

# SPECIAL MEETING OF THE BOARD OF COMMISIONERS AGENDA

October 14, 2019 8:30 a.m.

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

I.	Call to Order	
II.	Roll Call	
III.	Public Comment	
IV.	Approval of Minutes	1
	A. Board Meeting Minutes – September 16, 2019	
V.	Approval of Agenda	
VI.	Consent Agenda	2
	A. Voucher Certification Report for August 2019	
VII.	Resolution for Discussion and Possible Action	
	A. <b>Resolution No. 5632</b> —Authorizing a change in the Administrative & Collective Bargaining Unit Pay Schedule of 2.2%, effective November 2019.	3
	B. <b>Resolution No. 5633-</b> Approval of the King County Housing Authority's Moving to Work Annual Plan for Fiscal Year 2020.	4

C. **Resolution No. 5634**-Resolution providing for the Issuance of the Authority's Affordable Housing Preservation Tax-Exempt Housing Revenue Note, 2019, in the principal amount of not to exceed \$60,000,000, the proceeds of which will be used to refinance a portion of the cost of acquiring some or all of the Emerson Apartments, the Kendall Ridge Apartments, the Riverstone Apartments, the Kirkland Heights Apartments, and/or the Juanita View Apartments, and determining related matters.

# **VIII. Briefings & Reports**

A. Weatherization Report

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- IX. Executive Director Report
- X. KCHA in the News

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**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 in writing at 600 Andover Park West, Seattle, WA 98188 or by calling 206-574-1206 prior to the meeting date.

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

### Monday, September 16, 2019

### I. CALL TO ORDER

The meeting of the King County Housing Authority Board of Commissioners was held on Monday, September 16, 2019 at 700 Andover Park West, Tukwila, WA 98188. There being a quorum, the meeting was called to order by Chair Doug Barnes at 8:29 a.m.

### II. ROLL CALL

**Present:** Commissioner Doug Barnes (Chair), Commissioner Susan Palmer (Vice-

Chair), Commissioner John Welch, Commissioner Michael Brown, and

Commissioner TerryLynn Stewart.

### III. Public Comment

Resident Cindy Ference gave public comment via telephone regarding gratitude.

### IV. APPROVAL OF MINUTES

- A. Board Meeting Minutes August 19, 2019
- B. Special Board Meeting Minutes August 29, 2019

On motion by Commissioner Susan Palmer and seconded by Commissioner John Welch, the Board unanimously approved the August 19, 2019 and August 29, 2019 Board of Commissioners' Meeting Minutes.

### V. APPROVAL OF AGENDA

On motion by Commissioner TerryLynn Stewart and seconded by Commissioner John Welch, the Board unanimously approved the September 16, 2019 Board of Commissioners' meeting agenda.

### VI. CONSENT AGENDA

- A. Voucher Certification Report for July 2019
- B. **Resolution No. 5631** Authorizing Daniel R. Watson and Jill Stanton as Alternative Contracting Officers for the purpose of Executing Essential Legal Documents.

KCHA Board of Commissioners' September 16, 2019 Meeting Minutes Page 2 of 6

On motion by Commissioner John Welch and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the consent agenda.

### VII. RESOLUTONS FOR DISCUSSION & POSSIBLE ACTION

- A. **Resolution No. 5629:** A resolution providing for the issuance of refunding revenue bonds in the aggregate principal amount of not to exceed \$100,000,000 for the purpose refinancing a portion of the cost of acquiring the Emerson Apartments, the Kendall Ridge Apartments, and the Riverstone Apartments and paying related costs, and determining related matters.
- B. **Resolution No. 5630:** A resolution providing for the issuance of County creditenhanced refunding revenue bonds in the aggregate principal amount of not to exceed \$110,000,000 for the purpose of refinancing a portion of the cost of acquiring the Emerson Apartments, the Kendall Ridge Apartments, and the Riverstone Apartments and paying related costs, and determining related matters.

Tim Walter, Senior Director of Development and Asset Management explained both Resolution No. 5629 and No. 5630.

Recently KCHA acquired the Riverstone Apartments in Federal Way, Emerson Apartments in Kirkland and the Authority will be acquiring the Kendall Ridge in Bellevue on October 1<sup>st</sup>. These resolutions authorize the issuance of two tax exempt bond issues to provide for the majority of the permanent financing for these properties.

The bond issues will consist of AA rated bond issue (Resolution #5629) and a AAA rated bond issue (Resolution #5630). The AA rated bond issue will be secured by a general revenue pledge of the Authority as well as a pledge of the deeds of trust of each of the three properties. The AAA rated bond issue will be secured by a general revenue pledge of the Authority and as well as a loan guarantee provided by King County.

The concept of 'pooling' properties for financing purposes is similar to what we did when we acquired Ballinger Commons. We are doing the same thing this with this financing structure. We will be pooling these three properties together in a single financing so the revenues of the properties can cross support the overall debt service associated with the cost of acquiring the properties.

Interest rates are very favorable in the municipal bond market and we are anxious to get to market and lock in as low of an interest rate as we are able. While rates have increased approximately 25 basis points in just the last week and a half, rates are still

KCHA Board of Commissioners' September 16, 2019 Meeting Minutes Page 3 of 6

about 3%. These are some of the most favorable rates we have seen when issuing bonds.

Questions of Commissioners' were answered.

On motion by Commissioner John Welch and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved Resolution No. 5629.

On motion by Commissioner Susan Palmer and seconded by Commissioner Michael Brown, the Board unanimously approved Resolution No. 5630.

