August Wilson Place	8	Leased/Issued	No	Homeless Families
August Wilson Place-VASH	8	Leased/Issued	No	Homeless Veterans
Patricia Harris Manor	41	Leased/Issued	No	Elderly or Disabled
Woodcreek Lane	20	Leased/Issued	No	Families and/or Elderly or Disabled
Gilman Square	25	Leased/Issued	No	Low Income Families
Friends of Youth - Group Home serving 10 YA's	2	Leased/Issued	No	Homeless Young Adults
Phoenix Rising	24	Leased/Issued	No	Homeless Young Adults
Family Village	10	Leased/Issued	No	Homeless Families
William J. Wood Veterans House	44	Leased/Issued	No	Homeless Veterans
Kirkland Avenue Townhomes	2	Leased/Issued	No	Homeless Veterans
Timberwood Apartments - VASH	16	Leased/Issued	No	Homeless Veterans
Carriage House - VASH	21	Leased/Issued	No	Homeless Veterans
Villages at South Station - VASH	16	Leased/Issued	No	Homeless Veterans
Cove East Apartments - VASH	16	Leased/Issued	No	Homeless Veterans
Ronald Commons	8	Leased/Issued	No	Homeless Veterans
Southwood Square	104	Leased/Issued	No	Low Income Families
Velocity Apartments -VASH	8	Leased/Issued	No	Homeless Veterans
Providence John Gabriel House	8	Leased/Issued	No	Elderly
Houser Terrace/RHA - VASH	25	Leased/Issued	No	Homeless Veterans
Athene	8	Leased/Issued	No	Elderly
TOTAL	**2,557**			

APPENDIX C

KCHA’S LOCAL ASSET MANAGEMENT PLAN

As detailed in KCHA’s FY 2008 MTW Annual Plan and adopted by the Board of Commissioners under Resolution No. 5116, KCHA has implemented a Local Asset Management Plan that considers the following:

- KCHA will develop its own local funding model for Public Housing and Section 8 using its block grant authority. Under its current agreement, KCHA can treat these funds and CFP dollars as fungible. In contrast to 990.280 regulations, which require transfers between projects after all project expenses are met, KCHA’s model allows budget-based funding at the start of the fiscal year from a central ledger, not other projects. KCHA will maintain a budgeting and accounting system that gives each property sufficient funds to support annual operations, including allowable fees. Actual revenues will include those provided by HUD and allocated by KCHA based on annual property-based budgets. As envisioned, all block grants will be deposited into a single general ledger fund. This will have multiple benefits.

  - KCHA gets to decide subsidy amounts for each public housing project. It’s estimated that HUD’s new funding model has up to a 40% error rate for individual sites. This means some properties get too much, some too little. Although funds can be transferred between sites, it’s simpler to determine the proper subsidy amount at the start of the fiscal year rather than when shortfalls develop. Resident services costs will be accounted for in a centralized fund that is a sub-fund of the single general ledger, not assigned to individual programs or properties.

  - KCHA will establish a restricted public housing operating reserve equivalent to two months’ expenses. KCHA will estimate subsidies and allow sites to use them in their budgets. If the estimate exceeds the actual subsidy, the difference will come from the operating reserve. Properties may be asked to replenish this central reserve in the following year by reducing expenses, or KCHA may choose to make the funding permanent by reducing the unrestricted block grant reserve.

  - Using this approach will improve budgeting. Within a reasonable limit, properties will know what they have to spend each year, allowing them autonomy to spend excess on "wish list" items and carefully watch their budgets. The private sector doesn't wait until well into its fiscal year to know how much revenue is available to support its sites.

- Reporting site-based results is an important component of property management and KCHA will continue accounting for each site separately; however, KCHA, as owner of the properties will determine how much revenue will be included as each project's subsidy. All subsidies will be properly accounted for under the MTW rubric.

- Allowable fees to the central office cost center (COCC) will be reflected on the property reports, as required. The MTW ledger won't pay fees directly to the COCC. As allowable under the asset management model, however, any subsidy needed to pay legacy costs, such as pension or terminal leave payments and excess energy savings from the Authority's ESCO, may be transferred from the MTW ledger or the projects to the COCC.

- Actual Section 8 amounts needed for housing assistance payments and administrative costs will be allotted to the Housing Choice Voucher program, including sufficient funds to pay asset management fees. Block grant reserves and their interest earnings will not be commingled with Section 8 operations, enhancing budget transparency. Section 8 program managers will become more responsible for their budgets in the same manner as public housing site managers.

- Block grant ledger expenses, other than transfers out to sites and Section 8, will be those that support MTW initiatives, such as the South County Pilot or resident self-sufficiency programs. Isolating these funds and activities will help KCHA's Board of Commissioners and its management keeps track of available funding for incremental initiatives and enhances KCHA's ability to compare current to pre-MTW historical results with other housing authorities that do not have this designation.

- In lieu of multiple submissions of Operating Subsidy for individual Asset Management Projects, KCHA may submit a single subsidy request using a weighted average project expense level (WAPEL) with aggregated utility and add-on amounts.

APPENDIX D

DISCLOSURE OF LOBBYING ACTIVITIES

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB 0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

1. Type of Federal Action:
☐ a. contract
b. grant
c. cooperative agreement
d. loan
e. loan guarantee
f. loan insurance

2. Status of Federal Action:
☐ a. bid/offer/application
b. initial award
c. post-award

3. Report Type:
☐ a. initial filing
b. material change
For Material Change Only:
year ________ quarter ________
date of last report ____________

4. Name and Address of Reporting Entity:
☐ **Prime** ☐ **Subawardee**
Tier ______, *if known*:

Congressional District, *if known*: 4c

5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:

Congressional District, *if known*:

6. Federal Department/Agency:

7. Federal Program Name/Description:

CFDA Number, *if applicable*: ____________

8. Federal Action Number, *if known*:

9. Award Amount, *if known*:
$

10. a. Name and Address of Lobbying Registrant
(*if individual, last name, first name, MI*):

b. Individuals Performing Services (*including address if different from No. 10a*)
(*last name, first name, MI*):

11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Signature: ____________________
Print Name: ____________________
Title: ____________________
Telephone No.: ____________ Date: ________

Federal Use Only:

Authorized for Local Reproduction
Standard Form LLL (Rev. 7-97)

PRINT

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

    (b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

APPENDIX E

Designation Plan

Designation Plan Status as of 07/31/2018

Project #	Project	Units	Occupied	%Target	Target	#Elderly	%Elderly	Pre-Imp.	Status	Action
					NORTHEAST MIXED POPULATION					
150TC	Paramount House	70	70	0.78	55	52	74	-12	-3	Freeze admission of younger households
151	Northridge I	70	69	0.78	55	58	82	-7	3	No restrictions on younger households
152	Briarwood	70	69	0.78	55	62	88	-2	7	No restrictions on younger households
153	Northridge II	70	69	0.78	55	57	81	-2	2	No restrictions on younger households
154	The Lake House	70	68	0.78	55	54	77	-5	-1	Freeze admission of younger households
156	Westminster Manor	60	59	0.78	47	48	80	-	1	No restrictions on younger households
250	Forest Glen	40	40	0.78	32	36	90	-2	4	No restrictions on younger households
251	Casa Juanita	80	78	0.78	63	67	83	4	4	No restrictions on younger households
290	Northlake House	38	38	0.78	30	35	92	-	5	No restrictions on younger households
191	Northwood	34	34	0.78	27	30	88	-	3	No restrictions on younger households
					SOUTHEAST MIXED POPULATION					
554TC	Gustaves Manor	35	35	0.78	28	27	77	6	-1	Freeze admission of younger households
450TC	Mardi Gras	61	61	0.78	48	52	85	10	4	No restrictions on younger households
551TC	Plaza 17	70	69	0.78	55	62	88	7	7	No restrictions on younger households
550	Wayland Arms	67	66	0.78	53	54	80	2	1	No restrictions on younger households
487TC	Vantage Point	77	75	0.78	61	67	87		6	No restrictions on younger households
					SOUTHWEST MIXED POPULATION					
350	Boulevard Manor	70	69	0.78	55	55	78	-11	0	Monitor for next vacancy
354TC	Brittany Park	43	43	0.78	34	34	79	-8	0	Monitor for next vacancy
553TC	Casa Madrona	70	69	0.78	55	58	82	6	3	No restrictions on younger households
352TC	Munro Manor	60	59	0.78	47	48	80	-5	1	No restrictions on younger households
342TC	Nia	82	80	0.78	64	71	86	0	7	No restrictions on younger households
358TC	Riverton Terrace EGIS	30	30	0.78	24	26	86	-3	2	No restrictions on younger households
552	Southridge House	80	80	0.78	63	72	90	14	9	No restrictions on younger households
353	Yardley Arms	67	66	0.78	53	56	83	-9	3	No restrictions on younger households
390	Burien Park	102	101	0.78	80	92	90	-	12	No restrictions on younger households
					HOPA					
451	Eastridge House	40	40	0.9	36	34	85	-	-2	Freeze admission of younger households
465	Bellevue Manor	66	65	0.9	60	62	93	5	2	No restrictions on younger households
466	Patricia Harris	41	40	0.9	37	40	97	6	3	No restrictions on younger households
					SEDRO WOOLLEY					
155	Hillsview	60	60		-	43	71	-	-	

APPENDIX F

UNIT UPGRADE COMPLETION REPORT

		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
Project Based Section 8 Housing															
Avondale Manor															
	1	126	201		Avondale Manor	12	2		6/30/2006	7/14/2006	153	$6,820	$3,808	$10,628	537911
	2	126	201		Avondale Manor	16	3		11/13/2006	12/27/2006	261	$11,540	$5,885	$17,424	550131
	3	126	201		Avondale Manor	2	3		12/13/2006	2/5/2007	319	$13,203	$8,492	$21,695	553484
	4	126	201		Avondale Manor	9	3		11/23/2011	2/29/2012	316	$18,307	$11,361	$29,668	686115
	5	126	201		Avondale Manor	17	3		5/31/2012	8/23/2012	323	$19,681	$11,197	$30,878	698083
	6	126	201		Avondale Manor	11	3		10/19/2012	11/21/2012	282	$18,010	$12,876	$30,886	707107
	7	126	201		Avondale Manor	8	3		2/20/2013	3/27/2013	289	$17,668	$11,594	$29,262	715412
	8	126	201		Avondale Manor	10	3		4/16/2013	6/26/2013	331	$18,957	$10,995	$29,952	718995
	9	126	201		Avondale Manor	4	2		7/9/2013	10/29/2013	266	$15,861	$11,749	$27,610	725072
	10	126	201		Avondale Manor	14	4		8/8/2013	1/16/2014	346	$20,279	$13,207	$33,486	726808
	11	126	201		Avondale Manor	18	4		11/29/2013	2/18/2014	305	$19,065	$11,877	$30,942	735904
	12	126	201		Avondale Manor	19	4		8/21/2015	9/29/2015	327	$20,679	$13,986	$34,664	782805
	13	126	201		Avondale Manor	12	2		8/19/2015	9/30/2015	276	$17,436	$11,429	$28,865	782806
	14	126	201		Avondale Manor	5	3		10/13/2015	11/25/2015	337	$21,489	$14,215	$35,704	786607
	15	126	201		Avondale Manor	6	4		10/27/2015	11/30/2015	336	$21,232	$14,800	$36,032	384
	16	509	201		Avondale Manor	13	3	00202020001	9/6/2017	12/11/2017	275	$17,545	$14,176	$31,720	38263
			Avondale Manor	1970	Total Units	**20**	Upgraded	**16**	Remaining	**4**			Avg. $ (since 2012)	**$31,513**	
Bellevue Houses (8)															
	1	127	211		Bellevue House	3	3		11/3/2008	1/30/2009	323	$19,970	$13,383	$33,353	611404
	2	127	211		Bellevue House	4	3		2/22/2011	3/30/2011	313	$18,337	$11,901	$30,237	663972
	3	127	211		Bellevue House	2	3		7/1/2013	10/15/2013	276	$14,454	$9,668	$24,121	724028
	4	127	211		Bellevue House	8	3		12/8/2014	1/27/2015	343	$20,622	$9,001	$29,623	762029
			Bellevue 8		Total Units	**8**	Upgraded	**4**	Remaining	**4**			Avg. $	**$29,334**	
Bellevue Manor															
	1	206	465		Bellevue Manor	101	1	00404650101	2/3/2016	3/23/2016	228	$13,603	$9,950	$23,553	7642
	2	206	465		Bellevue Manor	Key Keeper	3	00404650200	3/11/2016	5/4/2016	322	$20,678	$11,530	$32,208	9352
	3	206	465		Bellevue Manor	111	1	00404650111	6/8/2016	7/1/2016	222	$13,790	$12,292	$26,082	12456
	4	206	465		Bellevue Manor	108	1	00404650108	6/8/2016	7/26/2016	222	$13,379	$11,771	$25,150	12454
	5	206	465		Bellevue Manor	104	1	00404650104	7/11/2016	8/19/2016	218	$13,565	$12,002	$25,566	14447
	6	206	465		Bellevue Manor	205	1	00404650205	7/11/2016	8/23/2016	222	$13,684	$11,182	$24,866	14448
	7	206	465		Bellevue Manor	115	1	00404650115	10/30/2016	12/14/2016	233	$14,793	$10,317	$25,110	19977
	8	206	465		Bellevue Manor	319	1	00404650319	9/30/2016	1/4/2017	233	$14,531	$9,939	$24,470	20249
	9	206	465		Bellevue Manor	219	1	00404650219	4/7/2017	6/23/2017	218	$14,335	$9,509	$23,844	29209
	10	206	465		Bellevue Manor	121	1	00404650121	6/30/2017	8/30/2017	179	$11,512	$10,241	$21,753	32254
	11	206	465		Bellevue Manor	103	1	00404650103	8/1/2017	10/25/2017	245	$14,675	$10,541	$25,216	33936
	12	206	465		Bellevue Manor	202	1	00404650202	10/25/2017	1/18/2018	250	$15,195	$9,815	$25,009	38998
	13	206	465		Bellevue Manor	120	1	00404650120	1/23/2018	4/30/2018	292	$18,842	$14,582	$33,424	47046
			Bellevue Manor		Total Units	**65**	Upgraded	**13**	Remaining	**52**			Avg. $	**$25,865**	
Birch Creek				2009	Total Units	**262**	CCD Renovated	**262**	Remaining		Uncertain	**0**			
Campus Court															
	1	164	303		Campus Court	1	3		8/3/2007	9/20/2007	322	$14,329	$6,485	$20,814	574891
	2	164	303		Campus Court	8	3		10/1/2008	10/21/2008	228	$14,124	$9,445	$23,569	604226
	3	164	303		Campus Court	3	3		2/6/2009	3/23/2009	308	$17,610	$11,350	$28,961	615456
	4	164	303		Campus Court	2	3		1/12/2009	2/13/2009	272	$17,810	$10,159	$27,969	614814
	5	164	303		Campus Court	12	3		9/8/2009	10/1/2009	282	$16,884	$9,789	$26,673	631431
	6	164	303		Campus Court	7	3		8/30/11	11/22/2011	395	$24,975	$10,028	$35,003	679507
	7	164	303		Campus Court	11	3		9/4/12	12/19/2012	248	$15,880	$15,543	$31,422	703941
	8	164	303		Campus Court	6	3		11/7/12	12/27/2012	270	$17,045	$13,998	$31,043	708340
	9	164	303		Campus Court	4	3		10/31/12	12/31/2012	362	$23,441	$14,282	$37,722	707928
	10	164	303		Campus Court	5	3		11/7/12	12/31/2012	303	$19,359	$16,350	$35,709	708249
	11	164	303		Campus Court	10	3		12/2/2014	2/23/2015	310	$19,764	$16,761	$36,524	762134
	12	509	303		Campus Court	A2	3	303030002	3/1/2018	5/18/2018	336	$22,071	$13,970	$36,041	48276
			Campus Court	1991	Total Units	**12**	Upgraded	**12**	Remaining	**0**			Avg. $ (since 2012)	**$34,744**	
Cedarwood															
	1	129	205		Cedarwood	18	2		4/6/2009	5/5/2009	285	$16,750	$9,422	$26,172	620343
	2	129	205		Cedarwood	24	2		5/15/2009	6/17/2009	224	$12,852	$8,589	$21,441	623701
	3	129	205		Cedarwood	11	2		6/30/2009	7/31/2009	217	$11,613	$9,548	$21,161	626887
	4	129	205		Cedarwood	12	2		8/3/2009	8/31/2009	216	$12,042	$10,352	$22,394	629145
	5	129	205		Cedarwood	23	2		8/24/2009	10/2/2009	228	$13,389	$9,267	$22,655	630592
	6	129	250		Cedarwood	10	3		6/28/2010	7/15/2010	228	$13,300	$9,226	$22,526	649639
	7	129	205		Cedarwood	21	2		9/21/2011	10/31/2011	217	$13,579	$10,372	$23,951	682055
	8	129	205		Cedarwood	9	2		8/23/2012	9/21/2012	234	$13,828	$11,194	$25,022	703419
	9	129	205		Cedarwood	25	2		1/7/2013	2/12/2013	233	$13,007	$10,028	$23,035	712629
	10	129	205		Cedarwood	17	3		4/5/2013	5/21/2013	241	$13,287	$9,834	$23,120	718576
	11	129	205		Cedarwood	5	3		5/8/2013	8/19/2013	234	$12,979	$8,680	$21,658	720777
	12	129	205		Cedarwood	1	2		7/3/2013	8/26/2013	205	$12,172	$9,223	$21,395	724581
	13	129	205		Cedarwood	14	3		12/1/2014	1/23/2015	226	$14,290	$11,332	$25,622	761736
	14	509	205		Cedarwood	3	3	00202050003	08/05/16	10/27/16	242	$15,420	$10,864	$26,283	15956
	15	509	205		Cedarwood	7	2	00202050007	8/29/2017	11/28/2017	240	$15,008	$11,422	$26,430	38255
	16	509	205		Cedarwood	6	2	00202050006	1/26/2018	4/6/2018	249	$15,707	$10,205	$25,912	45562

		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
			Cedarwood	1981	Total Units	25	Upgraded	16	Remaining	9			Avg. $ (since 2012)	$24,275	
Eastridge House															
	1	131	451		Eastridge House	302	1		9/15/2006	10/3/2006	135	$6,087	$5,968	$12,055	545356
	2	131	451		Eastridge House	312	1		11/6/2006	11/24/2006	92	$4,069	$5,374	$9,442	549489
	3	131	451		Eastridge House	305	1		8/27/2007	10/11/2007	128	$5,758	$4,212	$9,970	575805
	4	131	451		Eastridge House	205	1		8/31/2007	10/11/2007	111	$4,978	$5,115	$10,092	575804
	5	131	451		Eastridge House	211	1		1/29/2008	2/13/2008	148	$6,674	$6,455	$13,129	586707
	6	131	451		Eastridge House	103	1		2/25/2008	3/13/2008	121	$5,466	$4,992	$10,457	588496
	7	131	451		Eastridge House	209	1		3/19/2008	4/1/2008	122	$5,434	$6,123	$11,557	590281
	8	131	451		Eastridge House	109	1		10/31/2008	1/13/2009	112	$7,168	$6,508	$13,676	612068
	9	131	451		Eastridge House	107	1		11/26/2008	1/15/2009	101	$6,416	$6,167	$12,583	612069
	10	131	451		Eastridge House	314	1		12/9/2008	2/3/2009	134	$7,268	$7,384	$14,653	614093
	11	131	451		Eastridge House	201	1		2/10/2009	3/3/2009	113	$6,609	$7,220	$13,830	616600
	12	131	451		Eastridge House	207	1		6/29/2009	7/17/2009	150	$8,234	$6,311	$14,545	626742
	13	131	451		Eastridge House	303	1		7/31/2009	8/24/2009	138	$7,336	$6,808	$14,144	629121
	14	131	451		Eastridge House	215	1		3/9/2010	3/31/2010	151	$8,955	$6,933	$15,888	643081
	15	131	451		Eastridge House	204	1		6/1/2010	6/24/2010	159	$8,569	$6,893	$15,462	648211
	16	131	451		Eastridge House	304	1		8/31/2010	9/22/2010	169	$8,839	$6,139	$14,977	653354
	17	131	451		Eastridge House	115	1		8/31/2010	9/27/2010	160	$8,777	$6,498	$15,274	653475
	18	131	451		Eastridge House	111	1		9/30/2010	10/15/2010	164	$9,576	$6,070	$15,647	654926
	19	131	451		Eastridge House	101	2		3/23/2011	4/22/2011	200	$10,794	$10,163	$20,958	666104
	20	131	451		Eastridge House	301	1		5/9/2011	7/8/2011	169	$8,934	$7,026	$15,959	669286
	21	131	451		Eastridge House	105	1		7/6/2011	9/2/2011	188	$10,144	$7,440	$17,584	674202
	22	131	451		Eastridge House	110	1	RAFN (GC) -1		5/1/2011					
	23	131	451		Eastridge House	112	1	RAFN (GC) - 2		5/1/2011					
	24	131	451		Eastridge House	113	1	RAFN (GC) - 3		5/1/2011					
	25	131	451		Eastridge House	307	1		5/16/2012	6/27/2012	195	$10,123	$7,650	$17,773	697087
	26	131	451		Eastridge House	309	1		10/15/2012	10/26/2012	170	$9,576	$6,720	$16,296	706738
	27	131	451		Eastridge House	214	1		12/26/2012	1/15/2013	159	$9,315	$6,886	$16,201	711458
	28	131	451		Eastridge House	206	1		6/15/2015	7/22/2015	197	$10,613	$10,272	$20,884	778551
	29	131	451		Eastridge House	213	1		9/2/2015	10/16/2015	194	$10,471	$10,824	$21,295	783657
	30	131	451		Eastridge House	311	1	00204510311	12/21/2015	1/22/2016	175	$9,688	$10,382	$20,070	3508
	31	131	451		Eastridge House	203	1	00204510203	9/30/2016	1/10/2017	189	$11,181	$9,893	$21,074	18776
	32	509	451		Eastridge House	202	1	00204510202	1/5/2018	3/26/2018	200	$12,006	$11,599	$23,605	44663
	33	509	451		Eastridge House	208	1	00204510208	3/16/2018	7/10/2018	227	$14,418	$8,645	$23,063	50161
			Eastridge House	1972	Total Units	40	Upgraded	33	Remaining	7			Avg. $ (since 2012)	$20,029	
Evergreen Court															
	1	166	505		Evergreen Court	5	2		10/13/2006	10/30/2006	186	$8,140	$7,110	$15,250	547641
	2	166	505		Evergreen Court	26	2		5/27/2008	6/20/2008	302	$19,598	$8,707	$28,305	595322
	3	166	505		Evergreen Court	28	2		6/14/2009	7/29/2009	207	$13,053	$8,682	$21,735	627189
	4	166	505		Evergreen Court	11	3		5/1/2010	6/11/2010	324	$19,732	$10,527	$30,528	647193
	5	166	505		Evergreen Court	14	3		7/1/2010	9/13/2010	299	$18,947	$12,468	$31,415	649763
	6	166	505		Evergreen Court	13	3		11/9/2010	12/30/2010	227	$14,427	$12,040	$26,466	657853
	7	166	505		Evergreen Court	25	2		1/3/2011	2/10/2011	269	$17,031	$8,332	$25,363	660440
	8	166	505		Evergreen Court	3	2	RAFN (GC) - 4		5/1/2011					
	9	166	505		Evergreen Court	4	2	RAFN (GC) - 5		5/1/2011					
	10	166	505		Evergreen Court	21	3		9/3/2012	11/28/2012	412	$24,867	$12,512	$37,379	705361
	11	166	505		Evergreen Court	8	2		1/17/2013	2/21/2013	225	$13,648	$12,170	$25,819	713001
	12	166	505		Evergreen Court	10	2		1/17/2013	2/25/2013	227	$13,853	$12,535	$26,389	712999
	13	166	505		Evergreen Court	12	3		1/17/2013	2/26/2013	268	$15,782	$14,033	$29,814	713524
	14	166	505		Evergreen Court	9	2		1/28/2013	2/28/2013	244	$14,625	$11,442	$26,068	714027
	15	166	505		Evergreen Court	30	2		4/1/2013	6/26/2013	316	$20,132	$11,394	$31,526	718421
	16	166	505		Evergreen Court	1	2		4/14/2013	7/23/2013	296	$18,944	$10,703	$29,647	719736
	17	166	505		Evergreen Court	27	3		5/13/2013	7/31/2013	302	$19,403	$11,015	$30,417	720744
	18	166	505		Evergreen Court	7	2		5/22/2013	7/31/2013	269	$17,064	$11,435	$28,498	721329
	19	166	505		Evergreen Court	23	2		7/8/2013	9/12/2013	290	$18,148	$11,341	$29,489	726324
	20	509	505		Evergreen Court	19	2		12/27/2013	4/15/2014	379	$23,131	$12,561	$35,692	739479
	21	509	505		Evergreen Court	29	2		7/23/2014	8/19/2014	283	$17,499	$11,634	$29,133	752200
	22	509	505		Evergreen Court	18	3		6/20/2015	8/17/2015	340	$20,094	$12,812	$32,906	779097
	23	509	505		Evergreen Court	17	2		8/24/2015	10/19/2015	301	$19,065	$14,945	$34,009	782968
	24	509	505		Evergreen Court	24	2		10/26/2015	12/30/2015	289	$18,240	$13,528	$31,768	1063
	25	509	505		Evergreen Court	2	2	00505050002	1/3/2016	2/23/2016	267	$17,023	$12,409	$29,431	4073
	26	509	505	509	Evergreen Court	22	3	505050022	10/12/2017	11/30/2017	300	$19,611	$15,741	$35,351	37901
			Evergreen Court	1981	Total Units	30	Upgraded	26	Remaining	4			Avg. $ (since 2012)	$30,372	
Forest Grove															
	1	509	204		Forest Grove	13	2		2/10/2014	4/29/2014	214	$13,782	$11,258	$25,040	741603
	2	509	204		Forest Grove	19	2		9/3/2014	10/31/2014	178	$10,951	$12,679	$23,630	755257
	3	509	204		Forest Grove	15	2		10/27/2014	12/30/2014	229	$14,661	$14,085	$28,746	759402
	4	509	204		Forest Grove	2	3		11/21/2014	1/22/2015	348	$22,076	$12,844	$34,920	761105
	5	509	204		Forest Grove	12	2		10/30/2015	12/18/2015	225	$14,337	$12,855	$27,192	770
	6	509	204		Forest Grove	8	2		4/20/2015	5/19/2015	289	$18,112	$11,418	$29,531	775175
	7	509	204		Forest Grove	4	00202040004	2	2/15/2018	5/15/2018	241	$15,383	$12,978	$28,361	49137
	8	509	204		Forest Grove	10	00202040010	2	5/3/2018	7/31/2018	241	$14,431	$15,561	$29,992	54310
			Forest Grove	1981	Total Units	25	Upgraded	8	Remaining	17			Avg. $	$28,426	
Glenview Heights															
	1	142	405		Glenview Heights	7	2		8/8/2008	9/12/2008	234	$14,312	$7,971	$22,283	600453
	2	142	405		Glenview Heights	8	2		7/22/2010	8/12/2010	288	$17,739	$8,873	$26,611	650947
	3	142	405		Glenview Heights	10	2		12/16/2010	12/30/2010	210	$11,611	$8,637	$20,249	659901

		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	4	142	405		Glenview Heights	3	3		5/4/2009	5/22/2009	229	$14,199	$8,140	$22,340	622814
	5	142	405		Glenview Heights	6	2		10/5/2011	11/10/2011	206	$9,756	$10,021	$19,777	683126
	6	142	405		Glenview Heights	9	2		8/15/2012	9/10/2012	241	$15,395	$9,666	$25,061	703089
	7	142	405		Glenview Heights	5	2		8/27/2012	9/27/2012	233	$14,531	$9,507	$24,038	703637
	8	142	405		Glenview Heights	1	3		9/4/2012	10/11/2012	274	$17,472	$11,769	$29,240	704042
	9	142	405		Glenview Heights	4	2		10/24/2012	11/27/2012	240	$15,296	$11,389	$26,684	707910
	10	142	405		Glenview Heights	2	3		12/31/2012	1/25/2013	246	$15,646	$11,482	$27,128	712182
		Glenview Heights		1981	Total Units	**10**	Upgraded	**10**	Remaining	**0**			Avg. $ (since 2012)	**$26,430**	
Green Leaf															
	1	128	102		Green Leaf	7	2		4/26/2007	5/16/2007	220	$9,842	$8,618	$18,460	565719
	2	128	102		Green Leaf	26	2		7/30/2007	8/24/2007	188	$8,390	$9,150	$17,541	572957
	3	128	102		Green Leaf	17	2		7/1/2008	7/29/2008	203	$12,365	$10,267	$22,632	597733
	4	128	102		Green Leaf	18	2		8/21/2009	9/30/2009	212	$12,444	$9,834	$22,278	630427
	5	128	102		Green Leaf	22	3		7/1/2010	8/16/2010	224	$12,302	$11,204	$23,506	649812
	6	128	102		Green Leaf	19	2		9/15/2011	11/16/2011	227	$13,342	$11,156	$24,498	680997
	7	128	102		Green Leaf	16	2		11/30/2011	2/24/2012	256	$14,319	$10,386	$24,704	686027
	8	128	102		Green Leaf	6	2		7/2/2012	8/30/2012	206	$13,150	$12,444	$25,594	700105
	9	128	102		Green Leaf	25	2		10/31/2012	12/10/2012	200	$12,744	$10,430	$23,618	707940
	10	128	102		Green Leaf	15	2		11/26/2012	12/19/2012	218	$13,264	$10,301	$23,565	709661
	11	128	102		Green Leaf	27	3		8/27/2012	9/28/2012	243	$14,436	$12,419	$26,855	703760
	12	128	102		Green Leaf	8	2		6/11/2013	10/24/2013	229	$13,751	$10,701	$24,452	723214
	13	509	102		Green Leaf	14	2		8/29/2014	12/30/2014	223	$13,608	$14,592	$28,199	754985
	14	509	102		Green Leaf	21	3		10/20/2015	12/21/2015	208	$15,156	$11,879	$27,035	786754
	15	509	102		Green Leaf	A4	2	00101020004	7/25/2016	8/31/2016	240	$15,126	$11,891	$27,016	17098
	16	509	102		Green Leaf	B6	2	00101020011	8/4/2016	9/30/2016	249	$15,865	$11,809	$27,673	17386
	17	509	102		Green Leaf	12 -B7	2	00101020012	12/5/2016	1/30/2017	248	$15,288	$12,251	$27,539	22662
	18	509	102		Green Leaf	23-E2	2	00101020023	7/31/2017	9/28/2017	239	$15,622	$12,012	$27,633	35367
	19	509	102		Green Leaf	10-B5	3	00101020010	8/1/2017	9/28/2017	342	$22,446	$14,509	$36,955	35368
	20	509	102		Green Leaf	24	2	00101020024	10/19/2017	12/12/2017	249	$15,907	$12,479	$28,386	38267
		Green Leaf		1983	Total Units	**27**	Upgraded	**20**	Remaining	**7**			Avg. $ (since 2012)	**$27,271**	
Hidden Village															
	1	114	293		Hidden Village	9	2		3/25/2013	4/22/2013	212	$13,504	$8,722	$22,226	717713
	2	114	293		Hidden Village	211	2		11/18/2013	12/30/2013	184	$12,264	$7,974	$20,238	733123
	3	114	293		Hidden Village	302	3		6/11/2013	10/28/2013	208	$13,268	$9,905	$23,173	726943
	4	114	293		Hidden Village	308	2		6/6/2013	10/31/2013	230	$14,638	$9,744	$24,382	726942
	5	114	293		Hidden Village	208	3		11/1/2013	3/31/2014	252	$16,086	$9,428	$25,514	735349
	6	114	293		Hidden Village	213	1		11/1/2013	3/31/2014	207	$13,135	$8,861	$21,996	732307
	7	114	293		Hidden Village	110	3		12/2/2013	3/31/2014	248	$15,768	$11,027	$26,795	734041
	8	114	293		Hidden Village (A201)	15	3		2/24/2015	3/31/2015	237	$15,053	$12,743	$27,796	769747
	9	114	293		Hidden Village (A304)	32	3		6/30/2015	8/25/2015	246	$15,480	$13,295	$28,774	780369
	10	114	293		Hidden Village (B109)	51	2		10/1/2014	2/11/2015	427	$26,932	$13,067	$39,999	748435
	11	114	293		Hidden Village (B110)	52	2		10/1/2014	2/13/2015	298	$18,513	$13,953	$32,466	744863
	12	114	293		Hidden Village (A203)	17	2		12/8/2014	2/27/2015	259	$16,475	$12,540	$29,015	763351
	13	114	293		Hidden Village (A301)	29	3		1/30/2015	3/10/2015	303	$19,223	$11,983	$31,206	768053
	14	114	293		Hidden Village	B108	2	00802930050	1/4/2016	1/29/2016	285	$18,197	$13,142	$31,339	3649
	15	114	293		Hidden Village	A111	3	00802930011	3/14/2016	5/6/2016	293	$18,297	$12,495	$30,792	7456
	16	114	293		Hidden Village	A314	1	00802930042	4/4/2016	5/12/2016	257	$16,363	$9,904	$26,266	8882
	17	114	293		Hidden Village	B-306	4	00802930072	10/11/2016	1/30/2017	336	$21,704	$18,946	$40,650	19456
	18	114	293		Hidden Village	B-202	3	0080293	11/14/2016	1/25/2017	301	$18,154	$13,890	$32,044	21094
	19	114	293		Hidden Village	B104	3	0080293	12/20/16	3/8/2017	294	$19,222	$13,470	$32,693	23041
	20	114	293		Hidden Village	B312	3	0080293	12/20/16	3/10/2017	291	$19,178	$15,561	$34,740	23042
	21	114	293		Hidden Village	A305	2	0080293033	02/14/17	4/18/2017	288	$18,952	$15,310	$34,262	25548
	22	114	293		Hidden Village	A307	1	00802930035	02/14/17	4/24/2017	301	$19,719	$12,537	$32,256	25549
	23	114	293		Hidden Village	B101	3	802930043	3/22/2017	6/28/2017	295	$19,317	$14,260	$33,577	27586
	24	114	293		Hidden Village	B204	3	80293	5/30/2017	7/31/2017	304	$19,895	$14,610	$34,505	30850
	25	114	293		Hidden Village	A212	2	80293	5/31/2017	8/1/2017	308	$20,140	$14,275	$34,415	31055
	26	114	293		Hidden Village	A10	1	802930001	6/27/2017	8/30/2017	292	$19,116	$15,928	$35,044	32375
	27	114	293		Hidden Village	A101	3	802930002	6/26/2017	8/31/2017	296	$19,464	$14,727	$34,191	32374
	28	114	293		Hidden Village	A311	3	802930039	7/28/2017	10/4/2017	296	$19,320	$16,258	$35,578	33720
	29	114	293		Hidden Village	A310	3	802930038	7/31/2017	10/5/2017	288	$18,784	$15,079	$33,863	33798
	30	118	293		Hidden Village	B-304	3	802930070	1/11/2018	3/15/2018	296	$19,263	$15,640	$34,903	44892
	31	118	293		Hidden Village	A108	3	0080293	2/1/2018	3/28/2018	312	$20,399	$17,313	$37,712	45917
	32	118	293		Hidden Village	B311	3	80293000	2/8/2018	4/24/2018	360	$23,615	$15,255	$38,870	47328
	33	118	293		Hidden Village	A306	3	0080293A306	3/29/2018	5/31/2018	312	$20,496	$16,290	$36,786	50580
	34	118	293		Hidden Village	A312	2	0080293A312	5/2/2018	7/2/2018	315	$20,497	$14,544	$35,041	52725
		Hidden Village		1992	Total Units	**78**	Upgraded	**34**	Remaining	**44**			Avg. $ (since 2015)	**$33,659**	
Harrison House				1992	Total Units	**94**	Upgraded	**0**	Remaining		Uncertain	**94**			
Hillsview															
	1	121	155		Hillsview (Sedro)	347	1		11/13/2007	12/19/2007	193	$8,641	$6,982	$15,623	581306
	2	121	155		Hillsview	348	1		12/17/2007	1/22/2008	199	$8,598	$7,398	$15,996	583232
	3	121	155		Hillsview	345	1		2/2/2009	3/18/2009	166	$9,027	$6,669	$15,696	616164
	4	121	155		Hillsview	358	1		3/4/2009	3/25/2009	162	$9,334	$7,901	$17,235	618141
	5	121	155		Hillsview	228	1		1/3/2011	1/25/2011	163	$10,044	$7,505	$17,549	660392
	6	121	155		Hillsview	107	1		1/25/2011	2/15/2011	168	$10,856	$8,088	$18,944	661925
	7	121	155		Hillsview	359	1		4/25/2011	5/19/2011	179	$10,201	$8,547	$18,749	668617
	8	121	155		Hillsview	102	1		5/5/2011	6/29/2011	170	$9,585	$7,479	$17,064	669295
	9	121	155		Hillsview	350	1		5/5/2011	6/29/2011	177	$9,412	$7,627	$17,039	669296
	10	121	155		Hillsview	109	1		7/6/2011	9/22/2011	181	$10,712	$7,405	$18,117	674231

		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	11	121	155		Hillsview	346	1		7/30/2012	8/22/2012	195	$11,499	$7,676	$19,175	701908
	12	121	155		Hillsview	115	1	RA-Shower	8/7/2012	8/29/2012	226	$13,407	$10,378	$23,785	702379
	13	121	155		Hillsview	340	1		3/29/2013	5/13/2013	157	$10,045	$6,827	$16,872	717862
	14	121	155		Hillsview	232	1		4/29/2014	6/30/2014	165	$10,501	$7,992	$18,493	747680
	15	121	155		Hillsview	344	1		4/30/2014	6/30/2014	162	$10,306	$8,266	$18,572	747681
	16	121	155		Hillsview	360	1		9/30/2014	11/25/2014	177	$11,313	$9,802	$21,115	757252
	17	121	155		Hillsview	221	1		10/14/2014	11/25/2014	176	$11,120	$10,536	$21,656	758279
	18	121	155		Hillsview	217	1		1/31/2015	3/27/2015	223	$13,773	$11,474	$25,247	768693
	19	121	155		Hillsview	110	1		3/9/2015	4/21/2015	227	$13,861	$8,855	$22,716	770967
	20	121	155		Hillsview	222	1		3/9/2015	4/21/2015	216	$13,142	$8,910	$22,052	770968
	21	121	155		Hillsview	339	1	00101550339	4/27/2016	6/30/2016	175	$11,087	$10,561	$21,648	10114
	22	121	155		Hillsview	354	1	00101550354	1/10/2017	3/31/2017	194	$12,755	$10,505	$23,260	24847
	23	121	155		Hillsview	218	1	00101550218	4/25/2017	7/21/2017	197	$12,403	$9,687	$22,090	30692
	24	121	155		Hillsview	227	1	00101550227	11/21/2017	2/21/2018	203	$12,777	$12,946	$25,723	42189
			Hillsview	1971	Total Units	**60**	Upgraded	**24**	Remaining	**36**			Avg. $ (since 2012)	**$21,600**	
Juanita Court															
	1	128	206		Juanita Court	16	2		12/11/2006	12/29/2006	181	$8,015	$6,415	$14,430	553625
	2	128	206		Juanita Court	29	2		6/15/2007	7/3/2007	199	$8,811	$8,187	$16,998	569645
	3	128	206		Juanita Court	1	2		4/1/2008	5/13/2008	235	$13,359	$6,818	$20,176	591541
	4	128	206		Juanita Court	4	2		7/3/2008	7/30/2008	215	$13,045	$9,073	$22,118	597816
	5	128	206		Juanita Court	2	2		8/18/2008	9/10/2008	207	$11,966	$8,613	$20,579	598715
	6	128	206		Juanita Court	26	2		10/30/2008	12/16/2008	187	$11,452	$9,220	$20,673	610654
	7	128	206		Juanita Court	18	2		11/24/2008	1/15/2009	225	$14,176	$8,523	$22,699	612090
	8	128	206		Juanita Court	23	2		9/9/2009	10/20/2009	200	$11,459	$9,238	$20,697	631464
	9	128	206		Juanita Court	17	2		8/27/2010	9/30/2010	241	$12,590	$9,051	$21,641	653353
	10	128	206		Juanita Court	28	2		1/7/2010	1/29/2010	232	$13,627	$9,131	$22,758	639385
	11	128	206		Juanita Court	15	2		3/1/2010	3/15/2010	232	$13,635	$8,906	$22,542	642513
	12	128	206		Juanita Court	9	2		10/18/2010	11/12/2010	233	$14,002	$9,166	$23,168	656067
	13	128	206		Juanita Court	14	3		8/12/2011	9/27/2011	221	$12,977	$9,979	$22,955	679106
	14	128	206		Juanita Court	21	2		7/6/2011	9/28/2011	223	$13,569	$11,020	$24,589	674213
	15	128	206		Juanita Court	6	2		10/31/2011	12/29/2011	244	$14,647	$10,486	$25,133	684602
	16	128	206		Juanita Court	12	2		10/31/2012	11/29/2012	241	$14,305	$9,857	$24,162	707941
	17	128	206		Juanita Court	24	2		12/27/2012	1/24/2013	237	$14,458	$10,596	$25,054	711569
	18	128	206		Juanita Court	3	3		5/3/2013	6/14/2013	214	$13,630	$8,949	$22,579	720778
	19	128	206		Juanita Court	13	3		6/21/2013	7/15/2013	225	$13,834	$9,228	$23,062	723880
	20	128	206		Juanita Court	10	2		6/26/2013	10/17/2013	233	$14,118	$11,911	$26,029	725069
	21	128	206		Juanita Court	5	2		7/8/2013	10/21/2013	240	$14,515	$11,511	$26,025	725071
	22	128	206		Juanita Court	11	2		10/1/2013	1/29/2014	217	$13,817	$12,774	$26,590	735553
	23	128	206		Juanita Court	27 (J3)	3		10/29/2015	12/14/2015	245	$15,509	$11,627	$27,136	781
	24	509	206		Juanita Court	19 (G3)	3	00202060019	12/23/2015	1/26/2016	238	$15,054	$13,765	$28,818	3509
	25	509	206		Juanita Court	I-1	2	00202060022	1/23/2017	2/28/2017	243	$16,025	$10,887	$26,912	24848
	26	509	206		Juanita Court C-3	8	3	00202060008	03/08/17	4/28/2017	246	$16,142	$11,393	$27,535	28773
	27	509	206		Juanita Court H-1	20	2	00202060020	2/27/2017	3/30/2017	249	$16,299	$9,748	$26,047	26404
			Juanita Court	1982	Total Units	**30**	Upgraded	**27**	Remaining	**3**			Avg. $ (since 2012)	**$25,829**	
Juanita Trace															
	1	129	207		Juanita Trace	6	2		8/28/2006	9/8/2006	129	$5,767	$6,388	$12,155	542795
	2	129	207		Juanita Trace	11	2		10/11/2006	10/23/2006	172	$7,588	$8,287	$15,874	546860
	3	129	207		Juanita Trace	25	2		11/30/2007	1/7/2008	243	$10,847	$6,882	$17,728	582116
	4	129	212		Juanita Trace	106	2		3/31/2008	4/23/2008	194	$8,687	$6,825	$15,512	591045
	5	129	207		Juanita Trace	7	2		4/2/2008	5/2/2008	187	$8,402	$6,939	$15,341	591293
	6	129	207		Juanita Trace	17	2		7/29/2008	8/15/2008	184	$10,941	$7,033	$17,974	
	7	129	212		Juanita Trace	105	2		7/14/2008	8/18/2008	206	$11,639	$7,305	$18,944	598472
	8	129	207		Juanita Trace	13	2		10/20/2008	12/12/2008	209	$12,565	$8,534	$21,099	607380
	9	129	207		Juanita Trace	26	2		10/17/2008	12/10/2008	256	$15,715	$11,112	$26,827	607823
	10	129	207		Juanita Trace	2	2		11/3/2008	2/5/2009	201	$11,652	$9,524	$21,176	612418
	11	129	207		Juanita Trace	9	3		4/30/2009	5/22/2009	252	$14,715	$10,391	$25,106	622602
	12	129	207		Juanita Trace	5	3		6/29/2009	7/17/2009	194	$10,687	$11,085	$21,771	626719
	13	129	207		Juanita Trace	29	2		6/29/2009	7/24/2009	152	$8,606	$9,040	$17,646	626743
	14	129	207		Juanita Trace	30	2		7/13/2009	8/10/2009	180	$10,969	$8,317	$19,285	627758
	15	129	207		Juanita Trace	18	3		8/10/2009	9/22/2009	211	$12,336	$11,703	$24,039	629664
	16	129	207		Juanita Trace	3	2		12/28/2009	1/19/2010	207	$12,598	$8,836	$21,434	638740
	17	129	207		Juanita Trace	15	2		3/30/2010	4/21/2010	214	$13,036	$9,322	$22,357	644558
	18	129	207		Juanita Trace	8	2		10/18/2010	11/8/2010	222	$12,685	$8,502	$21,187	656008
	19	129	207		Juanita Trace	19	2		10/29/2010	11/19/2010	221	$12,357	$8,949	$21,306	656731
	20	129	212		Juanita Trace	103	3		1/28/2009	2/19/2010	211	$12,464	$10,687	$23,151	640439
	21	129	212		Juanita Trace	102	3		1/25/2010	2/22/2010	220	$12,616	$10,258	$22,874	640330
	22	129	207		Juanita Trace	10	2		1/3/2011	1/26/2011	237	$13,577	$9,044	$22,621	660639
	23	129	207		Juanita Trace	28	2		5/4/2011	6/17/2011	241	$13,385	$10,455	$23,839	668975
	24	129	207		Juanita Trace	14	1	RAFN (GC) - 6		7/1/2011					
	25	129	207		Juanita Trace	1	2		4/20/2012	5/25/2012	217	$12,953	$9,724	$22,678	695591
	26	129	212		Juanita Trace	108	2		4/3/2012	5/31/2012	259	$14,720	$9,794	$24,514	694371
	27	129	212		Juanita Trace	104	3		5/31/2012	7/19/2012	233	$13,643	$10,391	$24,034	698337
	28	129	207		Juanita Trace	27	2		9/7/2012	9/26/2012	226	$13,768	$10,514	$24,282	704336
	29	129	207		Juanita Trace	23	3		10/30/2012	11/28/2012	238	$13,565	$9,607	$23,172	707814
	30	129	207		Juanita Trace	20	2		1/28/2013	3/8/2013	210	$12,429	$10,556	$22,984	713753
	31	129	207		Juanita Trace	4	2		9/20/2013	1/16/2014	219	$13,400	$10,323	$23,723	729740
	32	129	212		Juanita Trace	101	2		12/9/2013	1/30/2014	208	$13,200	$12,407	$25,606	735566
	33	124	207		Juanita Trace	107	2		3/17/2014	6/9/2014	240	$14,554	$12,964	$27,518	742472
			Juanita Trace	1983	Total Units	**39**	Upgraded	**33**	Remaining	**6**			Avg. $ (since 2012)	**$24,279**	

		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
Kings Court															
	1	166	506		Kings Court	C-1	2			2/15/2007	138	$5,853	$5,774	$11,627	557089
	2	166	506		Kings Court	F5	2	Fire Repair	8/15/2006	3/2/2007	226	$9,584	$6,819	$16,403	559809
	3	166	506		Kings Court	F4	2	Fire Repair	8/15/2006	4/10/2007	142	$6,035	$7,120	$13,155	559807
	4	166	506		Kings Court	F2	2	Fire Repair	8/15/2006	5/11/2007	141	$5,971	$6,263	$12,235	559805
	5	166	506		Kings Court	F3	2	Fire Repair	8/15/2006	5/11/2007	146	$6,111	$6,183	$12,294	559806
	6	166	506		Kings Court	F1	2	Fire Repair	8/15/2006	5/11/2007	110	$4,654	$6,801	$11,455	559804
	7	166	506		Kings Court	H-1	3		3/11/2008	4/1/2008	334	$15,197	$7,746	$22,943	589929
	8	166	506		Kings Court	D-3	2		8/14/2008	9/23/2008	233	$14,529	$8,184	$22,713	600616
	9	166	506		Kings Court	D-2	2		9/3/2008	10/6/2008	258	$16,194	$8,225	$24,420	602025
	10	166	506		Kings Court	4	3		7/1/2010	9/2/2010	268	$17,064	$8,959	$26,022	649418
	11	166	506		Kings Court	22	2		2/28/2011	3/30/2011	241	$15,357	$8,987	$24,344	664511
	12	166	506		Kings Court	8	3		3/20/2012	5/16/2012	341	$20,063	$13,127	$33,190	693529
	13	166	506		Kings Court	3	2		4/16/2012	6/22/2012	254	$15,156	$10,617	$25,773	695252
	14	166	506		Kings Court	28	3		7/31/2012	10/2/2012	452	$27,726	$10,655	$38,381	702393
	15	166	506		Kings Court	6	3		10/1/2012	2/7/2012	420	$25,875	$14,891	$40,766	705848
	16	166	506		Kings Court	2	2		12/31/2012	2/15/2013	277	$15,794	$10,971	$26,765	711935
	17	166	506		Kings Court	25	2		1/17/2013	2/20/2013	249	$14,593	$12,232	$26,825	713525
	18	166	506		Kings Court	24	2		4/1/2013	6/21/2013	314	$20,078	$10,946	$31,024	718420
	19	166	506		Kings Court	20	3		12/2/2013	4/4/2014	314	$18,797	$13,624	$32,421	739480
	20	166	506		Kings Court	C-2	2		12/3/2015	12/31/2015	317	$19,277	$14,135	$33,412	1685
	21	509	506		Kings Court	1	2	00505060001	3/7/2016	5/6/2016	300	$18,762	$12,139	$30,901	7151
	22	509	506		Kings Court	G-1 201	2	00505060021	5/24/2016	6/24/2016	308	$20,836	$13,118	$33,954	11524
	23	509	506		Kings Court	G-3	3	505060023	11/13/2017	12/29/2017	306	$19,729	$14,657	$34,386	40286
	24	509	506		Kings Court	B-3	3	50506	12/4/2017	1/11/2018	331	$21,509	$20,498	$42,007	41169
			Kings Court	1981	Total Units	**30**	Upgraded	**24**	Remaining	**6**			Avg. $ (since 2012)	**$33,062**	
Kirkwood Terrace															
	1	127	209		Kirkwood Terrace	7	3		6/29/2007	7/23/2007	157	$7,042	$6,212	$13,253	570514
	2	127	209		Kirkwood Terrace	10	3		10/30/2007	11/19/2007	188	$8,400	$8,818	$17,218	580193
	3	127	209		Kirkwood Terrace	5	2		11/7/2007	11/30//07	175	$7,860	$9,004	$16,865	580487
	4	127	209		Kirkwood Terrace	16	3		8/11/2008	9/4/2008	187	$11,254	$7,573	$18,827	600329
	5	127	209		Kirkwood Terrace	15	2		3/2/2009	3/28/2009	220	$12,171	$10,262	$22,432	618135
	6	127	209		Kirkwood Terrace	6	2		7/8/2010	7/30/2010	232	$13,492	$9,763	$23,255	650143
	7	127	209		Kirkwood Terrace	1	2		3/24/2011	4/27/2011	201	$11,437	$13,189	$24,626	666174
	8	127	209		Kirkwood Terrace	26	2		5/16/2011	7/11/2011	240	$12,479	$10,542	$23,021	669862
	9	127	209		Kirkwood Terrace	4	3		6/21/2011	8/12/2011	227	$13,741	$7,428	$21,168	672483
	10	127	209		Kirkwood Terrace	19	3		4/4/2012	4/30/2012	208	$12,435	$8,194	$20,630	694545
	11	127	209		Kirkwood Terrace	13	3		4/6/2012	6/20/2012	239	$13,858	$10,661	$24,519	694546
	12	127	209		Kirkwood Terrace	28	2		5/24/2012	7/10/2012	231	$13,596	$12,205	$25,801	697559
	13	127	209		Kirkwood Terrace	25	2		5/25/2012	7/10/2012	221	$12,740	$10,633	$23,373	697683
	14	127	209		Kirkwood Terrace	27	2		6/27/2012	7/24/2012	230	$13,366	$9,653	$23,019	699717
	15	127	209		Kirkwood Terrace	24	2		7/5/2012	7/26/2012	225	$13,347	$9,657	$23,005	700181
	16	127	209		Kirkwood Terrace	22	2		7/3/2012	7/27/2012	227	$13,349	$10,869	$24,218	700099
	17	127	209		Kirkwood Terrace	23	2		7/5/2012	7/30/2012	236	$13,663	$10,911	$24,574	700180
	18	127	209		Kirkwood Terrace	21	2		7/19/2012	8/20/2012	228	$14,300	$9,843	$24,143	701156
	19	127	209		Kirkwood Terrace	14	2		1/10/2013	2/19/2013	239	$13,192	$8,662	$21,855	712628
	20	127	209		Kirkwood Terrace	11	2		2/27/2013	3/25/2013	235	$13,384	$9,077	$22,460	715687
	21	127	209		Kirkwood Terrace	8	2		3/28/2013	5/10/2013	249	$14,041	$10,736	$24,777	717800
	22	127	209		Kirkwood Terrace	20	2		3/23/2015	4/28/2015	210	$13,223	$11,742	$24,965	771772
	23	509	209	509	Kirkwood Terrace	2	1	00202090002	11/1/2016	1/17/2017	242	$14,243	$11,993	$26,236	20310
			Kirkwood Terrace	1983	Total Units	**28**	Upgraded	**23**	Remaining	**5**			Avg. $ (since 2012)	**$23,827**	
Newport															
	1	116	292		Newport Apts	36	2		7/2/2013	11/14/2013	234	$14,866	$10,620	$25,486	725663
	2	112	292		Newport Apts	24	2		2/26/2014	7/30/2014	221	$14,205	$13,173	$27,378	740381
	3	112	292		Newport Apts	26	2		7/31/2014	10/31/2014	221	$14,077	$11,381	$25,458	757234
	4	116	292		Newport Apts	38	2		11/4/2014	1/30/2015	238	$14,966	$12,752	$27,717	733698
	5	110	292		Newport Apts	35	2	00802920035	3/1/2016	3/30/2016	240	$14,696	$13,326	$28,022	7255
	6	114	292		Newport Apts	25	2	802920025	5/31/2017	8/8/2017	301	$19,718	$17,644	$37,362	30849
	7	114	292		Newport Apts	4	2	802920004	6/29/2017	9/6/2017	280	$18,424	$15,397	$33,821	32373
	8	114	292		Newport Apts	7	3	802920007	7/24/2017	9/12/2017	297	$19,421	$16,368	$35,788	33495
			Newport	1992	Total Units	**23**	Upgraded	**8**	Remaining	**15**			Avg. $	**$30,129**	
Parkway Apts															
	1	116	294		Parkway	310	2		6/27/2013	10/15/2013	203	$12,847	$12,410	$25,257	725661
	2	116	294		Parkway	106	2		6/19/2013	10/16/2013	197	$12,561	$9,890	$22,451	725662
	3	116	294		Parkway	112	2		7/31/2013	10/17/2013	216	$13,776	$9,817	$23,593	728396
	4	116	294		Parkway	114	2		8/12/2013	10/17/2013	217	$13,767	$11,845	$25,612	728397
	5	116	294		Parkway	312	1		12/2/2013	1/16/2014	206	$13,062	$9,207	$22,269	734040
	6	116	294		Parkway	111	3		10/31/2013	1/22/2014	228	$14,448	$10,572	$25,019	732305
	7	116	294		Parkway	206	2		10/31/2013	1/27/2014	213	$14,563	$9,595	$24,158	732306
	8	116	294		Parkway	208	2		1/22/2014	5/22/2014	229	$14,441	$10,739	$25,180	739885
	9	116	294		Parkway	109	2		2/19/2014	5/23/2014	233	$14,857	$9,746	$24,603	739884
	10	116	294		Parkway	311	3		6/9/2014	9/30/2014	234	$14,742	$11,735	$26,477	750817
	11	116	294		Parkway	110	2		6/9/2014	9/29/2014	247	$15,591	$11,908	$27,499	750815
	12	116	294		Parkway	102	3		6/25/2014	10/7/2014	269	$16,997	$12,919	$29,916	753830
	13	116	294		Parkway	307	2		7/31/2014	10/9/2014	270	$17,118	$12,384	$29,502	755116
	14	116	294		Parkway	104	2		5/26/2015	7/21/2015	249	$15,769	$10,992	$26,761	778653
	15	116	294		Parkway	301	3		6/26/2015	7/31/2015	252	$16,012	$12,879	$28,891	779317
	16	116	294		Parkway	108	2		4/1/2015	5/15/2015	294	$18,712	$12,767	$31,479	772823
	17	116	294		Parkway	105	1		7/30/2015	9/22/2015	283	$17,238	$12,745	$29,983	781319

		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	18	116	294		Parkway	211	2		8/19/2015	9/17/2015	284	$17,964	$12,836	$30,800	782694
	19	110	294		Parkway	103	3	00802940103	10/7/2015	1/25/2016	315	$18,296	$13,438	$31,734	785816
	20	110	294		Parkway	314	2	00802940314	10/29/2005	1/28/2016	298	$18,980	$14,314	$33,294	164
	21	110	294		Parkway	304	2	00802940304	2/19/2016	3/28/2016	299	$18,507	$10,589	$29,096	6227
	22	110	294		Parkway	202	2	00802940202	3/24/2016	4/29/2016	263	$16,935	$11,449	$28,383	9350
	23	481	294		Parkway	213	2	00802940213	11/17/2016	2/17/2017	254	$16,717	$11,663	$28,379	21504
	24	481	294		Parkway	205	2	00802940205	03/01/17	5/23/2017	252	$16,484	$11,990	$28,474	26435
	25	481	294		Parkway	313	1	00802940313	03/01/17	5/31/2017	229	$14,991	$11,051	$26,042	26436
	26	481	294		Parkway	207	3	802940207	8/28/2017	11/17/2017	264	$17,215	$10,282	$27,497	35420
			Parkway Apts	1995	Total Units	41	Upgraded	26	Remaining	15			Avg. $	$27,398	
Patricia Harris															
	1	207	466		Patricia Harris	Key Keeper Office	3		3/11/2016	6/30/2016	312	$18,506	$12,980	$31,485	9079
	2	207	466		Patricia Harris	214	1	00404660214	6/2/2016	6/30/2016	250	$15,131	$12,848	$27,978	12334
	3	207	466		Patricia Harris	212	1	00404660212	7/22/2016	8/31/2016	221	$14,077	$9,989	$24,066	17097
	4	207	466		Patricia Harris	312	1	00404660312	9/26/2016	11/24/2016	226	$14,161	$10,795	$24,956	18712
	5	207	466		Patricia Harris	306	1	00404660306	10/10/2016	12/14/2016	232	$14,760	$9,847	$24,607	20250
	6	207	466		Patricia Harris	304	1	00404660304	1/3/2017	2/28/2017	225	$14,851	$9,782	$24,633	23261
	7	207	466		Patricia Harris	203	1	00404660203	1/31/2017	2/28/2017	225	$14,787	$9,805	$24,592	25004
	8	207	466		Patricia Harris	311	1	00404660311	2/28/2017	4/28/2017	244	$15,996	$9,793	$25,789	26553
	9	207	466		Patricia Harris	211	1	00404660211	3/16/2017	5/31/2017	248	$16,364	$9,698	$26,062	27417
	10	207	466		Patricia Harris	112	1	00404660112	3/16/2017	5/31/2017	245	$16,287	$9,930	$26,217	27418
	11	207	466		Patricia Harris	208	1	00404660208	5/12/2017	7/28/2017	246	$15,538	$9,954	$25,492	29912
	12	207	466		Patricia Harris	205	1	00404660205	6/5/2017	8/25/2017	246	$14,975	$10,187	$25,162	21362
	13	207	466		Patricia Harris	307	1	00404660307	7/31/2017	10/31/2017	231	$14,565	$9,808	$24,373	34173
	14	207	466		Patricia Harris	204	1	00404660204	8/29/2017	11/21/2017	233	$14,637	$10,240	$24,877	36036
	15	207	466		Patricia Harris	201	1	00404660201	8/31/2017	11/22/2017	233	$15,085	$10,253	$25,337	36047
	16	207	466		Patricia Harris	305	1	00404660305	11/13/2017	12/28/2017	242	$15,334	$10,224	$25,557	40022
	17	207	466		Patricia Harris	202	1	00404660202	11/27/2017	2/14/2018	227	$14,976	$11,011	$25,987	41173
	18	207	466		Patricia Harris	315	1	00404660315	12/28/2017	3/16/2018	239	$15,241	$10,526	$25,767	43556
	19	207	466		Patricia Harris	206	1	00404660206	2/14/2018	5/14/2018	233	$14,124	$10,884	$25,008	48017
			Patricia Harris Apts		Total Units	40	Upgraded	19	Remaining	21			Avg. $	$25,359	
Pickering Court															
	1	144	404		Pickering Court	105	3		1/9/2013	3/20/2012	238	$14,990	$10,049	$25,039	712632
	2	144	404		Pickering Court	104	3		1/4/2013	1/28/2013	259	$16,483	$9,389	$25,872	712180
	3	144	404		Pickering Court	205	2		1/28/2013	3/26/2013	234	$14,906	$9,749	$24,655	713751
	4	144	404		Pickering Court	705	2		4/17/2013	6/28/2013	221	$13,965	$8,902	$22,867	719565
	5	144	404		Pickering Court	204	1		6/16/2013	9/24/2013	172	$10,896	$7,931	$18,827	726323
	6	509	404		Pickering Court	206	2		10/31/2013	2/25/2014	208	$13,162	$9,868	$23,030	733436
	7	509	404		Pickering Court	401	2		1/4/2014	2/28/2014	184	$11,644	$9,652	$21,296	736588
	8	509	404		Pickering Court	304	3		8/3/2015	8/28/2015	333	$20,977	$14,197	$35,173	781505
	9	509	404		Pickering Court	301	3		9/9/2015	10/29/2015	273	$17,245	$14,768	$32,013	784081
	10	509	404		Pickering Court	703	2		8/31/2015	11/2/2015	283	$17,923	$12,659	$30,582	783564
	11	509	404		Pickering Court	203	2	00504040203	1/19/2016	2/26/2016	241	$15,329	$12,370	$27,699	4229
	12	509	404		Pickering Court	103	3	00504040103	6/29/2016	7/29/2016	317	$20,049	$14,019	$34,068	13570
	13	509	404		Pickering Court	501	2	504040501	7/3/2017	9/19/2017	284	$18,532	$17,267	$35,799	32476
	14	509	404		Pickering Court	102	3	504040102	10/12/2017	12/12/2017	320	$20,839	$16,613	$37,451	37942
			Pickering Court	1980	Total Units	30	Upgraded	14	Remaining	16			Avg. $ (since 2012)	$28,169	
Riverton Family															
	1	164	351		Riverton Family	9	4		11/5/2012	4/8/2013	263	$14,262	$15,025	$29,287	708180
	2	164	351		Riverton Family	12	4		12/12/2012	4/10/2013	241	$15,280	$13,815	$29,095	710679
	3	164	351		Riverton Family	13	5		12/14/2012	4/16/2013	264	$16,775	$18,352	$35,127	710861
	4	164	351		Riverton Family	21	2		12/19/2012	4/18/2013	217	$13,832	$11,912	$25,744	715508
	5	164	351		Riverton Family	28	3		2/25/2013	4/19/2013	234	$14,930	$13,319	$28,249	715508
	6	164	351		Riverton Family	23	3		4/30/2013	8/30/2013	222	$13,769	$10,272	$24,041	719765
	7	164	351		Riverton Family	4	2		6/15/2013	8/30/2013	219	$14,011	$10,315	$24,326	723494
	8	164	351		Riverton Family	18	2		7/22/2013	8/30/2013	213	$13,552	$10,488	$24,040	725698
	9	164	351		Riverton Family	10	4		10/2/2013	12/20/2013	373	$21,283	$13,411	$34,694	729981
	10	164	351		Riverton Family	22	3		10/1/2013	12/16/2013	231	$14,691	$11,954	$26,645	730283
	11	509	351		Riverton Family	2	3		5/16/2014	9/15/2014	278	$16,182	$10,719	$26,902	747408
	12	509	351		Riverton Family	27	3		7/15/2014	9/24/2014	288	$17,126	$10,508	$27,634	752023
	13	164	351		Riverton Family	24	3		5/28/2015	6/29/2015	309	$19,693	$12,798	$32,491	777426
	14	164	351		Riverton Family	11	5		3/3/2015	3/30/2015	316	$20,126	$17,794	$37,920	770136
	15	164	351		Riverton Family	30	2		3/24/2015	4/21/2015	219	$13,939	$10,099	$24,037	772107
	16	509	351		Riverton Family	17	2	00303510017	12/4/2015	2/5/2016	217	$13,863	$11,893	$25,756	2376
	17	509	351	509	Riverton Family	1	2	303510001	8/14/2017	11/15/2017	252	$16,395	$11,920	$28,315	34475
	18	509	351		Riverton Family	14434	4	30351	12/31/2017	2/14/2018	306	$20,005	$14,378	$34,383	43703
	19	509	351		Riverton Family	14424	3	300351	4/23/2018	7/3/2018	336	$21,991	$11,893	$33,883	52329
			Riverton Family	1969	Total Units	30	Upgraded	19	Remaining	11			Avg. $ (since 2012)	$29,082	
Shoreham															
	1	164	305		Shoreham	B-4	3		8/5/2008	9/23/2008	339	$20,909	$9,352	$30,262	590960
	2	164	305		Shoreham	A-1	3		4/21/2009	6/12/2009	311	$17,530	$10,768	$28,298	622294
	3	164	305		Shoreham	C4	3		5/4/2009	6/29/2009	381	$21,456	$12,101	$33,556	622668
	4	164	305		Shoreham	2	3		5/20/2010	7/13/2010	332	$19,129	$12,520	$31,649	647665
	5	164	305		Shoreham	11	3		7/29/2010	12/3/2010	298	$18,964	$12,753	$31,716	657764
	6	164	305		Shoreham	C-6	3		6/3/2009	7/22/2009	323	$19,774	$9,413	$29,187	625201

		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	7	164	305		Shoreham	12	3		3/25/2011	5/24/2011	400	$24,560	$13,007	$37,567	666257
	8	164	305		Shoreham	7	3		11/1/11	12/30/2011	284	$18,228	$12,635	$30,862	684837
	9	164	305		Shoreham	6	3		8/22/12	11/14/2012	391	$22,427	$13,353	$35,780	703301
	10	509	305		Shoreham	5	3		2/1/13	4/18/2013	401	$25,639	$14,148	$39,787	714163
	11	509	305		Shoreham	4	3		3/2/13	4/26/2013	377	$24,149	$16,213	$40,362	717400
	12	509	305		Shoreham	15	3		1/28/13	4/30/2013	315	$20,165	$16,479	$36,644	713590
	13	509	305		Shoreham	13	3		7/8/2013	5/9/2014	454	$26,737	$19,942	$46,679	724776
	14	509	305		Shoreham	8 (B-2)	3		10/24/2014	12/30/2014	338	$21,158	$15,475	$36,633	758266
	15	509	305		Shoreham (C5)	17	3		3/5/2015	4/7/2015	328	$20,828	$15,070	$35,898	770157
	16	509	305		Shoreham (A-2)	2	3		5/27/2015	7/15/2015	335	$21,111	$19,668	$40,778	777866
	17	509	305	509	Shoreham	C-4	3		11/27/2017	12/29/2017	298	$19,361	$14,021	$33,382	30305
			Shoreham	1995	Total Units	18	Upgraded	17	Remaining	1			Avg. $ (since 2012)	$38,438	
Spiritwood															
	1	110	291		Spiritwood	49	3		5/9/2014	9/30/2014	297	$18,825	$13,048	$31,873	747984
	2	112	291		Spiritwood	86	3		7/31/2014	10/31/2014	221	$14,141	$10,989	$25,130	757236
	3	110	291		Spiritwood	89	2		11/12/2014	1/21/2015	249	$15,801	$10,767	$26,567	732305
	4	110	291		Spiritwood	55	2		10/15/2014	1/22/2015	249	$15,873	$11,165	$27,038	732306
	5	110	291		Spiritwood (H-1)	66	3		2/2/2015	3/20/2015	237	$14,957	$14,429	$29,386	768051
	6	110	291		Spiritwood (D-11)	37	3		2/2/2015	3/24/2015	229	$14,489	$14,438	$28,927	768047
	7	110	291		Spiritwood (N-3)	114	2		3/27/2015	4/29/2015	248	$15,680	$10,923	$26,603	772376
	8	110	291		Spiritwood (C-8)	27	3		4/2/2015	5/14/2015	318	$20,386	$13,645	$34,031	772957
	9	110	291		Spiritwood (P-6)	128	2		5/8/2015	6/17/2015	293	$18,541	$13,808	$32,348	776598
	10	110	291		Spiritwood (F-7)	52	2		6/10/2015	8/19/2015	240	$15,216	$12,693	$27,909	778307
	11	110	291		Spiritwood (N-6)	116	2		6/25/2015	8/21/2015	241	$15,225	$13,177	$28,402	779246
	12				*Spiritwood - Complete Interior/Exterior Renovation by Asset Managment in 2016*										
			Spiritwood	1992	Total Units	130	Upgraded	130	Remaining	0			Avg. $ (since 2012)	$26,518	
Valley Park															
	1	401	501		*Valley Park East	30	2		11/20/2014	1/14/2015	254	$15,964	$16,821	$32,784	734040
	2	401	501		*Valley Park East	29	2		12/11/2014	1/30/2015	481	$30,523	$24,461	$54,983	718276
					Restored Meth Units										
			Valley Park	1958	Total Units	60	Upgraded	2	Remaining	58	Uncertain	58	Avg. $	$43,883.61	Meth units
Victorian Woods															
	1	164	304		Victorian Woods	301	3		4/4/2007	5/16/2007	332	$13,955	$7,356	$21,311	564264
	2	164	304		Victorian Woods	304	3		7/30/2008	9/4/2008	249	$16,153	$9,556	$25,708	599605
	3	164	304		Victorian Woods	103	3		4/20/2009	5/22/2009	445	$26,242	$10,035	$36,277	621722
	4	164	304		Victorian Woods	201	3		6/30/2010	9/13/2010	355	$21,367	$12,553	$33,920	649685
	5	164	304		Victorian Woods	101	3		7/1/2010	10/1/2010	356	$21,644	$12,650	$34,294	649770
	6	164	304		Victorian Woods	204	3		6/30/2010	10/22/2010	367	$21,892	$13,681	$35,573	649694
	7	164	304		Victorian Woods	202	3		7/29/2010	11/12/2010	317	$20,241	$12,635	$32,876	654583
	8	164	304		Victorian Woods	303	3		1/3/2012	4/27/2012	496	$31,620	$17,513	$49,133	688003
	9	164	304		Victorian Woods	102	3		5/22/2012	8/13/2012	489	$27,395	$14,446	$41,842	696682
	10	164	304		Victorian Woods	205	3		11/19/2012	3/27/2013	457	$26,436	$15,639	$42,075	708961
	11	164	304		Victorian Woods	305	3		1/25/2013	3/28/2013	506	$30,250	$15,925	$46,175	713489
	12	164	304		Victorian Woods	203	3		2/20/2013	5/10/2013	423	$25,977	$14,058	$40,035	715173
	13	164	304		Victorian Woods	104	3		6/15/2015	8/11/2015	313	$19,211	$17,961	$37,172	778617
			Victorian Woods	1993	Total Units	15	Upgraded	13	Remaining	2			Avg. $ (since 2012)	$42,739	
Vista Heights															
	1	140	407		Vista Heights	17	3		8/17/2007	10/5/2007	284	$12,130	$7,914	$20,044	576622
	2	140	407		Vista Heights	27	3	Fire Repair	12/6/2007	2/20/2008	713	$31,884	$20,978	$52,862	582569
	3	140	407		Vista Heights	16	3		7/2/2009	8/5/2009	260	$16,580	$9,343	$25,923	628383
	4	140	407		Vista Heights	14	3		11/5/2009	12/14/2009	224	$10,268	$13,954	$24,222	636104
	5	140	407		Vista Heights	7	3		6/2/2010	7/16/2010	305	$19,425	$8,168	$27,592	648496
	6	140	407		Vista Heights	26	3		8/20/2010	9/30/2010	253	$16,081	$10,987	$27,067	652752
	7	140	407		Vista Heights	4	3		11/29/2010	12/28/2010	222	$14,130	$10,828	$24,957	658795
	8	140	407		Vista Heights	28	3		7/29/2011	10/12/2011	254	$16,206	$10,584	$26,790	676924
	9	140	407		Vista Heights	15	3		12/13/2011	3/9/2012	256	$16,356	$10,127	$26,483	687695
	10	140	407		Vista Heights	9	3		12/16/2011	3/23/2012	211	$13,431	$10,393	$23,824	687696
	11	140	407		Vista Heights	20	3		10/1/2012	12/18/2012	200	$12,922	$12,911	$25,833	706032
	12	140	407		Vista Heights	10	3		8/6/2012	12/20/2012	193	$12,331	$11,815	$24,145	702410
	13	140	407		Vista Heights	21	3		8/7/2012	12/31/2012	227	$14,473	$10,107	$24,580	702409
	14	140	407		Vista Heights	22	3		9/11/2012	12/31/2012	213	$13,429	$10,728	$24,156	706033
	15	140	407		Vista Heights	6	3		9/4/2012	12/31/2012	153	$13,900	$11,010	$24,910	704043
	16	140	407		Vista Heights	12	3		10/29/2012	12/31/2012	210	$13,466	$11,059	$24,525	709121
	17	140	407		Vista Heights	13	3		10/29/2012	3/20/2013	237	$15,085	$11,359	$26,443	709122
	18	140	407		Vista Heights	2	3		10/29/2012	4/29/2013	199	$12,467	$8,207	$20,854	709119
	19	140	407		Vista Heights	3	3		10/29/2012	4/30/2013	203	$12,843	$7,736	$20,579	709120
	20	140	407		Vista Heights	25	3		11/30/2012	5/23/2013	209	$13,209	$6,861	$20,070	712184
	21	140	407		Vista Heights	11	3		9/10/2012	5/24/2013	205	$12,941	$6,055	$18,996	706031
	22	140	407		Vista Heights	19	3	ADA	5/24/2013	6/25/2013	196	$12,332	$10,888	$23,220	721854
	23	140	407		Vista Heights	24	3		5/3/2013	7/22/2013	203	$12,987	$12,426	$25,413	720153
	24	140	407		Vista Heights	8	3		7/12/2013	7/23/2013	207	$13,119	$10,589	$23,708	712188
	25	140	407		Vista Heights	23	3	ADA	3/26/2013	7/24/2013	208	$13,244	$11,530	$24,774	717661
	26	140	407		Vista Heights	29	3		6/7/2013	7/30/2013	162	$10,298	$11,685	$21,983	723598
	27	140	407		Vista Heights	18	3		6/1/2013	7/31/2013	164	$10,280	$10,378	$20,658	723597
	28	140	407		Vista Heights	1	3		5/22/2013	7/31/2013	176	$11,236	$10,859	$22,094	723595
	29	140	407		Vista Heights	5	3		5/22/2013	9/27/2013	261	$16,481	$11,517	$27,998	723596
	30	140	407		Vista Heights	30	3		Resident would not relocate						

		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
			Vista Heights	1995	Total Units	30	Upgraded	30	Remaining	0			Avg. $ (since 2012)	$22,511	
Wellswood															
	1	129	208		Wellswood	17	3		8/29/2008	10/6/2008	270	$13,423	$8,526	$21,949	601780
	2	129	208		Wellswood	10	3		9/2/2009	10/13/2009	251	$14,556	$11,101	$25,657	631103
	3	129	208		Wellswood	16	2		12/7/2009	1/13/2010	225	$12,441	$10,039	$22,480	637511
	4	129	208		Wellswood	2	2		12/31/2009	1/27/2010	254	$14,528	$9,570	$24,098	638932
	5	129	208		Wellswood	6	2		6/28/2011	8/25/2011	190	$11,816	$9,544	$21,360	673474
	6	129	208		Wellswood	30	2	RAFN (GC) - 7		4/1/2011					
	7	129	208		Wellswood	20	2		9/17/2012	10/8/2012	246	$14,582	$11,258	$25,840	704667
	8	129	208		Wellswood	4	2		10/29/2012	12/12/2012	243	$12,871	$9,373	$22,245	707813
	9	129	208		Wellswood	14	2		1/3/2013	1/31/2013	244	$13,843	$8,746	$22,589	712181
	10	129	208		Wellswood	24	2		2/4/2013	3/18/2013	229	$12,817	$10,228	$23,044	714331
	11	129	208		Wellswood	11	3		7/15/2013	9/17/2013	232	$13,116	$10,435	$23,551	725474
	12	129	208		Wellswood	19	2		6/19/2013	9/17/2013	223	$12,628	$8,781	$21,409	723215
	13	129	208		Wellswood	26	2		7/8/2013	9/17/2013	229	$12,832	$9,308	$22,140	724726
	14	140	208		Wellswood	29	2		11/12/2013	2/3/2014	199	$12,679	$11,634	$24,313	735556
	15	129	208		Wellswood	12	2		8/4/2014	10/17/2014	235	$13,884	$9,766	$23,650	753159
	16	129	208		Wellswood	15	2		8/1/2014	10/20/2014	227	$13,475	$9,715	$23,190	753160
	17	129	208		Wellswood	8	3		8/4/2015	9/25/2015	225	$14,305	$12,186	$26,491	783448
	18	129	208		Wellswood	22	3		10/13/2015	12/16/2015	239	$15,087	$10,753	$25,840	786753
	19	509	208	509	Wellswood	1	2		10/18/2016	1/17/2017	249	$15,603	$11,198	$26,801	20252
	20	509	208	509	Wellswood B-3	7	2	00202080001	2/27/2017	4/17/2017	245	$15,967	$12,283	$28,250	27781
	21	509	208	509	Wellswood	L2	3	00202080007	4/27/2017	7/31/2017	247	$16,049	$11,949	$27,998	31109
	22	509	208		Wellswood	3	2	00202080028	10/30/2017	12/15/2017	241	$15,583	$12,790	$28,373	38965
								00202080003							
			Wellswood	1983	Total Units	30	Upgraded	22	Remaining	8			Avg. $ (since 2012)	$24,733	
Woodcreek															
	1	190	192		Woodcreek	14	2	00101920014	12/6/2017	2/12/2018	226	$14,645	$7,092	$21,736	42304
	2	190	192		Woodcreek	B17	2	00101920017	5/14/2018	8/3/2018	345	$20,011	$10,646	$30,657	50509
			Woodcreek		Total Units	20	Upgraded	2	Remaining	18			Avg. $	$26,196.61	
Youngs Lake				1997	Total Units	28	Upgraded	0	Remaining	28					
Public Housing															
Ballinger Homes															
	1	122	101		Ballinger Homes	119	1		3/10/2010	4/6/2010	182	$11,590	$7,841	$19,430	642523
	2	122	101		Ballinger Homes	167	2		2/9/2011	3/29/2011	317	$19,824	$14,440	$34,264	663083
	3	122	101		Ballinger Homes	169	2		8/15/2011	11/8/2011	310	$19,410	$11,016	$30,425	679184
	4	122	101		Ballinger Homes	121	1	RAFN (GC) - 8		6/1/2011					
	5	122	101		Ballinger Homes	123	1	RAFN (GC) - 9		6/1/2011					
	6	122	101		Ballinger Homes	124	1	RAFN (GC) - 10		6/1/2011					
	7	122	101		Ballinger Homes	125	1	RAFN (GC) - 11		6/1/2011					
	8	122	101		Ballinger Homes	127	1	RAFN (GC) - 12		6/1/2011					
	9	122	101		Ballinger Homes	128	1	RAFN (GC) - 13		6/1/2011					
	10	122	101		Ballinger Homes	191	3		12/16/2011	3/8/2012	367	$22,719	$11,797	$34,516	688150
	11	122	101		Ballinger Homes	188	3		11/3/2011	3/16/2012	332	$21,127	$12,808	$33,935	685347
	12	122	101		Ballinger Homes	178	2		11/2/2011	3/22/2012	333	$21,018	$13,814	$34,832	684603
	13	122	101		Ballinger Homes	171	3		1/5/2012	3/28/2012	355	$22,304	$13,022	$35,326	688965
	14	122	101		Ballinger Homes	133	2		11/30/2012	12/27/2012	278	$17,800	$10,764	$28,564	709775
	15	122	101		Ballinger Homes	135	3		11/30/2012	12/28/2012	264	$16,872	$11,652	$28,524	709839
	16	122	101		Ballinger Homes	163	2		12/5/2012	12/31/2012	292	$18,430	$11,234	$29,663	710368
	17	122	101		Ballinger Homes	190	2		10/3/2012	10/30/2012	347	$22,151	$11,559	$33,710	706108
	18	122	101		Ballinger Homes	194	3		12/13/2012	1/22/2013	329	$21,049	$12,951	$34,000	710879
	19	122	101		Ballinger Homes	152	4		1/3/2013	1/29/2013	357	$22,693	$15,972	$38,665	711845
	20	122	101		Ballinger Homes	147	5		4/30/2013	8/21/2013	367	$23,327	$15,923	$39,250	720279
	21	122	101		Ballinger Homes	180	2		6/20/2013	10/8/2013	273	$17,457	$13,673	$31,130	724400
	22	122	101		Ballinger Homes	155	2		7/1/2013	10/31/2013	265	$16,662	$13,294	$29,956	724724
	23	122	101		Ballinger Homes	197	3		8/7/2013	11/18/2013	270	$17,337	$10,046	$27,383	726807
	24	122	101		Ballinger Homes	168	3		7/26/2013	11/21/2013	268	$16,691	$9,956	$26,646	726331
	25	122	101		Ballinger Homes	150	4		8/2/2013	11/25/2013	279	$18,024	$12,097	$30,120	726806
	26	122	101		Ballinger Homes	145	4		9/5/2013	11/27/2013	278	$18,623	$17,067	$35,689	728399
	27	122	101		Ballinger Homes	134	3		12/20/2013	2/24/2014	325	$20,305	$12,627	$32,932	735905
	28	122	101		Ballinger Homes	138	5		12/10/2013	2/24/2014	356	$22,343	$16,924	$39,267	735563
	29	122	101		Ballinger Homes	132	4		2/3/2014	4/29/2014	325	$20,175	$16,800	$36,975	738529
	30	122	101		Ballinger Homes	153	2		4/11/2014	7/30/2014	338	$21,224	$10,553	$31,777	745731
	31	122	101		Ballinger Homes	115	2		9/15/2014	12/11/2014	357	$22,146	$15,973	$38,118	756502
	32	122	101		Ballinger Homes	141	2		12/22/2014	2/19/2015	303	$18,900	$14,548	$33,448	763440
	33	122	101		Ballinger Homes	161	3		3/31/2015	5/15/2015	334	$20,929	$14,713	$35,642	772576
	34	122	101		Ballinger Homes	110	3		4/27/2015	6/17/2015	295	$18,259	$14,659	$32,918	775684
	35	122	101		Ballinger Homes	148	4		8/31/2015	10/20/2015	321	$18,783	$17,966	$36,749	783449
	36	122	101		Ballinger Homes	173	2		10/15/2015	12/22/2015	309	$21,781	$12,762	$34,543	758
	37	122	101		Ballinger Homes	157	3	00101010157	10/29/2015	1/7/2016	337	$21,429	$13,552	$34,980	765
	38	122	101		Ballinger Homes	165	3	00101010165	2/1/2016	4/28/2016	337	$21,121	$14,943	$36,064	6476
	39	122	101		Ballinger Homes	120	1	00101010120	3/15/2016	5/27/2016	330	$20,874	$11,248	$32,122	9351
	40	122	101		Ballinger Homes	203	2	00101010203	9/1/2016	11/16/2016	329	$21,097	$11,588	$32,685	18746
	41	122	101		Ballinger Homes	185	3	00101010185	3/7/2017	5/31/2017	347	$22,773	$12,311	$35,084	29203
	42	122	101		Ballinger Homes	170	3	00101010170	5/31/2017	8/23/2017	337	$20,755	$10,977	$31,732	31114
	43	122	101		Ballinger Homes	160	3	00101010160	5/16/2017	10/6/2017	341	$22,179	$13,439	$35,618	31113

		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	44	122	101		Ballinger Homes	130	4	00101010130	8/18/2017	11/22/2017	361	$22,659	$12,042	$34,701	35374
	45	122	101		Ballinger Homes	195	3	00101010195	8/22/2017	12/20/2017	349	$21,934	$14,288	$36,222	38266
	46	130	101		Ballinger Homes	106	4	00101010106	10/16/2017	1/19/2018	341	$21,847	$15,222	$37,069	41194
	47	122	101		Ballinger Homes	205	3	00101010205	1/2/2018	3/14/2018	329	$20,579	$16,532	$37,111	45560
		Ballinger Homes		1969	Total Units	110	Upgraded	47	Remaining	63			Avg. $ (since 2012)	$33,886	
Boulevard Manor															
	1	162	350		Boulevard Manor	120	1		12/1/2006	12/21/2006	166	$7,293	$5,118	$12,411	551361
	2	162	350		Boulevard Manor	214	1		10/19/2007	11/14/2007	167	$7,628	$6,027	$13,654	579584
	3	162	350		Boulevard Manor	308	1		12/21/2007	1/16/2008	189	$8,505	$6,239	$14,744	583681
	4	162	350		Boulevard Manor	418	1		11/17/2008	12/5/2008	167	$10,361	$6,670	$17,031	610880
	5	162	350		Boulevard Manor	222	1		11/25/2008	12/24/2008	184	$11,928	$6,866	$18,793	611528
	6	162	350		Boulevard Manor	306	1		6/30/2008	7/8/2008	244	$14,914	$5,922	$20,836	596217
	7	162	350		Boulevard Manor	118	1		12/1/2008	1/7/2009	209	$13,585	$7,357	$20,942	611891
	8	162	350		Boulevard Manor	210	1		12/24/2008	1/26/2009	319	$20,740	$7,037	$27,777	613483
	9	162	350		Boulevard Manor	206	1		3/16/2009	4/23/2009	328	$21,089	$6,738	$27,826	619257
	10	162	350		Boulevard Manor	216	1		3/16/2009	4/8/2009	248	$15,837	$8,148	$23,985	618963
	11	162	350		Boulevard Manor	405	1		3/2/2009	4/6/2009	288	$18,638	$6,816	$25,454	617968
	12	162	350		Boulevard Manor	216	1		3/16/2009	4/8/2009	248	$15,837	$8,148	$23,985	618963
	13	162	350		Boulevard Manor	206	1		3/16/2009	4/23/2009	328	$21,089	$6,738	$27,826	619257
	14	162	350		Boulevard Manor	320	1		6/2/2009	7/17/2009	265	$16,233	$7,569	$23,802	625008
	15	162	350		Boulevard Manor	314	1		7/15/2009	8/17/2009	216	$13,740	$7,359	$21,098	628006
	16	162	350		Boulevard Manor	410	1		8/3/2009	8/29/2009	241	$15,529	$7,068	$22,597	629113
	17	162	350		Boulevard Manor	128	1		8/3/2009	9/4/2009	269	$16,307	$7,160	$23,466	629166
	18	162	350		Boulevard Manor	215	1		2/2/2010	2/25/2010	253	$15,803	$6,943	$22,746	640824
	19	162	350		Boulevard Manor	213	1		2/19/2010	4/2/2010	357	$22,251	$7,920	$30,172	641800
	20	162	350		Boulevard Manor	207	1		3/24/2010	5/10/2010	313	$19,435	$7,021	$26,456	644002
	21	162	350		Boulevard Manor	212	1		5/19/2010	6/22/2010	276	$17,327	$7,949	$25,277	647574
	22	162	350		Boulevard Manor	221	1		6/28/2010	10/13/2010	265	$16,783	$8,891	$25,674	649576
	23	162	350		Boulevard Manor	316	1		7/6/2010	10/15/2010	248	$15,149	$8,139	$23,288	649985
	24	162	350		Boulevard Manor	123	1		9/24/2010	11/9/2010	258	$16,218	$8,582	$24,800	654826
	25	162	350		Boulevard Manor	121	1		9/24/2010	11/17/2010	225	$14,259	$7,967	$22,226	654827
	26	162	350		Boulevard Manor	125	1		9/24/2010	11/29/2010	298	$18,914	$9,128	$28,042	654828
	27	162	350		Boulevard Manor	319	1		10/19/2010	12/10/2010	216	$12,450	$8,247	$20,697	656304
	28	162	350		Boulevard Manor	321	1		10/26/2010	12/17/2010	282	$16,901	$8,387	$25,288	656718
	29	162	350		Boulevard Manor	219	1		10/21/2010	12/24/2010	301	$18,118	$8,527	$26,645	656305
	30	162	350		Boulevard Manor	317	1		11/15/2010	12/30/2010	254	$15,593	$7,367	$22,960	658045
	31	162	350		Boulevard Manor	312	1		11/29/2010	1/28/2011	226	$13,561	$9,322	$22,883	660528
	32	162	350		Boulevard Manor	406	1		12/10/2010	2/9/2011	286	$18,248	$5,447	$23,695	659582
	33	162	350		Boulevard Manor	124	1		1/18/2011	2/18/2011	238	$14,529	$8,256	$22,785	661479
	34	162	350		Boulevard Manor	129	1		2/28/2011	4/18/2011	284	$17,393	$8,023	$25,416	665029
	35	162	350		Boulevard Manor	420	1		3/1/2011	4/21/2011	274	$17,052	$7,318	$24,370	665030
	36	162	350		Boulevard Manor	409	1		5/4/2011	6/17/2011	261	$15,820	$8,719	$24,539	669027
	37	162	350		Boulevard Manor	130	1		5/25/2011	7/15/2011	268	$16,578	$7,918	$24,496	670578
	38	162	350		Boulevard Manor	322	1		6/23/11	8/3/2011	248	$15,759	$5,895	$21,654	673036
	39	162	350		Boulevard Manor	313	1		7/11/11	8/23/2011	249	$15,312	$8,514	$23,826	674527
	40	162	350		Boulevard Manor	412	1		8/10/11	10/21/2011	277	$17,557	$7,313	$24,870	678295
	41	162	350		Boulevard Manor	310	1		10/12/11	12/28/2011	258	$15,668	$7,515	$23,182	683182
	42	162	350		Boulevard Manor	318	1		1/9/12	2/27/2012	304	$19,623	$8,331	$27,955	688433
	43	162	350		Boulevard Manor	411	1		5/31/12	10/16/2012	318	$18,922	$7,176	$26,098	698311
	44	162	350		Boulevard Manor	315	1		9/28/12	10/30/2012	264	$16,635	$6,566	$23,201	705733
	45	162	350		Boulevard Manor	211	1		10/23/12	12/31/2012	227	$13,641	$8,935	$22,576	707302
	46	162	350		Boulevard Manor	408	1		12/31/2013	3/31/2014	219	$13,951	$9,789	$23,740	736162
	47	162	350		Boulevard Manor	304	1		12/23/2013	3/31/2014	225	$14,295	$10,319	$24,613	736163
	48	162	350		Boulevard Manor	404	1		4/4/2014	6/26/2014	235	$14,941	$10,595	$25,535	744149
	49	162	350		Boulevard Manor	220	1		4/6/2014	6/30/2014	204	$12,988	$10,515	$23,503	744150
	50	162	350		Boulevard Manor	419	1		7/8/2014	10/17/2014	232	$14,770	$9,580	$24,349	751046
	51	162	350		Boulevard Manor	217	1		10/29/2014	12/30/2014	234	$14,794	$10,931	$25,724	759436
	52	162	350		Boulevard Manor	218	1		1/23/2015	2/27/2015	227	$14,359	$9,929	$24,288	766191
	53	162	350		Boulevard Manor	305	1	00303500305	11/10/2016	12/30/2016	201	$12,761	$9,712	$22,473	20936
	54	162	350		Boulevard Manor	119	1	00303500119	01/03/17	3/27/2017	201	$13,178	$10,706	$23,883	23462
	55	22	350		Boulavard Manor	208	1	303500208	4/2/2018	6/5/2018	220	$14,287	$10,469	$24,756	50690
		Boulevard Manor		1969	Total Units	70	Upgraded	55	Remaining	15			Avg. $ (since 2012)	$24,478	
Briarwood															
	1	124	152		Briarwood	112	1		2/1/2008	2/25/2008	137	$6,158	$7,135	$13,293	586920
	2	124	152		Briarwood	203	1		2/19/2008	3/5/2008	140	$6,204	$6,755	$12,959	588032
	3	124	152		Briarwood	221	1		9/19/2008	10/14/2008	152	$8,790	$4,518	$13,309	602645
	4	124	152		Briarwood	308	1		9/22/2008	10/10/2008	153	$8,519	$4,988	$13,508	602911
	5	124	152		Briarwood	208	1		11/10/2008	1/16/2009	215	$12,242	$6,888	$19,130	612420
	6	124	152		Briarwood	219	1		12/19/2008	2/17/2009	162	$9,253	$7,464	$16,716	613513
	7	124	152		Briarwood	313	1		2/3/2009	2/26/2009	148	$8,593	$7,430	$16,023	616315
	8	124	152		Briarwood	101	1		7/31/2009	8/27/2009	142	$8,200	$7,162	$15,363	629047
	9	124	152		Briarwood	204	1		9/17/2009	10/21/2009	141	$7,968	$6,320	$14,288	632080
	10	124	152		Briarwood	104	1		8/7/2009	9/9/2009	152	$8,256	$6,496	$14,752	629419
	11	124	152		Briarwood	320	1		2/1/2010	2/24/2010	165	$9,781	$8,067	$17,847	640936
	12	124	152		Briarwood	302	1		3/4/2010	3/24/2010	157	$9,854	$6,868	$16,722	642892
	13	124	152		Briarwood	105	1		7/8/2010	8/26/2010	177	$9,612	$7,366	$16,978	651519
	14	124	152		Briarwood	222	1		7/28/2010	8/31/2010	166	$9,624	$6,916	$16,540	651520
	15	124	152		Briarwood	109	1		8/23/2010	9/16/2010	171	$9,834	$7,389	$17,223	652824
	16	124	152		Briarwood	214	1		10/1/2010	10/22/2010	165	$9,567	$7,442	$17,009	655334
	17	124	152		Briarwood	212	1		11/1/2010	11/30/2010	160	$9,420	$6,364	$15,783	656833
	18	124	152		Briarwood	119	1		11/15/2010	12/13/2010	152	$9,017	$7,455	$16,472	657711
	19	124	152		Briarwood	301	1		12/6/210	12/17/2010	169	$10,389	$7,504	$17,893	658872
	20	124	152		Briarwood	206	1		1/3/2011	1/21/2011	162	$9,934	$8,984	$18,917	660426
	21	124	152		Briarwood	115	1		1/14/2011	1/31/2011	161	$9,867	$6,909	$16,775	661324
	22	124	152		Briarwood	201	1		2/4/2011	2/25/2011	169	$10,137	$6,725	$16,862	662808
	23	124	152		Briarwood	113	1		2/7/2011	2/25/2011	172	$10,028	$7,122	$17,150	662951
	24	124	152		Briarwood	220	1		4/1/2011	4/29/2011	188	$10,698	$8,169	$18,867	666742

		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	25	124	152		Briarwood	310	1		4/11/2011	5/6/2011	163	$9,442	$7,246	$16,688	667463
	26	124	152		Briarwood	314	1		5/5/2011	6/24/2011	182	$10,101	$7,510	$17,611	669065
	27	124	152		Briarwood	210	1		5/9/2011	6/24/2011	186	$10,350	$7,478	$17,828	669311
	28	124	152		Briarwood	209	1		7/6/2011	8/30/2011	155	$9,219	$7,861	$17,080	674212
	29	124	152		Briarwood	108	1		7/5/2011	8/31/2011	161	$9,400	$7,819	$17,220	674724
	30	124	152		Briarwood	207	1		9/7/2011	11/15/2011	159	$9,439	$7,869	$17,308	681623
	31	124	152		Briarwood	111	1	Capital Const - 1		12/1/2010					
	32	124	152		Briarwood	106	1	Capital Const - 2		12/1/2010					
	33	124	152		Briarwood	215	1		4/30/2012	6/28/2012	182	$10,578	$7,991	$18,569	696012
	34	124	152		Briarwood	316	1		5/29/2012	6/29/2012	192	$10,480	$7,508	$17,988	697950
	35	124	152		Briarwood	312	1		10/31/2012	11/30/2012	168	$10,752	$8,245	$18,997	707969
	36	124	152		Briarwood	205	1		2/28/2014	4/30/2014	161	$8,833	$6,836	$15,669	740877
	37	124	152		Briarwood	307	1		5/12/2014	7/31/2014	149	$9,525	$9,637	$19,162	747040
	38	124	152		Briarwood	218	1		6/4/2014	8/28/2014	181	$11,445	$8,686	$20,131	748605
	39	124	152		Briarwood	304	1		10/31/2014	12/30/2014	180	$10,550	$9,360	$19,910	759534
	40	124	152		Briarwood	103	1		2/26/2015	4/15/2015	183	$11,431	$10,039	$21,470	769699
	41	124	152		Briarwood	324	1		7/27/2015	8/31/2015	153	$9,689	$11,175	$20,864	781315
	42	124	152		Briarwood	202	1	00101520202	8/2/2016	9/30/2016	193	$12,353	$9,810	$22,163	15651
	43	124	152		Briarwood	322	1	00101520322	11/1/2016	12/21/2016	193	$12,449	$10,064	$22,513	20785
	44	124	152		Briarwood	120	1	00101520120	3/2/2017	5/23/2017	202	$13,135	$9,081	$22,216	29200
	45	124	152		Briarwood	223	1	00101520223	8/29/2017	11/27/2017	194	$12,330	$9,459	$21,789	38256
	46	124	152		Briarwood	315	1	00101520315	1/5/2018	3/27/2018	190	$12,456	$11,737	$24,194	45427
			Briarwood	1970	Total Units	**70**	Upgraded	**46**	Remaining	**24**			Avg. $ (since 2012)	**$20,402**	
Burien Park															
	1	188	390		Burien Park	329	1		9/30/2010	11/12/2010	145	$9,074	$4,476	$13,550	655652
	2	188	390		Burien Park	303	1		8/9/11	10/12/2011	288	$18,203	$7,662	$25,864	678160
	3	188	390		Burien Park	306	1		9/12/11	11/30/2011	219	$13,883	$6,555	$20,438	680734
	4	188	390		Burien Park	112	1		10/3/11	12/15/2011	197	$12,557	$6,389	$18,946	682813
	5	188	390		Burien Park	230	1		1/23/12	2/15/2012	209	$13,445	$6,406	$19,851	689423
	6	188	390		Burien Park	230	1		2/21/12	3/21/2012	193	$12,295	$6,838	$19,133	691189
	7	188	390		Burien Park	2	1		9/4/12	10/9/2012	173	$10,815	$7,465	$18,281	703955
	8	188	390		Burien Park	300	1		1/15/13	3/29/2013	230	$14,278	$7,618	$21,896	712967
	9	188	390		Burien Park	206	1		4/15/2013	6/7/2013	259	$16,569	$7,775	$24,344	721008
	10	188	390		Burien Park	114	1		10/2/2013	11/29/2013	174	$11,046	$6,674	$17,720	731184
	11	188	390		Burien Park	311	1		10/2/2013	11/29/2013	161	$10,213	$7,244	$17,462	731185
	12	188	390		Burien Park	109	1		10/21/2013	11/29/2013	164	$10,318	$7,345	$17,663	731610
	13	188	390		Burien Park	120	1		11/6/2013	11/29/2013	163	$10,257	$7,349	$17,606	732368
	14	188	390		Burien Park	203	1		12/23/2014	1/30/2015	180	$11,492	$8,406	$19,898	718992
	15	188	390		Burien Park	118	1		4/2/2015	4/27/2015	197	$12,521	$7,663	$20,184	772883
	16	188	390		Burien Park	319	1		4/6/2015	4/27/2015	195	$12,331	$7,606	$19,937	772992
	17	188	390		Burien Park	8	1		6/19/2015	7/28/2015	199	$12,691	$9,073	$21,764	778890
	18	188	390		Burien Park	316	1		6/30/2015	7/30/2015	204	$12,932	$8,958	$21,889	779399
	19	188	390		Burien Park	217	1		9/1/2015	9/30/2015	173	$10,945	$7,729	$18,673	783666
	20	188	390		Burien Park	322	1		9/3/2015	10/22/2015	196	$12,205	$8,338	$20,543	783773
	21	188	390		Burien Park	104	1		9/3/2015	10/27/2015	174	$10,572	$9,338	$19,910	784005
	22	188	390		Burien Park	7	1		9/8/2015	11/23/2015	218	$12,945	$9,210	$22,155	784006
	23	188	390		Burien Park	208	1		10/9/2015	11/23/2015	192	$11,688	$9,197	$20,884	786279
	24	188	390		Burien Park	205	1	00303900205	12/2/2015	1/11/2016	203	$12,579	$7,105	$19,684	1644
	25	188	390		Burien Park	4	1	00303900004	12/2/2015	1/14/2016	199	$12,355	$7,496	$19,851	1643
	26	188	390		Burien Park	321	1	00303900321	12/18/2015	2/10/2016	193	$12,283	$8,880	$21,163	2697
	27	188	390		Burien Park	111	1	00303900111	01/19/16	2/29/2016	188	$11,876	$9,223	$21,099	4333
	28	188	390		Burien Park	301	1	00303900301	1/26/2016	3/8/2016	190	$12,050	$9,050	$21,100	4518
	29	188	390		Burien Park	128	1	00303900128	1/11/2016	3/11/2016	208	$13,192	$8,519	$21,711	3941
	30	188	390		Burien Park	211	1	00303900211	2/19/2016	3/30/2016	197	$12,308	$8,122	$20,430	6134
	31	188	390		Burien Park	216	1	00303900216	4/6/2016	5/16/2016	207	$12,743	$7,847	$20,589	9068
	32	188	390		Burien Park	323	1	00303900323	01/05/17	2/28/2017	188	$12,373	$9,798	$22,172	23615
	33	188	390		Burien Park	101	1	00303900101	01/06/17	2/22/2017	193	$12,636	$9,596	$22,232	23762
	34	188	390		Burien Park	126	1	00303900126	03/06/17	6/5/2017	201	$13,159	$9,209	$22,368	26789
	35	188	390		Burien Park	125	1	303900125	6/16/2017	8/25/2017	195	$12,830	$8,817	$21,647	31605
	36	188	390		Burien Park	221	1	303900221	7/31/2017	10/10/2017	201	$13,083	$9,912	$22,995	33719
	37	188	390		Burien Park	309	1	303900309	8/17/2017	11/1/2017	196	$12,915	$9,154	$22,069	34680
	38	188	390		Burien Park	229	1	303900229	11/13/2017	12/29/2017	212	$13,916	$9,112	$23,028	39782
	39	188	390		Burien Park	230	1	303900230	1/10/2018	2/7/2018	204	$13,364	$8,724	$22,088	43067
	40	188	390		Burien Park	213	1	303900213	1/30/2018	2/27/2018	196	$12,851	$7,384	$20,235	45789
	41	188	390		Burien Park	330	1	303900330	5/1/2018	7/17/2018	238	$15,602	$6,555	$22,157	52907
			Burien Park		Total Units	**102**	Upgraded	**41**	Remaining	**61**			Avg. $ (since 2012)	**$20,714**	
Burndale Homes															
	1	20	504		Burndale Homes	1734	505040020	3	3/1/2008	5/24/2018	312	$20,599	$13,091	$33,690	
				1971	Total Units	**50**	Upgraded	**0**	Remaining	**50**			Avg. $	**$33,689.64**	
Casa Juanita															
	1	130	251		Casa Juanita	205	1		9/12/2006	9/22/2006	76	$3,409	$4,193	$7,602	544477
	2	130	251		Casa Juanita	318	1		9/25/2006	10/12/2006	141	$6,256	$4,112	$10,369	545671
	3	130	251		Casa Juanita	306	1		10/19/2006	10/31/2006	112	$5,007	$4,183	$9,190	547825
	5	130	251		Casa Juanita	103	1		10/30/2006	11/6/2006	96	$4,297	$4,208	$8,505	548613
	6	130	251		Casa Juanita	12	1		2/12/2007	3/1/2007	87	$3,824	$4,617	$8,441	559505
	7	130	251		Casa Juanita	315	1		3/27/2007	4/5/2007	110	$4,944	$4,981	$9,925	563864
	8	130	251		Casa Juanita	210	1		5/1/2007	5/18/2007	148	$6,430	$4,720	$11,151	566057
	9	130	251		Casa Juanita	310	1		12/26/2007	1/16/2008	88	$3,935	$4,496	$8,430	583753
	10	130	251		Casa Juanita	116	1		12/31/2007	1/18/2008	97	$4,274	$4,221	$8,495	584171
	11	130	251		Casa Juanita	314	1		6/11/2008	7/16/2008	101	$6,206	$4,652	$10,857	597730
	12	130	251		Casa Juanita	307	1		8/1/2008	8/20/2008	95	$6,042	$4,366	$10,408	598713
	13	130	251		Casa Juanita	203	1		8/31/2008	9/22/2008	96	$6,061	$4,590	$10,650	601779