### VIII. BRIEFINGS AND REPORTS

### A. CMTO Results

Sarah Oppenheimer, Director of Research and Evaluation, Jeb Best, Director of Housing Choice Vouchers, and Sandeep Rayner, Senior Housing Program Manager presented the CMTO Phase I results and explained the next steps.

A video was shown of how CMTO has positively impacted one family.

Results from this study are powerful and far exceed the impacts the housing authorities or members of the academic team anticipated at the outset of this work; Raj Chetty of Harvard has called these results "the largest effect I've ever seen in a social science intervention." Children who move to opportunity neighborhoods in Seattle & King County at birth are projected to have \$210,000 more in cumulative household income as adults; these children are also significantly more likely to attend college and to have a lower probability of becoming a teenage parent.

Questions of Commissioners' were answered.

### B. Second Quarter CY 2019 Executive Dashboard Report

Andrew Calkins, Manager of Policy and Legislative Affairs reported the details of the Executive Dashboard.

Questions of Commissioners' were answered.

### C. Second Quarter CY 2019 Financial Report

Windy Epps, Assistant Director of Finance reported on the 2<sup>nd</sup> quarter Financial Statements.

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Second quarter financial results tracked well against budget projections. Operating revenue exceeded the adopted 2019 budget by 0.8% while operating expenses were under budget by 4.6%.

Throughout the first half of 2019, HUD used an interim proration of 97.26% for the Public Housing Operating Fund Subsidy, which is significantly above the budgeted proration of 90%. Current year proration levels are expected to reach 99.15% by the end of 2019 and this funding level will be applied retroactively to the full year's funding, resulting in additional revenue.

### D. New Bank Accounts

Craig Violante, Director of Finance reported that there were two new bank accounts.

### E. Capital Expenditure Report through August, 2019

Nikki Parrot, Director of Capital Construction and Weatherization gave the Capital Expenditure Report through August, 2019.

The actual construction related capital expenditures to date are 59% of budgeted expenditures.

Most scheduled projects are on track to be completed by year end and overall spending as a percent of budget (59%) as of August, 2019 is higher than in past years. Shortfalls will be experienced in the Asset Management Department due to permitting delays in the Rainier View Mobile Home Park expansion and rebidding of the Cascadian plumbing work.

Seventeen (17) projects were planned for 2019 for a total of \$16,444,857. Nearly \$6M of the total 2019 budget was for the replacement of jacks and the refurbishment of elevator cabs and controls in the elevators at 14 midrise buildings serving elderly/disabled residents.

### F. 2020 Moving To Work Plan Briefing

Katie Escudero, MTW and Health Policy Manager gave an overview of the Draft 2020 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 2020 MTW Plan 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

KCHA Board of Commissioners' September 16, 2019 Meeting Minutes Page 5 of 6

proposes new uses of KCHA's MTW flexibility for HUD's review and approval.

A final version of the plan and a request for approval will be presented at the October 14<sup>th</sup> Board meeting.

### IX. EXECUTIVE DIRECTOR REPORT

We are working on finalizing the permanent financing for this year's acquisitions. My compliments to Dan Watson and Tim Walters for the work that they have been doing in putting all this together. The two remaining moving pieces are getting the bonds to market quickly to take advantage of the current rate environment, and concluding negotiations with the Microsoft Corporation. We are optimistic that this is moving in the right direction. We will know in the next two weeks as to whether we have a deal with Microsoft. We have asked them for "concessionary" capital that will provide gap financing for acquisition debt not covered through project cash flow.

If we are successful with Microsoft, the next challenge will be to develop a strategy for marketing this model beyond Microsoft. This is where we will circle back to the Commissioners to discuss future acquisition strategies and for advice and contacts in the corporate community as we work to make this model replicable.

CMTO – As you are aware, we have been working with Raj Chetty at Harvard University and a national research team to move this project forward. I'm both sad and pleased to announce that Raj has hired Sarah Oppenheimer to be the Associate Director of Policy for the national Opportunity Insights initiative. This is a tremendous opportunity for her. She leaves a very strong legacy here at KCHA with the CMTO project.

One good piece of news is that HUD released their fair market rent (FMR) calculations for the coming year. Over the past few years, despite having some of the fastest growing rents in the country, HUD calculations have shown flat or reduced rents in our market. This year they are acknowledging a 10% increase. How this precisely translates into the inflation factor for our Housing Choice Voucher program is unclear at this point, but this is a good step forward. We are also maintaining the option of challenging whether this increase is sufficient. Jill is working with WSU to conduct a survey of current rents in our market. We will decide in October whether we will accept HUD's 10% FMR increase or, should the study show a higher FMR, challenge HUD's number and push for a larger increase.

### X. KCHA IN THE NEWS

None.

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### XI. COMMISSIONER COMMENTS

Commissioner Welch said that Helen Howell and he met last week regarding the trip to Washington DC. He will be going to DC in another capacity, but could also be a voice for the housing authority in his official meetings.

In the Communicator, there are a lot of awards, congratulations to everyone.

Thinking of the Bahamas - How prepared are housing authorities when a disaster happens? Are housing authorities called upon when there are devastations like this? Yes, usually goes through CLPHA. We have a robust communication process, but we aren't as good after the disaster.

KCHA has satellite phones that will work in an emergency for communications.

Next Board meeting will be on Monday, October 14, 2019.

### XII. ADJOURNMENT

STEPHEN J. NORMAN

Secretary

Chair Barnes adjourned the meeting at 10:20 a.m.