		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	14	125	251		Casa Juanita	211	1		11/2/2008	12/12/2008	85	$5,165	$4,360	$9,524	611251
	15	130	251		Casa Juanita	320	1		12/31/2008	2/11/2009	107	$6,075	$4,867	$10,942	614090
	16	130	251		Casa Juanita	120	1		2/9/2009	3/3/2009	100	$5,733	$4,991	$10,725	616592
	17	130	251		Casa Juanita	207	1		2/17/2009	3/6/2009	115	$6,252	$4,744	$10,995	617058
	18	130	251		Casa Juanita	212	1		3/9/2009	3/27/2009	92	$5,872	$5,075	$10,947	618612
	19	130	251		Casa Juanita	110	1		3/10/2009	3/31/2009	118	$6,703	$4,632	$11,336	618697
	20	130	251		Casa Juanita	312	1		4/6/2009	4/21/2009	145	$8,530	$5,924	$14,454	620344
	21	130	251		Casa Juanita	16	1		3/30/2009	4/30/2009	172	$9,935	$6,595	$16,529	619963
	22	130	251		Casa Juanita	218	1		4/27/2009	5/12/2009	123	$7,184	$4,659	$11,843	620847
	23	130	251		Casa Juanita	309	1		5/12/2009	6/1/2009	121	$6,896	$5,291	$12,187	623583
	24	130	251		Casa Juanita	223	1		5/15/2009	6/5/2009	126	$7,123	$5,996	$13,119	623771
	25	130	251		Casa Juanita	102	1		5/26/2009	6/15/2009	140	$8,063	$6,963	$15,026	624514
	26	130	251		Casa Juanita	221	1		6/11/2009	7/6/2009	124	$7,238	$5,938	$13,177	625541
	27	130	251		Casa Juanita	117	1		6/16/2009	7/8/2009	127	$7,317	$6,171	$13,489	625881
	28	130	251		Casa Juanita	112	1		6/30/2009	7/20/2009	133	$7,847	$5,596	$13,443	626832
	29	130	251		Casa Juanita	101	1		7/14/2009	8/13/2009	131	$7,645	$6,085	$13,730	627760
	30	130	251		Casa Juanita	215	1		9/28/2009	10/28/2009	127	$7,186	$6,225	$13,411	632620
	31	130	251		Casa Juanita	104	1		2/17/2010	3/1/2010	116	$6,738	$5,630	$12,368	641648
	32	130	251		Casa Juanita	322	1		3/31/2010	4/22/2010	148	$8,321	$5,852	$14,174	644592
	33	130	251		Casa Juanita	107	1		4/19/2010	4/30/2010	149	$8,963	$5,797	$14,761	645505
	34	130	251		Casa Juanita	3	1		10/27/2010	11/29/2010	132	$7,975	$5,914	$13,888	656580
	35	130	251		Casa Juanita	317	1		12/1/2010	12/22/2010	139	$8,638	$5,797	$14,435	658665
	36	130	251		Casa Juanita	301	1		12/10/2010	12/29/2010	142	$8,381	$6,832	$15,213	659318
	37	130	251		Casa Juanita	311	1		4/7/2011	4/27/2011	135	$7,907	$6,095	$14,002	667213
	38	130	251		Casa Juanita	308	1		5/2/2011	5/27/2011	139	$8,066	$5,864	$13,930	668828
	39	130	251		Casa Juanita	1	1		5/2/2011	5/27/2011	137	$8,006	$5,821	$13,827	668829
	40	130	251		Casa Juanita	214	1		5/31/2011	7/18/2011	128	$7,360	$5,984	$13,343	670932
	41	130	251		Casa Juanita	109	1		6/3/2011	7/19/2011	148	$8,377	$5,958	$14,335	671315
	42	130	251		Casa Juanita	121	0	RAFN (GC) - 14		6/1/2011					
	42	130	251		Casa Juanita	122	0	RAFN (GC) - 15		6/1/2011					
	44	130	251		Casa Juanita	123	0	RAFN (GC) - 16		6/1/2011					
	45	130	251		Casa Juanita	124	0	RAFN (GC) - 17		6/1/2011					
	46	130	251		Casa Juanita	106	1	ARRA	1/23/2012	8/23/2012	569	$36,761	$26,526	$63,287	693431
	47	130	251		Casa Juanita	108	1	ARRA	1/23/2012	8/23/2012	566	$36,398	$26,186	$62,584	693432
	48	130	251		Casa Juanita	305	1		9/21/2012	10/12/2012	157	$9,467	$6,884	$16,351	705214
	49	130	251		Casa Juanita	5	1		10/22/2012	11/9/2012	145	$8,245	$6,531	$14,776	707314
	50	130	251		Casa Juanita	219	1		1/2/2014	2/26/2014	137	$8,745	$6,992	$15,737	736432
	51	130	251		Casa Juanita	323	1		3/3/2014	5/28/2014	141	$9,005	$6,805	$15,810	742374
	52	130	251		Casa Juanita	220	1		4/1/2015	5/20/2015	169	$10,713	$7,872	$18,585	772822
	53	130	251		Casa Juanita	208	1	00202510208	12/17/2015	1/27/2016	177	$11,249	$9,291	$20,540	3513
	54	130	251		Casa Juanita	217	1	00202510217	09/01/16	10/28/16	185	$11,897	$8,503	$20,400	18745
	55	130	251		Casa Juanita	213	1	00202510213	1/9/2017	3/29/2017	197	$12,847	$9,559	$22,406	23872
	56	130	251		Casa Juanita	7	1	00202510007	3/27/2017	6/28/2017	191	$12,613	$9,015	$21,628	29205
	57	130	251		Casa Juanita	14	1	00202510014	7/6/2017	9/25/2017	198	$12,682	$10,214	$22,896	33582
	58	130	251		Casa Juanita	10	1	00202510010	11/1/2017	1/22/2018	193	$12,431	$11,900	$24,331	41196
	59	130	251		Casa Juanita	303	1	00202510303	1/22/2018	3/26/2018	198	$12,729	$13,236	$25,965	45558
	60	130	251		Casa Juanita	316	1	00202510316	3/1/2018	6/29/2018	197	$12,391	$11,699	$24,090	49865
			Casa Juanita	1970	Total Units	**80**	Upgraded	**60**	Remaining	**20**			Avg. $ (post ARRA)	**$20,270**	
Cascade Homes															
	1	142	403		Cascade Homes	98	1		4/9/2009	4/24/2009	204	$12,364	$6,125	$18,489	620860
	2	142	403		Cascade Homes	95	1		10/24/2011	12/6/2011	201	$11,287	$8,857	$20,144	684174
	3	142	403		Cascade Homes	93	1	RAFN (GC) - 18		6/1/2011					
	4	142	403		Cascade Homes	97	1	RAFN (GC) - 19		6/1/2011					
	5	142	403		Cascade Homes	99	1	RAFN (GC) - 20		6/1/2011					
	6	142	403		Cascade Homes	100	1	RAFN (GC) - 21		6/1/3011					
			Cascade Homes	1968	Total Units	**108**	Upgraded	**6**	Remaining	**102**			Avg. $	**$19,316.29**	
Cedar Grove															
	1	120	103		Cedar Grove (Sedro)	11	3		1/2/2008	2/13/2008	319	$13,919	$9,210	$23,129	584104
	2	120	103		Cedar Grove (Sedro)	8	4		5/1/2009	6/24/2009	317	$18,252	$17,137	$35,389	622731
	3	120	103		Cedar Grove (Sedro)	14	4		6/20/2013	7/26/2013	298	$18,745	$10,848	$29,593	723216
	4	120	103		Cedar Grove (Sedro)	19	3		12/22/2014	2/26/2015	274	$17,330	$11,484	$28,814	763447
	5	120	103		Cedar Grove (Sedro)	9	4		6/28/2017	9/29/2017	235	$14,981	$11,563	$26,544	32162
			Cedar Grove	1971	Total Units	**20**	Upgraded	**5**	Remaining	**15**			Avg. $	**$28,693.94**	
College Place															
	1	127	203		College Place	3	2		2/27/2007	3/23/2007	234	$10,607	$7,606	$18,213	561921
	2	127	203		College Place	36	3		3/29/2007	4/20/2007	222	$10,007	$9,510	$19,517	564153
	3	127	203		College Place	26	3		10/3/2007	11/1/2007	216	$9,609	$9,469	$19,078	577973
	4	127	203		College Place	14	2		4/21/2008	5/23/2008	167	$9,298	$8,955	$18,253	592673
	5	127	203		College Place	45	2		1/7/2009	2/20/2009	218	$11,859	$11,103	$22,963	614094
	6	127	203		College Place	48	2		2/13/2009	3/16/2009	210	$12,804	$9,962	$22,766	616868
	7	127	203		College Place	10	2		6/16/2009	7/14/2009	205	$11,221	$12,625	$23,846	625583
	8	127	203		College Place	11	2		9/8/2009	10/16/2009	212	$12,380	$11,057	$23,438	631290
	9	127	203		College Place	31	3		5/26/2010	6/22/2010	222	$12,640	$9,836	$22,475	647918
	10	127	203		College Place	35	3		7/23/2010	8/27/2010	223	$12,528	$10,099	$22,626	651237
	11	127	203		College Place	37	3		8/31/2010	9/30/2010	240	$13,943	$9,510	$23,454	653476
	12	127	203		College Place	32	3		10/12/2010	11/5/2010	238	$13,712	$8,011	$21,723	655838
	13	127	203		College Place	16	2		2/1/2011	2/16/2011	236	$13,804	$9,639	$23,443	662186
	14	127	203		College Place	25	3		2/23/2011	3/15/2011	232	$13,273	$9,474	$22,747	664128
	15	127	203		College Place	4	2		5/3/2011	5/27/2011	230	$13,543	$9,383	$22,926	668903
	16	127	203		College Place	28	3		5/5/2011	6/9/2011	244	$13,561	$10,367	$23,928	669081
	17	127	203		College Place	38	2		5/9/2011	6/23/2011	258	$14,742	$10,855	$25,597	669276

		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	18	127	203		College Place	18	2		8/17/2011	10/5/2011	220	$12,968	$12,547	$25,515	678714
	19	127	203		College Place	39	2	RAFN (GC) - 22		5/1/2011					
	20	127	203		College Place	42	2	RAFN (GC) - 23		5/1/2011					
	21	127	203		College Place	43	2	RAFN (GC) - 24		5/1/2011					
	22	124	203		College Place	33	3		1/30/2011	4/9/2012	258	$14,730	$11,306	$26,037	689738
	23	124	203		College Place	47	3		2/8/2012	4/27/2012	242	$14,274	$10,637	$24,911	690374
	24	124	203		College Place	21	2		3/27/2012	4/30/2012	241	$14,001	$9,970	$23,971	693825
	25	124	203		College Place	41	3		10/1/2012	10/15/2012	224	$13,079	$9,781	$22,860	705739
	26	124	203		College Place	50	2		10/15/2012	10/29/2012	237	$13,965	$9,058	$23,023	706739
	27	124	203		College Place	13	2		11/13/2012	12/17/2012	202	$11,989	$10,592	$23,090	708644
	28	124	203		College Place	5	2		5.23/2013	8/26/2013	228	$12,365	$10,644	$23,009	721410
	29	124	203		College Place	23	2		5/30/2013	8/26/2013	236	$12,811	$11,254	$24,065	721812
	30	127	203		College Place	22	3		9/3/2013	12/12/2013	223	$12,086	$10,049	$22,135	728161
	31	127	203		College Place	30	3		8/23/2013	12/13/2013	222	$12,342	$11,612	$23,954	727527
	32	124	203		College Place	27	2		3/4/2014	4/30/2014	233	$13,330	$13,403	$26,732	741241
	33	124	203		College Place	17	2		4/25/2014	7/31/2014	238	$13,382	$8,974	$22,356	745173
	34	124	203		College Place	2	2		5/21/2014	8/29/2014	201	$12,128	$12,333	$24,461	747563
	35	127	203		College Place	7	2	00202030007	10/31/2016	12/12/2016	298	$18,810	$12,018	$30,893	20870
	36	127	203		College Place	24	3	00202030024	4/2/2018	6/21/2018	315	$19,573	$11,517	$31,090	50612
		College Place		1981	Total Units	**51**	Upgraded	**36**	Remaining	**15**			Avg. $ (since 2012)	**$24,754**	
Eastside Terrace															
	1	127	202		Eastside Terrace	37	2		2/29/2008	3/24/2008	218	$9,785	$10,623	$20,408	589165
	2	127	202		Eastside Terrace	24	2		7/23/2009	8/20/2009	217	$12,393	$11,703	$24,096	628569
	3	127	202		Eastside Terrace	46	3		8/4/2009	9/3/2009	235	$13,053	$10,703	$23,755	629239
	4	127	202		Eastside Terrace	41	3		9/29/2009	11/3/2009	231	$13,011	$10,458	$23,469	632619
	5	127	202		Eastside Terrace	42	3		7/1/2010	7/22/2010	239	$13,668	$10,448	$24,115	649800
	6	127	202		Eastside Terrace	38	2		7/1/2010	7/29/2010	221	$12,688	$11,220	$23,908	649799
	7	127	202		Eastside Terrace	28	2		3/31/2010	4/26/2010	273	$15,852	$11,627	$27,479	644557
	8	127	202		Eastside Terrace	39	2		3/7/2011	4/6/2011	241	$13,707	$10,228	$23,934	664930
	9	127	202		Eastside Terrace	3	2		3/14/2011	4/8/2011	258	$14,469	$13,130	$27,599	665354
	10	127	202		Eastside Terrace	30	1		5/4/2011	6/30/2011	235	$13,196	$9,701	$22,897	668991
	11	127	202		Eastside Terrace	4	2		10/27/2011	12/30/2011	243	$14,737	$11,370	$26,107	683743
	12	127	202		Eastside Terrace	33	1	ADA	11/30/2011	1/27/2012	221	$12,659	$10,504	$23,163	686026
	13	127	202		Eastside Terrace	25	2		8/16/2012	9/17/2012	257	$13,919	$10,222	$24,141	702958
	14	127	202		Eastside Terrace	2	2		11/2/2012	12/14/2012	246	$12,976	$10,965	$23,940	708061
	15	127	202		Eastside Terrace	15	2		3/29/2013	5/7/2013	229	$13,357	$11,042	$24,399	717985
	16	127	202		Eastside Terrace	32	1	ADA	4/23/2013	7/16/2013	250	$13,557	$8,820	$22,377	719448
	17	127	202		Eastside Terrace	8	2		7/15/2013	12/23/2013	232	$12,580	$15,993	$28,572	725159
	18	127	202		Eastside Terrace	21	3		8/14/2013	12/23/2013	263	$14,154	$13,165	$27,319	727219
	19	127	202		Eastside Terrace	6	2		7/31/2014	10/30/2014	245	$12,823	$12,842	$25,665	752687
	20	127	202		Eastside Terrace	34	1		11/10/2014	December	280	$16,793	$12,200	$28,993	760113
	21	127	202		Eastside Terrace	44	3	00202020044	12/28/2015	1/28/2016	320	$18,757	$12,091	$30,848	3510
	22	127	202		Eastside Terrace	27	2	00202020027	5/16/2016	6/14/2016	250	$14,106	$13,298	$27,403	11235
	23	127	202		Eastside Terrace	11	2	00202020011	12/13/2016	1/30/2017	250	$14,852	$11,630	$26,482	22552
	24	127	202		Eastside Terrace	26	2	00202020026	1/30/2017	3/29/2017	247	$16,165	$10,742	$26,907	24793
	25	127	202		Eastside Terrace	23	2	00202020023	1/30/2017	3/29/2017	242	$15,862	$11,488	$27,350	24832
	26	127	202		Eastside Terrace	8	2	00202020008	4/5/2017	6/21/2017	262	$15,643	$7,130	$22,773	28194
	27	127	202		Eastside Terrace	35	1	00202020035	8/22/2017	10/30/2017	244	$15,862	$9,916	$25,779	34927
	28	127	202		Eastside Terrace	1	3	00202020001	8/29/2017	11/28/2017	297	$19,433	$12,203	$31,636	35631
	29	127	202		Eastside Terrace	14	2	00202020014	4/2/2018	6/26/2018	326	$21,340	$15,647	$36,987	51271
		Eastside Terrace		1980	Total Units	**50**	Upgraded	**29**	Remaining	**21**			Avg. $ (since 2012)	**$26,930**	
Federal Way Homes															
	1	166	508		Fed. Way House	2	2		4/6/2009	6/8/2009	581	$36,182	$10,145	$46,326	620894
	2	166	508		Fed. Way House	3	3		9/1/2014	11/24/2014	608	$38,532	$15,835	$54,367	756084
		Federal Way Homes		1993	Total Units	**3**	Upgraded	**2**	Remaining	**1**			Avg. $	**$50,347**	
Firwood Circle					***Renovated in 2000 - TBD Eligibility for UU***										
				1971	Total Units	**50**	Upgraded	**0**	Remaining	**50**			Avg. $	**$0**	
Forest Glen															
	-	126	250		Forest Glen	7	1		10/1/2008	11/12/2008	256	$15,832	$7,500	$23,332	604911
	-	126	250		Forest Glen	19	1		5/1/2009	5/22/2009	249	$14,020	$8,056	$22,077	622706
	-	126	250		Forest Glen	8	1		5/29/2009	6/29/2009	204	$11,802	$7,923	$19,724	624581
	-	126	250		Forest Glen	13	1		1/15/2010	2/23/2010	201	$12,644	$8,549	$21,194	639928
	-	126	250		Forest Glen	2	1		3/2/2010	3/22/2010	195	$12,419	$7,661	$20,080	642787
	-	126	250		Forest Glen	35	1		7/2/2010	8/24/2010	194	$11,292	$8,322	$19,615	649991
	-	126	250		Forest Glen	1	1		7/29/2010	8/31/2010	205	$12,023	$8,248	$20,271	651522
	-	126	250		Forest Glen	15	1		9/10/2010	10/8/2010	192	$11,017	$7,841	$18,858	653816
	-	126	250		Forest Glen	38	1		11/3/2010	12/3/2010	194	$10,924	$6,748	$17,672	657166
	-	126	250		Forest Glen	12	1		12/6/2010	12/23/2010	190	$11,785	$6,537	$18,322	658790
	-	126	250		Forest Glen	39	1		4/19/2011	5/12/2011	201	$12,396	$7,781	$20,177	668071
	-	126	250		Forest Glen	23	1		5/23/2011	7/29/2011	180	$10,633	$8,749	$19,382	670487
	-	126	250		Forest Glen	17	1		6/17/2011	7/29/2011	195	$12,431	$8,743	$21,174	673478
	-	126	250		Forest Glen	18	1		8/22/2011	10/21/2011	208	$13,232	$8,832	$22,064	679195
	-	126	250		Forest Glen	30	1		9/13/2011	12/19/2011	210	$12,594	$9,147	$21,741	680837
	-	126	250		Forest Glen	40	2		10/4/2011	12/20/2011	216	$13,081	$10,188	$23,269	683480
	-	126	250		Forest Glen	33	1		11/3/2011	12/30/2011	214	$13,391	$8,599	$21,990	684593
	-	126	250		Forest Glen	29	1		1/24/2012	4/20/2012	187	$11,386	$8,269	$19,654	689539
	-	126	250		Forest Glen	24	1		1/10/2014	3/25/2014	193	$11,978	$9,347	$21,325	736975

		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	-	126	250		Forest Glen	6	1		12/31/2013	3/24/2014	190	$12,074	$9,113	$21,187	736431
	-	126	250		Forest Glen	25	1		4/14/2014	7/31/2014	201	$12,873	$9,996	$22,869	744561
	-	126	250		Forest Glen	11	1		1/31/2015	3/25/2015	189	$11,905	$10,435	$22,339	767793
	1	126	250		Forest Glen	29	1	00202500029	01/05/16	6/10/2016	348	$21,908	$14,990	$36,898	9629
	2	126	250		Forest Glen	30	1	00202500030	01/05/16	6/10/2016	319	$19,695	$13,973	$33,668	9630
	3	126	250		Forest Glen	31	1	00202500031	01/05/16	6/10/2016	292	$18,420	$14,174	$32,594	9631
	4	126	250		Forest Glen	32	1	00202500032	01/05/16	6/10/2016	296	$18,016	$15,308	$33,324	9632
	5	126	250		Forest Glen	33	1	00202500033	01/05/16	6/10/2016	283	$17,107	$14,547	$31,654	9564
	6	126	250		Forest Glen	1	1	00202500001	05/02/16	7/29/2016	297	$18,970	$12,104	$31,073	10654
	7	126	250		Forest Glen	2	1	00202500002	05/02/16	7/29/2016	294	$18,642	$13,445	$32,087	10655
	8	126	250		Forest Glen	3	1	00202500003	05/02/16	7/29/2016	295	$18,835	$14,258	$33,093	10656
	9	126	250		Forest Glen	4	1	00202500004	05/02/16	7/29/16%	306	$19,538	$14,004	$33,542	10657
	10	126	250		Forest Glen	5	1	00202500005	05/02/16	7/29/2016	294	$18,718	$11,869	$30,586	10658
	11	126	250		Forest Glen	6	1	00202500006	05/02/16	7/29/2016	279	$17,835	$10,960	$28,794	10659
	12	126	250		Forest Glen	7	1	00202500007	05/02/16	7/29/2016	286	$18,126	$11,109	$29,235	10660
	13	126	250		Forest Glen	8	1	00202500008	05/02/16	7/29/2016	282	$17,962	$9,215	$27,177	10661
	14	126	250		Forest Glen	23	1	00202500023	06/01/16	8/26/2016	280	$17,866	$12,949	$30,814	13191
	15	126	250		Forest Glen	24	1	00202500024	06/01/16	8/26/2016	308	$19,524	$11,209	$30,733	13192
	16	126	250		Forest Glen	25	1	00202500025	06/01/16	8/26/2016	311	$19,783	$12,066	$31,849	13193
	17	126	250		Forest Glen	26	1	00202500026	06/01/16	8/26/2016	246	$15,542	$11,157	$26,699	13194
	18	126	250		Forest Glen	27	1	00202500027	06/01/16	8/26/2016	242	$15,442	$11,257	$26,699	13195
	19	126	250		Forest Glen	28	1	00202500028	06/01/16	8/26/2016	237	$15,129	$12,040	$27,169	13196
	20	126	250		Forest Glen	9	1	00202500009	07/07/16	9/30/2016	358	$22,770	$12,990	$35,760	14499
	21	126	250		Forest Glen	10	1	00202500010	07/07/16	9/30/2016	327	$20,639	$11,948	$32,587	14500
	22	126	250		Forest Glen	11	1	00202500011	07/07/16	9/30/2016	307	$19,499	$12,531	$32,030	14501
	23	126	250		Forest Glen	12	1	00202500012	07/07/16	9/30/2016	312	$19,832	$12,273	$32,105	14502
	24	126	250		Forest Glen	13	1	00202500013	07/07/16	9/30/2016	336	$21,456	$11,601	$33,057	14503
	25	126	250		Forest Glen	14	1	00202500014	07/07/16	9/30/2016	312	$19,774	$11,750	$31,524	14504
	26	126	250		Forest Glen	15	1	00202500015	07/07/16	9/30/2016	297	$18,953	$11,078	$30,031	14505
	27	126	250		Forest Glen	16	1	00202500016	07/07/16	9/30/2016	313	$20,025	$11,222	$31,247	14506
	28	126	250		Forest Glen	34	1	00202500034	08/15/16	11/9/2016	328	$20,840	$11,682	$32,522	16942
	29	126	250		Forest Glen	35	1	00202500035	08/15/16	11/9/2016	336	$21,376	$11,633	$32,489	16943
	30	126	250		Forest Glen	36	1	00202500036	08/15/16	11/9/2016	328	$20,776	$11,601	$32,377	16944
	31	126	250		Forest Glen	37	1	00202500037	08/15/16	11/9/2016	331	$21,055	$11,661	$32,716	16945
	32	126	250		Forest Glen	38	1	00202500038	08/15/16	11/9/2016	320	$20,288	$11,948	$32,236	16946
	33	126	250		Forest Glen	39	1	00202500039	08/15/16	11/9/2016	339	$21,671	$11,699	$33,370	16947
	34	126	250		Forest Glen	40	1	00202500040	08/15/16	11/9/2016	312	$19,736	$11,989	$31,724	16948
	35	126	250		Forest Glen	20	1	00202500020	09/06/16	5/26/2017	165	$10,831	$10,807	$21,638	26317
	36	126	250		Forest Glen	21	1	00202500021	09/06/16	5/26/2017	168	$10,984	$10,554	$21,538	26319
	37	126	250		Forest Glen	22	1	00202500022	09/06/16	5/26/2017	162	$10,662	$10,685	$21,347	26320
	38	126	250		Forest Glen	17	1	00202500017	09/06/16	5/30/2017	168	$11,000	$10,551	$21,551	26313
	39	126	250		Forest Glen	18	1	00202500018	09/06/16	5/30/2017	168	$11,096	$10,625	$21,721	26315
	40	126	250		Forest Glen	19	1	00202500019	09/06/16	5/30/2017	168	$11,032	$9,794	$20,826	26318
			Forest Glen	1970	Total Units	**40**	Upgraded	**40**	Remaining	**0**			Avg. $ (since 2016)	**$30,052**	
Houghton Court															
	1	153	215		Houghton Court	201	00202150010	3	5/3/2018	7/27/2018	440	$28,784	$15,505	$44,289	54951
	2	153	215		Houghton Court	4	00202150004	2	5/3/2018	8/2/2018	412	$26,908	$15,634	$42,542	54950
	3	153	215		Houghton Court	203	00202150015	3	5/3/2018	8/3/2018	486	$31,762	$16,081	$47,843	54952
			Kirkland Place		Total Units	**15**	Upgraded	**3**	Remaining	**12**			Avg. $	**$44,891.43**	
Island Crest															
	1	118	213		Island Crest	16	1	Drywall Contractor	6/30/2012	2/14/2014	371	$23,691	$19,598	$43,289	718276
	2	118	213		Island Crest	17	1	Drywall Contractor	8/31/2011	2/18/2014	417	$26,597	$19,972	$46,569	718992
	3	118	213		Island Crest	27	1	Drywall Contractor	8/31/2011	3/7/2014	343	$21,967	$19,184	$41,151	718282
	4	118	213		Island Crest	28	1	Drywall Contractor	1/17/2013	3/12/2014	373	$23,777	$18,430	$42,207	718285
	5	118	213		Island Crest	6	2	Drywall Contractor	4/16/2013	3/19/2014	439	$28,067	$23,252	$51,319	718996
	6	118	213		Island Crest	21	1		10/31/2012	6/24/2014	334	$21,294	$14,938	$36,232	718993
	7	118	213		Island Crest	15	1		7/31/2013	6/27/2014	343	$21,771	$15,169	$36,940	727331
	8	118	213		Island Crest	22	1		2/26/2014	7/23/2014	381	$24,323	$12,776	$37,098	740947
	9	118	213		Island Crest	24	1		6/10/2013	7/28/2014	413	$26,195	$14,993	$41,188	725659
	10	118	213		Island Crest	9	2		4/8/2014	7/30/2014	348	$22,364	$11,654	$34,018	746771
	11	118	213		Island Crest	30	2		8/4/2014	11/19/2014	349	$22,115	$14,736	$36,851	757239
	12	118	213		Island Crest	19	1		8/15/2014	11/21/2014	359	$22,583	$13,857	$36,440	757242
	13	118	213		Island Crest	5	2		10/3/2014	11/25/2014	351	$22,191	$12,990	$35,181	758621
	14	118	213		Island Crest	11	2	00802130011	1/6/2016	2/24/2016	198	$12,486	$9,193	$21,679	4409
	15	118	213		Island Crest	20	2	802130020	4/12/2017	7/5/2017	293	$18,748	$13,858	$32,606	28560
			Island Crest	2011	Total Units	**30**	Upgraded	**15**	Remaining	**15**			Avg. $ (Exc. HD Services)	**$34,823**	
Kirkland Place															
	1	650	210		Kirkland Place	101	2		11/29/2011	3/30/2012	280	$16,157	$12,440	$28,597	686021
	2	650	210		Kirkland Place	303	2		3/28/2013	5/15/2013	251	$13,795	$11,675	$25,470	717814
	3	650	210		Kirkland Place	304	2		4/28/2013	7/19/2013	252	$14,093	$11,007	$25,101	71879
	4	650	210		Kirkland Place	203	2		5/23/2013	7/22/2013	246	$13,669	$10,504	$24,174	721411
	5	650	210		Kirkland Place	202	2		6/17/2014	9/30/2014	234	$14,233	$10,915	$25,149	749443
	6	132	210		Kirkland Place	201	2	00202100201	1/5/2017	4/28/2017	241	$15,827	$11,609	$27,436	23806
	7	132	210		Kirkland Place	301	3	00202100301	9/18/2017	12/27/2017	247	$15,563	$13,956	$29,519	36444
	8	132	210		Kirkland Place	302	3	00202100302	11/16/2017	1/25/2018	250	$15,529	$13,362	$28,890	40091
			Kirkland Place		Total Units	**9**	Upgraded	**8**	Remaining	**1**			Avg. $ (since 2012)	**$26,791.95**	

		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
Lake House															
	1	124	154		Lake House	106	1		9/15/2006	10/4/2006	121	$5,628	$3,641	$10,771	554392
	2	124	154		Lake House	109	1		12/31/2006	1/16/2007	130	$5,786	$4,985	$12,595	557841
	3	124	154		Lake House	309	1		1/29/2007	2/16/2007	144	$6,802	$5,793	$9,358	559448
	4	124	154		Lake House	105	1		2/7/2007	3/2/2007	115	$5,376	$3,982	$10,308	570621
	5	124	154		Lake House	316	1		7/3/2007	8/1/2007	143	$6,291	$4,017	$11,780	574020
	6	124	154		Lake House	319	1		8/15/2007	9/4/2007	179	$7,985	$3,795	$11,261	577409
	7	124	154		Lake House	13	1		9/25/2007	10/9/2007	137	$6,080	$5,181	$12,679	581610
	8	124	154		Lake House	312	1		11/26/2007	12/14/2007	152	$6,785	$5,895	$12,533	586959
	9	124	154		Lake House	317	1		2/4/2008	2/28/2008	141	$6,268	$6,265	$14,994	590212
	10	124	154		Lake House	201	1		3/19/2008	4/11/2008	171	$7,650	$7,344	$13,947	592350
	11	124	154		Lake House	318	1		4/2/2008	5/16/2008	151	$7,943	$6,005	$13,220	602647
	12	124	154		Lake House	107	1		9/17/2008	10/2/2008	145	$7,843	$5,377	$13,811	603329
	13	124	154		Lake House	8	1		10/8/2008	11/14/2008	136	$8,417	$5,393	$13,811	
	14	124	154		Lake House	212	1		12/15/2008	2/12/2009	145	$9,253	$5,454	$14,707	612982
	15	124	154		Lake House	120	1		11/25/2008	1/29/2009	165	$9,392	$5,422	$14,814	612421
	16	124	154		Lake House	202	1		2/27/2009	3/23/2009	147	$8,194	$5,997	$14,190	617600
	17	124	154		Lake House	314	1		3/31/2009	4/17/2009	148	$8,220	$6,310	$14,531	620132
	18	124	154		Lake House	6	1		4/24/2009	5/15/2009	167	$9,263	$6,081	$15,344	622336
	19	124	154		Lake House	122	1		5/22/2009	6/26/2009	143	$8,373	$6,398	$14,771	624613
	20	124	154		Lake House	304	1		7/6/2009	8/3/2009	147	$9,072	$5,858	$14,930	627243
	21	124	154		Lake House	14	1		8/13/2009	9/14/2009	148	$8,203	$6,704	$14,907	629829
	22	124	154		Lake House	110	1		10/1/2009	10/16/2009	185	$10,867	$6,522	$17,389	632741
	23	124	154		Lake House	302	1		2/12/2010	2/26/2010	150	$8,737	$6,745	$15,482	641560
	24	124	154		Lake House	306	1		6/1/2010	6/29/2010	186	$9,949	$6,318	$16,267	648158
	25	124	154		Lake House	102	2		6/7/2010	6/30/2010	207	$11,835	$7,770	$19,605	648528
	26	124	154		Lake House	108	1		10/6/2010	10/29/2010	176	$9,861	$6,381	$16,242	655593
	27	124	154		Lake House	7	1		12/9/2010	12/30/2010	180	$10,860	$6,873	$17,733	659193
	28	124	154		Lake House	10	1		7/13/2011	9/13/2011	164	$9,733	$7,538	$17,272	675246
	29	124	154		Lake House	112	1	RA - Modified	12/19/2011	1/31/2012	243	$14,165	$8,348	$22,513	687823
	30	124	154		Lake House	208	1		10/15/2012	10/31/2012	179	$10,159	$7,821	$17,980	706722
	31	124	154		Lake House	216	1		2/1/2013	3/13/2013	179	$9,670	$7,614	$17,285	714113
	32	124	154		Lake House	310	1		3/25/2013	5/2/2013	169	$9,497	$7,764	$17,261	717580
	33	124	154		Lake House	204	1		4/1/2013	5/17/2013	169	$9,715	$7,740	$17,454	718037
	34	124	154		Lake House	221	1		7/8/2013	9/19/2013	157	$9,699	$6,888	$16,588	724725
	35	130	154		Lake House	220	1		8/5/2014	10/21/2014	176	$10,207	$7,637	$17,844	753383
	36	130	154		Lake House	111	1		10/1/2014	December	164	$10,457	$8,890	$19,347	758379
	37	124	154		Lake House	303	1		9/1/2015	10/30/2015	173	$10,925	$10,011	$20,935	785140
	38	124	154		Lake House	211	1		9/29/2015	10/30/2015	173	$10,989	$10,081	$21,070	785317
	39	124	154		Lake House	12	1		9/30/2015	11/30/2015	179	$11,185	$9,946	$21,131	786221
	40	124	154		Lake House	206	1	00101540206	4/25/2016	5/31/2016	169	$10,729	$10,248	$20,977	9992
	41	124	154		Lake House	320	1	00101540320	8/30/2016	11/22/2016	197	$12,565	$9,937	$22,502	18076
	42	124	154		Lake House	114	1	00101540114	11/28/2017	2/12/2018	198	$13,032	$11,674	$24,707	42302
	43	124	154		Lake House	305	1	00101540305	12/13/2017	3/2/2018	184	$11,377	$11,175	$22,552	41960
			Lake House	1972	Total Units	**70**	Upgraded	**43**	Remaining	**27**			Avg. $ (since 2012)	**$19,831**	
Northlake House															
	1	187	290		Northlake House	104	1		7/14/2009	8/17/2009	271	$14,316	$10,094	$24,410	627898
	2	187	290		Northlake House	409	1		7/8/2010	8/10/2010	214	$12,046	$7,786	$19,832	650157
	3	187	290		Northlake House	303	1		9/20/2010	10/11/2010	185	$10,384	$5,988	$16,373	654797
	4	187	290		Northlake House	203	1		10/4/2010	10/22/2010	184	$10,420	$7,238	$17,658	655319
	5	187	290		Northlake House	222	1		11/18/2010	12/14/2010	151	$9,475	$5,795	$15,270	657712
	6	187	290		Northlake House	102	1	Flood unit	12/2/2010	1/14/2011	332	$17,109	$7,997	$25,107	658510
	7	187	290		Northlake House	105	1		2/18/2011	3/21/2011	246	$13,760	$9,892	$23,652	664157
	8	187	290		Northlake House	405	1		9/30/2011	12/27/2011	176	$11,097	$8,306	$19,403	682646
	9	187	290		Northlake House	307	1		12/28/2011	2/8/2012	192	$12,260	$8,132	$20,392	688328
	10	187	290		Northlake House	115	1		10/2/2012	10/16/2012	187	$11,786	$6,246	$18,032	705889
	11	187	290		Northlake House	114	1		10/26/2012	11/9/2012	165	$10,469	$7,407	$17,876	707668
	12	187	290		Northlake House	204	1		5/3/2013	8/30/2013	176	$11,161	$7,220	$18,381	722661
	13	187	290		Northlake House	211	1		3/5/2014	4/30/2014	178	$11,274	$6,638	$17,912	742270
	14	187	290		Northlake House	302	1		9/24/2014	10/30/2014	194	$11,933	$6,080	$18,013	756821
	15	187	290		Northlake House	310	1		11/30/2014	1/14/2015	181	$11,461	$8,921	$20,382	763093
	16	187	290		Northlake House	219	1		1/21/2015	2/26/2015	176	$11,312	$9,404	$20,716	767032
	17	187	290		Northlake House	208	1		4/8/2015	5/13/2015	181	$11,481	$8,259	$19,740	774116
	18	187	290		Northlake House	311	1	00202900311	2/2/2017	3/31/2017	239	$15,596	$9,758	$25,353	26401
	19	187	290		Northlake House	217	1	00202900217	2/27/2017	4/18/2017	239	$15,596	$9,758	$25,353	26401
	20	187	290		Northlake House	309	1	00202900309	4/6/2017	6/28/2017	237	$15,495	$10,158	$25,653	28562
	21	187	290		Northlake House	215	1	00202900215	4/27/2017	7/24/2017	194	$12,263	$10,034	$22,296	31107
	22	187	290		Northlake House	403	1	00202900403	6/30/2017	8/25/2017	200	$12,636	$10,008	$22,644	33578
	23	187	290		Northlake House	209	1	00202900209	7/3/2017	8/25/2017	185	$11,595	$10,373	$21,968	33581
	24	187	290		Northlake House	205	1	00202900206	7/31/2017	9/29/2017	190	$12,322	$9,254	$21,576	34605
			Northlake House	1981	Total Units	**38**	Upgraded	**24**	Remaining	**14**			Avg. $ (since 2012)	**$21,060**	
Northridge I															
	1	125	151		Northridge I	110	1		8/11/2008	9/12/2008	203	$9,932	$8,274	$18,206	601843
	2	125	151		Northridge I	208	1		10/30/2008	1/2/2009	147	$8,928	$3,930	$12,858	612283
	3	125	151		Northridge I	205	1		12/1/2008	1/12/2009	197	$11,086	$6,709	$17,795	612083
	4	125	151		Northridge I	112	1		12/1/2008	1/15/2009	156	$8,826	$5,843	$14,670	612079
	5	125	151		Northridge I	11	1		1/27/2009	2/18/2009	169	$9,797	$7,421	$17,218	615729
	6	125	151		Northridge I	218	1		3/5/2009	3/20/2009	133	$7,834	$6,684	$14,519	617540
	7	125	151		Northridge I	221	1		5/18/2009	6/8/2009	160	$8,955	$6,796	$15,751	623811
	8	125	151		Northridge I	3	1		6/5/2009	6/24/2009	154	$8,781	$7,897	$16,678	624716
	9	125	151		Northridge I	201	1		6/17/2009	7/10/2009	148	$8,734	$7,972	$16,706	625884
	10	125	151		Northridge I	2	1		12/30/2009	1/26/2010	199	$11,665	$7,905	$19,570	638922

		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	11	125	151		Northridge I	202	1		1/12/2010	2/2/2010	203	$11,624	$7,774	$19,398	639703
	12	125	151		Northridge I	223	1		3/24/2010	4/21/2010	201	$11,329	$7,606	$18,934	644019
	13	125	151		Northridge I	216	1		11/18/2010	12/21/2010	169	$9,418	$7,329	$16,747	658018
	14	125	151		Northridge I	1	1		3/28/2011	5/3/2011	199	$11,662	$6,614	$18,276	667030
	15	125	151		Northridge I	304	1		6/29/2011	8/16/2011	187	$10,545	$7,122	$17,667	673883
	16	125	151		Northridge I	12	1		8/29/2011	11/28/2011	179	$10,815	$8,298	$19,112	680995
	17	125	151		Northridge I	115	1		9/30/2011	12/5/2011	166	$10,042	$8,017	$18,059	682648
	18	125	151		Northridge I	102	0	RAFN (GC) - 25		7/1/2011					
	19	125	151		Northridge I	104	0	RAFN (GC) - 26		7/1/2011					
	20	125	151		Northridge I	105	1	RAFN (GC) - 27		7/1/2011					
	21	125	151		Northridge I	108	0	RAFN (GC) - 28		7/1/2011					
	22	125	151		Northridge I	111	1	RAFN (GC) - 29		7/1/2011					
	23	125	151		Northridge I	209	1		9/13/2013	12/6/2013	157	$10,029	$6,196	$16,225	728937
	24	125	151		Northridge I	214	1		2/19/2014	5/12/2014	182	$11,446	$6,567	$18,013	741703
	25	125	151		Northridge I	6	1		6/26/2014	9/23/2014	177	$11,249	$10,361	$21,610	752566
	26	125	151		Northridge I	107	1		5/26/2015	7/28/2015	170	$10,786	$10,359	$21,145	777450
	27	125	151		Northridge I	119	1		9/29/2015	11/20/2015	175	$11,119	$8,886	$20,005	328
	28	125	151		Northridge I	211	1		9/30/2015	11/20/2015	182	$11,574	$8,597	$20,171	345
	29	125	151		Northridge 1	118	1	00101510118	3/30/2016	6/7/2016	160	$10,118	$9,271	$19,389	11060
	30	125	153		Northridge 1	142	1	00101530142	05/30/16	7/25/2016	176	$11,120	$9,796	$20,916	14363
	31	125	151		Northridge I	13	1	00101510013	10/30/2015	1/14/2016	189	$11,949	$9,144	$21,093	796
	32	125	153		Northridge I	224	1	00101510224	11/24/2015	1/14/2016	196	$12,282	$8,914	$21,196	3507
	33	125	151		Northridge I	206	1	00101510206	1/22/2016	3/8/2016	173	$10,987	$9,268	$20,255	5774
	34	125	153		Northridge I	231	1	00101530231	2/19/2016	4/6/2016	196	$12,004	$9,813	$21,817	6506
	35	125	151		Northridge I	9	1	00101510009	5/15/2017	8/23/2017	193	$12,103	$10,306	$22,409	31112
	36	125	151		Northridge I	124	1	00101510124	7/21/2017	9/22/2017	193	$12,643	$10,317	$22,960	33583
	37	125	151		Northridge I	301	1	00101510301	9/18/2017	12/1/2017	193	$12,411	$11,149	$23,560	38264
			Northridge I	1969	Total Units	70	Upgraded	37	Remaining	33			Avg. $ (since 2013)	$20,717	
Northridge II															
	1	125	153		Northridge II	232	1		3/2/2009	3/17/2009	139	$8,014	$7,598	$15,611	617538
	2	125	153		Northridge II	241	1		8/31/2009	9/21/2009	152	$8,536	$8,121	$16,657	630716
	3	125	153		Northidge II	148	1		10/2/2009	10/29/2009	148	$8,384	$8,326	$16,710	633108
	4	125	153		Northridge II	146	1		12/9/2009	1/15/2010	179	$10,307	$6,905	$17,213	638163
	5	125	153		Northridge II	246	1		5/5/2010	5/26/2010	185	$11,207	$7,570	$18,777	646911
	6	125	153		Northridge II	133	1		5/14/2010	6/8/2010	203	$11,810	$8,173	$19,983	647365
	7	125	153		Northridge II	147	1		6/22/2010	7/14/2010	177	$10,090	$8,808	$18,898	649308
	8	125	153		Northridge II	228	1		12/11/2009	9/21/2010	191	$11,181	$8,383	$19,564	638165
	9	125	153		Northridge II	328	1		8/27/2010	9/21/2010	186	$10,694	$8,659	$19,352	650895
	10	125	153		Northridge II	31	1		11/4/2010	12/7/2010	181	$10,273	$7,277	$17,550	657219
	11	125	153		Northridge II	141	1		3/3/2011	3/25/2011	182	$10,196	$7,409	$17,605	664876
	12	125	151		Northridge II	117	1		3/1/2011	3/30/2011	191	$10,905	$7,830	$18,735	664464
	13	125	153		Northridge II	235	1		6/30/2011	8/16/2011	187	$10,435	$7,300	$17,735	673884
	14	125	153		Northridge II	247	1		7/27/2011	9/28/2011	192	$10,678	$7,602	$18,281	679759
	15	125	153		Northridge II	325	1		8/25/2011	9/29/2011	182	$10,334	$7,517	$17,851	679760
	16	125	153		Northridge II	233	1		9/26/2011	12/2/2011	182	$10,487	$8,125	$18,612	682354
	17	125	153		Northridge II	242	1		11/7/2011	12/16/2011	190	$10,409	$8,128	$18,536	684863
	18	125	153		Northridge II	137	1	ARRA	5/12/2011	12/28/2011	362	$23,302	$17,936	$41,238	683778
	19	125	153		Northridge II	149	1		11/29/2011	12/30/2011	200	$11,819	$9,833	$21,651	686016
	20	125	153		Northridge II	125	0	RAFN (GC) - 30		7/1/2011					
	21	125	153		Northridge II	130	0	RAFN (GC) - 31		7/1/2011					
	22	125	153		Northridge II	132	0	RAFN (GC) - 32		7/1/2011					
	23	125	153		Northridge II	134	0	RAFN (GC) - 33		7/1/2011					
	24	125	153		Northridge II	131	1	ARRA	3/30/2012	6/13/2012	389	$24,796	$17,821	$42,617	694296
	25	125	153		Northridge II	337	1		12/5/2012	12/28/2012	151	$9,576	$6,079	$15,654	710011
	26	125	153		Northridge II	135	1		7/23/2013	12/4/2013	161	$10,209	$6,579	$16,788	726805
	27	125	153		Northridge II	244	1		5/20/2014	8/28/2014	178	$10,804	$7,499	$18,304	747983
	28	125	153		Northridge II	127	1		5/1/2014	9/23/2014	172	$10,442	$9,270	$19,712	747878
	29	125	153		Northridge II	219	1		5/19/2014	9/23/2014	169	$10,332	$9,495	$19,827	747980
	30	125	153		Northridge II	143	1		10/31/2014	12/30/2014	189	$12,029	$9,100	$21,129	760792
	31	125	153		Northridge II	29	1		10/20/2014	12/30/2014	188	$11,543	$9,651	$21,194	759401
	32	125	153		Northridge II	327	1		1/6/2015	2/11/2015	178	$10,916	$10,786	$21,702	763933
	33	125	153		Northridge II	121	1		3/12/2015	5/19/2015	183	$11,633	$11,475	$23,107	771555
	34	125	153		Northridge II	26	1		4/27/2015	7/2/2015	168	$10,526	$10,984	$21,511	776150
	35	125	153		Northridge II	334	1		8/3/2015	9/28/2015	169	$10,729	$10,476	$21,205	782527
	36	125	153		Northridge II	339	1		10/13/2015	11/20/2015	179	$11,355	$9,526	$20,881	326
	37	125	153		Northridge II	27	1	00101530027	11/30/2015	2/4/2016	193	$11,945	$9,920	$21,865	3543
	38	125	153		Northridge II	230	1	00101530230	11/30/2015	2/4/2016	192	$11,808	$9,773	$21,581	3545
	39	125	153		Northridge II	329	1	00101530329	10/28/2016	1/10/2017	191	$11,177	$9,628	$20,805	21560
	40	125	153		Northridge II	333	1	00101530333	10/26/2017	1/24/2018	230	$14,766	$12,278	$27,044	41195
	41	125	153		Northridge II	129	1	00101530129	11/28/2017	2/9/2018	192	$12,464	$11,836	$24,300	42190
	42	125	153		Northridge II	136	1	00101530136	1/3/2018	3/12/2018	237	$15,055	$11,026	$26,081	43613
			Northridge II	1975	Total Units	70	Upgraded	42	Remaining	28			Avg. $ (Since 2013 Post ARRA)	$21,590	
Northwood															
	1	187	191		Northwood	205	1		2/25/2010	3/9/2010	175	$10,483	$7,139	$17,621	642337
	2	187	191		Northwood	308	1		3/5/2010	3/29/2010	189	$10,732	$7,195	$17,927	643029
	3	187	191		Northwood	204	1		2/7/2011	2/23/2011	170	$10,199	$6,795	$16,994	662931
	4	187	191		Northwood	208	1		3/22/2011	4/18/2011	171	$9,794	$6,812	$16,606	666566
	5	187	191		Northwood	207	1		11/30/2011	1/24/2012	163	$9,441	$7,861	$17,303	686116
	6	187	191		Northwood	105	1		12/14/2011	1/26/2012	178	$9,947	$7,394	$17,341	687827
	7	187	191		Northwood	314	1		4/24/2013	6/21/2013	151	$9,555	$6,548	$16,103	720280
	8	187	191		Northwood	203	1		5/6/2013	6/21/2013	154	$9,706	$6,654	$16,360	720779
	9	187	191		Northwood	210	1		5/5/2014	8/28/2014	181	$11,383	$7,699	$19,081	746624

		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	10	187	191		Northwood	201	1		11/15/2014	December	180	$11,231	$7,901	$19,132	759744
	11	187	191		Northwood	109	1		12/30/2014	2/26/2015	162	$10,386	$7,364	$17,750	764227
	12	187	191		Northwood	106	1		3/16/2015	4/29/2015	169	$10,633	$8,788	$19,421	771558
	13	187	191		Northwood	305	1		4/13/2015	5/22/2015	165	$10,501	$8,287	$18,787	774978
	14	187	191		Northwood	102	1		5/11/2015	6/8/2015	166	$10,502	$9,115	$19,617	777449
	15	187	191		Northwood	312	1		5/29/2015	6/29/2015	170	$10,786	$8,918	$19,704	778652
	16	187	191		Northwood	107	1		9/17/2015	10/19/2015	163	$10,347	$9,189	$19,536	785138
	17	187	191		Northwood	301	1		9/23/2015	10/19/2015	163	$9,998	$9,315	$19,313	785146
	18	187	191		Northwood	307	1	00101910307	8/22/2016	9/30/2016	193	$12,225	$10,062	$22,287	17099
	19	189	191		Northwood	309	1	00101910309	2/24/2017	3/31/2017	197	$12,815	$10,097	$22,912	25983
	20	189	191		Northwood	311	1	00101910311	5/15/2017	7/25/2017	193	$12,559	$10,125	$22,684	31111
	21	180	191		Northwood	202	1	00101910180	2/27/2018	4/30/2018	237	$14,559	$10,860	$25,419	49870
	22	189	191		Northwood	108	1	00101910180	3/12/2018	4/30/2018	248	$15,216	$10,392	$25,608	49871
			Northwood		Total Units	34	Upgraded	22	Remaining	12			Avg. $ (since 2012)	$19,909	
Northwood Square															
	1	208	467		Northwood Square	B-5	2	00404670013	3/14/2016	4/13/2016	312	$19,678	$14,976	$34,653	7452
	2	208	467		Northwood Square	A-6	3	00404670006	3/2/2016	4/29/2016	333	$21,147	$17,179	$38,325	6947
	3	208	467		Northwood Square	B-9	3	00404670017	5/27/2016	6/29/2016	301	$18,790	$12,651	$31,441	11675
	4	208	467		Northwood Square	A-4	2	00404670004	10/3/2016	12/22/2016	297	$18,953	$14,260	$33,213	18903
	5	208	467		Northwood Square	B-1	3	00404670009	10/24/2016	12/29/2016	287	$18,319	$15,210	$33,529	20026
	6	208	467		Northwood Square	C-2		00404670020	02/24/17	4/27/2017	276	$18,084	$11,771	$29,855	26023
	7	208	467		Northwood Square	B-8	3	40467	4/4/2017	6/19/2017	280	$18,328	$11,605	$29,933	28062
	8	165	467		Northwood Square	A2	3	504670002	3/1/2018	5/14/2018	323	$21,156	$13,711	$34,867	48277
			Northwood Square		Total Units	24	Upgraded	8	Remaining	16			Avg. $	$33,227	
Pacific Court															
	1	164	365		Pacific Court	A 7	2	Fully mod	1/4/2010	4/9/2010	643	$41,293	$17,242	$58,535	639042
	2	164	365		Pacific Court	A 8	1	Fully mod	1/4/2010	4/9/2010	525	$33,593	$17,017	$50,610	639043
			Pacific Court	2009	Total Units	25	Upgraded	2	Remaining	23			Avg. $	$54,572.21	
Park Royal				2010	Total Units	25	Upgraded	0	Remaining	25					
Pepper Tree															
	1	122	104		Pepper Tree	10	2		4/1/2009	5/12/2009	309	$19,813	$9,411	$29,224	620574
	2	122	104		Pepper Tree	28	2		6/3/2011	7/26/2011	265	$16,257	$10,742	$26,999	671379
	3	122	104		Pepper Tree	17	2		8/23/2011	10/26/2011	200	$12,632	$10,846	$23,478	680867
	4	122	104		Pepper Tree	21	2		9/2/2011	10/28/2011	217	$13,721	$10,171	$23,892	680868
	5	122	104		Pepper Tree	19	2		4/11/2012	6/19/2012	220	$14,044	$9,930	$23,974	694891
	6	122	104		Pepper Tree	11	2		4/17/2012	6/22/2012	251	$15,647	$10,793	$26,440	695438
	7	122	104		Pepper Tree	32	2		10/24/2012	11/26/2012	192	$12,200	$8,765	$20,965	707669
	8	122	104		Pepper Tree	29	2		4/11/2013	5/24/2013	247	$15,711	$9,857	$25,568	718654
	9	122	104		Pepper Tree	16	1		6/20/2013	10/9/2013	239	$15,020	$8,832	$23,852	724723
	10	122	104		Pepper Tree	20	2		5/8/2014	8/18/2014	229	$14,349	$12,702	$27,051	746706
	11	122	104		Pepper Tree	39	2		5/27/2014	8/29/2014	249	$15,525	$12,936	$28,461	747985
	12	122	104		Pepper Tree	33	2		4/24/2015	6/3/2015	234	$14,140	$11,917	$26,056	775472
	13	122	104		Pepper Tree	15	1		5/26/2015	6/30/2015	230	$14,356	$10,644	$24,999	777547
	14	122	104		Pepper Tree	12	2		9/4/2015	9/30/2015	231	$13,784	$10,451	$24,235	783839
	15	122	104		Pepper Tree	37	2	00101040037	6/6/2016	7/28/2016	262	$15,583	$11,616	$27,199	13311
	16	122	104		Pepper Tree	14	2	00101040014	6/8/2016	7/28/2016	262	$16,432	$11,696	$28,128	13310
	17	122	104		Pepper Tree	27	2	00101040027	11/13/2017	1/29/2018	232	$14,240	$13,256	$27,497	41465
	18	122	104		Pepper Tree	13	2	00101040013	1/2/2018	2/26/2018	249	$15,739	$12,422	$28,161	44722
	19	122	104		Pepper Tree	24	2	00101040024	1/2/2018	2/26/2018	233	$14,423	$13,131	$27,554	45559
	20	122	104		Pepper Tree	26	2	00101040023	4/10/2018	6/29/2018	249	$15,771	$12,299	$28,070	54309
			Pepper Tree	2009	Total Units	30	Upgraded	20	Remaining	10			Avg. $ (since 2012)	$26,138	
Southridge House															
	1	167	552		Southridge	411	1		7/27/2006	8/9/2006	147	$6,489	$5,933	$12,422	541202
	2	167	552		Southridge	505	1		12/26/2006	1/21/2007	151	$6,418	$5,613	$12,031	553794
	3	167	552		Southridge	202	1		7/15/2008	8/6/2008	194	$11,525	$6,530	$18,056	598097
	4	167	552		Southridge	303	1		7/25/2008	8/25/2008	282	$17,906	$6,494	$24,400	599576
	5	167	552		Southridge	609	1		7/27/2009	8/13/2009	166	$10,690	$6,522	$17,212	628811
	6	167	552		Southridge	307	1		8/11/2009	9/3/2009	159	$10,147	$7,383	$17,529	629900
	7	167	552		Southridge	402	1		12/30/2009	1/27/2010	164	$10,580	$6,085	$16,665	638976
	8	167	552		Southridge	201	1		8/27/2010	10/25/2010	196	$12,428	$6,739	$19,167	653356
	9	167	552		Southridge	507	1		9/14/2010	10/27/2010	205	$12,851	$6,659	$19,510	654593
	10	167	552		Southridge	508	1		transfer	1/6/2010	224	$13,984	$6,689	$20,673	638109
	11	167	552		Southridge	309	1		3/4/2010	5/7/2010	242	$15,348	$6,081	$21,429	644187
	12	167	552		Southridge	212	1		4/27/2010	6/2/2010	277	$17,288	$7,085	$24,373	646235
	13	167	552		Southridge	403	1		6/21/2010	8/18/2010	224	$13,269	$7,215	$20,438	649276
	14	167	552		Southridge	103	1		5/13/2010	8/23/2010	233	$14,649	$7,370	$22,018	651324
	15	167	552		Southridge	511	1		1/27/2011	2/23/2011	206	$13,150	$6,871	$20,021	661781
	16	167	552		Southridge	214	1		3/21/2011	5/9/2011	257	$15,685	$6,979	$22,664	665695
	17	167	552		Southridge	305	1		3/25/2011	5/12/2011	216	$13,632	$6,787	$20,418	666206
	18	167	552		Southridge	607	1		5/26/2011	7/26/2011	265	$16,793	$4,977	$21,769	671142
	19	167	552		Southridge	211	1		7/29/11	8/31/2011	223	$13,969	$7,518	$21,488	677006
	20	167	552		Southridge	510	1		8/25/11	11/4/2011	252	$16,604	$7,217	$23,821	679370
	21	167	552		Southridge	101	1	RAFN (GC) - 34		5/1/2010					
	22	167	552		Southridge	102	1	RAFN (GC) - 35		5/1/2010					

		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	23	167	552		Southridge	104	1	RAFN (GC) - 36		5/1/2010					
	24	167	552		Southridge	106	1	RAFN (GC) - 37		5/1/2010					
	25	167	552		Southridge	107	1	RAFN (GC) - 38		5/1/2010					
	26	167	552		Southridge	108	1	RAFN (GC) - 39		5/1/2010					
	27	167	552		Southridge	204	1		11/16/11	1/26/2012	261	$16,054	$7,510	$23,564	685723
	28	167	552		Southridge	404	1		12/14/11	2/6/2012	242	$15,747	$7,491	$22,965	687168
	29	167	552		Southridge	207	1		2/2/12	3/20/2012	244	$14,673	$7,668	$22,341	690009
	30	167	552		Southridge	612	1		3/5/12	4/3/2012	184	$11,776	$7,441	$19,217	692107
	31	167	552		Southridge	313	1		4/24/12	7/11/2012	275	$16,835	$7,243	$24,077	695601
	32	167	552		Southridge	611	1		6/11/12	8/31/2012	233	$14,022	$7,267	$21,289	698443
	33	167	552		Southridge	407	1		9/9/12	10/18/2012	169	$10,877	$7,560	$18,437	705360
	34	167	552		Southridge	114	1		9/28/12	11/5/2012	235	$14,475	$7,231	$21,706	705731
	35	167	552		Southridge	414	1		10/18/12	12/3/2012	137	$8,749	$7,278	$16,027	707095
	36	167	552		Southridge	505	1		1/7/13	2/27/2013	211	$12,779	$6,828	$19,607	712542
	37	167	552		Southridge	602	1		1/3/13	2/28/2013	257	$15,951	$8,639	$24,591	711938
	38	167	552		Southridge	206	1		12/13/12	2/28/2013	248	$15,210	$7,814	$23,041	710745
	39	167	552		Southridge	205	1		3/27/2013	5/20/2013	242	$15,288	$4,424	$19,711	717758
	40	167	552		Southridge	401	1		3/15/2013	5/23/2013	252	$16,044	$8,681	$24,725	717020
	41	167	552		Southridge	603	1		3/15/2013	5/27/2013	238	$15,118	$8,382	$23,499	717019
	42	167	552		Southridge	406	1		11/6/2013	12/23/2013	201	$12,242	$8,462	$20,704	732348
	43	167	552		Southridge	502	1		12/2/2013	12/27/2013	208	$12,832	$8,444	$21,276	734104
	44	167	552		Southridge	410	1		3/5/2014	5/28/2014	194	$12,336	$6,938	$19,274	741360
	45	167	552		Southridge	503	1		9/11/2014	10/31/2014	206	$13,102	$7,713	$20,815	755846
	46	167	552		Southridge	601	1		11/17/2014	12/30/2014	201	$12,268	$7,679	$19,948	760617
	47	167	552		Southridge	308	1		5/18/2015	6/23/2015	220	$13,087	$8,593	$21,680	777031
	48	167	552		Southridge	405	1	00505520405	11/16/2016	12/30/2016	179	$11,980	$10,404	$22,384	21280
	49	167	552		Southridge	509	1	00505520509	12/8/2016	1/17/2017	209	$12,747	$11,145	$23,893	22364
	50	167	552		Southridge	412	1	00505520412	12/29/16	3/15/2017	210	$13,068	$9,202	$22,271	23278
	51	167	552		Southridge	208	1	00505520208	03/02/17	4/28/2017	206.0	$13,450	$10,477	$23,927	26526
	52	167	552		Southridge	613	1	505520612	12/27/2017	1/31/2018	220	$14,399	$9,673	$24,072	43068
	53	167	552		Southridge	413	1	505520413	1/30/2018	3/12/2018	216	$14,215	$8,842	$23,056	45790
		Southridge House		1970	Total Units	80	Upgraded	53	Remaining	27			Avg. $ (since 2012)	$21,781	
Valli Kee															
	1	140	401		Valli Kee	89	4		11/22/2010	1/25/2011	338	$21,454	$11,587	$33,041	658052
	2	140	401		Valli Kee	12	3		9/9/2013	9/23/2013	184	$11,800	$10,405	$22,205	728429
	3	140	401		Valli Kee	11	3		9/9/2013	9/23/2013	188	$11,916	$11,019	$22,935	728430
	4	140	401		Valli Kee	3	2		9/9/2013	9/24/2013	168	$10,632	$9,793	$20,425	727052
	5	140	401		Valli Kee	8	2		9/9/2013	9/26/2013	170	$10,826	$10,145	$20,971	728431
	6	140	401		Valli Kee	1	2		9/9/2013	10/1/2013	164	$10,596	$9,414	$20,010	726553
	7	140	401		Valli Kee	2	2		9/9/2013	10/2/2013	162	$10,338	$9,836	$20,174	726979
	8	140	401		Valli Kee	5	2		9/9/2013	10/3/2013	164	$10,486	$9,420	$19,906	727195
	9	140	401		Valli Kee	6	2		9/9/2013	10/4/2013	167	$10,603	$9,880	$20,483	728433
	10	140	401		Valli Kee	4	2		9/9/2013	10/7/2013	160	$10,160	$9,541	$19,701	727126
	11	140	401		Valli Kee	7	2		9/9/2013	10/8/2013	167	$10,699	$9,001	$19,700	728435
	12	140	401		Valli Kee	9	2		9/9/2013	10/9/2013	160	$10,304	$9,107	$19,411	728432
	13	140	401		Valli Kee	10	2		9/9/2013	10/10/2013	161	$10,305	$8,996	$19,301	728436
	14	140	401		Valli Kee	17	4		10/1/2013	11/1/2013	178	$11,314	$11,961	$23,275	729704
	15	140	401		Valli Kee	18	4		10/1/2013	11/4/2013	179	$11,283	$11,147	$22,430	729705
	16	140	401		Valli Kee	19	4		10/1/2013	11/6/2013	177	$11,201	$11,277	$22,478	729706
	17	140	401		Valli Kee	20	4		10/1/2013	11/8/2013	175	$11,023	$11,897	$22,920	729707
	18	140	401		Valli Kee	13	3		10/1/2013	11/12/2013	164	$10,436	$9,882	$20,318	729708
	19	140	401		Valli Kee	14	3		10/1/2013	11/13/2013	160	$10,128	$10,015	$20,143	729709
	20	140	401		Valli Kee	15	3		10/1/2013	11/15/2013	163	$10,371	$10,378	$20,749	729710
	21	140	401		Valli Kee	16	3		10/1/2013	11/20/2013	160	$10,208	$9,941	$20,149	729711
	22	140	401		Valli Kee	22	3		10/30/2013	12/5/2013	160	$10,224	$9,806	$20,030	732868
	23	140	401		Valli Kee	23	3		10/30/2013	12/9/2013	160	$10,256	$9,932	$20,188	732871
	24	140	401		Valli Kee	24	3		10/30/2013	12/10/2013	144	$9,216	$9,218	$18,434	732872
	25	140	401		Valli Kee	25	3		10/30/2013	12/13/2013	160	$10,160	$8,653	$18,813	732873
	26	140	401		Valli Kee	26	3		10/30/2013	12/18/2013	158	$10,206	$8,599	$18,805	732874
	27	140	401		Valli Kee	28	3		10/30/2013	12/24/2013	151	$9,528	$8,892	$18,419	732875
	28	140	401		Valli Kee	29	3		12/9/2013	1/2/2014	151	$9,655	$8,800	$18,455	734866
	29	140	401		Valli Kee	30	3		12/9/2013	1/6/2014	144	$9,072	$7,952	$17,024	734868
	30	140	401		Valli Kee	31	3		12/9/2013	1/14/2014	152	$9,752	$6,616	$16,368	734870
	31	140	401		Valli Kee	32	3		12/9/2013	1/17/2014	152	$9,720	$10,585	$20,305	734871
	32	140	401		Valli Kee	33	4		12/9/2013	1/24/2014	160	$10,192	$13,745	$23,937	734872
	33	140	401		Valli Kee	34	4		12/9/2013	1/30/2014	160	$10,224	$10,089	$20,313	734873
	34	140	401		Valli Kee	35	4		12/9/2013	1/31/2014	160	$10,208	$10,694	$20,902	734874
	35	140	401		Valli Kee	36	4		12/9/2013	1/31/2014	159	$10,110	$10,051	$20,161	734875
	36	140	401		Valli Kee	37	3		1/2/2014	2/7/2014	150	$9,558	$10,642	$20,200	736606
	37	140	401		Valli Kee	38	3		1/2/2014	2/10/2014	148	$9,492	$8,791	$18,283	736607
	38	140	401		Valli Kee	39	3		1/2/2014	2/12/2014	151	$9,655	$7,491	$17,146	736608
	39	140	401		Valli Kee	40	3		1/2/2014	2/14/2014	156	$9,852	$8,187	$18,039	736609
	40	140	401		Valli Kee	41	3		1/2/2014	2/19/2014	150	$9,982	$8,341	$18,323	736610
	41	140	401		Valli Kee	42	3		1/2/2014	2/21/2014	150	$9,558	$8,224	$17,782	736611
	42	140	401		Valli Kee	43	3		1/2/2014	2/28/2014	158	$10,334	$8,007	$18,341	736613
	43	140	401		Valli Kee	44	3		1/2/2014	2/28/2014	166	$11,002	$8,200	$19,202	736615
	44	140	401		Valli Kee	45	3		1/2/2014	3/6/2014	155	$10,471	$6,937	$17,408	738960
	45	140	401		Valli Kee	46	3		1/2/2014	3/10/2014	150	$9,998	$7,416	$17,414	738961
	46	140	401		Valli Kee	301	2		2/6/2014	3/12/2014	154	$10,358	$8,970	$19,328	738963
	47	140	401		Valli Kee	302	2		2/6/2014	3/14/2014	146	$9,658	$8,856	$18,513	738965
	48	140	401		Valli Kee	305	2		2/6/2014	3/24/2014	146	$9,202	$8,854	$18,056	738956
	49	140	401		Valli Kee	306	2		2/6/2014	2/25/2014	146	$9,330	$8,660	$17,990	738958
	50	140	401		Valli Kee *	97	3		2/14/2014	3/26/2014	199	$2,990	$23,161	$26,151	739578
	51	140	401		Valli Kee *	98	3		2/14/2014	3/26/2014	205	$3,315	$22,830	$26,145	739580
	52	140	401		Valli Kee *	99	3		2/14/2014	3/26/2014	201	$3,120	$22,841	$25,961	739582

		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	53	140	401		Valli Kee *	100	3		2/14/2014	3/26/2014	203	$3,234	$23,396	$26,629	740158
	54	140	401		Valli Kee	304	2		2/6/2014	3/28/2014	150	$9,462	$8,988	$18,449	738971
	55	140	401		Valli Kee	303	2		2/6/2014	3/28/2014	152	$9,688	$8,645	$18,333	738969
	56	140	401		Valli Kee *	91	2		2/14/2014	3/28/2014	201	$2,990	$21,553	$24,543	739950
	57	140	401		Valli Kee *	92	2		2/14/2014	3/28/2014	199	$2,860	$22,110	$24,970	739952
	58	140	401		Valli Kee *	93	2		2/14/2014	3/28/2014	201	$2,990	$21,897	$24,887	739953
	59	140	401		Valli Kee *	94	2		2/14/2014	3/28/2014	203	$3,120	$22,448	$25,568	739954
	60	140	401		Valli Kee *	95	2		2/14/2014	3/28/2014	201	$2,990	$22,650	$25,640	739955
	61	140	401		Valli Kee *	96	2		2/14/2014	3/28/2014	199	$2,795	$21,792	$24,587	739956
	62	140	401		Valli Kee	313	1		2/10/2014	4/9/2014	134	$8,550	$7,955	$16,505	740729
	63	140	401		Valli Kee	308	1		2/10/2014	4/11/2014	128	$8,192	$6,068	$14,260	740722
	64	140	401		Valli Kee	309	1		2/10/2014	4/15/2014	132	$8,516	$7,963	$16,479	740723
	65	140	401		Valli Kee	310	1		2/10/2014	4/22/2014	138	$8,810	$7,926	$16,736	740725
	66	140	401		Valli Kee	311	1		2/11/2014	4/23/2014	134	$8,583	$8,057	$16,639	740726
	67	140	401		Valli Kee	312	1		2/11/2014	4/25/2014	138	$8,746	$6,670	$15,416	740727
	68	140	401		Valli Kee	307	1		2/11/2014	4/29/2014	134	$8,518	$7,324	$15,842	740720
	69	140	401		Valli Kee	314	1		2/11/2014	4/30/2014	134	$8,550	$8,337	$16,887	740731
	70	140	401		Valli Kee	80	3		2/25/2014	5/9/2014	152	$9,656	$9,144	$18,800	745577
	71	140	401		Valli Kee	79	3		2/25/2014	5/12/2014	158	$10,014	$8,224	$18,238	745578
	72	140	401		Valli Kee	87	4		2/16/2014	5/16/2014	162	$10,226	$11,241	$21,467	744723
	73	140	401		Valli Kee	88	4		2/16/2014	5/21/2014	159	$9,999	$10,853	$20,851	744724
	74	140	401		Valli Kee	86	2		2/16/2014	5/29/2014	143	$9,087	$7,774	$16,861	744722
	75	140	401		Valli Kee	81	3		2/16/2014	5/30/2014	154	$9,818	$8,446	$18,263	745579
	76	140	401		Valli Kee	82	3		2/16/2014	6/9/2014	148	$9,428	$10,344	$19,772	745580
	77	140	401		Valli Kee	89	4		2/16/2014	6/12/2014	159	$10,053	$12,317	$22,370	744725
	78	140	401		Valli Kee	65	4		2/16/2014	6/16/2014	152	$9,560	$11,406	$20,966	750050
	79	140	401		Valli Kee	66	4		2/16/2014	6/17/2014	140	$8,812	$11,667	$20,479	750053
	80	140	401		Valli Kee	83	2		2/16/2014	6/24/2014	149	$9,397	$10,005	$19,402	744719
	81	140	401		Valli Kee	84	2		2/16/2014	6/25/2014	161	$10,209	$9,009	$19,218	744720
	82	140	401		Valli Kee	85	4		2/16/2014	6/30/2014	166	$10,470	$11,387	$21,857	744721
	83	140	401		Valli Kee	90	4		2/16/2014	7/7/2014	149	$9,429	$10,857	$20,286	744726
	84	140	401		Valli Kee	77	3		6/6/2014	7/14/2014	154	$9,658	$9,210	$18,868	750333
	85	140	401		Valli Kee	78	3		6/6/2014	7/17/2014	163	$10,275	$9,670	$19,945	750334
	86	140	401		Valli Kee	50	1		6/6/2014	7/18/2014	151	$9,639	$7,064	$16,702	750335
	87	140	401		Valli Kee	51	1		6/6/2014	7/22/2014	156	$9,916	$7,707	$17,623	750336
	88	140	401		Valli Kee	49	1		6/6/2014	7/24/2014	140	$9,088	$7,419	$16,507	750338
	89	140	401		Valli Kee	52	1		6/6/2014	7/24/2014	138	$8,990	$7,843	$16,833	750339
	90	140	401		Valli Kee	64	3		6/6/2014	7/29/2014	155	$9,787	$9,211	$18,998	750342
	91	140	401		Valli Kee	63	3		6/6/2014	7/31/2014	156	$10,792	$9,954	$20,746	750343
	92	140	401		Valli Kee	58	1		7/8/2014	8/12/2014	134	$8,422	$7,324	$15,745	752181
	93	140	401		Valli Kee	57	1		7/8/2014	8/13/2014	128	$8,064	$7,441	$15,505	752654
	94	140	401		Valli Kee	55	1		7/8/2014	8/14/2014	135	$8,487	$7,193	$15,680	752655
	95	140	401		Valli Kee	56	1		7/8/2014	8/15/2014	128	$8,160	$7,309	$15,469	752658
	96	140	401		Valli Kee	59	3		7/8/2014	8/18/2014	160	$10,208	$10,034	$20,242	752183
	97	140	401		Valli Kee	60	3		7/8/2014	8/19/2014	164	$10,436	$6,043	$16,479	752659
	98	140	401		Valli Kee	61	3		7/8/2014	8/20/2014	152	$9,656	$9,303	$18,959	752660
	99	140	401		Valli Kee	62	3		7/8/2014	8/22/2014	152	$9,528	$9,949	$19,477	753263
	100	140	401		Valli Kee	101	2		7/8/2014	9/11/2014	140	$8,780	$9,132	$17,912	754871
	101	140	401		Valli Kee	72	3		6/10/2014	9/17/2014	152	$9,624	$9,211	$18,835	754858
	102	140	401		Valli Kee	69	3		7/8/2014	9/18/2014	154	$9,722	$9,301	$19,023	754859
	103	140	401		Valli Kee	70	3		6/10/2014	9/19/2014	151	$9,495	$9,194	$18,689	754860
	104	140	401		Valli Kee	71	3		6/10/2014	9/22/2014	153	$9,625	$9,433	$19,058	754861
	105	140	401		Valli Kee	53	1		6/10/2014	9/26/2014	136	$8,616	$7,179	$15,795	754862
	106	140	401		Valli Kee	54	1		6/10/2014	9/29/2014	141	$9,403	$9,826	$19,229	754863
	107	140	401		Valli Kee	73	4		7/8/2014	9/30/2014	160	$10,112	$11,600	$21,712	754864
	108	140	401		Valli Kee	74	4		7/8/2014	10/2/2014	165	$10,437	$11,444	$21,881	754867
	109	140	401		Valli Kee	75	4		7/8/2014	10/6/2014	168	$10,632	$10,935	$21,567	754868
	110	140	401		Valli Kee	76	4		7/8/2014	10/7/2014	166	$10,598	$10,550	$21,148	754869
			Valli Kee	1968	Total Units	**114**	Upgraded	**110**	Remaining	**4**			Avg. $ (since 2012)	**$19,790.87**	
Wayland Arms															
	1	485	550		Wayland Arms	408	0 to a 1		9/5/2006	9/28/2006	185	$8,369	$5,252	$13,622	543541
	2	485	550		Wayland Arms	318	1		9/20/2006	10/6/2006	188	$8,379	$6,324	$14,703	544474
	3	485	550		Wayland Arms	303	0 to a 1		11/1/2006	11/14/2006	181	$4,852	$8,125	$12,977	548860
	4	485	550		Wayland Arms	106	0 to a 1		2/1/2007	2/22/2007	188	$8,525	$4,932	$13,458	558686
	5	485	550		Wayland Arms	216	1		5/29/2007	6/13/2007	188	$8,054	$3,537	$11,590	567945
	6	485	550		Wayland Arms	105	0 to a 1		6/18/2007	7/27/2007	178	$7,917	$4,566	$12,480	571074
	7	485	550		Wayland Arms	203	Alcove		6/27/2008	7/21/2008	225	$14,004	$5,621	$19,625	597532
	8	485	550		Wayland Arms	201	Alcove		7/14/2008	8/13/2008	229	$14,314	$4,025	$18,339	598436
	9	485	550		Wayland Arms	301	Alcove		9/2/2008	10/3/2008	197	$11,978	$5,115	$17,094	601936
	10	149	550		Wayland Arms	101	Alcove to 1		1/22/2009	2/11/2009	284	$16,922	$5,907	$22,828	615335
	11	149	550		Wayland Arms	306	Al-1br		7/6/2009	7/24/2009	250	$15,517	$6,475	$21,992	626986
	12	149	550		Wayland Arms	310	1		8/3/2009	8/27/2009	236	$15,114	$6,261	$21,375	629394
	13	149	550		Wayland Arms	208	Al-1br		8/20/2009	10/1/2009	241	$15,270	$5,320	$20,590	631022
	14	149	550		Wayland Arms	302	Al-1br		9/17/2009	10/14/2009	276	$17,668	$6,456	$24,124	632095
	15	149	550		Wayland Arms	309	Al-1br		11/18/2009	2/12/2010	255	$15,215	$5,113	$20,327	637755
	16	149	550		Wayland Arms	304	Al-1br		12/4/2009	3/1/2010	237	$15,124	$6,401	$21,525	637756
	17	149	550		Wayland Arms	109	Al-1br		2/18/2010	3/19/2010	224	$14,214	$6,508	$20,721	641653
	18	149	550		Wayland Arms	213	1		5/11/2010	6/17/2010	287	$18,315	$4,216	$22,530	647187
	19	149	550		Wayland Arms	402	0 to 1		2/25/2011	3/17/2011	269	$17,185	$6,878	$24,063	664316
	20	149	550		Wayland Arms	406	0 to 1		3/21/2011	4/15/2011	244	$15,454	$7,388	$22,842	665972
	21	149	550		Wayland Arms	409	0 to 1		4/8/2011	5/9/2011	238	$15,238	$6,841	$22,078	667676
	22	149	550		Wayland Arms	405	0 to 1		4/21/2011	5/26/2011	260	$16,564	$9,016	$25,580	668129
	23	149	550		Wayland Arms	212	1		5/24/2011	7/1/2011	240	$15,324	$8,496	$23,820	670492
	24	149	550		Wayland Arms	305	0 to 1		5/25/2011	7/18/2011	233	$14,985	$7,311	$22,296	672157
	25	149	550		Wayland Arms	205	0 to 1		7/25/2011	7/22/2011	228	$14,620	$6,855	$21,475	675910

		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	26	149	550		Wayland Arms	202	0 to 1		8/1/2011	9/15/2011	231	$14,741	$7,100	$21,841	676925
	27	149	550		Wayland Arms	307	0 to 1		9/1/2011	11/8/2011	232	$15,005	$6,631	$21,636	680168
	28	149	550		Wayland Arms	315	1		9/22/2011	11/30/2011	237	$15,129	$7,385	$22,514	683550
	29	149	550		Wayland Arms	102	0 to 1		9/28/2011	12/20/2011	189	$12,085	$6,700	$18,784	684176
	30	149	550		Wayland Arms	311	1		11/16/2011	12/30/2011	211	$13,457	$7,238	$20,695	686585
	31	149	550		Wayland Arms	103	1	RAFN (GC) - 40		4/1/2011					
	32	149	550		Wayland Arms	107	1	RAFN (GC) - 41		4/1/2011					
	33	149	550		Wayland Arms	108	1	RAFN (GC) - 42		4/1/2011					
	34	149	550		Wayland Arms	319	1		12/7/2011	2/7/2012	214	$13,642	$6,853	$20,494	686754
	35	149	550		Wayland Arms	414	1		12/14/2011	2/29/2012	221	$14,135	$7,474	$21,609	687694
	36	149	550		Wayland Arms	410	1		1/6/2012	4/5/2012	212	$13,532	$7,915	$21,446	688558
	37	149	550		Wayland Arms	412	1		2/14/2012	4/17/2012	253	$16,189	$8,330	$24,519	690800
	38	149	550		Wayland Arms	407	0 to 1		4/23/2012	7/25/2012	255	$16,267	$7,322	$23,588	695598
	39	149	550		Wayland Arms	413	1		4/11/2012	8/9/2012	269	$17,221	$7,270	$24,491	695110
	40	149	550		Wayland Arms	206	0 to 1		1/9/2013	2/27/2013	283	$17,889	$9,420	$27,309	714060
	41	149	550		Wayland Arms	403	0 to 1		1/29/2013	2/28/2013	254	$16,138	$8,620	$24,757	714202
	42	149	550		Wayland Arms	415	1		2/26/2013	4/30/2013	309	$19,586	$7,794	$27,380	715579
	43	149	550		Wayland Arms	401	0 to 1		3/20/2013	5/16/2013	302	$19,348	$6,984	$26,332	717233
	44	149	550		Wayland Arms	411	1		5/6/2013	6/29/2013	235	$14,891	$8,928	$23,819	721006
	45	149	550		Wayland Arms	417	1		5/10/2013	6/28/2013	248	$15,804	$10,117	$25,921	721004
	46	149	550		Wayland Arms	313	1		5/9/2013	6/29/2013	241	$15,205	$8,932	$24,137	720648
	47	149	550		Wayland Arms	218	1		5/13/2013	6/29/2013	241	$15,307	$8,973	$24,280	721844
	48	149	550		Wayland Arms	207	0 to 1		5/14/2013	7/15/2013	287	$18,189	$9,414	$27,602	721077
	49	149	550		Wayland Arms	314	1		4/2/2014	8/22/2014	284	$18,050	$11,389	$29,438	744874
			Wayland Arms	1968	Total Units	67	Upgraded	49	Remaining	18			Avg. $ (since 2012)	$24,820	
Westminster															
	1	250	156		Westminster	412	1		10/1/2014	12/30/2014	281	$17,783	$9,031	$26,815	758625
	2	250	156		Westminster	401	1		8/28/2014	12/30/2014	290	$18,466	$11,839	$30,305	756114
	3	250	156		Westminster	109	1		11/14/2014	1/28/2015	249	$15,355	$10,839	$26,194	760803
	4	250	156		Westminster	112	1		11/17/2014	1/30/2015	244	$15,636	$12,759	$28,395	760805
	5	250	156		Westminster	402	1		11/21/2014	2/26/2015	239	$13,673	$9,795	$23,468	762513
	6	250	156		Westminster	405	1		12/15/2014	3/23/2015	211	$13,491	$10,087	$23,578	764056
	7	250	156		Westminster	213	1		3/20/2015	5/13/2015	242	$14,500	$10,357	$24,857	771788
	8	250	156		Westminster	103	1		4/13/2015	6/2/2015	230	$13,306	$10,261	$23,567	774017
	9	250	156		Westminster	115	1		5/1/2015	6/18/2015	223	$12,937	$10,087	$23,024	776157
	10	250	156		Westminster	114	1		6/26/2015	7/27/2015	235	$14,403	$10,429	$24,832	779316
	11	250	156		Westminster	101	1		8/13/2015	10/22/2015	205	$12,273	$10,086	$22,359	783450
	12	250	156		Westminster	409	1		9/11/2015	10/23/2015	203	$12,052	$9,048	$21,100	784281
	13	250	156		Westminster	305	1	00101560305	11/4/2015	2/3/2016	232	$14,572	$10,400	$24,972	1051
	14	125	156		Westminster	208	1	00101560208	1/22/2016	2/29/2016	209	$13,297	$10,244	$23,541	5248
	15	125	156		Westminster	316	1	00101560316	1/18/2016	2/29/2016	217	$13,745	$10,154	$23,899	5246
	16	125	156		Westminster	204	1	00101560204	2/9/2016	3/24/2016	232	$14,208	$8,178	$22,386	6042
	17	125	156		Westminster	212	1	00101560212	3/7/2016	4/29/2016	223	$14,111	$10,063	$24,174	8230
	18	125	156		Westminster	403	1	00101560403	08/02/16	10/28/16	241	$15,409	$8,655	$24,064	15650
	19	125	156		Westminster	116	1	00101560116	08/02/16	10/28/16	240	$15,318	$8,665	$23,983	15648
	20	125	156		Westminster	413	1	00101560413	8/8/2016	11/21/2016	233	$14,857	$9,356	$24,213	16452
	21	125	156		Westminster	210	1	00101560210	10/5/2016	12/16/2016	249	$15,833	$9,098	$24,931	20246
	22	125	156		Westminster	302	1	00101560302	11/14/2016	12/20/2016	233	$14,889	$9,216	$24,105	21558
	23	125	156		Westminster	311	1	00101560311	2/21/2017	4/24/2017	250	$16,370	$10,325	$26,695	26402
	24	250	156		Westminster	215	1	00101560215	3/31/2017	6/29/2017	189	$12,387	$10,293	$22,680	29207
	25	250	156		Westminster	104	1	00101560104	8/15/2017	10/31/2017	249	$15,855	$9,426	$25,281	35372
			Westminster	2013	Total Units	60	Upgraded	25	Remaining	35			Avg. $	$24,536.63	
Yardley Arms															
	1	162	353		Yardley Arms	110	1		7/6/2006	7/28/2006	154	$6,886	$6,746	$13,633	538979
	2	162	353		Yardley Arms	211	1		7/26/2006	8/8/2006	131	$5,773	$6,488	$12,261	540028
	3	162	353		Yardley Arms	216	1		5/10/2007	5/25/2007	134	$5,695	$4,680	$10,375	566855
	4	162	353		Yardley Arms	315	1		7/1/2008	7/23/2008	243	$15,075	$7,440	$22,516	597569
	5	162	353		Yardley Arms	313	1		7/1/2008	7/28/2008	228	$13,354	$7,440	$20,794	597570
	6	163	353		Yardley Arms	218	1		1/23/2009	2/20/2009	284	$17,674	$7,993	$25,667	614611
	7	163	353		Yardley Arms	311	1		2/5/2009	3/11/2009	229	$14,643	$7,473	$22,115	616071
	8	163	353		Yardley Arms	205	1		3/31/2009	4/22/2009	278	$17,670	$6,953	$24,623	620151
	9	163	353		Yardley Arms	103	1		6/2/2009	7/27/2009	200	$12,424	$8,467	$20,891	625030
	10	163	353		Yardley Arms	106	1		8/19/2009	9/17/2009	233	$15,091	$7,313	$22,404	630229
	11	163	353		Yardley Arms	319	1		12/21/2009	Complete	262	$16,009	$6,410	$22,419	638555
	12	163	353		Yardley Arms	203	1		6/3/2010	7/15/2010	229	$13,450	$7,109	$20,559	648499
	13	163	353		Yardley Arms	105	1		5/28/2010	7/22/2010	223	$13,669	$8,004	$21,673	648240
	14	163	353		Yardley Arms	108	1		6/21/2010	7/27/2010	225	$13,889	$6,391	$20,279	649293
	15	163	353		Yardley Arms	220	1		7/6/2010	9/29/2010	234	$13,786	$8,193	$21,979	649984
	16	163	353		Yardley Arms	223	1		7/27/2010	10/1/2010	148	$9,396	$8,268	$17,664	651321
	17	163	353		Yardley Arms	202	1		7/28/2010	10/4/2010	211	$13,371	$6,820	$20,191	651332
	18	163	353		Yardley Arms	219	1		10/8/2010	12/6/2010	254	$15,339	$7,068	$22,407	655909
	19	163	353		Yardley Arms	316	1		11/30/2010	1/21/2011	256	$16,029	$7,673	$23,702	658616
	20	163	353		Yardley Arms	104	1		12/9/2010	1/28/2011	240	$14,587	$6,023	$20,610	659212
	21	163	353		Yardley Arms	117	1		1/27/2011	3/23/2011	258	$15,767	$8,126	$23,893	662168
	22	163	353		Yardley Arms	309	1		2/7/2011	3/24/2011	283	$17,455	$6,485	$23,940	662886
	23	163	353		Yardley Arms	101	1		3/31/2011	5/31/2011	241	$14,997	$7,662	$22,659	667497
	24	163	353		Yardley Arms	118	1		6/12/11	7/22/2011	231	$14,041	$7,407	$21,448	672670
	25	163	353		Yardley Arms	301	1		8/2/11	9/20/2011	275	$17,429	$8,093	$25,523	677242
	26	163	353		Yardley Arms	107	1		8/4/11	9/27/2011	200	$12,802	$7,222	$20,024	677497
	27	163	353		Yardley Arms	102	1	RAFN (GC) - 43		4/1/2011					
	28	163	353		Yardley Arms	113	1	RAFN (GC) - 44		4/1/2011					
	29	163	353		Yardley Arms	119	1	RAFN (GC) - 45		4/1/2011					
	30	163	353		Yardley Arms	221	1		3/30/12	6/7/2012	258	$15,019	$8,678	$23,697	694097

		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	31	163	353		Yardley Arms	314	1		4/23/12	7/3/2012	259	$15,727	$9,147	$24,874	69595
	32	163	353		Yardley Arms	224	1		6/12/12	8/28/2012	300	$18,681	$6,558	$25,238	698803
	33	163	353		Yardley Arms	321	1		11/15/12	1/25/2013	303	$18,648	$7,892	$26,540	707904
	34	163	353		Yardley Arms	206	1		11/20/12	1/30/2013	297	$18,039	$10,233	$28,272	709134
	35	163	353		Yardley Arms	112	1		12/26/12	1/31/2013	250	$14,525	$7,677	$22,202	711578
	36	163	353		Yardley Arms	114	1		2/7/13	4/1/2013	235	$14,192	$7,917	$22,109	714697
	37	163	353		Yardley Arms	222	1		2/6/13	4/10/2013	249	$15,592	$8,752	$24,532	714614
	38	163	353		Yardley Arms	305	1		6/27/2014	10/15/2014	264	$16,225	$8,442	$24,668	750346
	39	163	353		Yardley Arms	110	1		8/28/2015	10/2/2015	186	$11,738	$7,477	$19,214	783348
	40	163	353		Yardley Arms	302	1		9/14/2015	11/10/2015	193	$12,103	$10,468	$22,571	784416
	41	163	353		Yardley Arms	322	1		9/25/2015	11/13/2015	211	$13,358	$11,013	$24,370	785579
	42	163	353		Yardley Arms	303	1		10/30/2015	12/23/2015	207	$13,143	$10,112	$23,255	162
	43	163	353		Yardley Arms	204	1	00303530204	1/6/2015	2/16/2016	200	$12,662	$9,776	$22,438	3780
	44	163	353		Yardley Arms	307	1	00303530307	2/24/2016	4/20/2016	222	$13,660	$9,206	$22,865	6367
	45	163	353	Public	Yardley Arms	116	1	00303530116	9/27/2016	11/30/2016	246	$15,538	$11,484	$27,022	18793
	46	163	353		Yardley Arms	207	1	00303530207	01/11/17	3/30/2017	216	$14,204	$12,680	$26,884	23882
	47	163	353		Yardley Arms	111	1	303530111	3/9/2017	6/9/2017	204	$13,116	$10,883	$23,999	26873
	48	485	353		Yardley Arms	217	1	303520217	6/1/2017	7/19/2017	200	$13,103	$9,664	$22,767	30848
	49	163	353		Yardley Arms	313	1	00303530313	1/2/2018	2/21/2018	202	$13,197	$8,669	$21,865	43417
	50	163	353		Yardley Arms	311	1	00303530311	1/2/2018	2/23//18	205	$13,434	$6,604	$20,038	43416
		Yardley Arms		1970	Total Units	67	Upgraded	50	Remaining	17			Avg. $ (since 2012)	$23,782	
EGIS Partnership															
Brittney Park															
	1	485	354	EGIS	Brittany Park	206	1		11/27/2006	12/19/2006	123	$5,412	$5,763	$11,175	551307
	2	485	354	EGIS	Brittany Park	110	1		6/1/2007	7/5/2007	158	$6,715	$5,028	$11,743	569061
	3	485	354	EGIS	Brittany park	114	1		3/4/2010	4/26/2010	229	$13,779	$6,558	$20,337	642864
	4	485	354	EGIS	Brittany Park	209	1	ARRA	5/3/2010	8/18/2010	425	$27,275	$15,729	$43,004	646868
	5	485	354	EGIS	Brittany Park	315	1		5/11/2011	6/23/2011	258	$16,630	$7,753	$24,383	669555
	6	485	354	EGIS	Brittany Park	113	1	ARRA	6/1/2011	9/1/2011	390	$25,110	$15,217	$40,327	670909
	7	485	354	EGIS	Brittany Park	115	1	ARRA	7/5/2011	9/30/2011	366	$23,692	$18,085	$41,778	674110
	8	485	354	EGIS	Brittany Park	310	1		5/21/2012	7/30/2012	234	$13,277	$7,518	$20,795	697417
	9	485	354	EGIS	Brittany Park	204	1		3/31/2013	5/30/2013	249	$15,985	$8,727	$24,712	720063
	10	485	354	EGIS	Brittany Park	107	1		1/22/2014	4/18/2014	293	$16,831	$9,827	$26,658	737807
	11	485	354	EGIS	Brittany Park	311	1		3/2/2014	4/28/2014	251	$15,935	$9,949	$25,884	741100
	12	485	354	EGIS	Brittany Park	312	1		2/23/2015	3/30/2015	216	$13,470	$9,857	$23,327	768049
	13	485	354	EGIS	Brittany Park	112	1		2/9/2015	3/24/2015	229	$14,525	$10,261	$24,786	768312
	14	485	354	EGIS	Brittany Park	301	1		7/29/2015	9/28/2015	213	$13,425	$10,279	$23,703	781294
	15	485	354	EGIS	Brittany Park	203	1		8/20/2015	9/24/2015	239	$14,986	$10,193	$25,179	782791
	16	485	354	EGIS	Brittany Park	305	1	00303540305	1/29/2016	3/10/2016	201	$12,741	$10,994	$23,735	4713
	17	485	354	EGIS	Brittany Park	314	1	00303540314	3/1/2016	4/29/2016	202	$12,750	$9,759	$22,509	6576
	18	485	354	EGIS	Brittany Park	202	1	00303540202	7/6/2016	9/29/2016	300	$18,795	$10,567	$29,362	14184
	19	485	354	EGIS	Brittany Park	308	1	00303540308	01/04/17	3/22/2017	201	$13,212	$11,300	$24,513	23616
	20	485	354	EGIS	Brittany Park	206	1	303540206	3/24/2017	4/28/2017	196.0	$12,780	$9,447	$22,227	27585
	21	485	354	EGIS	Brittany Park	215	1	00303540215	03/10/17	5/8/2017	198	$13,010	$9,944	$22,954	26872
	22	485	354	EGIS	Brittany Park	205	1	303540205	5/22/2017	7/13/2017	206	$13,482	$8,943	$22,425	30320
		Brittney Park		1970	Total Units	43	Upgraded	22	Remaining	21			Avg. $ (since 2012)	$24,185	
Casa Madrona															
	1	485	553	EGIS	Casa Madrona	106	1		6/28/2007	7/13/2007	134	5,695	$5,313	$11,008	570357
	2	485	553	EGIS	Casa Madrona	123	1		1/23/2009	1/23/2009	184	10,991.18	$6,134	$17,125	614311
	3	485	553	EGIS	Casa Madrona	266	1		2/27/2009	3/24/2009	160	9,678.39	$7,411	$17,090	617954
	4	485	553	EGIS	Casa Madrona	118	1		2/24/2011	3/23/2011	194	11,582.07	$5,371	$16,953	664610
	5	485	553	EGIS	Casa Madrona	112	1		4/20/2011	6/6/2011	279	17,003.64	$6,475	$23,479	668188
	6	485	553	EGIS	Casa Madrona	107	1	Capital Const - 3		1/1/2010					
	7	485	553	EGIS	Casa Madrona	132	1	Capital Const - 4		1/1/2010					
	8	485	553	EGIS	Casa Madrona	103	1	Capital Const - 5		1/1/2010					
	9	485	553	EGIS	Casa Madrona	121	1		1/9/2012	2/27/2012	229	$14,533	$6,584	$21,117	688546
	10	485	553	EGIS	Casa Madrona	268	1		4/2/2012	5/29/2012	180	$11,616	$6,473	$18,088	694307
	11	485	553	EGIS	Casa Madrona	269	1		4/2/2012	5/26/2012	185	$11,839	$5,792	$17,631	694309
	12	485	553	EGIS	Casa Madrona	270	1		5/1/2012	7/17/2012	224	$11,788	$7,338	$19,126	696139
	13	485	553	EGIS	Casa Madrona	248	1		10/24/2012	12/7/2012	191	$12,279	$6,798	$19,549	707382
	14	485	553	EGIS	Casa Madrona	255	1		3/12/2013	6/6/2013	257	$15,640	$7,038	$22,678	717234
	15	485	553	EGIS	Casa Madrona	247	1		7/10/2013	9/26/2013	241	$15,345	$7,183	$22,528	725561
	16	485	354	EGIS	Casa Madrona	108	1		2/28/2014	5/23/2014	187	$11,939	$6,692	$18,631	739677
	17	485	553	EGIS	Casa Madrona	256	1		7/31/2014	10/23/2014	253	$15,685	$7,835	$23,520	755857
	18	485	553	EGIS	Casa Madrona	257	1		8/3/2014	10/28/2014	205	$12,506	$8,714	$21,220	755858
	19	485	553	EGIS	Casa Madrona	236	1		3/2/2015	4/16/2015	202	$12,430	$8,372	$20,802	770683
	20	485	553	EGIS	Casa Madrona	117	1		2/23/2015	4/16/2015	203	$12,279	$8,430	$20,709	769425
	21	485	553	EGIS	Casa Madrona	252	1		4/21/2015	5/29/2015	206	$13,098	$8,785	$21,883	775147
	22	485	553	EGIS	Casa Madrona	128	1		4/23/2015	5/29/2015	210	$13,426	$9,196	$22,622	775326
	23	485	553	EGIS	Casa Madrona	246	1		4/28/2015	5/29/2015	203	$12,899	$8,491	$21,390	775522
	24	485	553	EGIS	Casa Madrona	245	1		6/1/2015	6/30/2015	191	$12,083	$8,976	$21,059	777751
	25	485	553	EGIS	Casa Madrona	101	2		6/1/2015	6/30/2015	187	$11,799	$10,050	$21,849	777733
	26	485	553	EGIS	Casa Madrona	238	1		6/8/2015	7/21/2015	204	$12,868	$9,593	$22,461	778243
	27	485	553	EGIS	Casa Madrona	250	1		6/8/2015	7/21/2015	211	$13,451	$9,713	$23,165	778244
	28	485	553	EGIS	Casa Madrona	264	1		6/30/2015	8/27/2015	205	$12,989	$8,667	$21,655	779918
	29	485	553	EGIS	Casa Madrona	234	1		9/17/2015	11/30/2015	254	$15,267	$9,094	$24,361	786176
	30	485	553	EGIS	Casa Madrona	267	1	00505530267	2/16/2016	3/25/2016	208	$13,232	$8,594	$21,826	5888
	31	485	553	EGIS	Casa Madrona	109	1	00505530109	3/11/2016	6/7/2016	215	$13,805	$9,444	$23,249	7530
	32	485	553	EGIS	Casa Madrona	102	1	00505530102	7/7/2016	8/19/2016	203	$12,851	$9,731	$22,582	14248
	33	485	553	EGIS	Casa Madrona	126	1	00505530126	7/7/2016	8/29/2016	209	$13,217	$10,106	$23,322	14249
	34	485	553	EGIS	Casa Madrona	111	1	00505530111	08/02/16	10/24/16	202	$12,894	$10,493	$23,387	16008

		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	35	485	553	EGIS	Casa Madrona	239	1	00505530239	08/04/46	10/24/16	207	$13,275	$9,589	$22,864	16009
	36	485	553	EGIS	Casa Madrona	260	1	00505530260	11/16/2016	12/18/2016	191	$12,191	$9,223	$21,414	21265
	37	485	553	EGIS	Casa Madrona	114	1	00505530114	11/7/2016	12/27/2016	193	$12,257	$9,032	$21,289	20912
	38	485	553	EGIS	Casa Madrona	253	1	00505530253	11/7/2016	12/28/2016	185	$11,705	$8,879	$20,584	20911
	39	485	553	EGIS	Casa Madrona	113	1	00505530113	01/31/17	4/5/2017	225	$14,759	$9,876	$24,635	24883
	40	485	554	EGIS	Casa Madrona	265	1	00505540265	2/8/2018	4/17/2018	236	$15,467	$8,538	$24,005	46873
		Casa Madrona		1973	Total Units	**70**	Upgraded	**40**	Remaining	**30**			Avg. $ (since 2012)	**$21,725**	
Eastbridge				2010	Total Units	**13**	Newly Built	**13**							
Fairwind				2013	Total Units	**87**	Newly Built	**87**							
Greenriver Homes					***CCD Renovated 2012***										
				1958	Total Units	**70**	Upgraded	**70**	Remaining	**0**					
Gustaves Manor															
	1	485	554	EGIS	Gustaves Manor	506	1		1/6/2009	1/22/2009	184	$11,603	$7,763	$19,367	614156
	2	485	554	EGIS	Gustaves Manor	309	1		3/2/2009	3/13/2009	213	$13,254	$6,638	$19,892	617931
	3	485	554	EGIS	Gustaves Manor	102	1		4/2/2009	4/14/2009	156	$9,592	$4,240	$13,832	620294
	4	485	554	EGIS	Gustaves Manor	402	1		10/12/2009	10/27/2009	202	$12,708	$6,170	$18,878	633568
	5	149	554	EGIS	Gustaves Manor	166	1		1/1/2010	1/21/2010	178	$10,845	$7,093	$17,937	639082
	6	149	554	EGIS	Gustaves Manor	308	1		2/7/2011	2/28/2011	228	$14,652	$7,281	$21,933	663007
	7	149	554	EGIS	Gustaves Manor	405	1		5/6/2011	6/13/2011	195	$12,363	$6,979	$19,342	670491
	8	149	554	EGIS	Gustaves Manor	206	1		1/1/2012	2/17/2012	164	$10,532	$6,852	$17,384	688559
	9	485	554	EGIS	Gustaves Manor	101	1	00505540101	2/16/2016	4/6/2016	199	$12,715	$9,254	$21,969	5886
	10	485	554	EGIS	Gustaves Manor	313	1	00505540313	5/2/2016	5/27/2016	200	$12,302	$9,691	$21,993	10598
	11	485	554	EGIS	Gustaves Manor	311	1	00505540311	6/28/2016	7/27/2016	246	$15,710	$9,678	$25,388	13515
	12	485	554	EGIS	Gustaves Manor	304	1	00505540304	7/5/2016	7/29/2016	198	$12,404	$9,540	$21,943	14051
	13	485	554	EGIS	Gustaves Manor	502	1	00505540502	7/29/2016	8/31/2016	241	$15,273	$9,771	$25,044	15653
	14	485	554	EGIS	Gustaves Manor	314	1	00505540314	8/8/2016	9/20/2016	237	$15,027	$10,612	$25,639	16011
	15	485	554	EGIS	Gustaves Manor	404	1	00505540404	09/16/16	10/31/16	260	$16,507	$9,489	$25,996	18791
	16	485	554	EGIS	Gustaves Manor	201	1	00505540201	10/13/2016	12/6/2016	239	$15,223	$10,746	$25,969	19555
	17	485	554	EGIS	Gustaves Manor	202	1	00505540202	12/15/16	2/7/2017	222	$14,555	$10,247	$24,802	22792
	18	485	554	EGIS	Gustaves Manor	503	1	00505540503	2/1/2017	2/28/2017	193	$12,643	$10,961	$23,604	24884
	19	485	554	EGIS	Gustaves Manor	302	1	00505540302	02/24/17	4/10/2017	219	$14,301	$9,096	$23,397	26022
	20	485	554	EGIS	Gustaves Manor	305	1	505540305	4/19/2017	6/23/2017	199	$13,104	$10,674	$23,777	28828
	21	485	554	EGIS	Gustaves Manor	403	1	505540403	6/26/2017	7/25/2017	230	$15,186	$10,802	$25,988	32039
	22	485	554	EGIS	Gustaves Manor	203	1	505540203	7/5/2017	8/17/2017	211	$13,793	$11,511	$25,304	32415
	23	485	554	EGIS	Gustaves Manor	103	1	505540103	8/21/2017	9/29/2017	205	$13,338	$11,357	$24,695	35021
	24	485	554	EGIS	Gustaves Manor	310	1	505540310	8/21/2017	11/28/2017	198	$12,921	$11,994	$24,915	35830
	25	485	554	EGIS	Gustaves Manor	504	1	505540504	9/11/2017	11/30/2017	198	$12,729	$11,361	$24,090	35975
	26	485	554	EGIS	Gustaves Manor	303	1	505540303	12/4/2017	1/18/2018	240	$15,731	$11,826	$27,556	41168
	27	485	554	EGIS	Gustaves Manor	501	1	505540501	2/20/2018	3/30/2018	212	$13,955	$10,474	$24,429	47327
	28	485	554	EGIS	Gustaves Manor	505	1	505540505	5/1/2018	6/14/2018	215	$14,125	$12,551	$26,676	52620
		Gustaves Manor		1982	Total Units	**35**	Upgraded	**28**	Remaining	**7**			Avg. $ (since 2016)	**$24,312**	
Mardi Gras															
	1	485	450	EGIS	Mardi Gras	105	1		10/31/2006	11/17/2006	135	$6,068	$3,205	$9,273	548858
	2	485	450	EGIS	Mardi Gras	207	1		1/2/2007	1/22/2007	50	$2,223	$3,819	$6,042	
	3	485	450	EGIS	Mardi Gras	222	1		2/28/2007	3/14/2007	144	$6,164	$4,469	$10,633	561454
	4	485	450	EGIS	Mardi Gras	112	1		6/6/2007	6/18/2007	137	$6,165	$4,320	$10,485	568704
	5	485	450	EGIS	Mardi Gras	301	1		8/1/2007	8/22/2007	156	$6,915	$4,474	$11,389	572983
	6	485	450	EGIS	Mardi-Gras	204	1		11/1/2007	11/28/2007	129	$5,725	$4,290	$10,015	580109
	7	146	450	EGIS	Mardi Gras	103	0	Capital Const - 6		8/1/2009					
	8	146	450	EGIS	Mardi Gras	110	0	Capital Const - 7		8/1/2009					
	9	146	450	EGIS	Mardi Gras	117	0	Capital Const - 8		8/1/2009					
	10	146	450	EGIS	Mardi Gras	108	1		2/28/2010	4/5/2010	220	$14,056	$5,811	$19,868	642974
	11	146	450	EGIS	Mardi Gras	213	1		2/23/2010	4/15/2010	180	$11,426	$3,571	$14,997	643203
	12	146	450	EGIS	Mardi Gras	310	1		5/3/2010	5/28/2010	274	$17,378	$6,171	$23,549	646573
	13	146	450	EGIS	Mardi Gras	215	1		1/27/2011	2/16/2011	194	$12,400	$5,758	$18,158	662307
	14	146	450	EGIS	Mardi Gras	312	1		3/28/2012	4/30/2012	171	$10,855	$5,644	$16,499	694594
	15	146	450	EGIS	Mardi Gras	208	1		4/26/2012	5/25/2012	171	$10,798	$5,733	$16,531	696044
	16	146	450	EGIS	Mardi Gras	307	1		5/15/2012	7/31/2012	158	$10,190	$5,328	$15,518	699903
	17	485	450	EGIS	Mardi Gras	302	1		3/14/2014	5/13/2014	180	$11,478	$6,935	$18,413	743077
	18	146	450	EGIS	Mardi Gras	101	1		2/6/2013	3/20/2013	217	$13,893	$7,480	$21,373	715814
	19	485	450	EGIS	Mardi Gras	214	1		9/3/2013	11/25/2013	189	$11,907	$6,258	$18,165	731121
		Mardi Gras		1970	Total Units	**35**	Upgraded	**19**	Remaining	**16**			Avg. $ (since 2012)	**$17,750**	
Munro Manor															
	1	485	352	EGIS	Munro Manor	11	1		10/2/2006	10/23/2006	187	$8,228	$4,019	$12,237	546285
	2	485	352	EGIS	Munro Manor	103	1		10/16/2007	10/22/2007	183	$8,235	$5,596	$13,831	578705
	3	485	352	EGIS	Munro Manor	10	1		1/8/2009	2/5/2009	212	$13,780	$6,751	$21,189	613895
	4	485	352	EGIS	Munro Manor	121	1		2/22/2010	4/8/2010	216	$13,728	$7,675	$21,403	641972
	5	485	352	EGIS	Munro Manor	119	1		3/5/2010	4/16/2010	191	$11,642	$7,259	$18,901	643021
	6	485	352	EGIS	Munro Manor	20	1	ARRA	7/26/2010	7/26/2010	400	$25,968	$29,168	$55,136	646424
	7	485	352	EGIS	Munro Manor	212	1		2/7/2011	3/10/2011	294	$17,945	$6,598	$24,543	662887
	8	485	352	EGIS	Munro Manor	14	1	ARRA	3/21/2011	5/20/2011	415	$26,741	$17,367	$44,107	665971
	9	485	352	EGIS	Munro Manor	118	1		5/26/2011	6/30/2011	254	$15,467	$8,149	$23,616	671031
	10	485	352	EGIS	Munro Manor	21	1	ARRA	7/12/2011	11/14/2011	428	$27,626	$16,477	$44,103	674698