THE HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON
DOUGLAS J. BARNES, Chair Board of Commissioners

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To:

**Board of Commissioners** 

From:

Linda Riley, Controller

Date:

September 26, 2019

Re:

**VOUCHER CERTIFICATION FOR AUGUST 2019** 

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

September 26, 2019

Purchase Card / ACH Withdrawal		248,272.06
	Subtotal	15,041,911.47
ACH -#456404-459115		14,749,455.42
Checks - #626442-626769		292,456.0
Section 8 Program Vouchers		
	Subtotal	1,569,433.9
Direct Deposit		1,516,637.6
Checks - #91693-91736		52,796.3
Payroll Vouchers		
	Subtotal	5,229,673.5
Commerce Bank Direct Payment		(4)
Tenant Accounting Checks - #10952-#10975		27,350.1
Key Bank Checks - #324100-#324693		5,202,323.4
Accounts Payable Vouchers		
	Subtotal	7,099,035.4
Bank Wires / ACH Withdrawals		7,099,035.4

TO:

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

FROM:

Wen Xu, Director of Asset Management

SUBJECT:

VOUCHER CERTIFICATION FOR AUGUST 2019

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.

10/8/2019

1		Wen Xu		Day
Property			Obligations of Property	Notes:
HEDITAGE DADIC	Date	\$ 47,004,00	Claim	
HERITAGE PARK	08/02/2019	\$ 17,631.88	A/P	
Meadows	08/02/2019	\$ 4,365,16	A/P	
Tall Cedars	08/02/2019	\$ 14,307,96	A/P	
WINDSOR HEIGHTS	08/02/2019	\$ 14,608.59	A/P	
Ballinger Commons	08/07/2019	\$ 165,439,79	A/P & Payroll	
Bellepark	08/07/2019	\$ 8,119,31	A/P	
Gilman Square	08/07/2019	\$ 71,685.75	A/P & Payroll	
Landmark	08/07/2019	\$ 16,473,36	A/P	
Meadowbrook	08/07/2019	\$ 41,753,63	A/P & Payroll	
Overlake TOD	08/07/2019	\$ 313,220.00	BBF	
Riverstone	08/07/2019	\$ 10,547.70	A/P	
Villages @ South	08/07/2019	\$ 42,968,44	A/P & Payroll	
Woodside East	08/07/2019	\$ 21,603.48	A/P	
ABBEY RIDGE	08/08/2019	\$ 71,231.58	A/P	
ALPINE RIDGE	08/08/2019	\$ 3,664.19	Payroll	
ARBOR HEIGHTS	08/08/2019	\$ 5,812.70	Payroll	
Aspen Ridge	08/08/2019	\$ 5,341.54	Payroll	
Auburn Square	08/08/2019	\$ 10,690.50	Payroll	
Carriage House	08/08/2019	\$ 12,377.87	Payroll	
CASCADIAN	08/08/2019	\$ 15,937.31	Payroll	
Colonial Gardens	08/08/2019	\$ 2,619.62	Payroll	
Cottonwood	08/08/2019	\$ 22,329,56	A/P	
Cove East	08/08/2019	\$ 36,759.94	A/P	
FAIRWOOD	08/08/2019	\$ 29,394,80	Payroll	
HERITAGE PARK	08/08/2019	\$ 6,495.70	Payroll	
Juanita View	08/08/2019	\$ 20,391.22	A/P	
Kirkland Heights	08/08/2019	\$ 45,999.84	A/P	
LAURELWOOD	08/08/2019	\$ 8,859.57	Payroll	
Meadows	08/08/2019	\$ 4,014.60	Payroll	
Newporter	08/08/2019	\$ 9,246.69	Payroll	
Parkwood	08/08/2019	\$ 5,609.17	Payroll	
RAINIER VIEW I	08/08/2019	\$ 10,949.56	A/P	
RAINIER VIEW II	08/08/2019	\$ 11,569.89	A/P	
SI VIEW	08/08/2019	\$ 3,761.24	A/P	
SOUTHWOOD SQUARE	08/08/2019	\$ 16,296.20	Payroll	
Timberwood	08/08/2019	\$ 18,519.58	Payroll	
Walnut Park	08/08/2019	\$ 7,135.56	Payroll	
WINDSOR HEIGHTS	08/08/2019	\$ 17,612.06	Payroll	
	08/08/2019	\$ 7,213.64	Payroll	
Woodland North	08/08/2019	\$ 12,419,98	Payroll	
Woodridge Park	08/14/2019	\$ 11,155.98		
Bellepark	1	\$ 11,155.98	A/P & Payroll	
Landmark	08/14/2019		A/P & Payroll	
Riverstone	08/14/2019	\$ 57,828.44	A/P & Payroli	2
Tall Cedars	08/14/2019	\$ 24,288.36	A/P	
Vashon Terrace	08/14/2019	\$ 5,543.34	A/P	
Woodside East	08/14/2019	\$ 31,280.08	A/P & Payroll	
ALPINE RIDGE	08/15/2019	\$ 22,484.90	A/P	
ARBOR HEIGHTS	08/15/2019	\$ 14,187.54	A/P	
Aspen Ridge	08/15/2019	\$ 38,168.88	A/P	
Auburn Square	08/15/2019	\$ 42,300.07	A/P	
Carriage House	08/15/2019	\$ 76,488.13	A/P	
CASCADIAN	08/15/2019	\$ 36,015.05	A/P	
Colonial Gardens	08/15/2019	\$ 10,809.78	A/P	
FAIRWOOD	08/15/2019	\$ 65,974.39	A/P	
HERITAGE PARK	08/15/2019	\$ 16,021.28	A/P	
LAURELWOOD	08/15/2019	\$ 16,980.88	A/P	
Meadows	08/15/2019	\$ 34,965.52	A/P	
Newporter	08/15/2019	\$ 20,983.44	A/P	
Parkwood	08/15/2019	\$ 53,428.07	A/P	Y.
RAINIER VIEW I	08/15/2019	\$ 10,427.82	A/P	
RAINIER VIEW II	08/15/2019	\$ 5,947.89	A/P	
SI VIEW	08/15/2019	\$ 2,642.00	A/P	
SOUTHWOOD SQUARE	08/15/2019	\$ 54,458.39	A/P	
Timberwood	08/15/2019	\$ 90,099.18	A/P	