		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	11	485	352	EGIS	Munro Manor	213	1		1/30/2012	3/14/2012	269	$15,943	$8,567	$24,510	689877
	12	485	352	EGIS	Munro Manor	13	1		4/18/2012	6/15/2012	184	$11,205	$9,677	$20,882	695401
	13	485	352	EGIS	Munro Manor	12	1		3/25/2013	5/31/2013	213	$13,190	$9,302	$22,492	717625
	14	485	352	EGIS	Munro Manor	114	1		8/30/2013	11/15/2013	224	$14,224	$8,090	$22,923	728027
	15	485	352	EGIS	Munro Manor	19	1		10/31/2013	12/31/2013	205	$12,437	$9,978	$22,415	732027
	16	485	352	EGIS	Munro Manor	108	1		6/30/2014	9/19/2014	265	$16,196	$8,123	$24,319	750559
	17	485	352	EGIS	Munro Manor	104	1		9/15/2014	11/13/2014	211	$12,850	$9,113	$21,963	756084
	18	485	352	EGIS	Munro Manor	210	1		11/14/2014	12/30/2014	218	$13,824	$8,446	$22,269	760369
	19	485	352	EGIS	Munro Manor	101	1		2/27/2015	3/31/2015	230	$14,610	$10,552	$25,162	769710
	20	485	352	EGIS	Munro Manor	112	1		4/30/2015	5/29/2015	200	$12,417	$10,985	$23,402	775690
	21	485	352	EGIS	Munro Manor	316	1		4/28/2015	6/5/2015	213	$13,226	$10,279	$23,505	775533
	22	485	352	EGIS	Munro Manor	116	1		4/29/2015	6/8/2015	216	$13,553	$10,579	$24,133	775608
	23	485	352	EGIS	Munro Manor	319	1		6/16/2015	7/29/2015	196	$11,408	$10,180	$21,588	778618
	24	485	352	EGIS	Munro Manor	208	1		8/28/2015	10/9/2015	174	$10,922	$10,081	$21,002	783349
	25	485	352	EGIS	Munro Manor	16	1		10/5/2015	12/8/2015	197	$12,517	$10,920	$23,437	785656
	26	485	352	EGIS	Munro Manor	201	1	00303520201	11/30/2015	1/20/2016	225	$14,253	$9,797	$24,050	1454
	27	485	352	EGIS	Munro Manor	18	1	00303520018	2/1/2016	3/16/2016	199	$12,663	$12,116	$24,778	5184
	28	485	352	EGIS	Munro Manor	15	1	00303520015	3/28/2016	5/26/2016	248	$15,287	$10,841	$26,128	8169
	29	485	352	EGIS	Munro Manor	111	1	00505320111	11/17/2016	1/30/2017	213	$13,910	$11,814	$25,724	21264
	30	485	352	EGIS	Munro Manor	314	1	00303520314	12/28/2016	1/31/2017	209	$13,612	$11,197	$24,809	23274
	31	485	352	EGIS	Munro Manor	214	1	303520214	3/29/2017	6/13/2017	203	$13,225	$10,955	$24,180	27809
	32	485	352	EGIS	Munro Manor	217	1	303520217	6/22/2017	8/28/2017	200	$13,576	$11,496	$25,072	31874
	33	485	352	EGIS	Munro Manor	107	1	303520107	8/2/2017	10/17/2017	200	$13,091	$12,126	$25,217	33916
	34	485	352	EGIS	Munro Manor	209	1	303520209	8/4/2017	10/23/2017	199	$12,984	$13,119	$26,103	34101
	35	485	352	EGIS	Munro Manor	321	1	303520321	4/3/2018	5/29/2018	238	$15,651	$10,910	$26,560	50778
			Munro Manor	1971	Total Units	60	Upgraded	35	Remaining	25			Avg. $ (since 2012)	$23,865	
Nia Apartments				2008	Total Units	40	Newly Built	40	Remaining	0					
Paramount House															
	1	485	150	EGIS	Paramount House	312	1		8/28/2006	9/15/2006	168	$7,545	$3,905	$11,450	542913
	2	485	150	EGIS	Paramount House	212	1		10/30/2006	11/20/2006	161	$7,266	$6,165	$13,431	548584
	3	485	150	EGIS	Paramount House	317	1		1/29/2007	2/23/2007	132	$5,841	$7,433	$13,274	558068
	4	485	150	EGIS	Paramount House	116	Alcove		3/13/2007	3/30/2007	167	$7,469	$5,391	$12,860	562619
	5	485	150	EGIS	Paramount House	207	Alcove		4/3/2007	5/1/2007	186	$8,137	$5,303	$13,439	563880
	6	485	150	EGIS	Paramount House	311	Alcove		4/26/2007	6/1/2007	147	$6,562	$5,122	$11,684	565902
	7	485	150	EGIS	Paramount House	203	Alcove		7/2/2007	8/8/2007	130	$5,733	$5,757	$11,490	570673
	8	485	150	EGIS	Paramount House	323	Alcove		7/13/2007	8/8/2007	127	$5,673	$4,982	$10,656	571601
	9	485	150	EGIS	Paramount House	315	Alcove		9/26/2007	10/16/2007	152	$6,754	$4,823	$11,577	577489
	10	485	150	EGIS	Paramount House	107	Alcove		10/12/2007	10/31/2007	151	$6,704	$5,203	$11,907	578545
	11	485	150	EGIS	Paramount House	217	1		3/24/2009	4/10/2009	196	$11,372	$8,666	$20,038	619649
	12	485	150	EGIS	Paramount House	302	1		3/8/2011	4/13/2011	185	$10,483	$9,119	$19,602	665121
	13	485	150	EGIS	Paramount House	109	1		4/29/2011	5/20/2011	178	$10,098	$6,745	$16,843	668667
	14	485	150	EGIS	Paramount House	204	1		1/5/2012	3/9/2012	166	$9,032	$7,199	$16,231	688333
	15	485	150	EGIS	Paramount House	202	1		3/29/2012	5/10/2012	179	$10,111	$6,128	$16,239	694286
	16	485	150	EGIS	Paramount House	103	1		4/2/2012	5/10/2012	171	$9,873	$6,895	$16,768	694285
	17	485	150	EGIS	Paramount House	121	1		5/2/2012	6/21/2012	169	$10,697	$7,759	$18,455	696502
	18	485	150	EGIS	Paramount House	108	1		6/5/2012	7/20/2012	176	$9,542	$8,236	$17,778	698342
	19	485	150	EGIS	Paramount House	210	1		7/6/2012	8/21/2012	171	$9,726	$7,488	$17,214	700271
	20	485	150	EGIS	Paramount House	209	1		10/22/2012	11/15/2012	170	$9,974	$7,194	$17,168	707258
	21	485	150	EGIS	Paramount House	316	1		1/30/2013	3/15/2013	189	$10,707	$6,856	$17,562	714112
	22	485	150	EGIS	Paramount House	102	1		6/27/2013	8/30/2013	150	$9,526	$6,808	$16,334	723212
	23	485	150	EGIS	Paramount House	215	1		6/27/2013	8/30/2013	154	$9,199	$6,432	$15,631	724727
	24	485	150	EGIS	Paramount House	310	1		12/2/2013	1/31/2014	149	$9,065	$7,862	$16,927	734625
	25	485	150	EGIS	Paramount House	123	1		1/2/2014	1/31/2014	147	$8,958	$7,253	$16,211	736348
	26	485	150	EGIS	Paramount House	319	1		2/3/2014	2/28/2014	150	$9,494	$6,777	$16,271	740146
	27	485	150	EGIS	Paramount House	119	1		9/29/2014	12/30/2014	169	$10,293	$7,337	$17,630	758622
	28	485	150	EGIS	Paramount House	304	1		2/20/2015	4/10/2015	182	$11,148	$8,254	$19,402	769746
	29	485	150	EGIS	Paramount House	311	1		3/16/2015	5/5/2015	183	$11,266	$9,253	$20,519	772534
	30	485	150	EGIS	Paramount House	303	1	00101500303	8/30/2016	11/18/2016	185	$11,801	$9,201	$21,002	18783
	31	485	150	EGIS	Paramount House	313	1	00101500313	12/1/2016	2/6/2017	193	$12,707	$9,251	$21,958	22663
	32	485	150	EGIS	Paramount House	309	1	00101500309	12/2/2016	2/6/2017	198	$12,977	$9,694	$22,671	22665
	33	485	150	EGIS	Paramount House	120	1	00101500120	1/3/2017	2/24/2017	193	$12,611	$9,846	$22,457	28373
	34	485	150	EGIS	Paramount House	308	1	00101500308	3/10/2017	5/26/2017	191	$12,509	$9,392	$21,901	29201
	35	485	150	EGIS	Paramount House	112	1	00101500112	3/7/2017	5/26/2017	198	$12,919	$9,630	$22,549	29202
	36	485	150	EGIS	Paramount House	113	1	00101500113	4/9/2017	6/29/2017	193	$12,643	$9,150	$21,793	29211
	37	485	150		Paramount House	110	1	00101500110	12/1/2017	1/31/2018	214	$13,647	$11,535	$25,182	42001
	38	485	150	P/I	Paramount House	322	1	00101500322	3/10/2018	5/18/2018	254	$16,306	$25,834	$42,140	48865
			Paramount	1969	Total Units	70	Upgraded	38	Remaining	32			Avg. $ (since 2012)	$19,920	
Plaza 17															
	1	485	551	EGIS	Plaza 17	508	1		11/1/2006	11/22/2006	161	$7,154	$4,846	$12,000	549437
	2	485	551	EGIS	Plaza 17	408	1		2/25/2008	3/17/2008	199	$8,856	$5,161	$14,017	589068
	3	485	551	EGIS	Plaza 17	612	1		4/2/2008	3/18/2008	165	$9,637	$4,941	$14,578	591464
	4	485	551	EGIS	Plaza 17	307	1		4/30/2008	5/19/2008	181	$8,062	$4,994	$13,056	593346
	5	485	551	EGIS	Plaza 17	101	1		7/29/2008	8/20/2008	203	$12,724	$5,351	$18,074	599619
	6	150	551	EGIS	Plaza 17	310	1		8/11/2009	9/4/2009	190	$13,261	$6,577	$19,837	629724
	7	485	551	EGIS	Plaza 17	605	1		1/10/2010	2/5/2010	193	$12,329	$5,155	$17,484	640070
	8	485	551	EGIS	Plaza 17	109	1		4/15/2010	5/3/2010	230	$14,529	$5,800	$20,329	645362
	9	485	551	EGIS	Plaza 17	102	0	Capital Const - 9		9/1/2009					
	10	485	551	EGIS	Plaza 17	103	0	Capital Const - 10		9/1/2009					
	11	485	551	EGIS	Plaza 17	110	0	Capital Const - 11		9/1/2009					
	12	485	551	EGIS	Plaza 17	108	1		4/11/2012	5/9/2012	189	$12,029	$6,128	$18,157	695297

		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	13	485	551	EGIS	Plaza 17	509	1		4/27/2012	6/20/2012	202	$12,875	$6,857	$19,732	696045
	14	485	551	EGIS	Plaza 17	106	1		12/27/2013	1/29/2013	243	$15,547	$6,279	$21,826	712209
	15	485	551	EGIS	Plaza 17	206	1		1/7/2013	1/31/2013	253	$16,083	$6,592	$22,675	712208
	16	485	551	EGIS	Plaza 17	104	1		11/25/2013	1/31/2014	236	15,084	6,916	22,000	733698
	17	485	551	EGIS	Plaza 17	511	1		11/13/2014	12/30/2014	230	14,518	7,704	22,222	760032
	18	485	551	EGIS	Plaza 17	501	1		1/30/2015	2/27/2015	202	$12,838	$7,068	$19,906	767206
	19	485	551	EGIS	Plaza 17	502	1		7/7/2015	8/5/2015	203	$12,787	$8,966	$21,753	779924
	20	485	551	EGIS	Plaza 17	402	1		6/30/2015	8/21/2015	190	$11,974	$7,849	$19,822	780257
	21	485	551	EGIS	Plaza 17	210	1		8/20/2015	10/13/2015	198	$12,450	$8,047	$20,497	782792
	22	485	551	EGIS	Plaza 17	510	1		10/27/2015	12/15/2015	230	$14,454	$7,544	$21,978	163
	23	485	551	EGIS	Plaza 17	407	1	00505510407	6/2/2016	6/30/2016	209	$13,303	$8,229	$21,532	12200
	24	485	551	EGIS	Plaza 17	309	1	00505510309	12/13/2016	2/15/2017	209	$13,704	$7,693	$21,397	22893
	25	485	551	EGIS	Plaza 17	306	1	00505510306	1/17/2017	4/13/2017	227	$14,882	$10,113	$24,995	24266
	26	485	551	EGIS	Plaza 17	609	1	00505510609	02/28/17	5/16/2017	195	$12,690	$9,920	$22,609	26544
	27	485	551	EGIS	Plaza 17	304	1	505510304	4/28/2017	7/11/2017	200	$13,096	$9,018	$22,114	29355
	28	485	551	EGIS	Plaza 17	410	1	505510305	8/11/2017	10/27/2017	196	$12,504	$8,650	$21,154	34474
	29	485	551	EGIS	Plaza 17	411	1	505510411	8/18/2017	10/31/2017	197	$12,820	$8,486	$21,306	35829
			Plaza 17	1971	Total Units	**70**	Upgraded	**29**	Remaining	**41**			Avg. $ (since 2012)	**$21,426**	
Riverton Senior															
	1	485	358	EGIS	Riverton Senior	110	1		2/8/2010	3/12/2010	154	$9,880	$5,805	$15,684	641664
	2	485	358	EGIS	Riverton Senior	203	1	ARRA	4/5/2010	7/7/2010	400	$26,000	$21,543	$47,543	644559
	3	485	358	EGIS	Riverton Senior	208	1		3/7/2011	4/29/2011	266	$16,270	$7,010	$23,280	664845
	4	485	358	EGIS	Riverton Senior	106	1		3/15/2012	5/7/2012	242	$14,497	$7,269	$21,766	693154
	5	485	358	EGIS	Riverton Senior	311	1		4/6/2012	6/8/2012	223	$12,850	$8,316	$21,165	695046
	6	485	358	EGIS	Riverton Senior	108	1		10/13/2014	11/26/2014	206	$12,882	$8,599	$21,481	758267
	7	485	358	EGIS	Riverton Senior	304	1		2/4/2015	3/17/2015	202	$12,854	$10,358	$23,212	768050
	8	485	358	EGIS	Riverton Senior	207	1	00303580207	10/31/2016	12/15/2016	282	$17,988	$9,483	$27,471	20913
	9	485	358	EGIS	Riverton Senior	303	1	303580303	12/4/2017	1/23/2018	221	$14,454	$10,585	$25,039	41167
	10	485	358	EGIS	Riverton Senior	310	1	303580310	2/28/2018	4/30/2018	232	$15,167	$10,278	$25,445	48275
			Riverton Senior	1969	Total Units	**30**	Upgraded	**10**	Remaining	**20**			Avg. $ (since 2012)	**$23,654**	
Salmon Creek				2009	Total Units	**50**	Newly Built	**50**							
Seola Crossing I				2007	Total Units	**40**	Newly Built	**40**							
Seola Crossing II				2007	Total Units	**37**	Newly Built	**37**							
Sixth Place				2011	Total Units	**24**	Newly Built	**24**							
Zephyr				2011	Total Units	**25**	Newly Built	**25**							
Local Programs															
Avondale House				1992	Total BEDS	**16**	Upgraded	**0**	Remaining		Uncertain	**16**			
Anita Vista															
	1	500	485		Anita Vista	203	1		11/16/2007	12/5/2007	137	$6,093	$4,676	$10,770	581171
	2	500	485		Anita Vista	206	3		3/13/2009	3/27/2009	259	$16,118	$6,002	$22,120	618870
	3	500	485		Anita Vista	203	2		6/2/2010	6/30/2010	247	$15,741	$7,301	$23,042	648498
	4	500	485		Anita Vista	207	2		10/11/2012	11/5/2012	206	$13,150	$8,754	$21,904	706699
	5	500	485		Anita Vista	104	2		7/24/2015	9/8/2015	272	$17,117	$10,309	$27,426	781012
	6	500	485		Anita Vista	203	2		7/22/2015	9/11/2015	266	$16,830	$10,506	$27,336	781008
	7	500	485		Anita Vista	108	2	00404850108	3/4/2016	3/29/2016	228	$14,260	$13,833	$28,093	7254
	8	500	485		Anita Vista	101	2	00404850101	08/05/16	11/2/2016	252	$15,827	$13,286	$29,113	16423
			Anita Vista		Total Units	**15**	Upgraded	**8**	Remaining	**7**			Avg. $ (since 2009)	**$25,576**	
Brookside				1983	Total Units	**16**	Upgraded	**0**	Remaining		Uncertain	**16**			
Echo Cove															
	1	500	183		Echo Cove	326	1		7/1/2010	7/30/2010	188	$11,425	$8,843	$20,268	649819
	2	500	183		Echo Cove **(227)**	26	2		2/27/2015	4/15/2015	280	$17,862	$10,972	$28,834	769940
	3	500	183		Echo Cove **(328)**	28	2		8/14/2015	9/28/2015	275	$16,750	$11,471	$28,221	782411
			Echo Cove		Total Units	**4**	Upgraded	**3**	Remaining	**1**			Avg. $	**$25,774**	
Federal Way Duplexes															
	1	166	508		Fed Way Duplex	1	3		5/20/2009	7/13/2009	343	19,992.67	10,286.63	30,279.30	624211
	2	166	508		Fed Way Duplex	3	2		7/21/2015	9/10/2015	383	$24,419	$14,111	$38,530	781722
	3	166	508		Fed Way Duplex	4	2		10/14/2015	12/7/2015	426	$27,260	$13,134	$40,394	1089
	4	500	581		Fed Way Duplex	2	2	00505810002	2/10/2016	3/22/2016	400	$25,496	$14,332	$39,828	5647

		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	5	500	581		Fed Way Duplex	1	2	00505810001	3/4/2016	4/15/2016	368	$23,464	$9,698	$33,162	7050
		Federal Way Duplexes			Total Units	6	Upgraded	5	Remaining	1			Avg. $	$36,439	
Harbour Villa															
	1	500	182		Harbor Villa	24	1		Backlog	Aug					
	2	500	182		Harbor Villa	119	2	00101820024	4/13/2017	7/21/2017	244	$15,196	$10,877	$26,073	29212
	3	500	182		Harbor Villa	205	2	00101820023	8/14/2017	10/30/2017	231	$14,977	$10,302	$25,279	35373
	4	500	182		Harbor Villa	113	1	00101820021	1/22/2018	4/3/2018	245	$15,423	$12,046	$27,469	45561
			Harbour Villa		Total Units	5	Upgraded	4	Remaining	1			Avg. $	$19,705.39	
Holt House															
	1		387		Holt House	-	3			9/14/2012	405	25,849.00	10,666.81	39,515.81	703142
			Holt House		Total Units	1	Upgraded	1	Remaining	0			Avg. $	$39,516	
Nike				1990	Total Units	31	Upgraded	0	Remaining		Uncertain	31			
Shadrach				1984	Total Units	9	Upgraded	0	Remaining		Uncertain	9			
Shelcor															
	1	140	480		Shelcor	8	2		4/16/2014	6/6/2014	321	$20,437	$14,761	$35,198	744873
	2	140	480		Shelcor	7	2		4/23/2014	6/13/2014	357.5	$22,808	$14,378	$37,185	745089
	3	140	480		Shelcor	5	2		4/23/2014	6/27/2014	390.5	$25,005	$15,840	$40,844	745792
	4	140	480		Shelcor	6	2		4/23/2014	6/30/2014	168.5	$10,509	$1,413	$11,921	748172
	5	140	480		Shelcor	2	2		4/23/2014	8/26/2014	317	$20,205	$11,123	$31,328	751047
	6	140	480		Shelcor	1	2		4/23/2014	8/28/2014	369	$23,429	$15,137	$38,566	750692
	7	140	480		Shelcor	4	2		4/23/2014	8/28/2014	374	$23,894	$13,704	$37,598	752200
	8	140	480		Shelcor	3	2		4/23/2014	8/29/2014	374.5	$23,709	$14,641	$38,349	751048
			Shelchor	1960	Total Units	8	Upgraded	8	Remaining	0			Avg. $	$33,874	
Sunnydale				1997	Total Units	16	Upgraded	0	Remaining		Uncertain	16			
Vets Housing				1997	Total Units	6	Upgraded	0	Remaining		Uncertain	6			
					Total Units	**3942**	**Upgraded**	**2401**	**Remaining**	**1353**	**Uncertain**	**246**			
									Inc. below	*thru year end*					
						Year Built	*Inc. as upgraded*								
						2010	Eastbridge	13			Avondale House	16			
						2012	Greenriver	70			Brookside	16			
						2008	Nia Apartments	40			Nike	31			
						2009	Salmon Creek	50			Shadrach	9			
						2007	Seola Crossing I	40			Sunnydale	16			
						2007	Seola Crossing II	37			Vets Housing	6			
						2011	Sixth Place	24							
						2011	Zephyr	25			Harrison House	94			
						2013	Fairwind	87			Valley Park	58	*Restored 2 Meth units*		
						2009	Birch Creek	262							
							RAFN/CCD	56							
						2016	Spiritwood	117							
								821				**246**			
							Unit Upgrades	**1580**							

TAB NUMBER 7

King County Housing Authority

TO: Board of Commissioners

FROM: Dan Watson, Deputy Executive Director

DATE: September 18, 2018

RE: **Mid-Year CY 2018 Capital Expenditure Report**

This report provides a detailed summary of construction related capital expenditures through August 2018.

The total amount budgeted in 2018 for capital construction projects planned and managed by various KCHA departments is $53,474,146. The actual construction related capital expenditures to date are $20,386,876, or 38%. A summary of expenditures is as follows:

Dept.	Project Category	No. of projects	2018 Budget	2018 YTD Expenditures	% Expended
Construction	Public Housing	11	$7,609,101	$3,410,285	45%
Construction	509 Properties	3	$3,575,529	$432,827	12%
Construction	Other	4	$3,489,854	$1,091,807	31%
	Subtotal	**18**	**$14,674,484**	**$4,934,919***	**34%**
HOPE VI	Greenbridge land dev.	1	$2,165,400	$941,615	43%
	Subtotal		**$2,165,400**	**$941,615**	**43%**
Highland Village	Tax credit rehab	1	$8,880,076	$4,808,039	54%
Highland Village	Tax credit New const.	1	$9,497,500	$0	0%
Somerset Gardens	Tax credit rehab	1	$6,565,000	$2,358,695	36%
	Subtotal		**$24,882,576**	**$7,166,734**	**29%**
Asset Mgmt.	Bond Properties	38	$3,530,000	$967,183	27%
Asset. Mgmt.	Tax Credit Prop.	**0**	$0	$0	0%
Asset Mgmt.	Nike/Vantage Glen	**4**	$282,000	$10,000	4%
Asset Mgmt.	Other unbudgeted	8	-	$1,382,241	-
	Subtotal		**$3,812,000**	**$2,359,424**	**74%**
Housing Mgmt.	Unit Upgrades	120	$3,290,082	$1,886,560	58%
Housing Mgmt.	Small repairs	79	$1,872,132	$747,078	40%
Housing Mgmt.	EPC	n/a	$2,777,472	$2,350,546	85%
	Subtotal	**193**	**$7,939,686**	**$4,984,184**	**63%**
All	**Total Construction**		**$53,474,146**	**$20,386,876**	**38%**

* Does not include $604,000 in weatherization funds spent to date on KCHA buildings

Overall Construction Progress

Most scheduled projects have been, or are on track to be completed by year end and overall spending as a percent of budget (38%) at mid-year is consistent with past years. The year to date spending amount is heavily influenced by the Highland Village rehab and expansion, where the new $9 million building was expected to start by mid-year. Due to permitting delays, work is not expected to begin until the 4th quarter of 2018 with the bulk of the spending occurring in 2019. Also, poor bid conditions resulting in few bidders and bids far in excess of estimates, caused Asset Management and Capital Construction to delay three major projects (Newporter Plumbing, Cascadian Plumbing, and Forest Glen Site Improvements) until the late fall/winter, when bidding is typically more competitive. Construction on these delayed projects is expected to start in early 2019.

Capital Construction

The Capital Construction and Weatherization department primarily handles major renovation projects and construction of community facilities within KCHA managed housing developments. The department is responsible for identifying, prioritizing, planning and scoping capital repairs and improvements for KCHA's federally assisted and locally owned housing inventory.

Eighteen (18) projects were planned for 2018 for a total of $14,674,484. Projects completed at mid-year include:

Project	Project Cost
Boulevard Manor Roof Replacement	$265,000
Burien Vets House Storm Repair and Roof Replacement	$102,800
Juanita Court Site Improvements	$215,000
Kirkland Place Structure Stabilization	$315,010
Northridge Envelope (Completion of project begun in 2017)	$724,960
Northwood Deck Repair	$591,000

Major projects currently out to bid or under construction include:

- Ballinger Homes Sewer and Waterline Lining
- Elevator Renovation at Boulevard Manor, Munro Manor, and Southridge House
- Greenleaf Envelope and Deck Upgrades
- Juanita Trace Building Envelope
- Kirkland Place Roof Replacement
- Lake House Site Improvements Phase II
- Paramount House Envelope Upgrades
- Valli Kee Site Improvements Phase III
- 700 Building Tenant Improvements

Projects in design for construction in 2019 include:

- Waste and Water Line Lining/Replacement at Youngs Lake, Wayland Arms, Kings Court, Southridge House, and Parkway Apartments
- Roof Replacement at Casa Juanita, Lake House, and Wayland Arms
- Envelope Upgrades at Northwood Square and the Houghton Properties

Projected vs. Planned Expenditures in 2018

The Capital Construction department expects to expend between 90% and 95% of the 2018 budget by year end, barring unforeseen delays in the remaining projects. A necessary delay related to the Forest Glen Site Improvements project and several bids that have come in under budget will result in an overall expenditure of less than 100%. When the Forest Glen Site Improvements project was bid early in the year, there was only one bid submitted and it exceeded the KCHA cost estimate. The project will be rebid in the late fall and the budget carried over into 2019. (The department has had success bidding site improvement projects later in the year and obtaining good pricing from contractors looking for projects that allow them to carry crews through the slower winter period until work picks up again in the spring.) Weatherization funds are being spent at Alpine Ridge, Heritage Park, Kirkland Place, Laurelwood Gardens, Parkway Apartments, Paramount House, and Somerset Gardens. To date in 2018, $640,000 in weatherization funds have been spent at these properties, allowing for either reductions in KCHA's capital expenditures or opportunities to increase scopes of work. The department expects that weatherization investments in KCHA-owned properties will be in the range of $1.5M by year end.

HOPE VI

HOPE VI's budget for 2018 is $2,165,400 with all budgeted projects occurring at Greenbridge. Project progress in 2018 is highlighted by the following:

- Greenbridge Wind Rose: In April, KCHA sold the Greenbridge Wind Rose property for $4,805,000 to Conner Homes. Construction of site infrastructure by Conner Homes is currently under way to support 31 single family market rate homes and 3 parks. Conner Homes anticipates plat recording in early winter with home starts beginning soon after. Grading and infrastructure work for the "Notch Property" at the northwest corner of Windrose will be undertaken at the same time. Conner Homes will return the Notch Property with completed grading, drainage and utility infrastructure to KCHA. The Notch Property is a future development parcel entitled for up to 80-units of mixed income multifamily housing.

- Nia Retail Tenant Improvements: Staff completed construction of the Nia retail tenant improvements and moved an optometry clinic into this space in mid-January. The clinic is operating successfully with the optometrist's staff reporting that 17 clients living in the Nia building are using their services.

- Fourth Avenue Improvements: Permits for the 4th Avenue Street Improvements are in for review with King County DPER, with issuance of permits expected in the 4th quarter of 2018. Once issued, KCHA can proceed to finalize grant contracts with the Washington State Department of Transportation and Washington State Department of Commerce totaling $1.8 million. Construction start is anticipated in the spring of 2019.

- HomeSight Phase 3: The HomeSight Phase 3 affordable homeownership project has been terminated due to construction cost increases that have pushed purchase costs to levels that cannot be supported with available down payment assistance and other subsidies. All 5 lots planned for Phase 3 have been transferred from HomeSight back to KCHA ownership. Two large lots on 8th Avenue adjacent to Greenbridge and across from the White Center Elementary are being reevaluated for a future educational use. The remaining 3 lots located adjacent to Property 9,10,11 will be added to a future offering for market rate homeownership.

- Property 9,10,11: Permit applications for Parcels 9, 10 and 11, located along the west side of 4th Ave SW, have been submitted to King County DPER and developer extension documents have been submitted to franchise utility agencies. The permits have been reviewed and are in their third round of comments. Issuance of permits and developer extension agreements for Property 9, 10, and 11 is expected in the summer of 2019. Properties 9, 10, and 11 includes a plan for 6 parks. The property is on schedule to be offered to the market rate homebuilder community once 4th Avenue improvements have been completed.

- 2018 Home Sales: 10 homes at Greenbridge offered by BDR have closed so far in 2018. KCHA realized $693,598 in profit participation revenue for the homes sold. Conner Homes has recorded their Division 6 plat (Property 5b) containing 2 single family homes and 78 multifamily homes with 3 parks. Expected home starts in Division 6 are planned in early fall of this year.

Asset Management

The Asset Management department has a five person construction management staff that typically oversees repair jobs such as roof replacement, siding replacement, deck repairs, exterior painting, asphalt/concrete replacement, plumbing upgrades and similar repairs and replacements within the Asset Management department portfolios.

In 2018, Asset Management budgeted $3,812,000 for typical repair and upgrade projects. $3,530,000 is budgeted to be spent on the bond and tax credit properties, $197,000 at other properties such as Nike and Vantage Glen. Asset Management is also managing the $25 million in renovation and construction occurring at Highland Village and Somerset Gardens. Major projects that are underway or already completed are as follows:

Project	Estimated Project Costs
Bond Program	
Asphalt at 13 locations	$849,671
Abbey Ridge HVAC	$92,690
Roofing at nine locations	$610,393
Auburn Square Exterior Stairs	$72,000
Cove East Skylights	$80,000
Gilman Square HVAC	$72,811
Landmark Pool	$45,790
Parkwood Windows	$78,000
Woodridge Park Exterior Walkway Replacement	$128,000
Woodside East Pool Deck	$42,000
Home Ownership Programs	
Vantage Glen Cold Water Submetering	$91,529
Tax Credit	
Egis Elevator - Plaza 17	$756,253
Egis Elevator Design Services for Plaza 17 and Munro Manor	$99,800
Non Budgeted Items	
Vantage Glen Storm Drain Extension	$116,000
Abbey Ridge Storm Drain Extension	$87,997
Nike Manor Fire Restoration	$143,996
Carriage House Fire Restoration	$1,395,090
Woodside East Fire Restoration	$510,876
Southwood Square Fire Restoration	$279,791
Friendly Village Cold Water Submetering	$79,322

Projected vs. Planned Expenditures in 2018

Asset Management expects to spend approximately 65% of its capital budget (excluding development and non-budgeted items) in 2018 with the shortfall primarily due to the need to rebid the following two plumbing replacement projects:

- The $300,000 plumbing replacement at Cascadian Apartments received only one bid that was 15% above the Engineer's Estimate and will be rebid.

- The $550,000 Newporter plumbing replacement project was deferred until next year after receiving only one bid that was 20% above the Engineer's Estimate.

Highland Village and Somerset Gardens

$24.8 million or 46% of KCHA's 2018 Capital Budget is for the rehabilitation of the 198 unit Somerset Gardens, and for the renovation and expansion of Highland Village from 76 to 100 units.

The renovation work at Somerset Gardens involves combining 24 one bedroom apartments to create 12 three bedroom units, reducing the total number of units, but increasing the number of bedrooms. Also, 3 one bedroom units are being expanded to two bedroom units by eliminating adjacent storage lockers. Additional renovation work involves interior unit upgrades with new cabinets, countertops, interior finishes, flooring, bathtubs and plumbing. Exterior work includes roof repair, exterior painting, wall insulation, new landscaping, and asphalt repairs. Although only 36% of the renovation budget has been spent by mid-year, work is progressing according to schedule and is expected to be completed by year end.

At Highland Village, 10 buildings are being substantially renovated while 2 buildings comprised of a total 12 units will be demolished to make way for a new 36 unit building that will provide additional two and three bedroom units for large families, a management office, and a laundry room. With the exception of one building, the renovation work is on schedule to be completed by the end of the year and includes new roofing, new siding, storm water drainage and detention, new asphalt and patios, and new landscaping. The interiors of all units will be upgraded with new cabinets, countertops, fixtures, finishes and flooring. New lighting, outlets and switches will be installed. The popcorn ceilings will be abated and all units will be repainted.

Demolition of two buildings and construction of a new 36 unit building was originally budgeted to start and complete in 2018. Delays in permitting and land use approvals have pushed construction start for the new building to the 4th quarter of 2018 with the bulk of the expenditures now planned for 2019. The original budget for the new building ($9,497,500) will be largely unspent in 2018. The change in schedule has been approved by KCHA's tax credit investors and is already factored into the equity pay-in. Very little increase in KCHA's out of pocket costs is expected.

Housing Management

The unit upgrade crew has completed interior upgrades in 58 units and is on pace to reach the budgeted goal of 120 units. In addition, housing management has also completed 40 of 79 planned small projects as well as 43 other small, unbudgeted projects. Examples of small projects completed or underway include:

- Catch basin cleaning at multiple sites
- Patio deck replacements
- Window replacements
- Exterior siding painting
- Security camera installations at 15 communities
- Update emergency lighting at multiple mid-rise communities
- New/repair several playground installations
- Multiple parking lot repairs/resurfacing
- Improved mailboxes/shelter at several communities
- ADA access improvements for a community office
- Smoking shelters for residents at multiple sites
- Tree trimming/landscape improvements
- Signage installs
- Site drainage improvements
- Replace a Keyscan/intercom system at a senior building

Housing management expects to fully expend its entire $5,162,214 budget for unit upgrades and small projects by year end.

In 2018, KCHA partnered with Johnson Controls Incorporated (JCI) to provide packaged conservation measures at 5 sites (209 Units). This package included: ductless heat pumps, energy recovery ventilators, exhaust fans, LED lighting, and water conservation measures. Ductless heat pumps were also installed in 9 community rooms, and 7 senior/disabled housing properties received common area LED lighting. 85% of the $2,777,472 budgeted for the JCI related EPC work has been spent at mid-year with all work expected to be complete by year end.

$2,759,915 in EPC funding has been included in the Capital Construction budget for elevator renovation which is being overseen directly by Capital Construction and will be fully expended by year end.

TAB NUMBER 8

King County Housing Authority

To: Board of Commissioners

From: Craig Violante, Director of Finance

Date: September 18, 2018

Re: **Second Quarter CY 2018 Financial Report**

EXECUTIVE SUMMARY

Financial results through June tracked well against budget projections. 98.9% of budgeted operating income has been received while 99.7% of budgeted operating expenses have been incurred. Had more Housing Choice Voucher (HCV) Block Grant cash been made available by HUD, revenue would have exceeded budget projections. It is projected that all available 2018 budget authority will be drawn by the end of the year.

Throughout the first half of 2018, HUD used an interim proration of 93.27% for Public Housing Operating Fund Subsidy payments versus budgeted estimates of 93.0%. In addition, the portion of the Subsidy designed to reimburse public housing properties for utility costs was budgeted to decline by 7% based on preliminary HUD guidance but actually reflected a 5.4% increase over 2017, a positive funding swing of $400,000 across the entire portfolio.

During the second quarter, KCHA was awarded a 2018 Housing Choice Voucher program inflation factor of 18.2%, prorated at 99.745% vs. the budgeted inflation of 8.0% and 97.0% prorate. Combining both factors, total HCV funding for 2018 reflects an increase of $24.3 million over 2017 and a positive variance of $17.1 million vs. the 2018 budget. As calculated by HUD, the inflation factor for the Seattle-King County Metro Area was actually 18.3%. Due to HUD incorrectly geocoding 23 vouchers to areas outside of King County, HUD lowered KCHA's inflation factor to 18.2%. This error caused 2018 funding to be approximately $133,000 lower that is should have been, and KCHA is appealing. The Board will be notified of the final outcome.

2018 HCV and Housing Assistance Payments (HAP), excluding payments made to landlords on behalf of tenants who have moved into KCHA's service area (ports-in), are essentially on target with a negative variance of only 0.5%. Although KCHA is a cumulative 162 unit months over target through the first six months, the average HAP payment has been $5.92 lower than budget estimates.

In addition to the standard "Working Capital" reports, this packet also includes new "Cash Reconciliation" reports. Although the working capital basis of presentation is an excellent way to focus on KCHA's ability to meet its short-term obligations, it has not been intuitive for users and has also proven to be administratively burdensome, from both budgetary and financial reporting perspectives. Therefore, this quarter is the last time the Board will be presented with quarterly financial statements prepared in the working capital format. This new cash reconciliation reports will differ from the working capital report in some key ways:

- The number of fund groups has been reduced from 12 down to 9.
- Properties have been re-allocated to these new fund groups based on their type of program and their ability to generate net cash flow. The new fund groups are:
  - Properties that essentially operate as a not-for-profit and do not generate net cash flow
    - Fund Group 1-Public Housing Program
    - Fund Group 2-Other Not-for-profit Housing Programs
  - Properties that are designed to generate net cash flow
    - Fund Group 3-Workforce Housing Program
    - Fund Group 4-Low Income Housing that Generates Net Cash Flow
  - Other Federally-funded programs
    - Fund Group 5-Housing Choice Voucher Program
    - Fund Group 6-MTW Program
  - Other programs and funds
    - Fund Group 7-Development Activities
    - Fund Group 8-Other Activities
    - Fund Group 9-Central Office Cost Center
- The reports reconcile the beginning balances of cash within each fund group to the ending balances, both unrestricted/program cash and cash that is designated/restricted.
- Only year-to-date balances are reported. Quarterly activity will no longer be included.

Note that the overall change in working capital on the traditional statement is an increase of $17.1 million while the increase in unrestricted/program cash on the new cash reconciliation report is $14.2 million. Most of the difference stems from the working capital statement excluding changes in short-term assets and liabilities, while the cash reconciliation report includes them. A short reconciliation between the working capital format and the new cash reconciliation format follows:

Change in Working Capital	$17,064,120
Change in Short-term Assets	4,476,912
Changes in Long-term Assets	(7,534,665)
Change in Certain Deferred Accounts	194,826
Change in Cash	$14,201,193

While the look and feel of the new reports is different and the focus is now on the change in cash rather than working capital, the new reports will include the same basic financial numbers as before, but aggregated into different fund groups. Beginning with the third quarter report to the Board, this new cash-basis report is the only version that will be presented.

QUARTERLY HIGHLIGHTS

Work on the JCI portion of the EPC project has essentially been wrapped up. Additional EPC work will continue through 2019 as elevator upgrades will be occurring at several properties.

$162.5 million in tax exempt bonds were issued during the quarter, with proceeds used to complete financing of Ballinger Commons and re-finance the 2005 pool. The blended interest rate was 3.757%

The Eastside Maintenance building was swapped with the City of Kirkland for the 15-units Houghton property, also located in Kirkland. Houghton is the newest addition to the Public Housing portfolio, and subsidy will begin on October 1st.

KCHA must maintain a debt service coverage ratio of 1.1 or better to remain in compliance with lender debt covenants. 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. Below is a chart detailing the recent history of this important metric:

2017 Ratios	
Q1	2.09
Q2	1.98
Q3	1.67
Q4	1.59

2018 Ratios	
Q1	1.99
Q2	1.77
Q3	
Q4	

CASH AND INVESTMENT SUMMARIES

Overall cash balances fell by $23.9 million during the quarter due primarily to a net use of $27.1 million cash for the Somerset Garden/Highland Village re-development project. The source of this cash was proceeds of the Private Activity Bonds issued at the end of 2018. For a complete report on KCHA's overall cash position at the end of the quarter, please see page 10.

Investment Summary (in millions) as of June 30, 2018	Amount	Yield	% of Total
Invested in the Local Government Investment Pool & Masterfund	$84.9	1.99%	41.5%
Invested by KCHA	64.4	1.64%	31.5%
Cash held by trustees	11.5	0.10% *	5.6%
Cash held in checking and savings accounts	27.9	0.10% *	13.6%
Invested by KCHA	$188.7	1.38%	92.2%
Cash loaned for low income housing & EPC project purposes	16.0	4.97%	7.8%
Loaned by KCHA	16.0	4.97%	7.8%
Total	$204.7	1.66%	100.0%

*Estimate

The overall Return on Investment (ROI) on KCHA investments, including loans made for low income housing and EPC project purposes, was 1.66%, up from 1.60% last quarter. The Washington State Treasurer's Local Government Investment Pool (LGIP) average interest rate for the quarter was 1.80% and 1.99% at 6/30/2018.

Balances and quarterly activity for MTW and COCC cash reserves (in millions of dollars) are:

MTW Cash, Beginning of Quarter	$18.3
Quarterly change:	
Standard block grant cash receipts from HUD	30.9
Quarterly HAP payments sourced from the block grant	(26.4)
Quarterly block grant administrative fees paid to Section 8	(2.2)
Repayment on Greenbridge internal loan	
Additional subsidy transferred to Public Housing properties	(0.7)
Capital construction projects	(0.9)
Unit upgrades	(0.3)
Direct social service expenses	(1.5)
Homeless Housing expenses	(0.5)
Other net changes	0.6
MTW Cash, End of Quarter	$17.3
Less Reserves:	
Restricted reserve-Green River collateral	(6.0)
HAP Reserve ($3.8 million is pledged as FHLB collateral)	(6.0)
FSS reserves	(0.2)
MTW Available Cash, End of Quarter	$5.1

COCC Cash, Beginning of Quarter	$48.8
Quarterly change:	
Fee revenue	2.8
Transfer of excess cash to COCC	3.6
Administrative expenses	(4.3)
Other net change	(0.1)
COCC Cash, End of Quarter	$50.8
Less Reserves:	
Liquidity reserves for King County credit enhancement	(13.0)
COCC Working Capital Cash, End of Quarter	$37.8

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 through the second quarter.

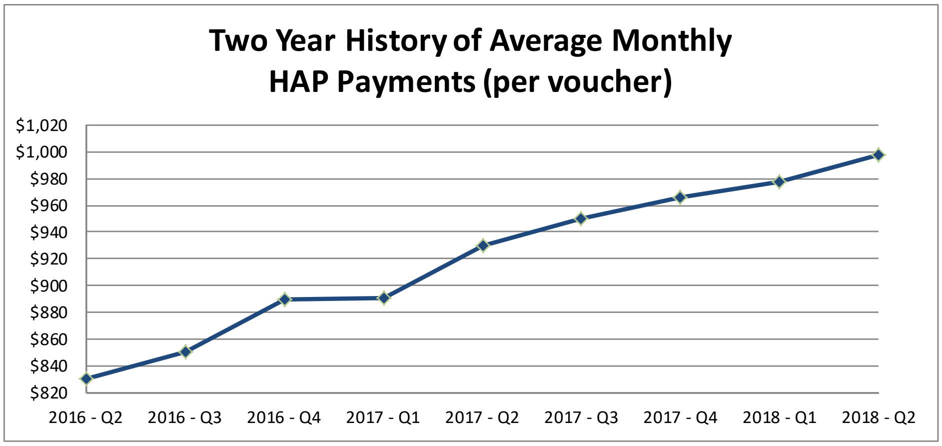
	Actuals Thru 6/30/2018		Budget Thru 6/30/2018	YTD Variance	Percent of Annual Budget	2018 Annual Budget
CONSTRUCTION ACTIVITIES						
Managed by Capital Construction Department						
Public Housing	$2,534,516	(1)	$3,554,155	($1,019,639)	39.5%	$6,411,806
509 Properties	191,499	(2)	2,186,399	(1,994,900)	5.4%	3,575,529
Other Properties	110,507	(3)	1,377,836	(1,267,329)	5.5%	2,007,234
	2,836,522		7,118,390	(4,281,868)	23.6%	11,994,569
Managed by Housing Management Department						
Unit Upgrade Program	1,587,151		1,598,448	(11,297)	49.6%	3,196,871
Energy Performance Contract	4,476,329	(4)	2,336,112	2,140,217	82.0%	5,457,742
Other Projects	1,078,634		992,402	86,232	53.3%	2,022,632
	7,142,114		4,926,962	2,215,152	66.9%	10,677,245
Managed by Asset Management Department						
Bond Properties-managed by KCHA staff	390,204		975,626	(585,422)	26.9%	1,452,101
Bond Properties-managed by external property mgt	3,795,897	(5)	7,910,983	(4,115,086)	25.3%	14,995,227
	4,186,101		8,886,609	(4,700,508)	25.5%	16,447,328
Subtotal Construction Activities	**14,164,737**		**20,931,961**	**(6,767,224)**	**36.2%**	**39,119,142**
DEVELOPMENT ACTIVITY						
Managed by Hope VI Department						
Greenbridge	756,695	(6)	1,000,894	(244,200)	27.1%	2,789,520
Notch	51,494		62,708	(11,214)	42.4%	121,515
Salmon Creek/Nia	144,484		160,000	(15,516)	90.3%	160,000
	952,673		1,223,602	(272,906)	31.0%	3,071,035
Managed by Development Department						
Other Projects	(830,345)	(7)	1,200,000	(2,030,345)	(36.1%)	2,300,000
	(830,345)		1,200,000	(2,030,345)	(36.1%)	2,300,000
Subtotal Development Activity	**122,328**		**2,423,602**	**(2,303,251)**	**2.3%**	**5,371,035**
TOTAL CONSTRUCTION & DEVELOPMENT	**$14,287,065**		**$23,355,563**	**($9,070,475)**	**32.1%**	**$44,490,177**
PROPERTY ACQUISITIONS & OTHER ASSETS						
Acquisitions	5,079,251					
Other Assets	75,534					
TOTAL PER WORKING CAPITAL REPORT	**$19,441,850**					

1) Valli Kee site improvement , Paramount House envelope and Forest Glen site improvement projects were budgeted starting January. While the Valli Kee and Paramount projects started in the third quarter, the Forest Glen project was postponed to 2019
2) Due to rescheduling of the Juanita Trace building envelope project to the third quarter.
3) Paramount House bulding envelope project started a bit later than originally anticipated but is still expected to be finished by the end of the year
4) Timing. EPC costs were budgeted evenly throughout the year but most of 2018 budgeted Ductless Heat Pumps (DHP) and Energy Recovery Ventilators (ERV) were installed in the first quarter.
5) Maintenance projects at bond properties that would occur after tenants vacate units were behind schedule as unit turnover was less than anticipated.
6) Some utility hookup fees and engineering costs for the preliminary development of raw land in Greenbridge Division 8 were budgeted for the first quarter but will occur later in the year.
7) Reversal of previous costs and transfer to the Highland Village/Somerset Gardens tax credit partnership ($1.1M); unbudgeted. Also, the budgeted $1.8M for Trailhead Issaquah Predevelopment project has yet to be used.

PROGRAM ACTIVITIES

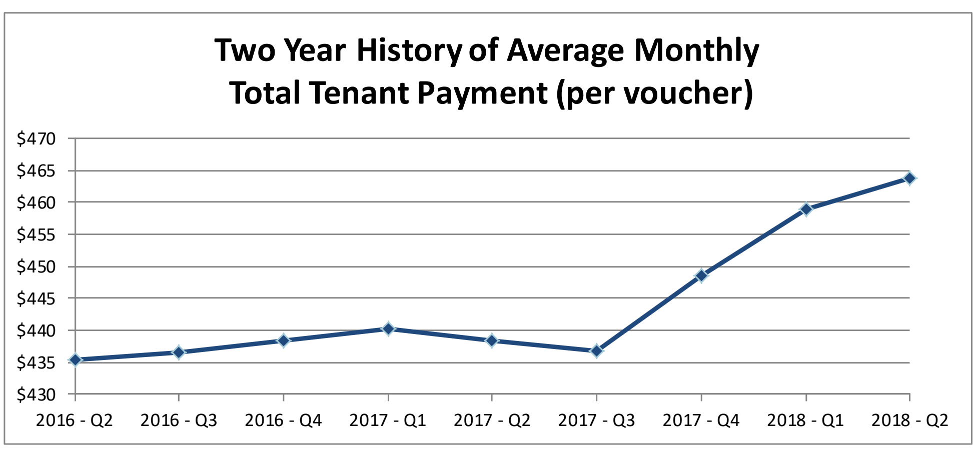
HOUSING CHOICE VOUCHERS

The average quarterly HAP payment to landlords for all HCV vouchers was $997.30, compared to $977.33 last quarter and $929.67 one year ago.



KCHA's average HAP cost continued to rise during the quarter at roughly the same pace as throughout the previous nine months. With continued rising market rents for lower priced units, continued low vacancy rates and KCHA's commitment to adequately sizing subsidy payments to enable program participants to reside in higher priced sub-markets, 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. Average TTP for the quarter was $463.84, up from $458.93 the previous quarter and $438.40 from one year ago. The rate growth in TTP slackened a bit in the second quarter, likely due to a combination of payment standard adjustments authorized by the Board at the end of 2017 and continued growth in tenant income. The additional adjustments authorized in June of 2018 should further ease the growth in TTP.



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*

Through the first six months, block grant payments from HUD have been based solely on MTW program expenses incurred during the previous year and included no provision for inflation. Higher amounts will be received in the remainder of 2018.

(In thousands of dollars)	Actual	Budget	Variance	%Var
HCV Block Grant Revenue	61,457.8	63,891.8	($2,434.0)	(3.8%)
Funding of HAP Payments to Landlords	(52,134.2)	(51,860.7)	273.5	(0.5%)
Funding of Section 8 Administrative Costs	(4,343.9)	(4,299.4)	44.5	(1.0%)
Excess of HCV Block Grant Funding over Expenses	$ 4,979.7	$ 7,731.7	$ (2,752.1)	(35.6%)

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

Through the first six months, the transfer of MTW funds to subsidize Public Housing operations has been exactly on target.

(In thousands of dollars)	Actual	Budget	Variance	%Var
Additional Transfers to PH AMPs Based on Need	($1,495.3)	($1,495.3)	$0.0	(0.0%)
Net Flow of Cash(from)/to MTW from/(to) PH	($1,495.3)	($1,495.3)	$0.0	(0.0%)

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:

(In thousands of dollars)	Actual	Budget	Variance	%Var	
Public Housing Subsidy earmarked for resident services	$237.5	$211.4	$26.2	12.4%	
Homeless Initiatives	(789.4)	(1,084.4)	$295.0	(27.2%)	(1)
Resident Services	(2,730.6)	(2,949.6)	$219.0	(7.4%)	
Use of MTW Funds for Special Programs	($3,282.4)	($3,822.6)	$540.2	(14.1%)	

1) Service providers have been slow in billing the Authority. Also, the Highline School District Rapid Rehousing Program was budgeted to incur $278K of expenses but only $125K have been billed to the Authority through the 2nd quarter. Billing is expected to increase during the 3rd quarter.

4. *Other uses of MTW funds*

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

(In thousands of dollars)	Actual	Budget	Variance	%Var	
Construction Activity & Management Fees	$2,230.43	$5,508.28	($3,277.9)	(59.5%)	(1)
Misc. Other Uses	494.8	1,190.8	(696.0)	(58.4%)	(2)
	$2,725.2	$6,699.1	($3,973.8)	(59.3%)	

1) Transfers from MTW for capital construction and unit upgrades are below target but expected to increase as the year progresses
2) The budget included $1 million transfer from MTW to backstop funding shortfalls in special purpose vouchers. With the 18.2% inflation factor, this transfer will no longer be needed.

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 $377,096 or 0.61% of program gross revenues. Expenses are below the year-to-date budget of $552,697 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.

(In thousands of dollars)

Revenues	YTD Actual	YTD Budget	Variance	%Var	
Management fees	4,816.3	4,686.2	$130.1	2.7%	
Cash transferred-in from local properties	4,750.0	4,396.6	353.4	7.4%	(1)
Investment income	1,073.8	934.4	139.4	13.0%	
Other income	738.4	588.6	149.9	20.3%	
	$11,378.6	$10,605.8	$772.8	6.8%	
Expenses					
Salaries & Benefits	5,561.9	5,645.2	($83.4)	(1.5%)	
Administrative Expenses	1,096.3	1,573.7	(477.3)	(43.5%)	(2)
Occupancy Expenses	136.5	113.2	23.3	17.1%	
Other Expenses	356.5	353.1	3.4	0.9%	
	$7,151.2	$7,685.2	($534.0)	(7.5%)	
Net Change in Available COCC Resources	$4,227.4	$2,920.6	$1,306.8		

1) Transfers in from local properties has exceeded estimates for the first six months
2) Various administrative categories are under target

REPORTS TABLE OF CONTENTS

King County Housing Authority
Consolidated Cash Report
As of 6/30/2018

Unrestricted	Total Cash 6/30/2018	Total Cash 3/31/2018	Cash of Other Entities 6/30/2018
COCC	$ 37,750,631	$ 35,223,224	$ -
Other Funds	20,686,577	14,767,934	3,172,100
Total	58,437,208	49,991,157	3,172,100
For Program Use Only			
MTW	5,106,652	5,922,847	0
Public Housing	4,707,933	3,758,474	3,117,186
Section 8	(1,088,004)	(767,016)	0
Other Funds	5,130,148	7,099,262	0
Total	13,856,729	16,013,567	3,117,186
Set Aside for Short-term Debt Service			
Other Funds	4,129,147	3,206,357	0
Total	4,129,147	3,206,357	0
Dedicated for Specific Purposes			
MTW	2,113,882	2,389,488	0
Public Housing	0	0	268,919
Section 8	(10,679)	(10,679)	0
COCC	13,039,294	13,557,215	0
Other Funds	65,039,284	59,524,240	256,214
Total	80,181,781	75,460,265	525,133
Restricted			
MTW	10,035,726	10,009,511	0
Public Housing	219,849	214,552	1,719,861
Section 8	987,160	933,124	0
Other Funds	20,855,377	58,628,310	1,645,522
Total	32,098,111	69,785,497	3,365,383
TOTAL CASH BALANCES	$ 188,702,977	$ 214,456,843	$ 10,179,801

Dedicated for Specific Purposes		
Excess Cash Reserves	10,888,000	10,888,000
Exit Tax Reserves (Designated)	6,052,827	6,052,827
HAP Reserves	2,113,882	2,113,882
Program Income from Hope VI loans	504,997	504,997
Revenue Reserves	20,215,943	18,268,428
Program Income from Hope VI Lot Sales	7,153,285	6,798,419
Restricted Interest	217,237	194,210
Replacement Reserves	19,931,466	17,249,136
Operating Reserves	75,529	75,529
Technology Reserves	0	209,352
Liquidity	13,006,732	13,006,732
Supportive Housing Reserves	0	66,254
HASP	(10,679)	(10,679)
State Gas Tax Rebate	32,562	43,178
	$ 80,181,781	$ 75,460,265

Restricted		
Excess Cash Reserves	$ 587,993	$ 847,323
Project Reserves	11,682,333	45,489,157
Program Income from Hope VI Lot Sales	3,035,948	3,035,948
Restricted Interest	195	43
Endowment Reserves	11,502	11,502
Replacement Reserves	537,890	6,224,676
Operating Reserves	64,529	64,406
Bond Reserves-1 year payments	2,232,924	156,159
Residual Receipt Reserves	564,899	564,899
FSS Reserves	1,191,186	1,110,935
Collateral Reserves	6,045,454	6,045,454
HAP Reserves-Also collateral	3,786,246	3,786,246
Security Deposit	2,357,013	2,448,750
	$ 32,098,111	$ 69,785,497

KING COUNTY HOUSING AUTHORITY
Statements of Financial Position
(In $1,000's; excludes non-KCHA-managed component units)
For the Period Ended June 30, 2018

	FEDERALLY-SUPPORTED PROGRAMS (managed by KCHA)						LOCAL PROGRAMS						
	Public Housing		Other Housing		Other Programs		KCHA	Outside	Tax Credit				Memo:
ASSETS	KCHA	Outside	KCHA	Outside	Section 8	MTW	Owned	Owned	Gen Prtnr	Develop			**KCHA**
Working Capital Assets	Owned	Owned	Owned	Owned	Program	Program	Housing	Housing	Activity	Activity	Other	COCC	**COMBINED**
Cash-Unrestricted	$ 79.8	$ 805.0	$ 4,912.6	$ 6,365.9	$ -	$ -	$ 1,642.9	$ 580.1	$ 8,243.6	$ (103.6)	$ 1,252.5	$ 37,750.6	$ 61,529.6
Cash-Restricted Within Program	4,594.7	2,805.2	-	$ -	(1,088.0)	5,106.7	$ -	(13.6)	-	1,871.3	3,367.9	0.0	16,644.2
Cash-Restricted for WC Purposes	-	-	-	2,487.5	0.0	0.0	1,461.6	-	180.1	-	-	-	4,129.1
Accounts Receivables	289.3	1,281.1	30.4	2,310.2	296.8	1,136.0	313.5	371.7	1,863.0	0.0	598.5	1,282.3	9,772.8
Prepaid Assets & Inventory	57.6	40.4	13.4	90.2	24.0	0.4	508.5	3.6	(0.5)	0.0	$19.4	57.8	814.8
Total Working Capital Assets	5,021.4	4,931.8	4,956.5	11,253.9	(767.2)	6,243.0	3,926.4	941.9	10,286.2	1,767.7	5,238.3	39,090.7	92,890.6
Liabilities Offsetting Working Capital Assets													
Accounts Payable	(268.1)	(289.6)	(271.2)	(177.7)	274.2	(4.2)	(635.1)	(31.2)	(122.8)	0.0	(399.2)	(55.6)	(1,980.4)
Payroll Liabilities	(288.2)	(115.2)	(39.7)	(196.3)	(524.1)	(310.3)	(56.7)	(13.5)	(15.3)	(3.3)	(966.7)	(1,662.1)	(4,191.3)
Accrued Liabilities	(16.5)	(189.0)	(19.0)	(851.5)	0.0	(552.7)	(1,147.5)	(23.3)	(152.7)	(201.1)	(132.8)	(36.89)	(3,323.0)
Deferrals	(0.0)	0.0	(87.0)	-	(12.5)	-	(179.1)	-	(84.4)	-	(1,012.1)	-	(1,375.0)
Current Portion of Long-term debt	-	(220.0)	(301.4)	(5,694.2) (1)	-	-	(4,210.2) (2)	-	(320.0)	-	-	(900.0)	(11,645.8)
Total Offsetting Liabilities	(572.8)	(813.8)	(718.4)	(6,919.7)	(262.4)	(867.2)	(6,228.6)	(68.0)	(695.1)	(204.3)	(2,510.8)	(2,654.6)	(22,515.6)
Working Capital	4,448.6	4,118.0	4,238.1	4,334.2	(1,029.6)	5,375.8	(2,302.2)	873.9	9,591.1	1,563.4	2,727.6	36,436.1	70,375.0
Other Assets													
Cash-Designated	0.0	3,300.6	1,756.6	14,625.2	(10.7)	2,113.9	37,750.3	-	-	7,875.5	-	13,039.3	80,450.7
Cash-Restricted	233.5	1,731.5	979.9	543.2	987.2	10,035.7	5,354.7	256.6	11,285.8	3,122.6	0.0	-	34,530.7
Receivables	-	129,691.7	0.0	68,930.0	-	18,802.0	489.5	17,236.1	113,348.0	364.9	209.6	33,005.5	382,077.5
Capital Assets	109,443.4	105,366.3	43,229.1	201,164.8	-	-	356,569.9	5,296.9	-	3,109.4	-	13,728.5	837,908.3
Work-in-Process	8,659.3	1,829.8	829.3	1,719.1	0.0	0.0	883.8	-	279.3	12,331.7	20,257.1	79.0	46,868.4
Suspense	1.00	-	0.0	-	(0.1)	-	(3.2)	-	-	0.73	(17.8)	(29.2)	(48.7)
Other Assets	-	1,414.4	-	348.5	-	-	(1,065.9) (3)	14.8	16.4	49.6	-	-	777.7
Total Other Assets	118,337.1	243,334.4	46,794.9	287,330.8	976.4	30,951.6	399,979.1	22,804.4	124,929.5	26,854.4	20,448.9	59,823.1	1,382,564.5
TOTAL ASSETS (net of WC offsets)	$ 122,785.7	$ 247,452.7	$ 51,033.0	$ 291,665.0	$ (53.3)	$ 36,327.4	$ 397,676.9	$ 23,678.2	$ 134,520.6	$ 28,417.8	$ 23,176.4	$ 96,259.2	$ 1,452,939.8
LIABILITIES & EQUITY													
Other Liabilities													
Deferrals-Related to Restr Cash	$ 195.7	$ 81.2	$ 65.2	$ 166.2	$ 986.0	$ 204.0	$ 1,952.9	$ 17.2	$ -	$ 75.0	$ -	$ -	3,743.3
Debt	-	94,510.8	11,735.1	133,990.8	-	-	344,932.3	8,892.4	85,971.4	0.0	0.0	23,277.4	703,310.2
Other Liabilities	1.2	10,702.3	895.3	3,165.9	-	-	702.6	1,011.2	365.1	8,863.2	20,092.5	-	45,799.4
	197.0	105,294.3	12,695.6	137,322.8	986.0	204.0	347,587.8	9,920.8	86,336.5	8,938.2	20,092.5	23,277.4	752,852.9
Equity													
Equity	122,588.8	142,158.3	38,337.4	154,342.1	(1,039.2)	36,123.4	50,088.9	13,757.5	48,184.1	19,479.6	3,083.3	72,981.8	700,086.0
	122,588.8	142,158.3	38,337.4	154,342.1	(1,039.2)	36,123.4	50,088.9	13,757.5	48,184.1	19,479.6	3,083.3	72,981.8	700,086.0
TOTAL LIAB & EQ (net of curr liab)	$ 122,785.7	$ 247,452.6	$ 51,033.0	$ 291,665.0	$ (53.3)	$ 36,327.4	$ 397,676.7	$ 23,678.2	$ 134,520.6	$ 28,417.8	$ 23,175.8	$ 96,259.2	$ 1,452,939.0

1) Current portion of bond payments; sources of repayments include some combination of CFP, Replacement Housing Factor (RHF) gra nts, MTW revenue, site operations and current reserves
2) Current portion of bond payments; source of funding will be P & I reserves.
3) Fair market value of derivatives is a negative $1.1M-required by Generally Accepted Accounting Principles (GAAP) and calculated at the end of each year. 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 June 30, 2018

	FEDERALLY-SUPPORTED PROGRAMS (managed by KCHA)						LOCAL PROGRAMS						Memo:
	Public Housing		Other Housing		Other Programs		KCHA	Outside	Tax Credit				KCHA
	KCHA	Outside	KCHA	Outside	Section 8	MTW	Owned	Owned	Gen Prtnr	Develop			
Revenues	Owned	Owned	Owned	Owned	Program	Program	Housing	Housing	Activity	Activity	Other	COCC	**COMBINED**
Tenant Revenue	$2,873.0	$1,010.1	$2,118.0	$7,614.9	$60.1	$0.0	$33,944.9	$357.1	$0.0	$0.0	$0.0	$0.0	$47,978.1
Operating Fund Subsidy from HUD	2,606.1	1,089.4	36.0	-	-	237.5	-	-	-	-	898.6	-	4,867.6
Section 8 Subsidy from HUD	-	-	200.4	-	64,045.8	4,979.7	-	-	-	-	-	-	69,225.9
Other Operating Revenue	14.8	2,577.3	193.0	966.6	19,182.2	6.4	141.0	68.4	1,657.3	-	2,531.9	6,999.1	34,338.0
Non-operating Revenue	4,202.2	2,079.8	1,950.8	3,560.9	0.0	480.2	402.4	275.2	1,710.6	3,718.6	41.9	1,081.7	19,504.3
Total Revenues	9,696.1	6,756.5	4,498.2	12,142.5	83,288.1	5,703.9	34,488.3	700.7	3,367.9	3,718.6	3,472.3	8,080.8	175,913.9
Expenses													
Salaries & Benefits	1,294.8	500.1	206.1	909.3	3,381.7	1,017.8	2,529.3	82.1	78.1	132.1	719.5	6,185.0	17,035.9
Routine Maintenance, Utilities, Taxes & Insurance	2,753.5	1,346.2	646.2	1,814.1	131.9	-	7,283.9	106.9	1.0	-	7.5	998.8	15,090.0
Direct Social Service Salaries & Benefits	-	-	-	-	19.9	1,136.7	-	-	-	-	109.6	-	1,266.2
Other Social Service Support Expenses & HAP	25.6	2,986.9	0.3	8.0	78,021.4	1,657.3	150.8	-	0.0	-	1,999.3	0.4	84,850.1
Administrative Support Expenses	1,172.8	464.2	175.6	691.7	1,885.8	116.6	2,801.0	56.6	249.0	23.6	79.2	1,217.5	8,933.5
Non-operating Expenses	(180.5)	1,360.8	187.6	3,041.2	(25.6)	-	6,404.3	140.3	853.5	47.6	140.8	596.1	12,566.4
Total Expenses	5,066.3	6,658.2	1,215.8	6,464.3	83,415.2	3,928.4	19,169.3	385.9	1,181.6	203.3	3,056.0	8,997.8	139,742.2
Net Income	4,629.7	98.4	3,282.4	5,678.2	(127.1)	1,775.4	15,318.9	314.8	2,186.3	3,515.3	416.3	(917.0)	36,171.7
Other Sources/(Uses) of Working Capital													
(Increase) in Restricted/Designated Cash	(.7)	(108.3)	(53.8)	(153.2)	(104.4)	(74.9)	(2,333.8)	(14.2)	.0	(3,725.7)	.0	(1.2)	(6,570.1)
Decrease in Restricted/Designated Cash	135.1	.0	.0	.0	771.6	634.4	2,310.8	-	34,487.6	133.4	.0	507.7	38,980.6
(Increase) in LT Receivables	-	(1,526.5)	-	(132.9)	-	.0	.0	(95.5)	(53,285.2)	(.4)	-	(813.5)	(55,854.0)
Decrease in LT Receivables	-	922.0	-	1,834.1	-	2,452.5	.0	159.5	727.3	59.5	-	351.6	6,506.6
Acquisition of Capital Assets	(8,303.2)	(1,048.1)	(435.8)	(570.5)	(8.4)	.0	(2,946.6)	(5.2)	(309.5)	(1,180.1)	(4,476.5)	(157.9)	(19,441.8)
Disposition of Capital Assets	-	-	.0	-	-	-	27,629.6 **(4)**	-	.0	1,883.8	-	.0	29,513.4
Change in Suspense	(1.0)	(.3)	.0	.0	.1	-	3.2	-	-	(.7)	17.8	24.1	43.3
Change in Other Assets	-	.0	-	(0.00)	-	-	.0	0.00	(100.00)	.0	-	-	(0.1)
Change in Deferrals	5.9	.3	(1.7)	(.1)	103.2	51.6	(102.7)	(.1)	.0	(85.0)	-	.0	(28.5)
Increase in LT Debt	-	.0	.0	.4	-	-	134,601.4 **(5)**	-	6,930.0	.0	.0	.0	141,531.8
(Decrease) in LT Debt	.0	(110.0)	(150.3)	(4,402.2)	-	-	(164,600.3) **(6)**	(400.0)	(315.0)	(19.8)	-	(450.0)	(170,447.6)
Change in Other Liabilities	.0	831.6	(46.3)	362.6	-	-	4.1	8.3	2.2	(1,080.6)	(529.6)	-	(447.7)
Other Non-Working Capital Inc/Exp	-	-	-	-	-	-	.0	-	17,106.6 **(7)**	.0	-	-	17,106.6
Non Income/Expense Change in Equity	-	.0	.0	.0	-	-	(6.2)	-	6.2	.0	.0	.0	-
Total Other Sources/(Uses) of Working Capital	(8,163.8)	(1,039.3)	(687.9)	(3,061.7)	762.1	3,063.7	(5,440.3)	(347.2)	5,350.1	(4,015.7)	(4,988.2)	(539.2)	(19,107.6)
Transfer In from (Out to) Other Funds													
Transfers In from Other Funds	3,143.6	1,891.3	122.9	438.7	-	13,665.3 **(2)**	27,653.4	-	27,783.8	-	611.6	4,860.8	80.2
Transfers Out to Other Funds	647.9	-	(2,700.0) **(1)**	(247.2)	(872.8)	(16,604.5) **(3)**	(28,933.8)	(100.0)	(29,549.0)	-	(869.2)	(942.8)	(80.2)
Net Transfer In/(Out)	3,791.5	1,891.3	(2,577.1)	191.5	(872.8)	(2,939.2)	(1,280.4)	(100.0)	(1,765.2)	-	(257.5)	3,918.0	-
Net Change in Working Capital	257.4	950.4	17.4	2,807.9	(237.8)	1,899.9	8,598.1	(132.4)	5,771.3	(500.4)	(4,829.4)	2,461.8	17,064.1
Working Capital, 12/31/2017	4,191.2	3,167.6	4,220.7	1,526.2	(791.8)	3,475.9	(10,900.6)	1,006.3	3,819.9	2,063.8	7,557.0	33,974.4	53,310.6
Working Capital, 6/30/2018	4,448.6	$4,118.0	$4,238.1	$4,334.2	$(1,029.6)	$5,375.8	$(2,302.4)	$873.9	$9,591.1	$1,563.4	$2,727.6	$36,436.1	$70,374.7

1) Excess cash transfer to COCC from Newport, Hidden Village and Northwood Square properties
2) Technical accounting entry to move the Southwood Square net assets to MTW ($872K). Technical intrafund transfer $12.8M from MTW to Resident Services MTW sub-fund
3) Transfers from MTW for capital construction and unit upgrades; technical intrafund transfer $12.8M from MTW to Resident Services MTW sub-fund
4) Disposal of Highland Village and Somerset Gardens
5) Refinancing activity
6) Refinancing activity; also, due to pay-off of Highland Village/ Somerset Garden tax exempt LOC ($19.9M) and transfer of the remaining debt totaling $6.9M to tax credit fund group
7) Disposal and transfer of Somerset and Highland Village capital assets between fund groups as the properties were acquired by tax credit partnership.

KCHA Combined
Working Capital Budget vs. Actual Report
For the Period Ended 6/30/2018

(n/m= not meaningful)

	Quarter Ended June 30, 2018				Year-to-Date				2018 Annual	Remainder to Receive/	Percent of Annual	
Revenues	Actual	Budget	$ Var	% Var	Actual	Budget	$ Var	% Var	Budget	Spend	Budget	
Tenant Revenue	$23,923,151	$23,230,448	$692,703	3.0%	$47,978,113	$46,325,544	$1,652,569	3.6%	$93,195,774	$45,217,661	51.5%	
Operating Fund Subsidy from HUD	2,684,880	2,166,218	518,662	23.9%	4,867,641	4,332,434	535,207	12.4%	8,664,841	3,797,200	56.2%	(1)
Section 8 Subsidy from HUD	34,730,711	35,745,884	(1,015,173)	(2.8%)	69,225,863	71,611,146	(2,385,283)	(3.3%)	143,118,792	73,892,929	48.4%	
Other Operating Revenue	17,008,600	18,498,822	(1,490,222)	(8.1%)	34,338,021	35,917,803	(1,579,782)	(4.4%)	75,184,660	40,846,639	45.7%	
Non-operating Revenue	12,360,355	16,931,831	(4,571,476)	(27.0%)	19,504,251	18,648,217	856,034	4.6%	27,520,814	8,016,563	70.9%	
Total Revenues	90,707,697	96,573,203	(5,865,507)	(6.1%)	175,913,889	176,835,144	(921,255)	(0.5%)	347,684,881	171,770,992	50.6%	
Expenses												
Salaries & Benefits	9,092,468	9,463,240	(370,772)	(3.9%)	17,035,940	17,869,566	(833,626)	(4.7%)	35,748,297	18,712,357	47.7%	
Routine Maintenance, Utilities, Taxes & Insurance	8,326,291	8,157,000	169,291	2.1%	15,090,018	15,548,369	(458,351)	(2.9%)	31,744,994	16,654,976	47.5%	
Direct Social Service Salaries & Benefits	673,340	738,480	(65,140)	(8.8%)	1,266,229	1,371,460	(105,231)	(7.7%)	2,742,915	1,476,686	46.2%	
Other Social Service Support Expenses & HAP	42,884,148	41,628,557	1,255,591	3.0%	84,850,133	82,727,178	2,122,955	2.6%	169,803,678	84,953,545	50.0%	
Administrative Support Expenses	4,563,831	5,211,744	(647,913)	(12.4%)	8,933,520	10,084,297	(1,150,777)	(11.4%)	19,773,878	10,840,358	45.2%	(2)
Non-operating Expenses	7,695,894	7,974,261	(278,367)	(3.5%)	12,566,375	14,550,659	(1,984,284)	(13.6%)	29,103,485	16,537,110	43.2%	(3)
Total Expenses	73,235,972	73,173,282	62,690	0.1%	139,742,213	142,151,529	(2,409,316)	(1.7%)	288,917,247	149,175,034	48.4%	
Net Income	17,471,725	23,399,921	(5,928,196)	(25.3%)	36,171,676	34,683,615	1,488,061	4.3%	58,767,634	22,595,958	61.6%	
Other Sources/(Uses) of Working Capital												
(Increase) in Restricted/Designated Cash	(2,063,747)	(3,664,827)	1,601,080	(43.7%)	(6,570,054)	(4,339,404)	(2,230,650)	51.4%	(7,578,816)	(1,008,762)	86.7%	(4)
Decrease in Restricted/Designated Cash	34,926,864	983,432	33,943,432	3451.5%	38,980,586	47,132,856	(8,152,270)	(17.3%)	50,953,259	11,972,673	76.5%	(5)
(Increase) in LT Receivables	(6,783,054)	(17,067,909)	10,284,855	(60.3%)	(55,853,984)	(70,509,472)	14,655,488	(20.8%)	(80,042,530)	(24,188,546)	69.8%	(6)
Decrease in LT Receivables	588,481	2,329,558	(1,741,077)	(74.7%)	6,506,591	6,076,966	429,625	7.1%	12,063,413	5,556,822	53.9%	
Acquisition of Capital Assets	(11,488,799)	(14,958,467)	3,469,668	(23.2%)	(19,441,850)	(28,342,813)	8,900,963	(31.4%)	(69,587,427)	(50,145,577)	27.9%	(7)
Disposition of Capital Assets	64,641	21,220,758	(21,156,117)	(99.7%)	29,513,381	29,666,659	(153,278)	(0.5%)	29,777,159	263,778	99.1%	
Change in Suspense	31,070	-	31,070	n/m	43,331	-	43,331	n/m	-	(43,331)	n/m	
Change in Other Assets	0	0	0	n/m	(100)	0	(100)	n/m	0	100	n/m	
Change in Other Deferrals	(15,625)	-	(15,625)	n/m	(28,540)	-	(28,540)	n/m	-	28,540	n/m	
Increase in LT Debt	141,531,582	29,088,986	112,442,596	386.5%	141,531,763	40,872,875	100,658,888	246.3%	58,713,521	(82,818,242)	241.1%	(8)
(Decrease) in LT Debt	(166,363,922)	(24,370,984)	(141,992,938)	582.6%	(170,447,627)	(36,031,219)	(134,416,408)	373.1%	(55,622,647)	114,824,980	306.4%	(9)
Change in Other Liabilities	806,954	(1,341,108)	2,148,063	n/m	(447,659)	300,734	(748,393)	n/m	(500,202)	(52,543)	89.5%	(10)
Other Non-Working Capital Income/Expense Items	-	-	-	n/m	17,106,606	-	17,106,606	n/m	-	(17,106,606)	n/m	(11)
Non Income/Expense Change in Equity	0	0	0	n/m	0	0	0	n/m	0	0	n/m	
Total Other Sources/(Uses) of Working Capital	(8,765,554)	(7,780,561)	(984,993)	12.7%	(19,107,556)	(15,172,818)	(3,934,738)	25.9%	(61,824,270)	(42,716,714)	30.9%	
Transfer In from (Out to) Other Funds												
Net Transfer In/(Out)	0	6	(6)	(100.0%)	0	2	(2)	(100.0%)	0	0	n/m	
Net Change in Working Capital	$8,706,171	$15,619,366	($6,913,195)	(44.3%)	$17,064,120	$19,510,799	($2,446,679)	(12.5%)	($3,056,636)	($20,120,756)	n/m	
Working Capital, Beginning of Period	61,668,552				53,310,605							
Working Capital, 6/30/2018	$70,374,723				$70,374,725							

1) The 2018 operating subsidy was budgeted at a 90% proration level but actual funding was at 93.27% through June. Also, the portion of the subsidy designed to reimburse utility costs was budgeted to decline by 7% in 2018 according to preliminary HUD guidance but actually increased by 5.4%, a positive funding swing of $400k across all properties. Finally, JCI identified additional incentive savings which increased the subsidy from HUD.
2) Budget includes charging public housing properties a management fee of $520K for administering the annual CFP grant and then drawing this amount from the grant. Due to some technical HUD issues, the management fee charge and related draw are both on hold. Also, various categories are under target t (i.e. software maintenance, administrative contracts, agency-wide training, professional services).
3) MKCRF capital expenditures are less than budgeted as the Juanita Trace building envelope project was rescheduled for the 3rd quarter. This affects technical entries related to income and expense
4) Deposits made to set up the 2018 bond pool reserve accounts. Also due to the receipt of $984K of Carriage House fire insurance proceeds.
5) Mostly due to timing of the release from restriction of the Somerset/Highland Village loan proceeds of $45M
6) Draws from Somerset Gardens/Highland Village subordinate loan is expected to increase as the project progresses
7) Valli Kee and Forest Glen site improvement projects were budgeted starting January. While the Valli Kee site improvement and Juanita Trace building envelope projects will start in the third quarter, the Forest Glen project is postponed to 2019. Also, the Paramount House envelope and roof project was budgeted through out the year but the project didn't start until the third quarter. Finally, various maintenance projects (doors, cabinets, carpentry, roof, ventilation) are low but expected to increase as the year progresses.
8) Refinancing of the Ballinger Homes LOC with issuance of new bonds; unbudgeted. This is offset by partial draws from Somerset/Highland Village tax exempt bond in 2017 that were budgeted in 2018. Finally, a $20M loan was budgeted for acquisition of new property evenly through out the year as a placeholder. Actual acquisition has yet to occur.
9) Refinancing of the Ballinger Homes LOC with issuance of new bonds; unbudgeted.
10) Interest accrued for the Spiritwood financing lease is short-term and should not have been budgeted as a change in a long term liability. Also, as the Greenbridge project costs were below target , draws from Greenbridge Internal loan was less than anticipated in the budget.
11) Gain on disposal of Somerset and Highland Village capital assets upon acquisition by tax credit partnership.

Public Housing (KCHA)
Working Capital Budget vs. Actual Report
For the Period Ended 6/30/2018

	Quarter Ended June 30, 2018				Year-to-Date				2018 Annual Budget	Remainder to Receive/ Spend	Percent of Annual Budget	
Revenues	Actual	Budget	$ Var	% Var	Actual	Budget	$ Var	% Var				
Tenant Revenue	$ 1,463,628	$ 1,408,540	$ 55,088	3.9%	$ 2,872,965	$ 2,817,095	$ 55,870	2.0%	$ 5,634,192	$ 2,761,227	51.0%	
Operating Fund Subsidy from HUD	1,437,485	1,159,717	277,768	24.0%	2,606,133	2,319,432	286,701	12.4%	4,638,848	2,032,715	56.2%	(1)
Section 8 Subsidy from HUD	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Other Operating Revenue	7,597	4,405	3,192	72.5%	14,821	8,813	6,008	68.2%	28,805	13,984	51.5%	
Non-operating Revenue	3,451,417	4,277,542	(826,125)	(19.3%)	4,202,157	4,878,154	(675,997)	(13.9%)	6,779,879	2,577,722	62.0%	(2)
Total Revenues	6,360,127	6,850,204	(490,077)	(7.2%)	9,696,076	10,023,494	(327,418)	(3.3%)	17,081,724	7,385,648	56.8%	
Expenses												
Salaries & Benefits	690,217	793,122	(102,905)	(13.0%)	1,294,810	1,519,350	(224,540)	(14.8%)	3,021,554	1,726,744	42.9%	(3)
Routine Maintenance, Utilities, Taxes & Insurance	1,656,931	1,466,717	190,214	13.0%	2,753,531	2,717,998	35,533	1.3%	5,657,042	2,903,511	48.7%	
Direct Social Service Salaries & Benefits	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Other Social Service Support Expenses & HAP	9,096	9,067	29	0.3%	25,647	18,124	7,523	41.5%	36,268	10,621	70.7%	
Administrative Support Expenses	558,928	1,182,689	(623,761)	(52.7%)	1,172,797	1,800,878	(628,081)	(34.9%)	2,985,846	1,813,049	39.3%	(2)
Non-operating Expenses	(179,050)	-	(179,050)	n/m	(180,453)	-	(180,453)	n/m	-	180,453	n/m	(4)
Total Expenses	2,736,123	3,451,595	(715,472)	(20.7%)	5,066,333	6,056,350	(990,017)	(16.3%)	11,700,710	6,634,377	43.3%	
Net Income	3,624,005	3,398,609	225,396	6.6%	4,629,743	3,967,144	662,599	16.7%	5,381,014	751,271	86.0%	
Other Sources/(Uses) of Working Capital												
(Increase) in Restricted/Designated Cash	11,289	(8,511)	19,800	n/m	(686)	(17,022)	16,336	(96.0%)	(34,044)	(33,358)	2.0%	
Decrease in Restricted/Designated Cash	135,099	-	135,099	n/m	135,099	-	135,099	n/m	-	(135,099)	n/m	(5)
(Increase) in LT Receivables	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Decrease in LT Receivables	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Acquisition of Capital Assets	(6,426,549)	(2,916,028)	(3,510,521)	120.4%	(8,303,206)	(9,283,345)	980,139	(10.6%)	(13,114,026)	(4,810,820)	63.3%	(6)
Disposition of Capital Assets	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Change in Suspense	(914)	-	(914)	n/m	(995)	-	(995)	n/m	-	995	n/m	
Change in Other Assets	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Change in Deferrals	5,122	-	5,122	n/m	5,944	-	5,944	n/m	-	(5,944)	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	(6,275,954)	(2,924,539)	(3,351,415)	114.6%	(8,163,846)	(9,300,367)	1,136,521	(12.2%)	(13,148,070)	(4,984,224)	62.1%	
Transfer In from (Out to) Other Funds												
Transfers In from Other Funds	2,891,941	3,917,452	(1,025,511)	(26.2%)	3,896,761	4,995,243	(1,098,482)	(22.0%)	7,767,056	3,870,295	50.2%	(6)
Transfers Out to Other Funds	(105,289)	-	(105,289)	n/m	(105,289)	-	(105,289)	n/m	-	105,289	n/m	(7)
Net Transfer In/(Out)	2,786,653	3,917,452	(1,130,799)	(28.9%)	3,791,472	4,995,243		0.0%	7,767,056	3,975,584	48.8%	
Net Change in Working Capital	$ 134,703	$ 4,391,522	$ (4,256,819)	(96.9%)	$ 257,370	$ (337,980)	$ 595,350	n/m	$ -	$ (257,370)	n/m	
Working Capital, Beginning of Period	4,313,897				4,191,231							
Working Capital, 6/30/2018	$ 4,448,600				$ 4,448,600							

1) The 2018 operating subsidy was budgeted at a 90% proration level but actual funding was at 93.27% through June. Also, the portion of the subsidy designed to reimburse utility costs was budgeted to decline by 7% in 2018 according to preliminary HUD guidance but actually increased by 5.4%, a positive funding swing of $400k across all properties. Finally, JCI identified additional incentive savings which increased the subsidy from HUD.
2) Budget includes charging public housing properties a management fee for administering the annual CFP grant and then drawing this amount from the grant. Due to some technical HUD issues, the management fee charge and related draw are both on hold
3) Primarily due to unfilled open positions at Ballinger Homes, Northridge and College Place properties
4) Unbudgeted insurance proceeds for Ballinger Homes fire damage
5) Release from restriction of the Northlake house, Burien Park and Northwood replacement reserve funds upon conversion to Public Housing properties. Funds are now unrestricted have been transferred to the COCC.
6) Valli Kee and Forest Glen site improvement projects were budgeted starting January. While the Valli Kee site improvement projects will start in the third quarter, the Forest Glen project is postponed to 2019 resulting in less than anticipated capital construction transfer from MTW.
7) Unbudgeted transfer of the Northlake House replacement reserves to COCC. Burien Park and Northwood reserves were previously transferred.

Public Housing (Other)
Working Capital Budget vs. Actual Report
For the Period Ended 6/30/2018

	Quarter Ended June 30, 2018				Year-to-Date				2018 Annual Budget	Remainder to Receive/ Spend	Percent of Annual Budget	
Revenues	Actual	Budget	$ Var	% Var	Actual	Budget	$ Var	% Var				
Tenant Revenue	$ 501,616	$ 474,890	$ 26,726	5.6%	$ 1,010,050	$ 949,794	$ 60,256	6.3%	1,899,584	889,534	53.2%	
Operating Fund Subsidy from HUD	600,877	485,023	115,854	23.9%	1,089,381	970,046	119,335	12.3%	1,940,083	850,702	56.2%	(1)
Section 8 Subsidy from HUD	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Other Operating Revenue	1,264,740	1,527,793	(263,053)	(17.2%)	2,577,268	2,578,373	(1,105)	(0.0%)	6,144,966	3,567,698	41.9%	
Non-operating Revenue	1,039,426	1,021,506	17,920	1.8%	2,079,829	2,043,948	35,881	1.8%	4,084,131	2,004,302	50.9%	
Total Revenues	3,406,658	3,509,212	(102,554)	(2.9%)	6,756,528	6,542,161	214,367	3.3%	14,068,764	7,312,236	48.0%	
Expenses												
Salaries & Benefits	263,231	282,223	(18,992)	(6.7%)	500,101	533,355	(33,254)	(6.2%)	1,066,629	566,528	46.9%	
Routine Maintenance, Utilities, Taxes & Insurance	755,497	733,404	22,093	3.0%	1,346,194	1,341,485	4,709	0.4%	2,751,727	1,405,533	48.9%	
Direct Social Service Salaries & Benefits	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Other Social Service Support Expenses & HAP	1,478,522	1,480,645	(2,123)	(0.1%)	2,986,921	2,966,460	20,461	0.7%	5,932,916	2,945,995	50.3%	
Administrative Support Expenses	222,009	203,454	18,555	9.1%	464,155	434,504	29,651	6.8%	852,042	387,887	54.5%	
Non-operating Expenses	680,525	666,073	14,452	2.2%	1,360,803	1,332,144	28,659	2.2%	2,664,278	1,303,475	51.1%	
Total Expenses	3,399,782	3,365,799	33,983	1.0%	6,658,175	6,607,948	50,227	0.8%	13,267,592	6,609,417	50.2%	
Net Income	6,876	143,413	(136,537)	(95.2%)	98,354	(65,787)	164,141	n/m	801,172	702,818	12.3%	
Other Sources/(Uses) of Working Capital												
(Increase) in Restricted/Designated Cash	(54,317)	(53,988)	(329)	0.6%	(108,284)	(107,976)	(308)	0.3%	(215,956)	(107,672)	50.1%	
Decrease in Restricted/Designated Cash	-	300,000	(300,000)	(100.0%)	-	600,000	(600,000)	(100.0%)	1,200,000	1,200,000	0.0%	(2)
(Increase) in LT Receivables	(763,259)	(763,260)	1	(0.0%)	(1,526,518)	(1,526,517)	(1)	0.0%	(3,053,022)	(1,526,504)	50.0%	
Decrease in LT Receivables	-	-	-	n/m	922,011	791,028	130,983	16.6%	916,028	(5,983)	100.7%	(3)
Acquisition of Capital Assets	(82,323)	(880,428)	798,105	(90.6%)	(687,654)	(1,324,403)	636,749	(48.1%)	(1,357,295)	(669,641)	50.7%	
Maintenance Projects	(222,844)	(486,712)	263,868	(54.2%)	(360,483)	(847,177)	486,694	(57.4%)	(1,326,352)	(965,869)	27.2%	
Acquisition of Capital Assets	(305,168)	(1,367,140)	1,061,972	(77.7%)	(1,048,136)	(2,171,580)	1,123,444	(51.7%)	(2,683,647)	(1,635,511)	39.1%	(4)
Disposition of Capital Assets	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Change in Suspense	(38)	-	(38)	n/m	(270)	-	(270)	n/m	-	270	n/m	
Change in Other Assets	0	-	0	n/m	0	-	0	n/m	-	(0)	n/m	
Change in Deferrals	400	-	400	n/m	300	-	300	n/m	-	(300)	n/m	
Increase in LT Debt	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
(Decrease) in LT Debt	-	-	-	n/m	(110,000)	(110,000)	-	0.0%	(235,000)	(125,000)	46.8%	
Change in Other Liabilities	415,802	415,803	(1)	(0.0%)	831,604	831,605	(1)	(0.0%)	1,663,204	831,600	50.0%	
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	(706,580)	(1,468,585)	762,005	(51.9%)	(1,039,293)	(1,693,440)	654,147	(38.6%)	(2,408,393)	(1,369,100)	43.2%	
Transfer In from (Out to) Other Funds												
Transfers In from Other Funds	1,007,909	787,630	220,279	28.0%	1,891,306	1,655,260	236,046	14.3%	3,150,513	1,259,208	60.0%	(5)
Transfers Out to Other Funds	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Net Transfer In/(Out)	1,007,909	787,630	220,279	28.0%	1,891,306	1,655,260	236,046	14.3%	3,150,513	1,259,208	60.0%	
Net Change in Working Capital	$ 308,205	$ (537,542)	$ 845,747	n/m	$ 950,366	$ (103,967)	$ 1,054,333	n/m	1,543,292	592,926	61.6%	
Working Capital, Beginning of Period	3,809,786				3,167,625							
Working Capital, 6/30/2018	$ 4,117,991				$ 4,117,991							

1) The 2018 operating subsidy was budgeted at a 90% proration level but actual funding was at 93.27% through June. Also, the portion of the subsidy designed to reimburse utility costs was budgeted to decline by 7% in 2018 according to preliminary HUD guidance but actually increased by 5.4%, a positive funding swing of $400k across all properties. Finally, JCI identified additional incentive savings which increased the subsidy from HUD.
2) A $1.2M draw from Egis exit tax reserve was budgeted evenly through out the year to fund a construction project at Paramount property. Instead, MTW funding will be used in lieu of the exit tax draw.
3) Repayments of KCHA loans was higher than anticipated in the budget as the net cash flow from the partnerships was higher than originally anticipated
4) The Paramount House envelope and roof project was budgeted through out the year but didn't commence until the third quarter
5) Due to transfer of EPC debt proceeds to Sixth Place and Zephyr to reimburse for project costs

Other Federally-supported (KCHA)
Working Capital Budget vs. Actual Report
For the Period Ended 6/30/2018

	Quarter Ended June 30, 2018				Year-to-Date				2018 Annual Budget	Remainder to Receive/ Spend	Percent of Annual Budget	
Revenues	Actual	Budget	$ Var	% Var	Actual	Budget	$ Var	% Var				
Tenant Revenue	$ 1,094,566	$ 1,064,680	$ 29,886	2.8%	$ 2,118,020	$ 2,129,367	$ (11,347)	(0.5%)	$ 4,258,730	$ 2,140,710	49.7%	
Operating Fund Subsidy from HUD	19,868	15,973	3,895	24.4%	36,020	31,946	4,074	12.8%	63,891	27,871	56.4%	
Section 8 Subsidy from HUD	93,898	103,736	(9,838)	(9.5%)	200,429	207,471	(7,042)	(3.4%)	414,941	214,512	48.3%	
Other Operating Revenue	84,098	90,216	(6,118)	(6.8%)	192,951	180,434	12,517	6.9%	362,872	169,921	53.2%	
Non-operating Revenue	1,925,922	1,917,329	8,593	0.4%	1,950,784	1,926,971	23,813	1.2%	1,946,522	(4,262)	100.2%	
Total Revenues	3,218,352	3,191,934	26,418	0.8%	4,498,204	4,476,189	22,015	0.5%	7,046,956	2,548,752	63.8%	
Expenses												
Salaries & Benefits	104,892	111,905	(7,013)	(6.3%)	206,113	210,951	(4,838)	(2.3%)	421,846	215,733	48.9%	
Routine Maintenance, Utilities, Taxes & Insurance	357,084	341,565	15,519	4.5%	646,181	655,709	(9,528)	(1.5%)	1,325,281	679,100	48.8%	
Direct Social Service Salaries & Benefits	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Other Social Service Support Expenses & HAP	200	45	155	345.4%	326	90	236	262.3%	180	(146)	181.1%	
Administrative Support Expenses	89,825	94,064	(4,239)	(4.5%)	175,567	181,537	(5,970)	(3.3%)	354,519	178,952	49.5%	
Non-operating Expenses	94,690	90,393	4,297	4.8%	187,633	180,786	6,847	3.8%	361,570	173,937	51.9%	
Total Expenses	646,692	637,972	8,720	1.4%	1,215,819	1,229,073	(13,254)	(1.1%)	2,463,396	1,247,577	49.4%	
Net Income	2,571,660	2,553,962	17,698	0.7%	3,282,384	3,247,116	35,268	1.1%	4,583,560	1,301,176	71.6%	
Other Sources/(Uses) of Working Capital												
(Increase) in Restricted/Designated Cash	(27,878)	(26,880)	(998)	3.7%	(53,795)	(53,760)	(35)	0.1%	(107,520)	(53,725)	50.0%	
Decrease in Restricted/Designated Cash	-	282,449	(282,449)	(100.0%)	-	564,899	(564,899)	(100.0%)	564,899	564,899	0.0%	(1)
(Increase) in LT Receivables	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Decrease in LT Receivables	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Acquisition of Capital Assets	(210,661)	(466,646)	255,985	(54.9%)	(435,832)	(914,620)	478,788	(52.3%)	(1,822,476)	(1,386,644)	23.9%	(2)
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	(254)	-	(254)	n/m	(1,728)	-	(1,728)	n/m	-	1,728	n/m	
Increase in LT Debt	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
(Decrease) in LT Debt	(76,421)	(78,120)	1,699	(2.2%)	(150,284)	(156,240)	5,956	(3.8%)	(312,480)	(162,196)	48.1%	
Change in Other Liabilities	(23,148)	(23,149)	1	(0.0%)	(46,296)	(46,298)	2	(0.0%)	(92,596)	(46,300)	50.0%	
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	(338,361)	(312,346)	(26,015)	8.3%	(687,935)	(606,019)	(81,916)	13.5%	(1,770,173)	(1,082,238)	38.9%	
Transfer In from (Out to) Other Funds												
Transfers In from Other Funds	79,948	77,281	2,667	3.5%	122,936	154,561	(31,625)	(20.5%)	123,456	520	99.6%	(3)
Transfers Out to Other Funds	(1,900,000)	(1,900,000)	-	0.0%	(2,700,000)	(1,900,000)	(800,000)	42.1%	(1,900,000)	800,000	142.1%	(4)
Net Transfer In/(Out)	(1,820,052)	(1,822,719)	2,667	(0.1%)	(2,577,064)	(1,745,439)	(831,625)	47.6%	(1,776,544)	800,520	145.1%	
Net Change in Working Capital	$ 413,247	$ 418,897	$ (5,650)	(1.3%)	$ 17,385	$ 895,658	$ (878,273)	(98.1%)	$ 1,036,843	$ 1,019,458	1.7%	
Working Capital, Beginning of Period	3,824,876				4,220,737							
Working Capital, 6/30/2018	$ 4,238,122				$ 4,238,122							

1) $565K was budgeted to be drawn from Parkway Residual Receipt reserve during the 1st and 2nd quarters. Actual draw is expected to occur in the 4th quarter. See note 2.
2) Various Parkway projects to be funded from residual receipt reserves draw are expected to occur in the fourth quarter. See note 1.
3) Four unit upgrades were budgeted at Northwood Square evenly throughout the year but only one unit was completed through June resulting in lower unit upgrade transfer. Unit upgrades are subject to availability.
4) Variance due to excess cash transfer to COCC from Newport, Hidden Village and Northwood Square properties

Other Federally-supported (Other)
Working Capital Budget vs. Actual Report
For the Period Ended 6/30/2018

	Quarter Ended June 30, 2018				Year-to-Date				2018 Annual Budget	Remainder to Receive/ Spend	Percent of Annual Budget	
Revenues	Actual	Budget	$ Var	% Var	Actual	Budget	$ Var	% Var				
Tenant Revenue	$ 3,820,190	$ 3,824,325	$ (4,135)	(0.1%)	$ 7,614,935	$ 7,648,782	$ (33,847)	(0.4%)	$ 15,297,402	$ 7,682,467	49.8%	
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	387,043	388,641	(1,598)	(0.4%)	966,619	2,967,781	(2,001,162)	(67.4%)	5,141,932	4,175,313	18.8%	(1)
Non-operating Revenue	3,368,513	4,966,518	(1,598,005)	(32.2%)	3,560,935	3,486,823	74,112	2.1%	4,632,758	1,071,823	76.9%	
Total Revenues	7,575,745	9,179,484	(1,603,739)	(17.5%)	12,142,489	14,103,386	(1,960,897)	(13.9%)	25,072,092	12,929,603	48.4%	
Expenses												
Salaries & Benefits	474,998	500,282	(25,284)	(5.1%)	909,291	948,201	(38,910)	(4.1%)	1,896,221	986,930	48.0%	
Routine Maintenance, Utilities, Taxes & Insurance	1,064,659	1,165,866	(101,207)	(8.7%)	1,814,139	2,138,856	(324,717)	(15.2%)	4,426,567	2,612,428	41.0%	(2)
Direct Social Service Salaries & Benefits	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Other Social Service Support Expenses & HAP	3,051	4,089	(1,038)	(25.4%)	7,962	8,185	(223)	(2.7%)	16,317	8,355	48.8%	
Administrative Support Expenses	343,909	331,267	12,642	3.8%	691,660	692,165	(505)	(0.1%)	1,380,577	688,917	50.1%	
Non-operating Expenses	1,570,342	3,239,120	(1,668,778)	(51.5%)	3,041,243	5,096,084	(2,054,841)	(40.3%)	9,395,895	6,354,652	32.4%	(1)
Total Expenses	3,456,959	5,240,624	(1,783,665)	(34.0%)	6,464,294	8,883,491	(2,419,197)	(27.2%)	17,115,577	10,651,283	37.8%	
Net Income	4,118,786	3,938,860	179,926	4.6%	5,678,196	5,219,895	458,301	8.8%	7,956,515	2,278,319	71.4%	
Other Sources/(Uses) of Working Capital												
(Increase) in Restricted/Designated Cash	(76,613)	(82,713)	6,100	(7.4%)	(153,151)	(165,426)	12,275	(7.4%)	(2,230,852)	(2,077,701)	6.9%	
Decrease in Restricted/Designated Cash	-	-	-	n/m	-	-	-	n/m	665,000	665,000	0.0%	
(Increase) in LT Receivables	(66,442)	(66,441)	(1)	0.0%	(132,883)	(132,883)	(0)	0.0%	(265,765)	(132,882)	50.0%	
Decrease in LT Receivables	-	-	-	n/m	1,834,126	1,806,736	27,390	1.5%	1,806,736	(27,390)	101.5%	
Acquisition of Capital Assets	(366,275)	(1,989,923)	1,623,648	(81.6%)	(570,534)	(2,581,965)	2,011,431	(77.9%)	(4,397,102)	(3,826,568)	13.0%	(1)
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	(657)	-	(657)	n/m	(59)	-	(59)	n/m	-	59	n/m	
Increase in LT Debt	181	-	181	n/m	362	-	362	n/m	(348,364)	(348,726)	n/m	
(Decrease) in LT Debt	(2,443,811)	(2,634,547)	190,736	(7.2%)	(4,402,173)	(4,605,830)	203,657	(4.4%)	(5,798,561)	(1,396,388)	75.9%	
Change in Other Liabilities	181,283	300,329	(119,046)	(39.6%)	362,565	600,661	(238,096)	(39.6%)	1,549,686	1,187,121	23.4%	(3)
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	(2,772,333)	(4,473,295)	1,700,962	(38.0%)	(3,061,747)	(5,078,707)	2,016,960	(39.7%)	(9,019,222)	(5,957,475)	33.9%	
Transfer In from (Out to) Other Funds												
Transfers In from Other Funds	293,357	1,908,673	(1,615,316)	(84.6%)	438,745	2,435,190	(1,996,445)	(82.0%)	4,073,102	3,634,357	10.8%	(1)
Transfers Out to Other Funds	(145,997)	(124,395)	(21,602)	17.4%	(247,246)	(248,791)	1,545	(0.6%)	(497,573)	(250,327)	49.7%	
Net Transfer In/(Out)	147,360	1,784,278	(1,636,918)	(91.7%)	191,499	2,186,399	(1,994,900)	(91.2%)	3,575,529	3,384,030	5.4%	
Net Change in Working Capital	$ 1,493,813	$ 1,249,843	$ 243,970	19.5%	$ 2,807,948	$ 2,327,587	$ 480,361	20.6%	$ 2,512,822	$ (295,126)	111.7%	
Working Capital, Beginning of Period	2,840,368				1,526,233							
Working Capital, 6/30/2018	$ 4,334,180				$ 4,334,180							

1) MKCRF capital expenditures are less than budgeted as the Juanita Trace building envelope project was rescheduled for the 3rd quarter. This also affects technical entries related to income and expense.
2) Timing of invoicing; some properties have not yet been billed for June water and sewer expenses. Also, seasonal and periodic contracts are below budget but expected to catch up as the year progresses.
3) Interest accrued for the Spiritwood Financing lease is short-term and should not have been budgeted as a change in a long term liability.