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Walnut Park	08/15/2019	\$	24,206.31	A/P	
WINDSOR HEIGHTS	08/15/2019	\$	42,735.67	A/P	
Woodland North	08/15/2019	\$	21,791.27	A/P	
Woodridge Park	08/15/2019	\$	145,903.09	A/P	
ABBEY RIDGE	08/22/2019	\$	32,765,63	A/P	
ALPINE RIDGE	08/22/2019	\$	4,310,88	Payroll	
ARBOR HEIGHTS	08/22/2019	\$	8,549,23	Payroll	
Aspen Ridge	08/22/2019	\$	6,597.59	Payroll	
Auburn Square	08/22/2019	\$	13,099.26	Payroll	
Ballinger Commons	08/22/2019	\$	163,436,88	A/P & Payroll	
Bellepark	08/22/2019	\$	5,855.56	A/P	
	08/22/2019	-			
Carriage House		\$	15,989,13	Payroll	
CASCADIAN	08/22/2019	\$	13,521.05	Payroll	
Colonial Gardens	08/22/2019	\$	1,453.62	Payroll	
Cottonwood	08/22/2019	\$	6,805.47	A/P	
Cove East	08/22/2019	\$	22,465.81	A/P	
FAIRWOOD	08/22/2019	\$	11,174.62	Payroli	
Gliman Square	08/22/2019	\$	46,723,16	A/P & Payroll	
HERITAGE PARK	08/22/2019	\$	7,643,07	Payroll	
Juanita View	08/22/2019	\$	21,408.63	A/P	
Kirkland Heights	08/22/2019	\$	47,060,81	A/P	
Landmark	08/22/2019	\$	25,175.48	A/P	
LAURELWOOD	08/22/2019	\$	11,658.02	Payroll	
Meadowbrook	08/22/2019	\$	32,137,58	A/P & Payroll	
Meadows	08/22/2019	\$	7,109.63	Payroli	
	1911	-			
Newporter	08/22/2019	\$	11,612.51	Payroll	
Parkwood	08/22/2019	\$	6,923.94	Payroll	
RAINIER VIEW I	08/22/2019	\$	44,506.87	A/P	
RAINIER VIEW II	08/22/2019	\$	6,614.99	A/P	
Riverstone	08/22/2019	\$	39,043.03	A/P	
SI VIEW	08/22/2019	\$	3,517.50	A/P	
SOUTHWOOD SQUARE	08/22/2019	\$	8,653.06	Payroll	
Timberwood	08/22/2019	\$	17,265.82	Payroll	
Villages @ South	08/22/2019	\$	68,225,24	A/P & Payroll	
Walnut Park	08/22/2019	\$	10,828.48	Payroll	
WINDSOR HEIGHTS	08/22/2019	\$	26,042.04	Payroll	
Woodland North	08/22/2019	\$	5,411.78	Payroll	
Woodridge Park	08/22/2019	\$	15,926.48	Payroll	
Woodside East	08/22/2019	\$	15,507.66	A/P	
		-			
Bellepark	08/28/2019	\$	9,257.07	A/P & Payroll	
Colonial Gardens	08/28/2019	\$	30,741.00	Deposit Correction	
Landmark	08/28/2019	\$	33,056,86	A/P & Payroll	
RAINIER VIEW II	08/28/2019	\$	25,754,85	A/P	
Riverstone	08/28/2019	\$	36,152.23	A/P & Payroll	
SI VIEW	08/28/2019	\$	6,661.19	A/P	
Tall Cedars	08/28/2019	\$	22,876,10	A/P	
Woodside East	08/28/2019	\$	8,784.70	A/P & Payroll	
ALPINE RIDGE	08/29/2019	\$	15,407.55	A/P	
ARBOR HEIGHTS	08/29/2019	\$	12,186.50	A/P	
Aspen Ridge	08/29/2019	\$	6,974.81	A/P	
Auburn Square	08/29/2019	\$	43,217.37	A/P	
Carriage House	08/29/2019	\$	23,946.97	A/P	
CASCADIAN	08/29/2019	\$	13,570.55	A/P	
Colonial Gardens	08/29/2019	\$	16,120.12	A/P	
		-			
FAIRWOOD	08/29/2019	\$	33,635.57	A/P	
HERITAGE PARK	08/29/2019	\$	62,508.11	A/P	
LAURELWOOD	08/29/2019	\$	75,974.20	A/P	
Meadows	08/29/2019	\$	63,328.79	A/P	
Newporter	08/29/2019	\$	28,244.04	A/P	
Parkwood	08/29/2019	\$	17,891-44	A/P	
SOUTHWOOD SQUARE	08/29/2019	\$	13,732.43	A/P	
Timberwood	08/29/2019	\$	71,105,76	A/P	
Walnut Park	08/29/2019	\$	16,895.68	A/P	
WINDSOR HEIGHTS	08/29/2019	\$	162,031.95	A/P	
Woodland North	08/29/2019	\$	19,724.58	A/P	
Woodridge Park	08/29/2019	\$	49,590.32	A/P	
WINDSOR HEIGHTS	08/30/2019	\$	11,004,20	OCR	
Woodland North	08/30/2019	\$			
THOUSAILU MURTH			2,626.34	OCR	
	Total:	3	3,886,747.02		

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**To**: Board of Commissioners

From: Jill Stanton, Deputy Executive Director

**Date:** October 9, 2019

Re: Resolution No. 5632: Authorizing a change in the Administrative

and Collective Bargaining Unit Pay schedule of 2.2% effective

**November 9, 2019** 

### **Executive Summary**

Resolution No. 5632 authorizes an increase in salaries for all Administrative and Collective Bargaining Unit employees of 2.2%, 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 2019.