Section 8
Working Capital Budget vs. Actual Report
For the Period Ended 6/30/2018

	Quarter Ended June 30, 2018				Year-to-Date				2018 Annual Budget	Remainder to Receive/ Spend	Percent of Annual Budget	
Revenues	Actual	Budget	$ Var	% Var	Actual	Budget	$ Var	% Var				
Tenant Revenue	$ 36,066	$ 23,750	$ 12,316	51.9%	$ 60,149	$ 47,500	$ 12,649	26.6%	$ 95,000	$ 34,851	63.3%	
Operating Fund Subsidy from HUD	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Section 8 Subsidy from HUD	32,223,889	31,941,878	282,011	0.9%	64,045,763	63,671,943	373,820	0.6%	128,426,082	64,380,319	49.9%	
Other Operating Revenue	9,743,218	8,869,399	873,819	9.9%	19,182,234	17,600,261	1,581,973	9.0%	35,764,187	16,581,953	53.6%	(1)
Non-operating Revenue	1	-	1	n/m	1	-	1	n/m	-	(1)	n/m	
Total Revenues	42,003,173	40,835,027	1,168,146	2.9%	83,288,146	81,319,704	1,968,442	2.4%	164,285,269	80,997,123	50.7%	
Expenses												
Salaries & Benefits	1,790,399	1,934,758	(144,359)	(7.5%)	3,381,736	3,644,226	(262,490)	(7.2%)	7,288,421	3,906,685	46.4%	
Routine Maintenance, Utilities, Taxes & Insurance	66,660	63,593	3,067	4.8%	131,899	128,980	2,919	2.3%	258,364	126,465	51.1%	
Direct Social Service Salaries & Benefits	(13,056)	54,422	(67,478)	n/m	19,895	101,070	(81,175)	(80.3%)	202,140	182,245	9.8%	(2)
Other Social Service Support Expenses & HAP	39,408,069	38,180,316	1,227,753	3.2%	78,021,433	75,836,158	2,185,275	2.9%	153,885,439	75,864,006	50.7%	
Administrative Support Expenses	970,076	937,972	32,104	3.4%	1,885,849	1,912,314	(26,465)	(1.4%)	3,763,407	1,877,558	50.1%	
Non-operating Expenses	-	-	-	n/m	(25,571)	-	(25,571)	n/m	-	25,571	n/m	
Total Expenses	42,222,148	41,171,061	1,051,087	2.6%	83,415,242	81,622,748	1,792,494	2.2%	165,397,771	81,982,529	50.4%	
Net Income	(218,975)	(336,034)	117,059	(34.8%)	(127,096)	(303,044)	175,948	(58.1%)	(1,112,502)	(985,406)	11.4%	
Other Sources/(Uses) of Working Capital												
(Increase) in Restricted/Designated Cash	(54,036)	-	(54,036)	n/m	(104,385)	-	(104,385)	n/m	-	104,385	n/m	(3)
Decrease in Restricted/Designated Cash	-	-	-	n/m	771,620	-	771,620	n/m	-	(771,620)	n/m	(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	(7,458)	-	(7,458)	n/m	(8,443)	-	(8,443)	n/m	-	8,443	n/m	
Disposition of Capital Assets	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Change in Suspense	(774)	-	(774)	n/m	123	-	123	n/m	-	(123)	n/m	
Change in Other Assets	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Change in Deferrals	53,083	-	53,083	n/m	103,182	-	103,182	n/m	-	(103,182)	n/m	(3)
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	(9,184)	-	(9,184)	n/m	762,097	-	762,097	n/m	-	(762,097)	n/m	
Transfer In from (Out to) Other Funds												
Transfers In from Other Funds	-	254,792	(254,792)	(100.0%)	-	509,583	(509,583)	(100.0%)	1,019,165	1,019,165	0.0%	(5)
Transfers Out to Other Funds	-	-	-	n/m	(872,818)	-	(872,818)	n/m	-	872,818	n/m	(6)
Net Transfer In/(Out)	-	254,792	(254,792)	(100.0%)	(872,818)	509,583	(1,382,401)	n/m	1,019,165	1,891,983	n/m	
Net Change in Working Capital	$ (228,160)	$ (81,242)	$ (146,918)	180.8%	$ (237,817)	$ 206,539	$ (444,356)	n/m	$ (93,337)	$ 144,480	254.8%	
Working Capital, Beginning of Period	(801,453)				(791,796)							
Working Capital, 6/30/2018	$ (1,029,613)				$ (1,029,613)							

1) Higher than budgeted income related to ports-in as the budget assumed an average of 2,700 ports-in unit months while actual has been 2,910
2) The FSS program staff salaries was budgeted under the section 8 fund . However, management decided to charge actual salarie s to the ROSS grant fund in the Local Other Fund Group.
3) Changes in FSS reserve accounts are not budgeted.
4) Unbudgeted release from restriction of Southwood Square HAP reserves as the vouchers transitioned into the block grant upon renewal and the reserves were transferred to MTW
5) $1.0M was budgeted evenly through out the year for MTW subsidization of special purpose vouchers. With the larger-than-budgeted RFIF, this subsidization is no longer needed and will not occur.
6) Technical accounting entry to move the Southwood Square net assets to MTW. See note 4.

MTW
Working Capital Budget vs. Actual Report
For the Period Ended 6/30/2018

	Quarter Ended June 30, 2018				Year-to-Date				2018 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	131,021	105,680	25,341	24.0%	237,540	211,360	26,180	12.4%	422,719	185,179	56.2%	
Section 8 Subsidy from HUD	2,412,924	3,700,270	(1,287,346)	(34.8%)	4,979,671	7,731,732	(2,752,061)	(35.6%)	14,277,769	9,298,098	34.9%	(1)
Other Operating Revenue	3,723	19,472	(15,750)	(80.9%)	6,445	38,945	(32,500)	(83.5%)	77,890	71,445	8.3%	
Non-operating Revenue	221,958	216,377	5,581	2.6%	480,200	436,707	43,493	10.0%	857,897	377,697	56.0%	(2)
Total Revenues	2,769,626	4,041,799	(1,272,173)	(31.5%)	5,703,856	8,418,744	(2,714,888)	(32.2%)	15,636,275	9,932,419	36.5%	
Expenses												
Salaries & Benefits	535,712	578,444	(42,732)	(7.4%)	1,017,758	1,097,015	(79,257)	(7.2%)	2,193,982	1,176,224	46.4%	
Routine Maintenance, Utilities, Taxes & Insurance	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Direct Social Service Salaries & Benefits	595,421	667,039	(71,618)	(10.7%)	1,136,729	1,238,784	(102,055)	(8.2%)	2,477,564	1,340,835	45.9%	
Other Social Service Support Expenses & HAP	991,444	1,071,217	(79,773)	(7.4%)	1,657,342	1,971,244	(313,902)	(15.9%)	4,299,101	2,641,759	38.6%	(3)
Administrative Support Expenses	67,732	165,881	(98,149)	(59.2%)	116,599	320,664	(204,065)	(63.6%)	614,654	498,055	19.0%	(4)
Non-operating Expenses	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Total Expenses	2,190,310	2,482,581	(292,271)	(11.8%)	3,928,429	4,627,707	(699,278)	(15.1%)	9,585,301	5,656,872	41.0%	
Net Income	579,316	1,559,218	(979,902)	(62.8%)	1,775,427	3,791,037	(2,015,610)	(53.2%)	6,050,974	4,275,547	29.3%	
Other Sources/(Uses) of Working Capital												
(Increase) in Restricted/Designated Cash	(49,477)	-	(49,477)	n/m	(74,898)	-	(74,898)	n/m	-	74,898	n/m	(5)
Decrease in Restricted/Designated Cash	298,868	289,340	9,528	3.3%	634,385	744,671	(110,286)	(14.8%)	2,020,990	1,386,605	31.4%	(6)
(Increase) in LT Receivables	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Decrease in LT Receivables	351,993	2,108,258	(1,756,265)	(83.3%)	2,452,548	2,448,828	3,720	0.2%	3,146,579	694,031	77.9%	
Acquisition of Capital Assets	-	(60,997)	60,997	(100.0%)	-	(60,997)	60,997	(100.0%)	(279,371)	(279,371)	0.0%	(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	26,215	-	26,215	n/m	51,636	-	51,636	n/m	-	(51,636)	n/m	(5)
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	627,599	2,336,601	(1,709,002)	(73.1%)	3,063,672	3,132,502	(68,830)	(2.2%)	4,888,198	1,824,526	62.7%	
Transfer In from (Out to) Other Funds												
Transfers In from Other Funds	12,792,463	-	12,792,463	n/m	13,665,281	-	13,665,281	n/m	-	(13,665,281)	n/m	(8)
Transfers Out to Other Funds	(14,766,245)	(5,026,245)	(9,740,000)	193.8%	(16,604,485)	(7,600,570)	(9,003,915)	118.5%	(13,752,826)	2,851,659	120.7%	(9)
Net Transfer In/(Out)	(1,973,782)	(5,026,245)	3,052,463	(60.7%)	(2,939,204)	(7,600,570)	4,661,366	(61.3%)	(13,752,826)	(10,813,622)	21.4%	
Net Change in Working Capital	$ (766,867)	$ (1,130,426)	$ 363,559	(32.2%)	$ 1,899,895	$ (677,031)	$ 2,576,926	n/m	$ (2,813,654)	$ (4,713,549)	n/m	
Working Capital, Beginning of Period	6,142,660				3,475,898							
Working Capital, 6/30/2018	$ 5,375,793				$ 5,375,793							

1) Receiving block grant payments from HUD is a three stage process. First, HUD must issue budget authority to housing authorities, which it does on a periodic basis. Second, cash is advanced to each PHA based on prior year expense levels. Finally, additional cash is requested from HUD when sufficient budget authority exists and KCHA has a need for additional cash. Accordingly, quarterly cash receipts vary. By the end of 2018, all available cash is forecast to be drawn.
2) Higher investment interest due to rising rates
3) Service providers have been slow in billing the Authority. Also, the Highline School District Rapid Rehousing Program was budgeted to incur $278K of expenses but only $125K have been billed to the Authority through the 2nd quarter. Billing is expected to increase during the 3rd quarter.
4) Various categories were under target (administrative contracts, professional services, travel and training)
5) Changes in FSS reserve accounts are not budgeted
6) Releases from HAP collateral reserves were budgeted monthly but actual releases will be booked later in the year. This variance was offset as management closed the technology reserve and released the remaining funds.
7) $279K was budgeted as a placeholder for Architecture and Engineering project costs; actual costs are being coded directly to projects.
8) Technical accounting entry to move the Southwood Square net assets to MTW ($872K). Technical intrafund cash transfer of $12.8M between main MTW fund and Resident Services sub-fund was unbudgeted.
9) Transfers from MTW for capital construction and unit upgrades are below target but expected to increase as the year progresses. Also due to technical intrafund cash transfer of $12.8M. See note 6.

Local Properties (KCHA)
Working Capital Budget vs. Actual Report
For the Period Ended 6/30/2018

	Quarter Ended June 30, 2018				Year-to-Date				2018 Annual	Remainder to Receive/	Percent of Annual	
Revenues	Actual	Budget	$ Var	% Var	Actual	Budget	$ Var	% Var	Budget	Spend	Budget	
Tenant Revenue	$ 16,828,467	$ 16,265,665	$ 562,802	3.5%	$ 33,944,869	$ 32,395,809	$ 1,549,060	4.8%	$ 65,336,472	$ 31,391,603	52.0%	
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	53,253	27,322	25,931	94.9%	141,018	54,644	86,374	158.1%	136,369	(4,649)	103.4%	(1)
Non-operating Revenue	301,732	109,809	191,923	174.8%	402,380	206,918	195,462	94.5%	414,684	12,304	97.0%	(2)
Total Revenues	17,183,452	16,402,796	780,656	4.8%	34,488,267	32,657,371	1,830,896	5.6%	65,887,525	31,399,258	52.3%	
Expenses												
Salaries & Benefits	1,322,792	1,414,455	(91,663)	(6.5%)	2,529,314	2,707,408	(178,094)	(6.6%)	5,447,640	2,918,326	46.4%	
Routine Maintenance, Utilities, Taxes & Insurance	3,824,446	3,802,563	21,883	0.6%	7,283,905	7,475,277	(191,372)	(2.6%)	14,993,828	7,709,923	48.6%	
Direct Social Service Salaries & Benefits	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Other Social Service Support Expenses & HAP	28,658	88,948	(60,290)	(67.8%)	150,755	178,197	(27,442)	(15.4%)	366,394	215,639	41.1%	
Administrative Support Expenses	1,424,366	1,264,243	160,123	12.7%	2,801,021	2,641,699	159,322	6.0%	5,224,277	2,423,256	53.6%	
Non-operating Expenses	4,492,405	3,277,858	1,214,547	37.1%	6,404,348	6,525,142	(120,794)	(1.9%)	13,177,230	6,772,882	48.6%	
Total Expenses	11,092,667	9,848,067	1,244,600	12.6%	19,169,343	19,527,723	(358,380)	(1.8%)	39,209,369	20,040,026	48.9%	
Net Income	6,090,784	6,554,729	(463,945)	(7.1%)	15,318,924	13,129,648	2,189,276	16.7%	26,678,156	11,359,232	57.4%	
Other Sources/(Uses) of Working Capital												
(Increase) in Restricted/Designated Cash	(1,389,280)	(476,772)	(912,508)	191.4%	(2,333,751)	(953,544)	(1,380,207)	144.7%	(1,907,092)	426,659	122.4%	(3)
Decrease in Restricted/Designated Cash	(629,697)	-	(629,697)	n/m	2,310,842	-	2,310,842	n/m	1,055,800	(1,255,042)	218.9%	(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	1,579,400	(126,315)	1,705,715	n/m	1,140,572	(134,345)	1,274,917	n/m	(139,651)	(1,280,223)	n/m	
Maintenance Projects	(2,413,819)	(5,512,192)	3,098,373	(56.2%)	(4,087,183)	(8,502,734)	4,415,551	(51.9%)	(16,086,078)	(11,998,895)	25.4%	
Acquisition of Capital Assets	(834,419)	(5,638,507)	4,804,088	(85.2%)	(2,946,612)	(8,637,079)	5,690,467	(65.9%)	(16,225,729)	(13,279,117)	18.2%	(5)
Disposition of Capital Assets	29,106	19,401,108	(19,372,002)	(99.8%)	27,629,614	27,791,759	(162,145)	(0.6%)	27,791,759	162,145	99.4%	
Change in Suspense	(1,645)	-	(1,645)	n/m	3,237	-	3,237	n/m	-	(3,237)	n/m	
Change in Other Assets	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Change in Deferrals	(94,635)	-	(94,635)	n/m	(102,670)	-	(102,670)	n/m	-	102,670	n/m	(6)
Increase in LT Debt	134,601,401	-	134,601,401	n/m	134,601,401	-	134,601,401	n/m	-	(134,601,401)	n/m	(7)
(Decrease) in LT Debt	(163,198,867)	(21,433,317)	(141,765,550)	661.4%	(164,600,347)	(30,394,149)	(134,206,198)	441.6%	(35,360,014)	129,240,333	465.5%	(7)
Change in Other Liabilities	(3,778)	2,121	(5,899)	n/m	4,143	4,242	(99)	(2.3%)	8,483	4,340	48.8%	
Other Non-Working Capital Income/Expense Items	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Non Income/Expense Change in Equity	(6,204)	-	(6,204)	n/m	(6,204)	-	(6,204)	n/m	-	6,204	n/m	
Total Other Sources/(Uses) of Working Capital	(31,528,018)	(8,145,367)	(23,382,651)	287.1%	(5,440,347)	(12,188,771)	6,748,424	(55.4%)	(24,636,793)	(19,196,446)	22.1%	
Transfer In from (Out to) Other Funds												
Transfers In from Other Funds	27,251,417	20,347,621	6,903,796	33.9%	27,653,372	28,367,799	(714,427)	(2.5%)	29,176,411	1,523,039	94.8%	
Transfers Out to Other Funds	(950,000)	(20,302,836)	19,352,836	(95.3%)	(28,933,821)	(29,595,212)	661,391	(2.2%)	(31,398,646)	(2,464,825)	92.1%	
Net Transfer In/(Out)	26,301,417	44,785	26,256,632	58628.2%	(1,280,449)	(1,227,413)	(53,036)	4.3%	(2,222,235)	(941,786)	57.6%	
Net Change in Working Capital	$ 864,184	$ (1,545,853)	$ 2,410,037	n/m	$ 8,598,129	$ (286,536)	$ 8,884,665	n/m	$ (180,872)	$ (8,779,001)	n/m	
Working Capital, Beginning of Period	(3,166,624)				(10,900,569)							
Working Capital, 6/30/2018	$ (2,302,440)				$ (2,302,440)							

1) Prior year energy improvements at Walnut Park, Parkwood and Windsor Heights resulted in the receipt of unbudgeted PSE rebates in 2018
2) Due to rising interest rates, higher than anticipated interest income was earned on invested cash. Also, proceeds from home sales at Vantage Glen exceeded budget projections.
3) Unbudgeted deposits into debt service reserve relate d to new 2018 plus insurance proceeds from Carriage House fire
4) Net unbudgeted reduction in designated/restricted cash due to refinancing of 2005 pool with the new 2018 pool plus proceed
5) Various maintenance project costs (doors, cabinets, carpentry, roof, ventilation) are less than anticipated. Expenditures will increase as the year progresses but are expected to finish 2018 approximately $1.5M below budget as unit turnover has been lower than originally forecast. This is partially offset by unbudgeted Somerset/Highland Village rehab cost of $1.1M transferred to the Development fund group.
6) Transfer of Somerset Gardens and Highland Village security deposit reserves to fund group 10.
7) Refinancing of the Ballinger Homes LOC with issuance of new bonds; unbudgeted.

Local Properties (Other)
Working Capital Budget vs. Actual Report
For the Period Ended 6/30/2018

	Quarter Ended June 30, 2018				Year-to-Date				2018 Annual Budget	Remainder to Receive/ Spend	Percent of Annual Budget	
Revenues	Actual	Budget	$ Var	% Var	Actual	Budget	$ Var	% Var				
Tenant Revenue	$ 178,619	$ 168,598	$ 10,021	5.9%	$ 357,125	$ 337,197	$ 19,928	5.9%	$ 674,394	$ 317,269	53.0%	
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	32,894	33,616	(722)	(2.1%)	68,359	72,468	(4,109)	(5.7%)	139,702	71,343	48.9%	
Non-operating Revenue	137,926	136,492	1,434	1.1%	275,172	272,982	2,190	0.8%	545,962	270,790	50.4%	
Total Revenues	349,438	338,706	10,732	3.2%	700,656	682,647	18,009	2.6%	1,360,058	659,402	51.5%	
Expenses												
Salaries & Benefits	42,562	47,431	(4,869)	(10.3%)	82,098	89,276	(7,178)	(8.0%)	178,537	96,439	46.0%	
Routine Maintenance, Utilities, Taxes & Insurance	59,058	81,287	(22,229)	(27.3%)	106,855	149,390	(42,535)	(28.5%)	318,811	211,956	33.5%	(1)
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	28,178	25,357	2,821	11.1%	56,562	50,712	5,850	11.5%	104,216	47,654	54.3%	
Non-operating Expenses	49,860	86,858	(36,998)	(42.6%)	140,336	173,716	(33,380)	(19.2%)	347,431	207,095	40.4%	(2)
Total Expenses	179,658	240,933	(61,275)	(25.4%)	385,851	463,094	(77,243)	(16.7%)	948,995	563,144	40.7%	
Net Income	169,781	97,773	72,008	73.6%	314,805	219,553	95,252	43.4%	411,063	96,258	76.6%	
Other Sources/(Uses) of Working Capital												
(Increase) in Restricted/Designated Cash	(7,260)	(7,158)	(102)	1.4%	(14,173)	(14,316)	143	(1.0%)	(28,632)	(14,459)	49.5%	
Decrease in Restricted/Designated Cash	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
(Increase) in LT Receivables	(47,748)	(44,395)	(3,353)	7.6%	(95,487)	(88,790)	(6,697)	7.5%	(177,580)	(82,093)	53.8%	
Decrease in LT Receivables	9	-	9	n/m	159,456	91,395	68,061	74.5%	91,395	(68,061)	174.5%	(3)
Acquisition of Capital Assets	-	(11,346)	11,346	(100.0%)	(5,150)	(20,422)	15,272	(74.8%)	(45,382)	(40,232)	11.3%	
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	100	-	100	n/m	(146)	-	(146)	n/m	-	146	n/m	
Increase in LT Debt	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
(Decrease) in LT Debt	(400,000)	-	(400,000)	n/m	(400,000)	-	(400,000)	n/m	-	400,000	n/m	(4)
Change in Other Liabilities	49,860	49,858	2	0.0%	8,325	8,321	4	0.0%	108,036	99,711	7.7%	
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	(405,039)	(13,041)	(391,998)	3005.9%	(347,175)	(23,812)	(323,363)	1358.0%	(52,163)	295,012	665.6%	
Transfer In from (Out to) Other Funds												
Transfers In from Other Funds	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Transfers Out to Other Funds	(100,000)	(93,192)	(6,808)	7.3%	(100,000)	(93,192)	(6,808)	7.3%	(93,192)	6,808	107.3%	
Net Transfer In/(Out)	(100,000)	(93,192)	(6,808)	7.3%	(100,000)	(93,192)	(6,808)	7.3%	(93,192)	6,808	107.3%	
Net Change in Working Capital	$ (335,258)	$ (8,460)	$ (326,798)	3862.9%	$ (132,370)	$ 102,549	$ (234,919)	n/m	$ 265,708	$ 398,078	n/m	
Working Capital, Beginning of Period	1,209,140				1,006,252							
Working Capital, 6/30/2018	$ 873,882				$ 873,882							

1) Timing of invoicing; Valley Park has yet to be billed for June water and sewer expenses. Also, seasonal and periodic contracts are below budget but expected to catch up as the year progresses.
2) The New Market Tax Credit LOC interest was budgeted evenly through out the year. However, the second quarter interest payment was not made until July.
3) Payment from Green River Partnership net cash flow distribution was higher than anticipated in the budget.
4) New Market Tax Credit LOC principal payment of $400K was inadvertently not unbudgeted

Local Properties Tax Credit GP
Working Capital Budget vs. Actual Report
For the Period Ended 6/30/2018

	Quarter Ended June 30, 2018				Year-to-Date				2018 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	-	2,695,500	(2,695,500)	(100.0%)	1,657,332	3,618,914	(1,961,583)	(54.2%)	7,786,283	6,128,952	21.3%	(1)
Non-operating Revenue	961,144	787,155	173,989	22.1%	1,710,614	1,428,109	282,505	19.8%	3,347,771	1,637,157	51.1%	
Total Revenues	961,144	3,482,655	(2,521,511)	(72.4%)	3,367,945	5,047,023	(1,679,078)	(33.3%)	11,134,054	7,766,109	30.2%	
Expenses												
Salaries & Benefits	40,771	47,453	(6,682)	(14.1%)	78,123	88,787	(10,664)	(12.0%)	177,565	99,442	44.0%	
Routine Maintenance, Utilities, Taxes & Insurance	14	2,999	(2,985)	(99.5%)	965	6,025	(5,060)	(84.0%)	12,356	11,391	7.8%	
Direct Social Service Salaries & Benefits	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Other Social Service Support Expenses & HAP	27	-	27	n/m	48	-	48	n/m	-	(48)	n/m	
Administrative Support Expenses	143,696	124,419	19,277	15.5%	248,983	250,287	(1,304)	(0.5%)	505,048	256,065	49.3%	
Non-operating Expenses	521,379	108,220	413,159	381.8%	853,498	265,913	587,585	221.0%	1,065,050	211,552	80.1%	(2)
Total Expenses	705,886	283,091	422,795	149.3%	1,181,617	611,012	570,605	93.4%	1,760,019	578,402	67.1%	
Net Income	255,258	3,199,564	(2,944,306)	(92.0%)	2,186,328	4,436,011	(2,249,683)	(50.7%)	9,374,035	7,187,707	23.3%	
Other Sources/(Uses) of Working Capital												
(Increase) in Restricted/Designated Cash	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Decrease in Restricted/Designated Cash	34,561,542	75,000	34,486,542	45982.1%	34,487,588	45,150,000	(10,662,412)	(23.6%)	45,300,000	10,812,412	76.1%	(3)
(Increase) in LT Receivables	(5,382,014)	(15,534,299)	10,152,285	(65.4%)	(53,285,192)	(67,442,253)	14,157,061	(21.0%)	(72,668,704)	(19,383,512)	73.3%	(4)
Decrease in LT Receivables	(1)	33,604	(33,605)	n/m	727,294	563,587	163,707	29.0%	3,973,511	3,246,217	18.3%	(5)
Acquisition of Capital Assets	(317,385)	-	(317,385)	n/m	(309,484)	(100,000)	(209,484)	209.5%	(100,000)	209,484	309.5%	(6)
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	(100)	-	(100)	n/m	-	100	n/m	
Change in Deferrals	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Increase in LT Debt	6,930,000	23,435,659	(16,505,659)	(70.4%)	6,930,000	30,872,875	(23,942,875)	(77.6%)	35,838,876	28,908,876	19.3%	(7)
(Decrease) in LT Debt	-	-	-	n/m	(315,000)	(315,000)	-	0.0%	(13,016,592)	(12,701,592)	2.4%	
Change in Other Liabilities	1,101	-	1,101	n/m	2,202	-	2,202	n/m	-	(2,202)	n/m	
Other Non-Working Capital Income/Expense Items	-	-	-	n/m	17,106,606	-	17,106,606	n/m	-	(17,106,606)	n/m	(8)
Non Income/Expense Change in Equity	6,204	-	6,204	n/m	6,204	-	6,204	n/m	-	(6,204)	n/m	
Total Other Sources/(Uses) of Working Capital	35,799,447	8,009,964	27,789,483	346.9%	5,350,118	8,729,209	(3,379,091)	(38.7%)	(672,909)	(6,023,027)	n/m	
Transfer In from (Out to) Other Funds												
Transfers In from Other Funds	-	19,401,108	(19,401,108)	(100.0%)	27,783,821	27,791,759	(7,938)	(0.0%)	27,791,759	7,938	100.0%	
Transfers Out to Other Funds	(29,349,007)	(22,007,284)	(7,341,723)	33.4%	(29,549,007)	(29,917,237)	368,230	(1.2%)	(29,917,237)	(368,230)	98.8%	
Net Transfer In/(Out)	(29,349,007)	(2,606,176)	(26,742,831)	1026.1%	(1,765,186)	(2,125,478)	360,292	(17.0%)	(2,125,478)	(360,292)	83.0%	
Net Change in Working Capital	$ 6,705,698	$ 8,603,352	$ (1,897,654)	(22.1%)	$ 5,771,260	$ 11,039,742	$ (5,268,482)	(47.7%)	$ 6,575,648	$ 804,388	87.8%	
Working Capital, Beginning of Period	2,885,416				3,819,853							
Working Capital, 6/30/2018	$ 9,591,114				$ 9,591,114							

1) The budgeted City of Bellevue Grant of $2M to finance the Highland Village project has yet to be received. but is expected by the end of the third quarter
2) Interest expense on Somerset/Highland Village tax exempt bond was budgeted to begin in the second quarter. However, in order to a hedge for a possible change in tax laws management decided to draw the entire $45M in late 2017 instead of beginning partial draws in the 2nd quarter of 2018. As a result, the Authority paid $500K of unbudgeted interest expense during the 1st quarter and 2nd quarters.
3) Release from restriction of the Somerset/Highland Village loan proceeds of $45M is expected to catch up to budget as the project progresses.
4) Draws from Somerset Gardens/Highland Village subordinate loan is expected to increase as the project progresses.
5) Payment from Overlake partnership net cash flow distribution was higher than anticipated in the budget.
6) Unbudgeted transfer of Somerset Gardens/Highland Village projects costs from Local Property fund group (KCHA-owned)
7) Partial draws from Somerset/Highland Village tax exempt bond were budgeted to begin in the 2nd quarter of 2018. However, in order to a hedge for a possible change in tax laws management decided to draw the entire $45M in late 2017. See note #3.
8) Gain on disposal of Somerset and Highland Village capital assets upon acquisition by tax credit partnership.

Local-Development
Working Capital Budget vs. Actual Report
For the Period Ended 6/30/2018

	Quarter Ended June 30, 2018				Year-to-Date				2018 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	-	-	-	n/m	-	-	-	n/m	3,800	3,800	0.0%	
Non-operating Revenue	381,202	3,031,914	(2,650,712)	(87.4%)	3,718,580	3,033,228	685,352	22.6%	3,042,456	(676,124)	122.2%	(1)
Total Revenues	381,202	3,031,914	(2,650,712)	(87.4%)	3,718,580	3,033,228	685,352	22.6%	3,046,256	(672,324)	122.1%	
Expenses												
Salaries & Benefits	69,850	44,744	25,106	56.1%	132,091	83,702	48,389	57.8%	167,389	35,298	78.9%	(2)
Routine Maintenance, Utilities, Taxes & Insurance	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
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	18,915	16,833	2,082	12.4%	23,615	34,365	(10,750)	(31.3%)	230,032	206,417	10.3%	
Non-operating Expenses	47,603	62,505	(14,902)	(23.8%)	47,603	87,507	(39,904)	(45.6%)	325,026	277,423	14.6%	(3)
Total Expenses	136,368	124,082	12,286	9.9%	203,309	205,574	(2,265)	(1.1%)	722,447	519,138	28.1%	
Net Income	244,834	2,907,832	(2,662,998)	(91.6%)	3,515,271	2,827,654	687,617	24.3%	2,323,809	(1,191,462)	151.3%	
Other Sources/(Uses) of Working Capital												
(Increase) in Restricted/Designated Cash	(426,442)	(3,008,805)	2,582,363	(85.8%)	(3,725,713)	(3,017,610)	(708,103)	23.5%	(3,035,220)	690,493	122.7%	(4)
Decrease in Restricted/Designated Cash	53,398	30,393	23,005	75.7%	133,398	60,786	72,612	119.5%	121,570	(11,828)	109.7%	(5)
(Increase) in LT Receivables	(206)	-	(206)	n/m	(413)	-	(413)	n/m	(629,700)	(629,288)	0.1%	
Decrease in LT Receivables	59,521	-	59,521	n/m	59,521	-	59,521	n/m	699,190	639,669	8.5%	(6)
Acquisition of Capital Assets	(936,912)	(913,443)	(23,469)	2.6%	(1,180,055)	(1,963,602)	783,547	(39.9%)	(24,711,035)	(23,530,980)	4.8%	
Maintenance Projects	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Acquisition of Capital Assets	(936,912)	(913,443)	(23,469)	2.6%	(1,180,055)	(1,963,602)	783,547	(39.9%)	(24,711,035)	(23,530,980)	4.8%	(7)
Disposition of Capital Assets	35,535	1,819,650	(1,784,115)	(98.0%)	1,883,768	1,874,900	8,868	0.5%	1,985,400	101,632	94.9%	
Change in Suspense	(727)	-	(727)	n/m	(727)	-	(727)	n/m	-	727	n/m	
Change in Other Assets	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Change in Deferrals	(5,000)	-	(5,000)	n/m	(85,000)	-	(85,000)	n/m	-	85,000	n/m	(5)
Increase in LT Debt	-	5,653,327	(5,653,327)	(100.0%)	-	10,000,000	(10,000,000)	(100.0%)	23,223,009	23,223,009	0.0%	(3)
(Decrease) in LT Debt	(19,823)	-	(19,823)	n/m	(19,823)	-	(19,823)	n/m	-	19,823	n/m	
Change in Other Liabilities	483,664	(1,819,650)	2,303,314	n/m	(1,080,650)	(568,246)	(512,404)	90.2%	(2,664,590)	(1,583,940)	40.6%	(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	(756,992)	1,761,472	(2,518,464)	n/m	(4,015,693)	6,386,228	(10,401,921)	n/m	(5,011,376)	(995,683)	80.1%	
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	$ (512,159)	$ 4,669,304	$ (5,181,463)	n/m	$ (500,422)	$ 9,213,882	$ (9,714,304)	n/m	$ (2,687,567)	$ (2,187,145)	18.6%	
Working Capital, Beginning of Period	2,075,552				2,063,815							
Working Capital, 6/30/2018	$ 1,563,393				$ 1,563,393							

1) Lot sales price participation was higher than anticipated in the budget as six lots were budgeted to be sold through June but a total of thirteen lots were sold during this time.
2) Since the Bellevue Manor and Patricia Harris development projects have not started, 55 percent of the development department's staff salaries that were budgeted to be charged elsewhere are being charged to the development fund
3) A $20M loan was budgeted for acquisition of new property evenly through out the year as a placeholder. Actual acquisitions are opportunistic. The related budgeted interest expense won't be incurred until the acquisition occurs.
4) Contribution to program income reserves from Hope VI lots sales proceeds was higher than anticipated in the budget.
5) Release from restriction of the Connor Homes earnest money deposit.
6) Reversal of the construction loan advanced for the development of the Home Site 3 lot as the lot was acquired back by KCHA. Unbudgeted.
7) Greenbridge engineering general and utility fees were budgeted evenly through the year but expected to be incurred in the 3rd and the 4th quarter. Also, due to project delay the Issaquah TOD development project is below target. This is partially offset as KCHA acquired back Home Site lot 3 for $352K.
8) As the Greenbridge project costs were below target (see note 7), draws from Greenbridge Internal loan was less than anticipated in the budget.

Local-Other Funds
Working Capital Budget vs. Actual Report
For the Period Ended 6/30/2018

	Quarter Ended June 30, 2018				Year-to-Date				2018 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	495,629	399,825	95,804	24.0%	898,567	799,650	98,917	12.4%	1,599,300	700,733	56.2%	(1)
Section 8 Subsidy from HUD	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Other Operating Revenue	1,648,395	1,174,368	474,027	40.4%	2,531,873	2,080,308	451,565	21.7%	6,769,134	4,237,261	37.4%	(2)
Non-operating Revenue	19,056	-	19,056	n/m	41,872	-	41,872	n/m	-	(41,872)	n/m	(3)
Total Revenues	2,163,080	1,574,193	588,887	37.4%	3,472,312	2,879,958	592,354	20.6%	8,368,434	4,896,122	41.5%	
Expenses												
Salaries & Benefits	400,466	392,339	8,127	2.1%	719,469	736,430	(16,961)	(2.3%)	1,472,840	753,371	48.8%	
Routine Maintenance, Utilities, Taxes & Insurance	4,468	3,069	1,399	45.6%	7,504	6,143	1,361	22.1%	12,315	4,811	60.9%	
Direct Social Service Salaries & Benefits	90,974	17,019	73,955	434.5%	109,604	31,606	77,998	246.8%	63,211	(46,393)	173.4%	(4)
Other Social Service Support Expenses & HAP	964,800	794,230	170,570	21.5%	1,999,330	1,748,720	250,610	14.3%	5,267,063	3,267,733	38.0%	(2)
Administrative Support Expenses	48,337	42,594	5,743	13.5%	79,234	71,125	8,109	11.4%	147,621	68,387	53.7%	
Non-operating Expenses	-	266,683	(266,683)	(100.0%)	140,836	536,264	(395,428)	(73.7%)	1,060,800	919,964	13.3%	(5)
Total Expenses	1,509,046	1,515,934	(6,888)	(0.5%)	3,055,977	3,130,288	(74,311)	(2.4%)	8,023,850	4,967,873	38.1%	
Net Income	654,034	58,259	595,775	1022.6%	416,336	(250,330)	666,666	n/m	344,584	(71,752)	120.8%	
Other Sources/(Uses) of Working Capital												
(Increase) in Restricted/Designated Cash	-	-	-	n/m	-	-	-	n/m	-	-	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	(1,951,871)	(1,563,846)	(388,025)	24.8%	(4,476,470)	(2,336,112)	(2,140,358)	91.6%	(5,537,742)	(1,061,272)	80.8%	(6)
Disposition of Capital Assets	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Change in Suspense	17,818	-	17,818	n/m	17,830	-	17,830	n/m	-	(17,830)	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	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
(Decrease) in LT Debt	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Change in Other Liabilities	(297,829)	(266,420)	(31,409)	11.8%	(529,552)	(529,551)	(1)	0.0%	(1,072,425)	(542,873)	49.4%	
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	(2,231,883)	(1,830,266)	(401,617)	21.9%	(4,988,192)	(2,865,663)	(2,122,529)	74.1%	(6,610,167)	(1,621,975)	75.5%	
Transfer In from (Out to) Other Funds												
Transfers In from Other Funds	327,841	343,016	(15,175)	(4.4%)	611,623	686,032	(74,409)	(10.8%)	1,520,063	908,440	40.2%	(7)
Transfers Out to Other Funds	(585,387)	(343,016)	(242,371)	70.7%	(869,169)	(686,032)	(183,137)	26.7%	(1,372,063)	(502,894)	63.3%	(8)
Net Transfer In/(Out)	(257,546)	-	(257,546)	n/m	$ (257,546)	$ -	$ (257,546)	n/m	148,000	405,546	n/m	
Net Change in Working Capital	(1,835,394)	(1,772,007)	(63,387)	3.6%	(4,829,403)	(3,115,993)	(1,713,410)	55.0%	$ (6,117,583)	$ (1,288,180)	78.9%	
Working Capital, Beginning of Period	4,562,955				7,556,964							
Working Capital, 6/30/2018	2,727,561				$ 2,727,561							

1) The 2018 operating subsidy was budgeted at a 90% proration level but actual funding was at 93.27% through June. Also, the portion of the subsidy designed to reimburse utility costs was budgeted to decline by 7% in 2018 according to preliminary HUD guidance but actually increased by 5.4%, a positive funding swing of $400k across all properties. Finally, JCI identified additional incentive savings which increased the subsidy from HUD.
2) Weatherization expenditure and related income from PSE grants exceeded projections as more work was completed during the second quarter than expected
3) Unbudgeted Interest income EPC program funds
4) The FSS program staff salaries was budgeted under the section 8 fund . Management decided to charge actual salaries to ROSS grant in this fund group.
5) EPC program loan interest was capitalized as project cost instead of being expensed as budgeted. This was partially offset due to technical accounting entry to clear prior period grant receivable account.
6) The quarterly EPC project costs were higher than forecast in the budget due to timing
7) Internal weatherization transfers were slightly under projection.
8) Due to unbudgeted transfer of EPC debt service proceeds to Zephyr and Sixth Place projects

COCC
Working Capital Budget vs. Actual Report
For the Period Ended 6/30/2018

	Quarter Ended June 30, 2018				Year-to-Date				2018 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	3,783,640	3,668,090	115,550	3.2%	6,999,101	6,716,862	282,239	4.2%	12,828,720	5,829,619	54.6%	
Non-operating Revenue	552,059	467,189	84,870	18.2%	1,081,727	934,377	147,350	15.8%	1,868,754	787,027	57.9%	(1)
Total Revenues	4,335,699	4,135,279	200,420	4.8%	8,080,828	7,651,239	429,589	5.6%	14,697,474	6,616,646	55.0%	
Expenses												
Salaries & Benefits	3,356,578	3,316,084	40,494	1.2%	6,185,034	6,210,865	(25,831)	(0.4%)	12,415,673	6,230,639	49.8%	
Routine Maintenance, Utilities, Taxes & Insurance	537,474	495,937	41,537	8.4%	998,845	928,506	70,339	7.6%	1,988,703	989,858	50.2%	
Direct Social Service Salaries & Benefits	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Other Social Service Support Expenses & HAP	280	-	280	n/m	368	-	368	n/m	-	(368)	n/m	
Administrative Support Expenses	647,860	822,971	(175,111)	(21.3%)	1,217,480	1,694,047	(476,567)	(28.1%)	3,611,639	2,394,159	33.7%	(2)
Non-operating Expenses	418,141	176,551	241,590	136.8%	596,099	353,103	242,996	68.8%	706,205	110,106	84.4%	(3)
Total Expenses	4,960,332	4,811,543	148,789	3.1%	8,997,826	9,186,521	(188,695)	(2.1%)	18,722,220	9,724,394	48.1%	
Net Income	(624,634)	(676,264)	51,630	(7.6%)	(916,997)	(1,535,282)	618,285	(40.3%)	(4,024,746)	(3,107,749)	22.8%	
Other Sources/(Uses) of Working Capital												
(Increase) in Restricted/Designated Cash	10,266	-	10,266	n/m	(1,217)	(9,750)	8,533	(87.5%)	(19,500)	(18,283)	6.2%	
Decrease in Restricted/Designated Cash	507,655	6,250	501,405	8022.5%	507,655	12,500	495,155	3961.2%	25,000	(482,655)	2030.6%	(4)
(Increase) in LT Receivables	(523,386)	(659,514)	136,128	(20.6%)	(813,492)	(1,319,029)	505,537	(38.3%)	(3,247,759)	(2,434,267)	25.0%	(5)
Decrease in LT Receivables	176,959	187,696	(10,737)	(5.7%)	351,634	375,392	(23,758)	(6.3%)	1,429,974	1,078,340	24.6%	
Acquisition of Capital Assets	(81,906)	(18,091)	(63,815)	352.7%	(106,667)	(248,091)	141,424	(57.0%)	(620,917)	(514,250)	17.2%	
Maintenance Projects	(50,193)	(12,500)	(37,693)	301.5%	(51,260)	(25,000)	(26,260)	105.0%	(50,000)	1,260	102.5%	
Acquisition of Capital Assets	(132,100)	(30,591)	(101,509)	331.8%	(157,927)	(273,091)	115,164	(42.2%)	(670,917)	(512,990)	23.5%	(6)
Disposition of Capital Assets	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
Change in Suspense	17,350	-	17,350	n/m	24,133	-	24,133	n/m	-	(24,133)	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	-	-	-	n/m	-	-	-	n/m	-	-	n/m	
(Decrease) in LT Debt	(225,000)	(225,000)	-	0.0%	(450,000)	(450,000)	-	0.0%	(900,000)	(450,000)	50.0%	
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	-	-	-	n/m	-	-	n/m	
Total Other Sources/(Uses) of Working Capital	(168,256)	(721,159)	552,903	(76.7%)	(539,214)	(1,663,978)	1,124,764	(67.6%)	(3,383,202)	(2,843,988)	15.9%	
Transfer In from (Out to) Other Funds												
Transfers In from Other Funds	3,660,827	3,194,920	465,907	14.6%	4,860,827	4,396,645	464,182	10.6%	6,200,079	1,339,252	78.4%	
Transfers Out to Other Funds	(403,779)	(435,519)	31,740	(7.3%)	(942,836)	(951,036)	8,200	(0.9%)	(1,890,067)	(947,231)	49.9%	
Net Transfer In/(Out)	3,257,048	2,759,401	497,647	18.0%	3,917,991	3,445,609	472,382	13.7%	4,310,012	392,021	90.9%	
Net Change in Working Capital	$ 2,464,159	$ 1,361,978	$ 1,102,181	80.9%	$ 2,461,779	$ 246,349	$ 2,215,430	899.3%	$ (3,097,936)	$ (5,559,715)	n/m	
Working Capital, Beginning of Period	33,971,984				33,974,363							
Working Capital, 6/30/2018	$ 36,436,143				$ 36,436,143							

1) Below budget due to rising interest rates
2) Various categories are under target (i.e. software maintenance, administrative contracts, agency-wide training, professional services).
3) Unbudgeted $240K option payment for land in Redmond
4) Unbudgeted transfer of replacement reserves from Northlake, Burien Park and Northwood as the properties were transferred to Public Housing program
5) As the Greenbridge project costs were below target , draws from Greenbridge Internal loan have been less than anticipated in the budget
6) Eight vehicles were budgeted to be acquired early in 2018 but only two vehicles were purchased through June. The remaining budgeted vehicles are expected to be purchased during the 3rd quarter.

APPENDIX A

King County Housing Authority
Consolidated Cash Report
As of 6/30/2018

	Current Quarter			Prior Quarter
	KCHA Cash	Other Entity Cash	Total Cash	Total Cash
Unrestricted	$58,441,656	$2,939,640	$61,381,296	$51,655,149
Designated, but Available for General Use				
Excess Cash Flow from Birch Creek	6,588,000	0	6,588,000	6,588,000
Excess Cash Flow from Green River	4,300,000	0	4,300,000	4,300,000
Voluntary Debt Service Reserve-Birch Creek	2,487,521	0	2,487,521	2,487,521
Exit Tax Reserve, Birch Creek	3,021,176	0	3,021,176	3,021,176
Exit Tax Reserve, Egis	3,031,651	0	3,031,651	3,031,651
Liquidity Reserve-County Credit Enhancement Program	13,006,732	0	13,006,732	13,006,732
Total Cash Available for General Use	90,876,736	2,939,640	93,816,376	84,090,229
Other Designated Cash				
Voluntary Replacement Reserves	19,931,466	0	19,931,466	17,249,136
Funds Held by Outside Property Management Companies	20,215,943	0	20,215,943	18,268,428
Funds Held Related to Hope VI and Lot Sales Activity	7,875,518	0	7,875,518	7,497,626
Other Designated Funds	2,211,294	268,919	2,480,213	2,766,436
Total Other Designated Cash	50,234,222	268,919	50,503,141	45,781,625
Programmatic Cash				
MTW Program	5,106,652	0	5,106,652	5,922,847
Public Housing	4,594,690	2,805,204	7,399,895	6,039,130
Housing Choice Voucher Program	(1,088,004)	0	(1,088,004)	(767,016)
Energy Performance Contract Project	2,972,624	0	2,972,624	4,768,664
Hope VI Lot Sales Proceeds (not subject to HUD approval)	1,871,303	0	1,871,303	1,926,591
Other Programmatic Cash	381,445	0	381,445	394,380
Total Programmatic Cash	13,838,710	2,805,204	16,643,914	18,284,596
Restricted Cash				
MTW Pledged as Collateral	9,831,700	0	9,831,700	9,831,700
Bond Reserves-1 Year Payment	2,232,924	0	2,232,924	156,159
Bond Reserves-P & I	1,641,626	0	1,641,626	718,836
Hope VI Lot Sales Proceeds	3,036,142	0	3,036,142	3,035,991
Replacement Reserves	537,890	2,136,048	2,673,937	8,258,002
Highland Village/Somerset Projects	10,697,788	0	10,697,788	45,000,000
FSS Reserves	1,191,186	0	1,191,186	1,110,935
Overlake Interest Mitigation Reserve	587,993	0	587,993	847,323
Residual Receipts	564,899	0	564,899	564,899
Security Deposits	2,357,005	165,826	2,522,831	2,614,545
Other Restricted Cash	1,060,585	130,735	1,191,321	695,800
Total Restricted Cash	33,739,738	2,432,609	36,172,347	72,834,189
TOTAL CASH	$188,689,407	$8,446,372	$197,135,778	$220,990,638

King County Housing Authority **Statements of Financial Position** **As of June 30, 2018**	Public Housing Not For Profit Properties	Other LIH Not for Profit Properties	Housing Net Cash Flow Properties	Other LIH Net Cash Flow Properties	Housing Choice Voucher Program	MTW Program	Development Program	Other Funds	COCC Overhead	Total
Assets										
Cash-Unrestricted	$7,918,162	$4,431,340	$7,154,416	$12,833,346	($1,088,004)	$5,106,652	$1,619,364	$4,786,826	$37,750,631	$80,512,731
Cash-Designated	3,300,570	2,432,380	35,039,816	16,659,919	(10,679)	2,113,882	7,875,518	0	13,039,294	80,450,700
Cash-Restricted	1,944,035	1,605,639	17,646,766	830,377	987,160	10,035,726	3,122,644	0	0	36,172,347
Accounts Receivable	526,531	620,118	998,430	4,063,387	296,820	1,136,024	167,807	849,244	1,282,285	9,940,646
Other Short-term Assets	84,588	411,406	164,065	51,869	24,009	353	47	20,693	57,801	814,832
Long-term Receivables	84,664,756	26,445,828	86,853,029	118,513,768	0	18,802,004	364,878	13,427,681	33,005,541	382,077,486
Capital Assets	224,592,436	118,586,407	311,459,202	180,632,884	0	30	15,441,114	20,257,051	13,807,503	884,776,627
Other Assets	1,462,756	(119)	(1,052,423)	312,674	(123)	0	50,277	(14,513)	(29,247)	729,283
Total Assets	$324,493,835	$154,532,998	$458,263,301	$333,898,223	$209,183	$37,194,671	$28,641,650	$39,326,983	$98,913,808	$1,475,474,651
Liabilities and Equity										
Short-term Liabilities	$1,201,147	$722,944	$3,972,897	$1,850,738	$1,248,394	$1,071,262	$298,825	$2,511,779	$1,754,574	$14,632,560
Current Portion of Long-term Debt	0	983,600	4,251,585	5,510,661	0	0	0	0	900,000	11,645,846
Long-term Debt	74,547,792	54,515,371	395,089,823	150,914,002	0	0	0	4,965,792	23,277,432	703,310,211
Other Long-term Liabilities	10,703,454	1,385,027	475,601	4,279,595	0	0	8,863,242	20,092,494	0	45,799,412
Total Liabilities	86,452,392	57,606,941	403,789,905	162,554,996	1,248,394	1,071,262	9,162,066	27,570,065	25,932,007	775,388,029
Equity	238,041,442	96,926,057	54,473,396	171,343,227	(1,039,212)	36,123,409	19,479,583	11,756,918	72,981,801	700,086,622
Total Liabilities and Equity	$324,493,835	$154,532,998	$458,263,301	$333,898,223	$209,183	$37,194,671	$28,641,650	$39,326,983	$98,913,808	$1,475,474,651

King County Housing Authority
Cash Reconciliation Report
Combined Operations
Through June 30, 2018

	Actuals	Budget	Favorable (Unfavorable) $ Variance	Favorable (Unfavorable) % Variance
BEGINNING UNRESTRICTED/PROGRAM CASH	**$63,824,017**			
Rental Revenue and Subsidy				
Tenant Revenue	$47,978,113	$46,325,544	$1,652,569	3.6%
Federal Operating Support	6,362,907	5,827,694	535,213	9.2%
Total Rental Revenue and Federal Support	54,341,020	52,153,238	2,187,782	4.2%
Other Operating Revenue				
Federal Support for HCV Program	69,225,863	71,611,146	(2,385,283)	-3.3%
Other Revenue	86,076,138	73,076,563	12,999,575	17.8%
Total Other Operating Revenue	155,302,000	144,687,709	10,614,291	7.3%
Total Operating Revenue	209,643,020	196,840,947	12,802,073	6.5%
Operating Expenses				
Salaries and Benefits	(22,591,195)	(23,375,988)	784,793	3.4%
Administrative Expenses	(4,917,887)	(5,508,269)	590,382	10.7%
Maintenance Expenses, Utilites, Taxes	(15,720,467)	(18,923,517)	3,203,050	16.9%
Management Fees Charged to Properties and Programs	(3,830,276)	(3,753,944)	(76,332)	-2.0%
HCV Housing Assistance Payments to Landlords	(77,865,370)	(75,606,026)	(2,259,344)	-3.0%
Other Programmatic Expenses	(3,865,942)	(3,981,272)	115,330	2.9%
Other Expenses	(1,497,681)	(2,960,145)	1,462,464	49.4%
Transfers Out for Operating Purposes	(48,353,816)	(35,382,254)	(12,971,562)	-36.7%
Transfers Out for Capital Purposes	(2,887,034)	(5,918,054)	3,031,020	51.2%
Total Operating Expenses	(181,529,666)	(175,409,469)	(6,120,197)	-3.5%
Net Operating Income	28,113,354	21,431,478	6,681,876	31.2%
Non Operating Income/(Expense)				
Interest Income from Loans	5,055,908	5,085,366	(29,458)	-0.6%
Interest Expense	(10,528,185)	(11,590,514)	1,062,329	9.2%
Other Non-operating Income/(Expense)	5,115,474	5,094,415	21,059	0.4%
Total Non Operating Income/(Expense)	(356,803)	(1,410,733)	1,053,930	74.7%
Capital Activity				
Capital Project Funding, Excluding Debt Issuance	4,036,158	7,152,765	(3,116,607)	-43.6%
Capital Project Expenditures	31,458,325	18,820,445	12,637,880	67.1%
Total Change in Capital Assets, net of Direct Funding and Debt	35,494,482	25,973,210	9,521,272	36.7%
Change in Assets/Liabilities				
Change in Designated/Restricted Cash	32,583,022	42,793,452	(10,210,430)	-23.9%
Change in Short-term Assets	4,476,912	0	4,476,912	n/a
Change in Long-term Receivables	(49,347,393)	(62,046,601)	12,699,208	20.5%
Change in Other Assets	142,011	(2,385,905)	2,527,916	106.0%
Change in Short-term Liabilities	(7,534,665)	0	(7,534,665)	n/a
Change in Long-term Debt	(28,915,864)	6,148,310	(35,064,174)	-570.3%
Change in Other Liabilities	(447,659)	(1,005,920)	558,261	55.5%
Change in Equity	(6,204)	0	(6,204)	n/a
Change in Other Assets/Liabilities	(49,049,840)	(16,496,664)	(32,553,176)	-197.3%
Change in Unrestricted/Program Cash	$14,201,193	$29,497,291	($15,296,098)	-51.9%
ENDING UNRESTRICTED/PROGRAM CASH	$78,025,210			

BEGINNING DESIGNATED/RESTRICTED CASH	**$151,693,589**			
Change in Replacement Reserves	(2,317,635)	1,215,048	(3,532,683)	-290.7%
Change in Debt Service Reserves	(264,081)	0	(264,081)	n/a
Change in Other Reserves	(30,001,306)	(44,008,500)	14,007,194	31.8%
Change in Designated/Restricted Cash	(32,583,022)	(42,793,452)	10,210,430	23.9%
ENDING DESIGNATED/RESTRICTED CASH	**$119,110,568**			

King County Housing Authority
Cash Reconciliation Report
Public Housing Not for Profit
Through June 30, 2018

	Actual	Budget	Favorable (Unfavorable) $ Variance	Favorable (Unfavorable) % Variance
BEGINNING UNRESTRICTED/PROGRAM CASH	**$8,101,851**			
Rental Revenue and Subsidy				
Tenant Revenue	$3,883,015	$3,766,889	$116,126	3.1%
Federal Operating Support	4,855,092	4,471,355	383,737	8.6%
Total Rental Revenue and Federal Support	8,738,107	8,238,244	499,863	6.1%
Other Operating Revenue				
Federal Support for HCV Program	0	0	0	n/a
Other Revenue	77,328	28,455	48,873	171.8%
Total Other Operating Revenue	77,328	28,455	48,873	171.8%
Total Operating Revenue	8,815,435	8,266,699	548,736	6.6%
Operating Expenses				
Salaries and Benefits	(2,881,436)	(3,068,049)	186,613	6.1%
Administrative Expenses	(582,932)	(588,600)	5,668	1.0%
Maintenance Expenses, Utilites, Taxes	(3,071,493)	(3,165,309)	93,816	3.0%
Management Fees Charged to Properties and Programs	(834,663)	(815,797)	(18,866)	-2.3%
HCV Housing Assistance Payments to Landlords	0	0	0	n/a
Other Programmatic Expenses	(27,811)	(29,939)	2,128	7.1%
Other Expenses	180,207	0	180,207	n/a
Transfers Out for Operating Purposes	(105,289)	0	(105,289)	n/a
Transfers Out for Capital Purposes	0	0	0	n/a
Total Operating Expenses	(7,323,417)	(7,667,694)	344,277	4.5%
Net Operating Income	1,492,018	599,005	893,013	149.1%
Non Operating Income/(Expense)				
Interest Income from Loans	821,440	821,436	4	0.0%
Interest Expense	(872,478)	(831,606)	(40,872)	-4.9%
Other Non-operating Income/(Expense)	2,750,450	2,780,450	(30,000)	-1.1%
Total Non Operating Income/(Expense)	2,699,412	2,770,280	(70,868)	-2.6%
Capital Activity				
Capital Project Funding, Excluding Debt Issuance	5,307,265	6,250,645	(943,380)	-15.1%
Capital Project Expenditures	(8,904,806)	(10,916,475)	2,011,669	18.4%
Grant Revenue-Capital	1,334,482	1,536,790	(202,308)	-13.2%
Total Change in Capital Assets, net of Direct Funding and Debt	(3,597,541)	(4,665,830)	1,068,289	22.9%
Change in Other Assets/Liabilities				
Change in Designated/Restricted Cash	26,128	475,002	(448,874)	-94.5%
Change in Short-term Assets	236,968	0	236,968	n/a
Change in Long-term Receivables	(821,440)	0	(821,440)	n/a
Change in Other Assets	75,666	(821,436)	897,102	109.2%
Change in Short-term Liabilities	(1,126,504)	0	(1,126,504)	n/a
Change in Long-term Debt	0	0	0	n/a
Change in Other Liabilities	831,604	831,605	(1)	0.0%
Change in Equity	0	0	0	n/a
Change in Other Assets/Liabilities	(777,578)	485,171	(1,262,749)	-260.3%
Change in Unrestricted/Program Cash	($183,689)	($811,374)	$627,685	77.4%
ENDING UNRESTRICTED/PROGRAM CASH	**$7,918,162**			