### **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 2019 was 2.2%.

Staff has reviewed projected funding availability for all existing programs for CY 2020. Based on that review, which will be more fully discussed in the 2020 Budget presentations, confidence is high that an increase of 2.2% 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 2019, we received an inflation factor of 2.173% in our Housing Choice Voucher program and remain optimistic that current funding levels will remain stable through 2020.

There are currently 338 Administrative (non-represented) employees and 88 Collective Bargaining (represented) employees. At current rates of pay, the overall annual impact to base pay of the proposed COLA on the Authority is \$779 thousand, and averages \$1,831 per employee. This total does not include variable benefits, discussed below.

Resolution No. 5632 COLA | Administrative and Collective Bargaining Unit Employees October 14, 2019 KCHA Board Meeting Page 2 of 3

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 \$490 thousand.

As KCHA assembles its 2020 budget, the following assumptions are informing our projections of personal service costs:

- Total salary expense for all employees will be \$32.5 million following application of the proposed COLA. A 2.5% COLA increase is forecast for November 2020, which will impact the last few pay periods in 2020.
- Medical insurance is provided by the Washington State Health Care Authority's Public Employee Benefits Board (PEBB). We have received the 2020 rates and are pleased to report that increases in all plans with the exception of one, are below 3%. The one plan that had a rate increase above that, is a plan that is utilized by very few employees and that rate increase was under 4.2%. We are still analyzing the overall impact, but anticipate that the average per employee net cost to the Authority will be approximately \$14,650. 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 slight increase this year. The rate rose from 12.83% to 12.86% of eligible pay on July 1, 2019 and should remain at that level until mid 2020. Employees are also paying a slightly higher share at 7.9% up from 7.41%. Factoring in the recommended 2019 COLA, KCHA's 2020 contribution to the retirement system is budgeted at \$3.8 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 2019 CPI increase is 1.4 percentage points less than the 2018 CPI. We believe it remains a stable indicator 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. Salaries and benefits budgeted for 2020 total \$45.6 million. 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 2020, and beyond.

Resolution No. 5632 COLA | Administrative and Collective Bargaining Unit Employees October 14, 2019 KCHA Board Meeting Page 3 of 3

Approval of Resolution No. 5632 is recommended.

### THE HOUSING AUTHORITY OF THE COUNTY OF KING

### **RESOLUTION NO. 5632**

### AUTHORIZING A CHANGE IN THE PAY SCHEDULES FOR ADMINISTRATIVE AND COLLECTIVE BARGAINGING UNIT EMPLOYEES OF 2.2% EFFECTIVE NOVEMBER 9, 2019

WHEREAS, the Board of Commissioners annually reviews the salaries and benefits paid to administrative and collective bargaining unit 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 2020; and,

WHEREAS, Management is recommending that the Board of Commissioners approve a cost of living increase in wages for administrative and collective bargaining unit employees effective November 9, 2019 equivalent to the CPI-W published by the Bureau of Labor Statistics annualized as of June 2019; and

WHEREAS, the CPI-W calculated as of June 2019 was 2.2 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 and Collective Bargaining Unit Salary Schedules are hereby amended to reflect a 2.2 percent cost of living increase in all ranges and as set forth in said Salary Schedules, a copies of which are attached as Exhibit A hereto, and made a part hereof.

**SECTION 2:** The rates set forth in both the Administrative and Collective Bargaining Unit Salary Schedules will be increased effective at the beginning of the pay period which begins on November 9, 2019.

Resolution No. 5632 Cost of Living Increases – Administrative Personnel October 14, 2019 Board Meeting Page 2 of 2

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING AT A SPECIAL MEETING THEREOF THIS 14th DAY OF OCTOBER, 2019.

	THE HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON
	Douglas I Parmas Chain
	<b>Douglas J. Barnes, Chair</b> Board of Commissioners
STEPHEN J. NORMAN Secretary	

	Administrative Salary Schedule							
	Ef	fective Novemb	per 9, 2019 - No	vember 6, 2020	0			
Range	Туре	Minimum	Midpoint	Maximum	Exceptional			
0	Annual	140,822.63	173,035.80	205,248.98	226,724.43			
0	Monthly	11,735.22	14,419.65	17,104.08	18,893.70			
0	Hourly	67.70	83.19	98.68	109.00			
N	Annual	128,020.57	156,825.20	185,629.83	204,832.91			
N	Monthly	10,668.38	13,068.77	15,469.15	17,069.41			
N	Hourly	61.55	75.40	89.25	98.48			
M	Annual	120,004.28	147,005.25	174,006.21	192,006.86			
M	Monthly	10,000.36	12,250.44	14,500.52	16,000.57			
M	Hourly	57.69	70.68	83.66	92.31			
L	Annual	114,289.80	135,719.13	157,148.47	171,434.69			
L	Monthly	9,524.15	11,309.93	13,095.71	14,286.22			
L	Hourly	54.95	65.25	75.55	82.42			
K	Annual	103,902.17	121,435.66	138,969.15	150,658.14			
K	Monthly	8,658.51	10,119.64	11,580.76	12,554.85			
K	Hourly	49.95	58.38	66.81	72.43			
J	Annual	94,456.52	110,396.05	126,335.59	136,961.95			
J	Monthly	7,871.38	9,199.67	10,527.97	11,413.50			
J	Hourly	45.41	53.08	60.74	65.85			
		07.000.70	100 000 05	444.050.54	424 540 05			
l .	Annual	85,869.56	100,360.05	114,850.54	124,510.86			
l I	Monthly Hourly	7,155.80 41.28	8,363.34 48.25	9,570.88 55.22	10,375.91 59.86			
<u>.</u>	riouriy	41.20	46.23	33.22	39.80			
H	Annual	74,669.18	87,269.61	99,870.03	108,270.31			
Н	Monthly	6,222.43	7,272.47	8,322.50	9,022.53			
Н	Hourly	35.90	41.96	48.01	52.05			
G	Annual	64,929.72	75,886.61	86,843.51	94,148.10			
G	Monthly	5,410.81	6,323.88	7,236.96	7,845.67			
G	Hourly	31.22	36.48	41.75	45.26			
F	Annual	56,460.63	6F 000 2C	75 510 00	01 067 01			
F	Annual	4,705.05	65,988.36 5,499.03	75,516.09	81,867.91			
F F	Monthly Hourly	4,705.05	31.73	6,293.01 36.31	6,822.33			
		27.27	51.75	00.01	23.30			
E	Annual	51,327.84	59,027.02	66,726.20	71,858.98			
E	Monthly	4,277.32	4,918.92	5,560.52	5,988.25			

E	Hourly	24.68	28.38	32.08	34.55
D	Annual	46,661.68	53,660.93	60,660.18	65,326.35
D	Monthly	3,888.47	4,471.74	5,055.02	5,443.86
D	Hourly	22.43	25.80	29.16	31.41
С	Annual	42,419.71	48,782.66	55,145.62	59,387.59
С	Monthly	3,534.98	4,065.22	4,595.47	4,948.97
С	Hourly	20.39	23.45	26.51	28.55
В	Annual	38,563.37	44,347.88	50,132.38	53,988.72
В	Monthly	3,213.61	3,695.66	4,177.70	4,499.06
В	Hourly	18.54	21.32	24.10	25.96
A	Annual	35,056.82	39,658.92	44,260.23	47,326.70
Α	Monthly	2,921.40	3,304.91	3,688.35	3,943.89
Α	Hourly	16.85	19.07	21.28	22.75

# Building Trades Salary Schedule Maintenance Wage Rates November 9, 2019 - November 6, 2020

POSITION	Position #	Term	% of RMM2	Paystep No	Hourly Rate	Annual
Landscaper/Cleaner - Grade 1 - Step 1	20713			BT-0101	20.22	42,057.60
Landscaper/Cleaner - Grade 1 - Step 2				BT-0102	21.05	43,784.00
Landscaper/Cleaner - Grade 1 - Step 3				BT-0103	21.88	45,510.40
Landscaper/Cleaner - Grade 1 - Step 4				BT-0104	22.73	47,278.40
Landscaper/Cleaner - Grade 1 - Step 5				BT-0105	23.52	48,921.60
Landscaper/Cleaner - Grade 1 - TOPS				BT-01-TOPS	23.76	49,420.80
Laborer - Grade 2 - Step 1	20704			BT-0201	25.83	53,726.40
Laborer - Grade 2 - Step 2				BT-0202	26.68	55,494.40
Laborer - Grade 2 - Step 3				BT-0203	27.53	57,262.40
Laborer - Grade 2 - Step 4				BT-0204	28.33	58,926.40
Laborer - Grade 2 - Step 5				BT-0205	29.17	60,673.60
Laborer - Grade 2-TOPS				BT-02-TOPS	29.41	61,172.80
Site Based Maintenance Mechanic - Grade 3 - Step 1	20700			BT-0301	27.66	57,532.80
Site Based Maintenance Mechanic - Grade 3 - Step 2	20700			BT-0301	28.36	58,988.80
Site Based Maintenance Mechanic - Grade 3 - Step 3				BT-0303	29.09	60,507.20
Site Based Maintenance Mechanic - Grade 3 - Step 4				BT-0303	29.83	62,046.40
Site Based Maintenance Mechanic - Grade 3 - Step 5				BT-0305	30.62	63,689.60
Site Based Maintenance Mechanic - Grade 3 - 3cep 5				BT-03-TOPS	30.86	64,188.80
one pased indimendine internaling and 5 1015				D1-03-10F3	30.80	04,100.00
Regional Maintenance Mechanic Trainee - Grade 7 - Step 1	20716	0-6mos	80%	BT-0701	26.18	54,454.40
Regional Maintenance Mechanic Trainee - Grade 7 - Step 2		7-12mos	85%	BT-0702	27.82	57,865.60
Regional Maintenance Mechanic Trainee - Grade 7 - Step 3		13-18mos	90%	BT-0703	29.45	61,256.00
Regional Maintenance Mechanic Trainee - Grade 7 - Step 4		19-24mos	95%	BT-0704	31.90	66,352.00
Regional Maintenance Mechanic - Grade 4 - Step 1	20702			BT-0401	32.72	68,057.60
Regional Maintenance Mechanic - Grade 4 - Step 2				BT-0402	33.57	69,825.60
Regional Maintenance Mechanic - Grade 4 - Step 3				BT-0403	34.39	71,531.20
Regional Maintenance Mechanic - Grade 4 - Step 4				BT-0404	35.24	73,299.20
Regional Maintenance Mechanic - Grade 4 - Step 5				BT-0405	36.08	75,046.40
Regional Maintenance Mechanic - Grade 4-TOPS				BT-04-TOPS	36.32	75,545.60
						,.
Elec Regional Maintenance Mechanic - Grade 4 - Step 1	20702			BT-0401E	34.77	72,321.60
Elec Regional Maintenance Mechanic - Grade 4 - Step 2				BT-0402E	35.62	74,089.60
Elec Regional Maintenance Mechanic - Grade 4 - Step 3				BT-0403E	36.43	75,774.40
Elec Regional Maintenance Mechanic - Grade 4 - Step 4				BT-0404E	37.28	77,542.40
Elec Regional Maintenance Mechanic - Grade 4 - Step 5				BT-0405E	38.12	79,289.60
Elec Regional Maintenance Mechanic - Grade 4E-TOPS				BT-04E-TOPS	38.37	79,809.60
Maintenance Operations Specialist - Grade 5 - Step 1	20703			DT OFO1	27.00	70 700 40
Maintenance Operations Specialist - Grade 5 - Step 1  Maintenance Operations Specialist - Grade 5-TOPS	20/03			BT-0501	37.88	78,790.40
maintenance Operations Specialist - drade 5-1043				BT-05-TOPS	38.12	79,289.60