BEGINNING DESIGNATED/RESTRICTED CASH	**$5,270,733**			
Change in Replacement Reserves	(32,372)	124,998	(157,370)	-125.9%
Change in Debt Service Reserves	0	0	0	n/a
Change in Other Reserves	6,244	(600,000)	606,244	101.0%
Change in Designated/Restricted Cash	(26,128)	(475,002)	448,874	94.5%
ENDING DESIGNATED/RESTRICTED CASH	**$5,244,605**			

King County Housing Authority
Cash Reconciliation Report
Other Low Income Housing-Not for Profit
Through June 30, 2018

	Actual	Budget	Favorable (Unfavorable) $ Variance	Favorable (Unfavorable) % Variance
BEGINNING UNRESTRICTED/PROGRAM CASH	**$2,993,192**			
Rental Revenue and Subsidy				
Tenant Revenue	$6,127,682	$6,225,190	($97,508)	-1.6%
Federal Operating Support	263,485	250,600	12,885	5.1%
Total Rental Revenue and Federal Support	6,391,167	6,475,790	(84,623)	-1.3%
Other Operating Revenue				
Federal Support for HCV Program	200,429	207,471	(7,042)	-3.4%
Other Revenue	3,533,242	5,442,855	(1,909,613)	-35.1%
Total Other Operating Revenue	3,733,671	5,650,326	(1,916,655)	-33.9%
Total Operating Revenue	10,124,838	12,126,116	(2,001,278)	-16.5%
Operating Expenses				
Salaries and Benefits	(1,340,720)	(1,430,583)	89,863	6.3%
Administrative Expenses	(156,829)	(186,502)	29,673	15.9%
Maintenance Expenses, Utilites, Taxes	(1,971,254)	(2,743,855)	772,601	28.2%
Management Fees Charged to Properties and Programs	(406,360)	(404,370)	(1,990)	-0.5%
Other Programmatic Expenses	(9,247)	(8,556)	(691)	-8.1%
Other Expenses	(943,018)	(2,960,145)	2,017,127	68.1%
Transfers Out for Operating Purposes	0	(35,188)	35,188	100.0%
Transfers Out for Capital Purposes	(247,246)	(248,791)	1,545	0.6%
Total Operating Expenses	(5,074,674)	(8,017,990)	2,943,316	36.7%
Net Operating Income	5,050,164	4,108,126	942,038	22.9%
Non Operating Income/(Expense)				
Interest Income from Loans	703,260	703,260	0	0.0%
Interest Expense	(968,372)	(1,107,956)	139,584	12.6%
Other Non-operating Income/(Expense)	(234,600)	(234,600)	0	0.0%
Total Non Operating Income/(Expense)	(499,712)	(639,296)	139,584	21.8%
Capital Activity				
Capital Project Funding, Excluding Debt Issuance	(1,312,563)	829,535	(2,142,098)	-258.2%
Capital Project Expenditures	(674,663)	(3,102,516)	2,427,853	78.3%
Total Change in Capital Assets, net of Direct Funding and Debt	(1,987,226)	(2,272,981)	285,755	12.6%
Change in Other Assets/Liabilities				
Change in Designated/Restricted Cash	(184,145)	410,813	(594,958)	-144.8%
Change in Short-term Assets	332,168	0	332,168	n/a
Change in Long-term Receivables	9,787	383,591	(373,804)	-97.4%
Change in Other Assets	(606)	(435,972)	435,366	99.9%
Change in Short-term Liabilities	(709,407)	0	(709,407)	n/a
Change in Long-term Debt	(526,617)	(723,798)	197,181	27.2%
Change in Other Liabilities	(46,258)	(46,298)	40	0.1%
Change in Other Assets/Liabilities	(1,125,078)	(411,664)	(713,414)	-173.3%
Change in Unrestricted/Program Cash	$1,438,148	$784,185	$653,963	83.4%
ENDING UNRESTRICTED/PROGRAM CASH	**$4,431,340**			

	Actual	Budget	Favorable (Unfavorable) $ Variance	Favorable (Unfavorable) % Variance
BEGINNING DESIGNATED/RESTRICTED CASH	**$3,853,873**			
Change in Replacement Reserves	156,919	154,086	2,833	1.8%
Change in Debt Service Reserves	(42,529)	0	(42,529)	n/a
Change in Other Reserves	69,755	(564,899)	634,654	112.3%
Change in Designated/Restricted Cash	184,145	(410,813)	594,958	144.8%
ENDING DESIGNATED/RESTRICTED CASH	**$4,038,019**			

King County Housing Authority
Cash Reconciliation Report
Workforce Housing-Net Cash Flow
Through June 30, 2018

	Actual	Budget	Favorable (Unfavorable) $ Variance	Favorable (Unfavorable) % Variance
BEGINNING UNRESTRICTED/PROGRAM CASH	**($5,369,043)**			
Rental Revenue and Subsidy				
Tenant Revenue	$30,684,570	$28,968,794	$1,715,776	5.9%
Total Rental Revenue and Federal Support	30,684,570	28,968,794	1,715,776	5.9%
Other Operating Revenue				
Other Revenue	30,087,036	32,103,090	(2,016,054)	-6.3%
Total Other Operating Revenue	30,087,036	32,103,090	(2,016,054)	-6.3%
Total Operating Revenue	60,771,606	61,071,884	(300,278)	-0.5%
Operating Expenses				
Salaries and Benefits	(3,644,622)	(3,741,719)	97,097	2.6%
Administrative Expenses	(2,071,238)	(1,888,186)	(183,052)	-9.7%
Maintenance Expenses, Utilites, Taxes	(8,057,404)	(10,961,337)	2,903,933	26.5%
Management Fees Charged to Properties and Programs	(689,214)	(689,175)	(39)	0.0%
Other Programmatic Expenses	(97,119)	(112,424)	15,305	13.6%
Other Expenses	(321,855)	0	(321,855)	n/a
Transfers Out for Operating Purposes	(29,399,007)	(30,434,532)	1,035,525	3.4%
Total Operating Expenses	(44,280,459)	(47,827,373)	3,546,914	7.4%
Net Operating Income	16,491,147	13,244,511	3,246,636	24.5%
Non Operating Income/(Expense)				
Interest Income from Loans	582,847	639,630	(56,783)	-8.9%
Interest Expense	(6,113,573)	(6,382,177)	268,604	4.2%
Total Non Operating Income/(Expense)	(5,530,726)	(5,742,547)	211,821	3.7%
Capital Activity				
Capital Project Expenditures	44,434,854	36,108,448	8,326,406	23.1%
Total Change in Capital Assets, net of Direct Funding and Debt	44,434,854	36,108,448	8,326,406	23.1%
Change in Other Assets/Liabilities				
Change in Designated/Restricted Cash	34,713,922	44,328,018	(9,614,096)	-21.7%
Change in Short-term Assets	937,709	0	937,709	n/a
Change in Long-term Receivables	(52,557,898)	(66,253,326)	13,695,428	20.7%
Change in Other Assets	3,743	(157,562)	161,305	102.4%
Change in Short-term Liabilities	(2,763,689)	0	(2,763,689)	n/a
Change in Long-term Debt	(23,207,667)	513,430	(23,721,097)	-4620.1%
Change in Other Liabilities	2,065	0	2,065	n/a
Change in Other Assets/Liabilities	(42,871,815)	(21,569,440)	(21,302,375)	-98.8%
Change in Unrestricted/Program Cash	$12,523,459	$22,040,972	($9,517,513)	-43.2%
ENDING UNRESTRICTED/PROGRAM CASH	**$7,154,416**			

	Actual	Budget	Favorable (Unfavorable) $ Variance	Favorable (Unfavorable) % Variance
BEGINNING DESIGNATED/RESTRICTED CASH	**$87,400,503**			
Change in Replacement Reserves	(2,104,066)	724,986	(2,829,052)	-390.2%
Change in Debt Service Reserves	(221,552)	0	(221,552)	n/a
Change in Other Reserves	(32,388,304)	(45,053,004)	12,664,700	28.1%
Change in Designated/Restricted Cash	(34,713,922)	(44,328,018)	9,614,096	21.7%
ENDING DESIGNATED/RESTRICTED CASH	**$52,686,581**			

King County Housing Authority
Cash Reconciliation Report
Other Low Income Housing-Net Cash Flow
Through June 30, 2018

	Actual	Budget	Favorable (Unfavorable) $ Variance	Favorable (Unfavorable) % Variance
BEGINNING UNRESTRICTED/PROGRAM CASH	**$9,072,984**			
Rental Revenue and Subsidy				
Tenant Revenue	$7,222,697	$7,317,171	($94,474)	-1.3%
Federal Operating Support	108,223	94,729	13,494	14.2%
Total Rental Revenue and Federal Support	7,330,920	7,411,900	(80,980)	-1.1%
Other Operating Revenue				
Other Revenue	271,382	128,087	143,295	111.9%
Total Other Operating Revenue	271,382	128,087	143,295	111.9%
Total Operating Revenue	7,602,302	7,539,987	62,315	0.8%
Operating Expenses				
Salaries and Benefits	(1,092,522)	(1,072,654)	(19,868)	-1.9%
Administrative Expenses	(448,813)	(428,342)	(20,471)	-4.8%
Maintenance Expenses, Utilites, Taxes	(1,444,992)	(1,862,166)	417,174	22.4%
Management Fees Charged to Properties and Programs	(229,831)	(226,139)	(3,692)	-1.6%
Other Programmatic Expenses	(67,601)	(80,257)	12,656	15.8%
Other Expenses	(10,250)	0	(10,250)	n/a
Transfers Out for Operating Purposes	(2,200,000)	(1,344,162)	(855,838)	-63.7%
Total Operating Expenses	(5,494,009)	(5,013,720)	(480,289)	-9.6%
Net Operating Income	2,108,293	2,526,267	(417,974)	-16.5%
Non Operating Income/(Expense)				
Interest Income from Loans	1,635,422	1,612,197	23,225	1.4%
Interest Expense	(2,176,944)	(2,217,901)	40,957	1.8%
Other Non-operating Income/(Expense)	2,748,565	2,748,565	0	0.0%
Total Non Operating Income/(Expense)	2,207,043	2,142,861	64,182	3.0%
Capital Activity				
Capital Project Funding, Excluding Debt Issuance	35,919	72,585	(36,666)	-50.5%
Capital Project Expenditures	(396,322)	(535,110)	138,788	25.9%
Total Change in Capital Assets, net of Direct Funding and Debt	(360,403)	(462,525)	102,122	22.1%
Change in Other Assets/Liabilities				
Change in Designated/Restricted Cash	(113,728)	(210,978)	97,250	46.1%
Change in Short-term Assets	2,335,395	0	2,335,395	n/a
Change in Long-term Receivables	1,972,358	2,305,568	(333,210)	-14.5%
Change in Other Assets	21,849	(958,560)	980,409	102.3%
Change in Short-term Liabilities	(2,955,139)	0	(2,955,139)	n/a
Change in Long-term Debt	(4,311,757)	(4,497,976)	186,219	4.1%
Change in Other Liabilities	375,132	613,224	(238,092)	-38.8%
Change in Equity	(6,204)	0	(6,204)	n/a
Change in Other Assets/Liabilities	(2,682,092)	(2,748,722)	66,630	2.4%
Change in Unrestricted/Program Cash	$1,272,841	$1,457,881	($185,040)	-12.7%
ENDING UNRESTRICTED/PROGRAM CASH	**$10,345,825**			

	Actual	Budget	Favorable (Unfavorable) $ Variance	Favorable (Unfavorable) % Variance
BEGINNING DESIGNATED/RESTRICTED CASH	**$19,864,089**			
Change in Replacement Reserves	169,189	210,978	(41,789)	-19.8%
Change in Debt Service Reserves	0	0	0	n/a
Change in Other Reserves	(55,461)	0	(55,461)	n/a
Change in Designated/Restricted Cash	113,728	210,978	(97,250)	-46.1%
ENDING DESIGNATED/RESTRICTED CASH	**$19,977,817**			

King County Housing Authority
Cash Reconciliation Report
Housing Choice Voucher Program
Through June 30, 2018

	Actual	Budget	Favorable (Unfavorable) $ Variance	Favorable (Unfavorable) % Variance
BEGINNING UNRESTRICTED/PROGRAM CASH	**($876,946)**			
Operating Revenue				
Federal Support for HCV Program	64,045,763	63,671,943	373,820	0.6%
Revenue from Collection	$60,149	$47,500	$12,649	26.6%
Portability Income	18,213,569	16,381,029	1,832,540	11.2%
Other Revenue	968,666	1,728,815	(760,149)	-44.0%
Total Operating Revenue	83,288,146	81,829,287	1,458,859	1.8%
Operating Expenses				
Salaries and Benefits	(3,401,631)	(3,745,296)	343,665	9.2%
Administrative Expenses	(361,900)	(443,945)	82,045	18.5%
Maintenance Expenses, Utilites, Taxes	(143,094)	(128,980)	(14,114)	-10.9%
Management Fees Charged to Properties and Programs	(1,523,949)	(1,468,369)	(55,580)	-3.8%
HCV Housing Assistance Payments to Landlords	(59,580,094)	(59,224,997)	(355,097)	-0.6%
HCV Housing Assistance Payment-Ports In	(18,285,276)	(16,381,029)	(1,904,247)	-11.6%
Other Programmatic Expenses	(60,309)	(70,132)	9,823	14.0%
Other Expenses	25,571	0	25,571	n/a
Transfers Out for Operating Purposes	(872,818)	0	(872,818)	n/a
Total Operating Expenses	(84,203,500)	(81,462,748)	(2,740,752)	-3.4%
Net Operating Income	(915,353)	366,539	(1,281,892)	-349.7%
Non Operating Income/(Expense)				
Other Non-operating Income/(Expense)	(95,755)	(160,000)	64,245	40.2%
Total Non Operating Income/(Expense)	(95,755)	(160,000)	64,245	40.2%
Capital Activity				
Capital Project Expenditures	2,751	0	2,751	n/a
Total Change in Capital Assets, net of Direct Funding and Debt	2,751	0	2,751	n/a
Change in Assets/Liabilities				
Change in Designated/Restricted Cash	667,235	0	667,235	n/a
Change in Short-term Assets	244,477	0	244,477	n/a
Change in Other Assets	123	0	123	n/a
Change in Short-term Liabilities	(114,536)	0	(114,536)	n/a
Change in Other Assets/Liabilities	797,299	0	797,299	n/a
Change in Unrestricted/Program Cash	($211,058)	$206,539	($417,597)	-202.2%
ENDING UNRESTRICTED/PROGRAM CASH	**($1,088,004)**			

	Actual	Budget	Favorable (Unfavorable) $ Variance	Favorable (Unfavorable) % Variance
BEGINNING DESIGNATED/RESTRICTED CASH	**$1,643,716**			
Change in Replacement Reserves	0	0	0	n/a
Change in Debt Service Reserves	0	0	0	n/a
Change in Other Reserves	(667,235)	0	(667,235)	n/a
Change in Designated/Restricted Cash	(667,235)	0	(667,235)	n/a
ENDING DESIGNATED/RESTRICTED CASH	**$976,481**			

King County Housing Authority
Cash Reconciliation Report
MTW Program
Through June 30, 2018

	Actual	Budget	Favorable (Unfavorable) $ Variance	Favorable (Unfavorable) % Variance
BEGINNING UNRESTRICTED/PROGRAM CASH	**$3,500,547**			
Federal Support				
Block Grant Revenue	$61,457,816	$63,891,822	($2,434,006)	-3.8%
Less: Used for HAP	(52,134,224)	(51,860,678)	(273,546)	-0.5%
Less: Used HCV Administrative Program Support	(4,343,921)	(4,299,412)	(44,509)	-1.0%
Federal Operating Support	237,540	211,360	26,180	12.4%
Total Net Federal Support	5,217,211	7,943,092	(2,725,881)	-34.3%
Other Operating Revenue				
Other Revenue	997,993	113,228	884,765	781.4%
Total Other Operating Revenue	997,993	113,228	884,765	781.4%
Total Operating Revenue	6,215,204	8,056,320	(1,841,116)	-22.9%
Program Expenses				
Resident Service Salaries and Benefits	(1,582,418)	(1,739,764)	157,346	9.0%
Resident Service Program and Administrative Expenses	(1,148,166)	(1,209,819)	61,653	5.1%
Homeless Salaries and Benefits	(206,317)	(198,563)	(7,754)	-3.9%
Homeless Program and Administrative Expenses	(583,047)	(885,797)	302,750	34.2%
Policy Salaries and Benefits	(267,753)	(290,266)	22,513	7.8%
Policy Administrative Expenses	(5,953)	(152,350)	146,397	96.1%
Additional Support of Public Housing Program	(1,495,266)	(1,495,260)	(6)	0.0%
Other Programmatic Expenses	(86,328)	(596,044)	509,716	85.5%
Total Programmatic Expenses	(5,375,247)	(6,567,863)	1,192,616	18.2%
Used for Rehabilitation, Development or Debt Service Purposes				
Funding for Capital Construction Projects	(1,398,060)	(4,402,835)	3,004,775	68.2%
Funding for Unit Upgrades	(647,011)	(804,344)	157,333	19.6%
Management Fees Charged by COCC	(185,357)	(302,084)	116,727	38.6%
Total Rehab, Development and Debt Service Expenses	(2,230,428)	(5,509,263)	3,278,835	59.5%
Administrative Expenses				
Salaries and Benefits	(98,000)	(107,206)	9,206	8.6%
Administrative Expenses	(20,109)	(22,399)	2,290	10.2%
Internal Management Fees	(16,666)	(21,543)	4,877	22.6%
Total Administrative Expenses	(134,775)	(151,148)	16,373	10.8%
Total Operating Expenses	(7,740,450)	(12,228,274)	4,487,824	36.7%
Net Operating Income	(1,525,246)	(4,171,954)	2,646,708	63.4%
Non Operating Income/(Expense)				
Interest Income from Loans	361,470	362,424	(954)	-0.3%
Total Non Operating Income/(Expense)	361,470	362,424	(954)	-0.3%
Capital Activity				
Capital Project Expenditures	0	(60,997)	60,997	100.0%
Total Change in Capital Assets, net of Direct Funding and Debt	0	(60,997)	60,997	100.0%
Change in Assets/Liabilities				
Change in Designated/Restricted Cash	559,487	744,671	(185,184)	-24.9%
Change in Short-term Assets	(59,929)	0	(59,929)	n/a
Change in Long-term Receivables	2,452,548	2,448,828	3,720	0.2%
Change in Short-term Liabilities	(182,225)	0	(182,225)	n/a
Change in Other Assets/Liabilities	2,769,881	3,193,499	(423,618)	-13.3%
Change in Unrestricted/Program Cash	$1,606,104	($677,028)	$2,283,132	337.2%
ENDING UNRESTRICTED/PROGRAM CASH	**$5,106,652**			

BEGINNING DESIGNATED/RESTRICTED CASH	**$12,709,095**			
Change in Replacement Reserves	0	0	0	n/a
Change in Debt Service Reserves	0	0	0	n/a
Change in Other Reserves	(559,487)	(744,671)	185,184	24.9%
Change in Designated/Restricted Cash	(559,487)	(744,671)	185,184	24.9%
ENDING DESIGNATED/RESTRICTED CASH	**$12,149,608**			

King County Housing Authority
Cash Reconciliation Report
Development Activities
Through June 30, 2018

	Actual	Budget	Favorable (Unfavorable) $ Variance	Favorable (Unfavorable) % Variance
BEGINNING UNRESTRICTED/PROGRAM CASH	**$2,155,969**			
Rental Revenue and Subsidy				
Total Rental Revenue and Federal Support	0	0	0	n/a
Other Operating Revenue				
Other Revenue	3,718,168	3,033,228	684,940	22.6%
Total Other Operating Revenue	3,718,168	3,033,228	684,940	22.6%
Total Operating Revenue	3,718,168	3,033,228	684,940	22.6%
Operating Expenses				
Salaries and Benefits	(142,540)	(83,702)	(58,838)	-70.3%
Administrative Expenses	(23,615)	(34,365)	10,750	31.3%
Maintenance Expenses, Utilites, Taxes	(871,613)	0	(871,613)	n/a
Other Expenses	(47,500)	0	(47,500)	n/a
Total Operating Expenses	(1,085,267)	(118,067)	(967,200)	-819.2%
Net Operating Income	2,632,900	2,915,161	(282,261)	-9.7%
Non Operating Income/(Expense)				
Interest Income from Loans	413	0	413	n/a
Interest Expense	(103)	(87,507)	87,404	99.9%
Total Non Operating Income/(Expense)	309	(87,507)	87,816	100.4%
Capital Activity				
Capital Project Expenditures	1,585,774	(88,702)	1,674,476	1887.8%
Total Change in Capital Assets, net of Direct Funding and Debt	1,585,774	(88,702)	1,674,476	1887.8%
Change in Other Assets/Liabilities				
Change in Designated/Restricted Cash	(3,592,315)	(2,956,824)	(635,491)	-21.5%
Change in Short-term Assets	273,178	0	273,178	n/a
Change in Long-term Receivables	59,109	0	59,109	n/a
Change in Other Assets	(727)	0	(727)	n/a
Change in Short-term Liabilities	(394,361)	0	(394,361)	n/a
Change in Long-term Debt	(19,823)	11,306,654	(11,326,477)	-100.2%
Change in Other Liabilities	(1,080,650)	(1,874,900)	794,250	42.4%
Change in Other Assets/Liabilities	(4,755,589)	6,474,930	(11,230,519)	-173.4%
Change in Unrestricted/Program Cash	($536,605)	$9,213,882	($9,750,487)	-105.8%
ENDING UNRESTRICTED/PROGRAM CASH	**$1,619,364**			

	Actual	Budget	Favorable (Unfavorable) $ Variance	Favorable (Unfavorable) % Variance
BEGINNING DESIGNATED/RESTRICTED CASH	**$7,405,848**			
Change in Replacement Reserves	0	0	0	n/a
Change in Debt Service Reserves	0	0	0	n/a
Change in Other Reserves	3,592,315	2,956,824	635,491	21.5%
Change in Designated/Restricted Cash	3,592,315	2,956,824	635,491	21.5%
ENDING DESIGNATED/RESTRICTED CASH	**$10,998,163**			

King County Housing Authority
Cash Reconciliation Report
Other Activities
Through June 30, 2018

	Actual	Budget	Favorable (Unfavorable) $ Variance	Favorable (Unfavorable) % Variance
BEGINNING UNRESTRICTED/PROGRAM CASH	**$8,631,431**			
Rental Revenue and Subsidy				
Federal Operating Support	898,567	799,650	98,917	12.4%
Total Rental Revenue and Federal Support	898,567	799,650	98,917	12.4%
Other Operating Revenue				
Other Revenue	3,253,727	2,838,808	414,919	14.6%
Total Other Operating Revenue	3,253,727	2,838,808	414,919	14.6%
Total Operating Revenue	4,152,294	3,638,458	513,836	14.1%
Operating Expenses				
Salaries and Benefits	(857,339)	(789,542)	(67,797)	-8.6%
Administrative Expenses	(72,213)	(61,131)	(11,082)	-18.1%
Maintenance Expenses, Utilites, Taxes	(9,604)	(6,143)	(3,461)	-56.3%
Management Fees Charged to Properties and Programs	(12,527)	(12,581)	54	0.4%
Other Programmatic Expenses	(1,999,330)	(1,748,720)	(250,610)	-14.3%
Other Expenses	(140,836)	0	(140,836)	n/a
Transfers Out for Operating Purposes	(611,623)	(686,032)	74,409	10.8%
Transfers Out for Capital Purposes	(257,546)	0	(257,546)	n/a
Total Operating Expenses	(3,961,017)	(3,304,149)	(656,868)	-19.9%
Net Operating Income	191,277	334,309	(143,032)	-42.8%
Non Operating Income/(Expense)				
Interest Income from Loans	177,504	177,503	1	0.0%
Interest Expense	(40,616)	(610,264)	569,648	93.3%
Total Non Operating Income/(Expense)	136,888	(432,761)	569,649	131.6%
Capital Activity				
Capital Project Expenditures	(4,474,370)	(2,336,112)	(2,138,258)	-91.5%
Total Change in Capital Assets, net of Direct Funding and Debt	(4,474,370)	(2,336,112)	(2,138,258)	-91.5%
Change in Other Assets/Liabilities				
Change in Designated/Restricted Cash	0	0	0	n/a
Change in Short-term Assets	1,008	0	1,008	n/a
Change in Other Assets	17,830	0	17,830	n/a
Change in Short-term Liabilities	1,212,314	0	1,212,314	n/a
Change in Long-term Debt	(400,000)	0	(400,000)	n/a
Change in Other Liabilities	(529,552)	(529,551)	(1)	0.0%
Change in Other Assets/Liabilities	301,601	(529,551)	831,152	157.0%
Change in Unrestricted/Program Cash	($3,844,605)	($2,964,115)	($880,490)	-29.7%
ENDING UNRESTRICTED/PROGRAM CASH	**$4,786,826**			

BEGINNING DESIGNATED/RESTRICTED CASH	**$0**			
Change in Replacement Reserves	0	0	0	n/a
Change in Debt Service Reserves	0	0	0	n/a
Change in Other Reserves	0	0	0	n/a
Change in Designated/Restricted Cash	0	0	0	n/a
ENDING DESIGNATED/RESTRICTED CASH	**$0**			

King County Housing Authority
Cash Reconciliation Report
Central Office Cost Center
Through June 30, 2018

	Actual	Budget	Favorable (Unfavorable) $ Variance	Favorable (Unfavorable) % Variance
BEGINNING UNRESTRICTED/PROGRAM CASH	**$35,614,033**			
Operating Revenue				
Property Management Fees	$2,274,546	$2,191,883	$82,663	3.8%
Bookkeeping Fees	1,001,334	982,403	18,931	1.9%
Asset Management Fees	686,610	687,540	(930)	-0.1%
Construction Fees	851,533	822,084	29,449	3.6%
Other Revenue	607,076	438,886	168,190	38.3%
Total Operating Revenue	5,421,099	5,122,796	298,303	5.8%
Operating Expenses				
Salaries and Benefits	(5,561,878)	(5,702,736)	140,858	2.5%
Administrative Expenses	(888,352)	(1,381,922)	493,570	35.7%
Maintenance Expenses, Utilites, Taxes	(128,301)	(55,727)	(72,574)	-130.2%
Management Fees Charged to Properties and Programs	(59,890)	(58,558)	(1,332)	-2.3%
Other Programmatic Expenses	(368)	0	(368)	n/a
Other Expenses	(240,000)	0	(240,000)	n/a
Transfers Out for Operating Purposes	(791,022)	(791,036)	14	0.0%
Total Operating Expenses	(7,669,811)	(7,989,979)	320,168	4.0%
Other Operating Sources				
Transfer in-General Support	105,289	0	105,289	n/a
Transfer in of Excess Cash	4,750,000	4,396,645	353,355	8.0%
Central Maintenance Cash Flow	(38,375)	(25,644)	(12,731)	-49.6%
Central Vehicle Cash Flow	27,811	(104,304)	132,115	126.7%
Total Other Operating Sources	4,844,724	4,266,697	578,027	13.5%
Net Operating Income	2,596,013	1,399,514	1,196,499	85.5%
Non Operating Income/(Expense)				
Interest Income from Loans	773,553	768,916	4,637	0.6%
Interest Expense	(356,099)	(353,103)	(2,996)	-0.8%
COCC Capital Projects	(61,087)	(18,091)	(42,996)	-237.7%
Funding for Capital Construction Projects Outside of COCC	(151,814)	(160,000)	8,186	5.1%
Total Non Operating Income/(Expense)	204,553	237,722	(33,169)	-14.0%
Change in Assets/Liabilities				
Change in Designated/Restricted Cash	506,438	2,750	503,688	18315.9%
Change in Short-term Assets	104,127	0	104,127	n/a
Change in Long-term Receivables	(461,858)	(931,262)	469,404	50.4%
Change in Other Assets	24,133	(12,375)	36,508	295.0%
Change in Short-term Liabilities	(386,807)	0	(386,807)	n/a
Change in Long-term Debt	(450,000)	(450,000)	0	0.0%
Change in Other Assets/Liabilities	(663,967)	(1,390,887)	726,920	52.3%
Change in Unrestricted/Program Cash	$2,136,599	$246,349	$1,890,250	767.3%
ENDING UNRESTRICTED/PROGRAM CASH	**$37,750,631**			

BEGINNING DESIGNATED/RESTRICTED CASH	**$13,545,732**			
Change in Replacement Reserves	(507,305)	0	(507,305)	n/a
Change in Debt Service Reserves	0	0	0	n/a
Change in Other Reserves	867	0	867	n/a
Change in Designated/Restricted Cash	(506,438)	0	(506,438)	n/a
ENDING DESIGNATED/RESTRICTED CASH	**$13,039,294**			

TAB NUMBER 9

King County Housing Authority

TO: Board of Commissioners

FROM: Linda Riley, Controller

DATE: July 17, 2018

RE: **2nd Quarter 2018 Summary Write-Offs**

During the second quarter of 2018, tenant accounts totaling $110,848 were deemed uncollectible and written off. This was an increase of 703% from the previous quarter which is well above the trends experienced during 2016 and 2017. Housing Management has finished reviewing all vacated accounts with outstanding balances which is reflected in the increase of the second quarter write-offs. Of the 59 accounts written off, seven accounted for 44% of the total dollars. Cleaning and damages of $48,570 were partially offset by the retention of $9,188 in security deposits. All of the accounts greater than $100 will be forwarded to the collection agency, but recovery rates tend to be low. In the second quarter, $1,064 was recovered.

	Total WRITE-OFFS	YTD WRITE-OFFS
Rent Balance Forward to Vacate Month	$ 60,607.94	$ 63,949.94
Retro Rent Write-offs	$ 1,511.28	$ 6,906.23
VACATE CHARGES:		
Rent Delinquent in Vacate Month	8,309.15	11,568.49
Cleaning & Damages	48,569.50	54,810.45
Paper Service & Court Costs	5,698.95	5,698.95
Miscellaneous Charges	2,179.31	4,033.75
Total Charges	64,756.91	76,111.64
Total All Charges	126,876.13	146,967.81
CREDITS:		
Security Deposits	(9,188.00)	(10,827.00)
Miscellaneous Payments & Credits	(6,840.18)	(11,490.99)
Total Credits	(16,028.18)	(22,317.99)
Total Net Write-offs	**$ 110,847.95**	**$ 124,649.82**

Net Write-offs by Portfolio		
KCHA	97,304.10	109,360.77
Green River	1,871.79	1,871.79
Green River II	215.89	215.89
Egis	7,609.17	8,735.97
Soosette Creek	1,628.17	2,246.57
Zephyr	-	-
Fairwind	-	-
Vantage Point	2.83	2.83
Spiritwood Manor	2,216.00	2,216.00
	$ 110,847.95	**$ 124,649.82**

Write-off and Collection Summary
2016 - 2018

NET WRITE-OFFS

	2018	2017	2016
January to March	13,801.87	29,410.02	23,434.99
April to June	110,847.95	28,988.40	23,594.38
July to September		35,216.21	39,776.14
October to December		10,606.63	38,819.29
TOTAL	124,649.82	104,221.26	125,624.80

NET COLLECTIONS

	2018	2017	2016
January to March	745.08	3,757.85	6,130.40
April to June	1,064.10	4,104.25	4,798.56
July to September		588.53	2,098.53
October to December		4,470.21	1,996.72
TOTAL	1,809.18	12,920.84	15,024.21

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

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King County Housing Authority

KCHA Executive Dashboard

2018 Q2

April - June, 2018

Households Served

as of June 1, 2018[1]

19,958

Finance

	Budgeted	Actual	Actual to Budget
Revenue year-to-date	$158,186,927	$156,409,638	98.9%
Expenditure year-to-date	$127,600,870	$127,175,839	99.7%
LGIP Rate Investments	1.07%	1.99%	+0.92%
Non-LGIP Investments	1.07%	1.64%	+0.57%

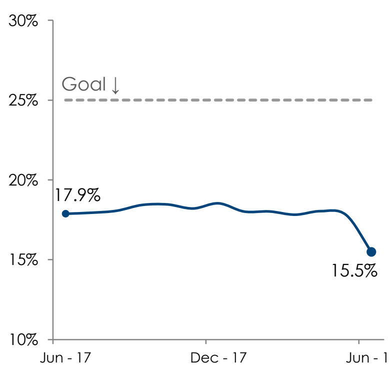
Housing Management

	Scope	Target	Jun '18
Public Housing Occupancy[2]	3,730 units	98.0%	99.3%
Local Programs Occupancy	6,485 units	96.5%	98.7%
Total Units Online[3]	10,215 units	11,105	10,215

Housing Choice Voucher Program Operations

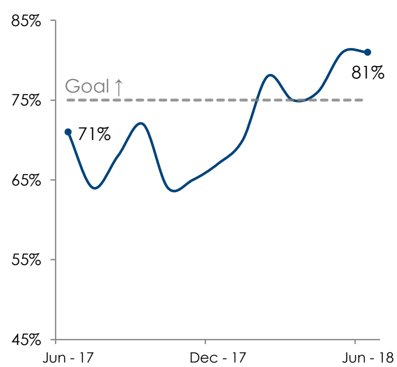
Shelter Burden

Households paying more than 40% income to rent.



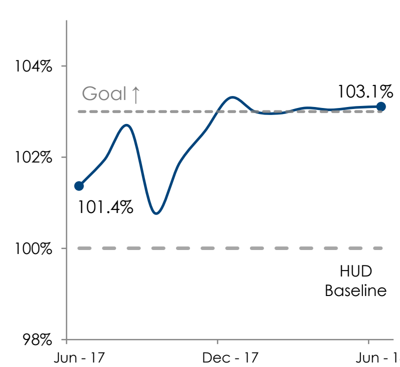
Shopping Success[4]

Lease-up within 240 days after voucher issuance, by cohort.



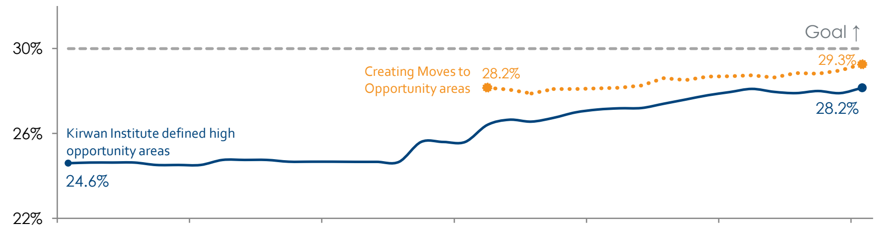
Utilization Rate[5]

Percentage of HUD ACC leased by month.



Increasing Access to Opportunity Areas

Percentage of federally-subsidized families with children living in high opportunity areas.



Notes

1) Includes households in both federally subsidzied, workforce housing, and local programs. **2)** Excludes 49 units in portfolio where turnover is not tracked monthly. **3)** 11,105 represents the agency's acquisition stretch goal by the end of 2020. **4)** Represents success of latest cohort to reach 240 days after voucher issuance. **5)** Adjusted for 12-month incremental lease-up of new vouchers.

TAB NUMBER 11

King County Housing Authority

To: Board of Commissioners

From: Craig Violante, Director of Finance

Date: September 18, 2018

Re: **New Bank Accounts**

Since the last Board meeting in July 2018, KCHA has opened six new bank accounts.

Bank: Northwest Bank

- King County Housing Authority DBA Southwood Square Operating Trust
- King County Housing Authority DBA Southwood Square Security Deposit Trust
- King County Housing Authority DBA Walnut Park Operating Trust
- King County Housing Authority DBA Walnut Park Security Deposit Trust
- King County Housing Authority DBA Woodridge Park Operating Trust
- King County Housing Authority DBA Woodridge Park Security Deposit Trust

Purpose:
Accounts at Bank of America managed by Allied Property Management (Allied) were closed with full business checking accounts opened at Northwest Bank. Northwest Bank is the primary bank used by Allied.

The Operating Trust Accounts will be used to pay operating expenses related to the properties. The accounts will primarily receive wires from the Depository Account at Bank of America and issue checks. Wire transfers will be made to the Operating Account to pay for the property's operating expenses.

The Security Deposit Trust accounts will be used to hold tenant security deposits. Transactions will include and be limited to deposits from the depository account and transfers to the operating account for tenant refunds. KCHA policy requires tenant security deposits and the practice is to hold security deposits in separate bank accounts.

TAB NUMBER 12

T0: Board of Commissioners

From: Tim Walter, Senior Director of Acquisitions & Asset Management

Date September 18, 2018

Re: Briefing on potential acquisition of the Riverstone Apartments

On September 17th, KCHA entered into a conditional purchase and sale agreement for the acquisition of the Riverstone Apartments in Federal Way. Riverstone Apartments is a 308 unit apartment complex across the street from the location of the planned 272nd Street Light Rail Station. The property consists of 40 studio, 80 one-bedroom, 156 two-bedroom and 32 three-bedroom apartments.

KCHA's has commenced its due diligence and will provide a brief overview of the development at the September Board meeting. Staff will provide the Board of Commissioners with the results of its due diligence work at the October Board meeting as well as a recommendation as to whether or not to proceed with the acquisition.

TAB NUMBER 13

KCHA IN THE NEWS

EDITION

Stateline, Contributor
Stateline provides daily reporting and analysis on trends in state policy.

A New Smoking Ban In Public Housing Roils Some Residents

Some say the ban violates the rights of tenants.

08/20/2018 11:06 am ET

THE PEW CHARITABLE TRUSTS

Larry Curry, left, and Delores Hall, right, light up outside the Barge Highrise senior housing complex in Atlanta, Georgia. A new nationwide ban on smoking in public housing has them hopping mad — and relegated to smoking at a nearby bus stop.

By Teresa Wiltz

ATLANTA — It's August here, which means things are hot, verging on swampy. And it's cigarette break time, which means the denizens of the Barge Road Highrise senior housing complex are both hot *and* cranky. Really cranky.

The source of their ire: Thanks to a new nationwide ban on smoking in public housing, they can no longer light up in the air-conditioned privacy of their own homes. Instead, as Atlanta Housing Authority tenants, they're now relegated to the steamy outskirts of the property — to be precise, the MARTA bus stop, where a cluster of them are now huddled.

So yeah, they're mad.

"We're not happy, sitting here like the outcasts of the building," said Delores Hall, a retired nurse's aide, spitting out her words. "I'm 73 years old. What I look like, smoking out here like a teenager?"

Larry Curry, 50, who's been using a wheelchair ever since a bullet paralyzed him 30 years ago, added, "I've started chain smoking. I'm smoking *more* since I have to smoke outdoors now."

As of the end of July, lighting up in any of the nation's public housing complexes is now against the rules. That means no cigarettes, cigars or hookahs within 25 feet of the property in hallways, common areas, offices — even in one's own apartment, much to the aggravation of Hall and her compatriots.

"It makes no sense," Hall said. "You can't smoke where you live and pay rent. I ain't got no rights after living here for 10 years. I'm not even grandfathered in."

The ban was supported by housing officials across the country, who say many of their residents want strict consequences for breaking the new rules. Still, many advocates worry about enforcement — and whether the ban will become an excuse to evict low-income people at a time when the housing crunch is so bad that it's making national headlines.

THE PEW CHARITABLE TRUSTS

Maurice, left, and Diante, right, who did not want their last names used, talk outside the Park Morton public housing facility in Washington, D.C. Diante, who lives in the complex but does not smoke, worries that a new smoking ban enacted by the Department of Housing and Urban Development violates the privacy of residents.

The new ban — proposed during the Obama administration and being finalized now — is intended to protect the health of public housing residents and save money on maintaining units.

The U.S. Department of Housing and Urban Development's ban affects about 1.2 million households around the country, and some 3,300 locally-run public housing authorities.

Many housing advocates support the ban. But they worry about how it will be enforced. Elderly, disabled and mentally ill tenants, they say, will have a harder time complying because the ban forces them to stand 25 feet away from their front door to smoke, no matter the weather. (People with disabilities are more likely to smoke, according to the CDC.)

And advocates also fear the ban will create a situation in which neighbors end up ratting out neighbors — and vulnerable tenants will get pushed out.

"We support the rule because of its positive health impact on families," said Deborah Thrope, supervising attorney for the National Housing Law Project, a San Francisco-based tenants' rights group.

"That being said," she added, "we really have to weigh the smoking ban with the negative impacts of homelessness and poverty, which this rule will cause."

Some housing authorities had smoking bans in place before this month. Already, in these early days of the broader ban, Thrope's office has fielded calls from tenants around the country who've been threatened with eviction for smoking.

> **"**
> **Nearly 5,000 municipalities have laws restricting smoking.**

In cities with preexisting bans, some residents have complained about housing managers entering their homes to use handheld smoke detectors, she said.

Meanwhile, in July, a group of public housing residents sued HUD to overturn the broader ban, charging the agency has overstepped its authority, and that tenants "are now prohibited from exercising their right to engage in a legal activity (smoking) in the privacy of their own homes, under threat of eviction."

"I know anti-smokers. They're incrementalists," said Audrey Silk, the founder of New York City Citizens Lobbying Against Smoker Harassment (C.L.A.S.H.), a national smokers' rights group, which is representing the residents.

"There's no doubt in my mind that they picked public housing as their first foot into our private homes," she said. "This isn't about protecting nonsmokers. This is an effort to get smokers to quit."

Right to Privacy?

Nearly 5,000 municipalities have laws restricting smoking. Many of them have made offices, restaurants and bars 100 percent smoke-free, according to the American Nonsmokers' Rights Foundation, a national advocacy group. And increasingly, college campuses are banning smoking as well.

Smoking bans are often controversial, but they usually survive court challenges because of legitimate public health concerns about secondhand smoke, Thrope said. Smokers are not considered a protected class under the Fair Housing Act.

According to Ed Gramlich, senior advisor for the National Low Income Housing Coalition, a Washington, D.C.-based advocacy group, tenants often are the ones pushing for strict enforcement of smoking bans.

In New York City, tenants told housing officials that they wanted "real consequences for other residents who violated the rule," said Andrea Mata, director of health initiatives at the New York City Housing Authority. Working with tenants, the NYCHA came up with an enforcement policy that gets increasingly punitive with each violation: from an informal chat with management, to documented warnings, to beginning eviction proceedings.

Enforcing the ban means enlisting the help of other residents, said Bill Cook, director of the King County Housing Authority in Washington state, which started banning smoking in some of its apartments more than a decade ago.

"If they notice someone smoking, we encourage them to say, 'You're breaking the rules,'" Cook said. (He said the authority has yet to evict a tenant for smoking.)

But it's that level of tenant involvement that has advocates, such as Thrope, worried. There's always a lot of distrust between tenants and management, she said.

"It will absolutely lead to neighbors snitching," she predicts.

That's a concern for the Barge Highrise smokers. Gossip, they say, is valuable currency in their building. Already, folks are popping into the management's offices to complain that they smell smoke in the stairwells.

There's no way they'd risk smoking in the stairwells, the smokers insist. There are security cameras *everywhere.*

"I'm not fixing to be put out on some 'he-said-she-said mess,'" said Curry. "Everybody's word isn't gospel."

"The ones who complain the most are the ex-smokers," added Hall. "They're jealous 'cause they can't smoke anymore."

Going Smoke-Free

Public housing tenants are more likely to smoke than people who don't live in public housing. A 2017 study found that one-third of adults living in public housing smoke, compared with 16 percent of the general public. The study found half of public housing residents had attempted to quit and failed, and that they were "particularly susceptible to the adverse effects of smoking and secondhand smoke exposure."

The goal of the ban was to protect the health of residents and to save money for often cash-strapped housing authorities, said Sunia Zaterman, executive director of the Council of Large Public Housing Authorities, a Washington, D.C.-based advocacy group.

Many tenants struggle with asthma and other health issues, she said. And cleaning up a unit after a smoker moves out can be expensive.

A 2011 UCLA study found that California landlords, both public and private, could save $18 million a year in cleanup costs if they banned smoking in their units. Accumulated smoke settles in the walls, cabinets, doors and floors — which often means completely replacing carpet and the like.

The smoking ban is a mandate, but officials do have leeway in how to enforce it, Zaterman said.

In New York City, housing officials viewed enforcement for more than 400,000 residents to be so complicated that they had told HUD they'd need at least three years to roll out the new policy. But HUD gave all housing authorities 18 months to comply.

> **"**
> **Advocates also fear the ban will create a situation in which neighbors end up ratting out neighbors — and vulnerable tenants will get pushed out.**

The city is working with non-smoking groups to support tenants who want to quit, and will make provisions for smokers with special needs, such as needing to be on the first floor to get outside more easily for a smoke, Mata said.

"We're not shaming anyone for smoking," Mata said. "We're not saying you have to stop smoking. It's just about removing smoke from the environment."

Many other public housing officials have a similar attitude, according to Zaterman. "The point of housing authorities is to house people," she said. "They're reluctant to get into an enforcement environment where people might lose their housing."

For their part, Barge Highrise's smoking tenants said they do feel like they are being shamed. When management announced the pending ban last year, they said, no one consulted with them about how to implement the ban or talked about creating a safe spot for smoking outside.

"We knew there was going to be some pushback and some unhappy residents," said Cecilia Cheeks-Taylor, chief of staff for the Atlanta Housing Authority. "We made sure there were designated smoking areas that were covered and had seating." (She said many residents were using the bus stop to smoke even before the ban took effect.)

Residents were also given resources for quitting smoking, she said.

For Hall, who uses a wheelchair, quitting isn't an option.

"I've been smoking since I'm 16," she said. "What are the chances I'm going to quit now at 73? Let me die happy."

And they fret about their safety, living in a neighborhood they call "crack heaven," where drug dealing, robberies and kidnappings are the norm.

The other night, Carmen Williams was enjoying her nightly cigarette, when a car drove slowly by, circling back to drive by her again and again. It freaked her out, so she cut her smoke short and went inside.

"If I'm standing out here, by myself, smoking, they can roll up and grab me," said Williams, a 59-year-old retired customer service representative.

"Don't say that," said her friend, Angela Horton. "Next thing you know, they'll say we can't even stand outside and smoke at 2 in the morning."

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Bellingham mulls mobile home park preservation

Ashley Hiruko Aug 29, 2018

Action would be in response to ongoing affordable housing crisis

BELLINGHAM — City Council members have been talking about how to save manufactured home parks (MHP) in the city.

There are 10 active such parks that host about 900 homes in Bellingham. These lots act as some of the most affordable housing left in the county, councilman Michael Lilliquist said.

On July 9, the City Council docketed to review potential policy changes to the city Comprehensive Plan, according to city documents. Consultant David Nemens reviewed how other cities are addressing this issue, and the council went over its options in planning committee on Aug. 20.

About 50 mobile home parks have closed in western Washington in recent years, displacing approximately 2,000 households.

"Although the issue of how (or whether) to use public funds to preserve these parks has been around for many years, the urgency of the question has intensified as local housing costs escalate, and as the homeless population swells and becomes more widespread and noticeable in city streets, in parks and even under freeway underpasses," Nemens said in a memo to city staff.

Referring to a report put forth by the Municipal Research Services Center, Nemens notes difficulties facing mobile home owners. They typically own the home itself, but not the land it sits on. When parks close or change ownership, some residents are at risk of homelessness.

And finding alternative housing in Bellingham can be trying.

Whatcom County rental and housing rates have gone notoriously high in recent years. The average rental rate for the Bellingham metro area sits at $1,573, according to data from Zillow. And the apartment rental vacancy rate, estimated at less than 4 percent in 2017, according to a 2017 Housing and Urban Development report, means few options exist for city housing seekers.

Nine general preservation techniques were put before the Bellingham council for discussion. The options range from the public purchasing and governance of mobile-park land to doing no intervention at all and allowing the market to dictate.

Public or not-for-profit purchase has been used in other Washington cities. In 2017 the King County Housing Authority purchased Friendly Village for $25 million. This mobile home land houses senior residents on fixed incomes.

Although some areas have found success in this approach, the report states it may not be the most cost-effective. Maintenance responsibility would fall on the city and could result in "high levels of staff effort."

Another tactic is having residents buy shares of a mobile home park.

The city could create a land use zone similar to what is being considered in Portland, Oregon. It helps to maintain MHP space as is, but does not prevent a closure — although the action could be fought by mobile home park owners concerned with the zone change.

Also, some non-preservation actions could help mitigate relocation issues when a MHP is purchased. Bellingham can put processes in place requiring advance notice be given to residents before a park closure. The time frame could be stretched to a maximum of two years, city documents state. And MHP owners could be required to create a Relocation Plan before their space closes.

These tactics could be used in combination, or in some variation of what's been tried elsewhere.

More details on what is being considered by the city can be viewed online at https://meetings.cob.org.

The Bellingham City Council will revisit the topic in six to eight weeks, Lilliquist said.

Ashley Hiruko

POLICE BLOTTER

Kent Police arrest man after struggle with four officers

Man reportedly resisted arrest during two tussles on East Hill

By Steve Hunter
Monday, September 17, 2018 4:42pm | NEWS

Kent Police arrested a man for investigation of fourth-degree assault and two counts of resisting arrest after he reportedly struggled with four officers.

Several units responded to a report about a man with a gun in a parking lot in the 13000 block of Southeast Kent Kangley Road at about 11:34 a.m. on Sept. 9, according to the police report.

Five to six men in their 20s reportedly involved in the incident fled the scene before officers arrived. But police spotted a man – who matched a similar description of one of the men – walking near the Birch Creek Apartments. Officers talked to the man and found out he had a Kent warrant for obstructing and possession of drug paraphernalia.

When two officers started to take the man into custody, he reportedly resisted. One officer grabbed his left wrist and the man began to twist and pull away. A second officer grabbed his right arm and a struggle began. One of the officers performed a leg sweep to try to get the man on his back, but instead the man fell on top of the other officer.

The man allegedly kneed one of the officers in the back of the upper leg and fled on foot. He jumped a nearby fence into the apartment complex with two officers chasing him.

Meanwhile, two other officers were in the apartment complex parking lot looking for suspects and saw the man. When they tried to take him into custody, he reportedly resisted again. One officer punched the man once in the shoulder and used three knee strikes to the man's ribs before the man gave up.

Man tries to steal gas from truck

Officers arrested a man for investigation of third-degree malicious mischief and attempted theft after he reportedly tried to steal gas from a U-Haul truck parked at about 1:53 a.m. Sept. 8 in the 23600 block of 104th Avenue Southeast.

An officer on patrol in the area because of numerous gas, license plate and vehicle thefts from the rental truck parking lot over the past several months, spotted a car parked between two U-Haul trucks, according to the police report.

An officer approached the car and saw a female in a passenger seat, but no driver. The woman said her boyfriend had left to go pee. A second officer located the driver nearby behind a hardware store looking for a gas container. The man told police his car had run out of gas and he guided it into the parking lot.

The officers saw a tube had been connected to a U-Haul truck parked near the car. The driver denied he tried to steal gas. The ignition inside the car had been completely damaged, but officers had not confirmed whether the car had been stolen.

Man walks in middle of road

Police arrested a man for investigation of disorderly conduct after he reportedly walked down the middle of Russell Road at about 10:01 p.m. on Sept. 8 near West Meeker Street.

An officer saw drivers slowing down and going around the man, according to the police report. The officer used the public address system on his police vehicle to tell the man to move out of the road.

The man responded by raising both hands and extending both of his middle fingers. The man then assumed a fighting stance and began to throw several air punches as he walked toward the police vehicle.

The officer got out of his vehicle and told the man to lay down on the street, which the man did. When the officer asked the man for his name, he replied, "(Bleep) you!"

Husband kicks wife in leg

Officers arrested a man for investigation of fourth-degree assault after he allegedly kicked his wife in the leg during a dispute at about 5:58 p.m. on Sept. 7 inside a restaurant in the 23600 block of 104th Avenue Southeast.

The wife told officers she was inside the restaurant watching TV when her husband walked in and yelled at her to get out, according to the police report. The woman said she didn't know why her husband was so upset. He then reportedly kicked her in the leg.

The man denied kicking his wife in the leg and told police he had never hit her. The couple has been married about four years.