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**To**: Board of Commissioners

**From:** Katie Escudero, Moving To Work and Health Policy Manager

**Date:** October 7, 2019

**Re:** Resolution No. 5633: Approval of the King County Housing

Authority's Moving to Work Annual Plan for FY 2020

Resolution No. 5633 authorizes the approval of KCHA's fiscal year 2020 Moving to Work (MTW) Plan. As a participant in the Department of Housing and Urban Development's (HUD) MTW program, KCHA is required to submit a board-approved annual plan that outlines the agency's goals, operations, programs, and proposed new MTW activities for HUD's review and approval. As outlined at the Board of Commissioner's meeting on September 16, 2019, KCHA is not proposing any new activities but is making targeted changes or additions to ongoing initiatives and investments of the single fund, including efforts to serve additional households and improve outcomes of residents.

# **Summary of Public Comments**

KCHA generally received positive feedback and support for its 2020 MTW Plan. After carefully reviewing and considering the public comments, staff made no substantive changes to the Plan. A summary of comments received is provided below. A detailed description of the public process can be found in Section VI (starting on page 53) of the Plan.

<u>Public Hearing:</u> Two participants attended the public hearing. No formal comments were received and no concerns were raised regarding KCHA's plans for 2020.

Resident Advisory Committee (RAC) Meetings: RAC members expressed support for KCHA's closer coordination with the healthcare system and reiterated the need for additional behavioral health services. A few residents asked clarifying questions about the community college pilot and one asked about the federal budget. In response, staff provided more information on the community college program and an overview of the federal and KCHA budget processes, shared more information on forthcoming health initiatives, and made note of the interest in health as a potential future RAC meeting topic.

2020 MTW Plan October 14, 2019 Board Meeting Page 2 of 2

<u>Written Comments</u>: One written comment was received from a resident who feels KCHA has not followed mandated Americans with Disabilities Act (ADA) requirements with respect to accessibility and proposed KCHA conduct an assessment of its housing portfolio's compliance with federal accessibility standards. She also advocated for more funding for supportive services.

KCHA believes it is in compliance with the requirements of the ADA. Although most KCHA properties were developed prior to enactment of the ADA, KCHA will continue to incorporate current accessibility standards to new capital improvements which involve building accessibility and will continue to identify and remove barriers to building access and use for people with disabilities where requests for reasonable accommodations are made and where it is otherwise reasonable and cost effective to do so. Additionally, KCHA is pursuing partnerships and resources that leverage the healthcare delivery system in providing more robust physical and behavioral health services to residents. Staff are sharing this information with the commenter.

Approval of the resolution is recommended.

# THE HOUSING AUTHORITY OF THE COUNTY OF KING RESOLUTION NO. 5633

# APPROVAL OF THE KING COUNTY HOUSING AUTHORITY'S MOVING TO WORK ANNUAL PLAN FOR FISCAL YEAR 2020

**WHEREAS**, the King County Housing Authority (KCHA) entered the Department of Housing and Urban Development's (HUD) Moving to Work Demonstration Program (MTW) under a 2003 MTW Agreement with HUD; and

WHEREAS, as intended by Congress, the MTW Agreement authorizes KCHA to design and test new ways of providing housing assistance and needed services to low-income households; and

WHEREAS, in 2016 HUD and KCHA executed an amendment to extend the Agency's MTW participation through fiscal year 2028 on the conditions and requirements of participation outlined in the Amended and Restated Agreement (Restated Agreement) between HUD and KCHA; and

WHEREAS, the Restated Agreement requires the Authority to develop an MTW Annual Plan (the Plan) that identifies anticipated MTW program resources and expenditures, while outlining ongoing MTW activities and detailing new initiatives that KCHA intends to pursue during the coming fiscal year; and

**WHEREAS,** staff has developed the required MTW Annual Plan covering Fiscal Year 2020 (January 1, 2020 through December 31, 2020) in a manner that is responsive to and complies with the Restated Agreement requirements; and

**WHEREAS**, in developing the FY 2020 MTW Annual Plan, KCHA provided opportunity for public and resident input regarding the Plan components, including two meetings with the KCHA Resident Advisory Council and a Public Hearing; and

**WHEREAS**, the Plan envisions some changes in operational policies and programs which are consistent with the goals of the MTW Demonstration and KCHA's mission; and

WHEREAS, a Board Resolution approving the Plan and certifying that the Plan complies

with MTW Plan requirements must be included when it is submitted to HUD; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF

COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING,

THAT:

1. The Board of Commissioners hereby approves the MTW Plan attached to this resolution

and the accompanying memorandum for implementation and submission to HUD.

2. The Board of Commissioners certifies that the Public Hearing requirements have been

met and authorizes the Chair of the Board to execute the attached HUD Certification of

Compliance with MTW Plan Requirements and Related Regulations.

ADOPTED AT A MEETING OF THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE COUNTY OF KING THIS 14th DAY OF OCTOBER

2019.

THE HOUSING AUTHORITY OF THE

COUNTY OF KING, WASHINGTON

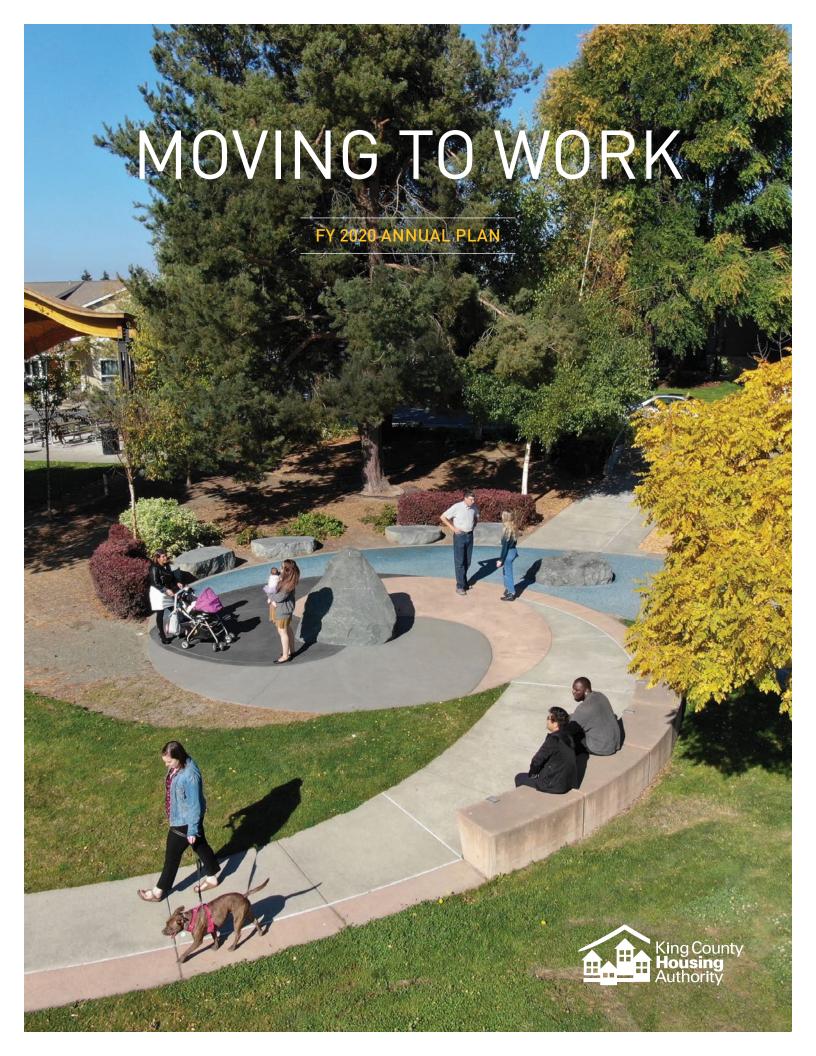
DOUGLAS J. BARNES, Chair

**Board of Commissioners** 

STEPHEN NORMAN

Secretary-Treasurer

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# KING COUNTY HOUSING AUTHORITY

### **BOARD OF COMMISSIONERS**

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Helen Howell Craig Violante

Kristy Johnson Tim Walter

Judi Jones Dan Watson

Sarah Oppenheimer Wen Xu

Gary Leaf

Prepared By: Katie Escudero Date: October 9, 2019

# King County Housing Authority

# Moving to Work Annual Plan FY 2020

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### **SECTION I**

### INTRODUCTION

### A. OVERVIEW OF SHORT-TERM MTW GOALS AND OBJECTIVES

In 2020, King County Housing Authority (KCHA) will continue to focus on ensuring that our housing assistance reaches as many of our community's lowest income households as possible. Moving to Work (MTW) flexibility allows KCHA to invest in innovative policy and program approaches that are otherwise not achievable under rigid federal housing regulations and program rules. As a result, KCHA is serving significantly more households, including those that are hardest to reach, than when we entered the program in 2003. At the same time, MTW allows us to impact longer-term, multi-generational outcomes for the households we serve around issues of education, health, and economic mobility. In 2020, in support of this multi-pronged approach, we will continue pursuing the following objectives:

- INCREASE THE NUMBER OF EXTREMELY LOW-INCOME HOUSEHOLDS WE SERVE. KCHA will continue to expand our housing assistance for low-income households through multiple approaches: applications for new special purpose vouchers, as they become available; property acquisitions and new development in order to preserve and increase the overall supply of affordable multifamily housing in the region; use of banked Annual Contributions Contract (ACC) authority to expand housing options for extremely low-income households; project-basing voucher rental assistance to help increase the supply of permanent supportive housing (PSH); over-leasing of our existing Housing Choice Voucher (HCV) program baseline; and continued use of locally designed, innovative subsidy programs to house and support diverse populations.
- INCREASE GEOGRAPHIC CHOICE. KCHA will continue our multi-pronged approach to broaden geographic choice for our program participants to support economic and racial integration in King County. Our strategies include a six-tier, ZIP code-based payment standard system for the voucher program, strategic property acquisitions and development, and the establishment of new public housing and project-based assistance contracts in high-opportunity neighborhoods. Currently, 29 percent of KCHA's HUD-subsidized households with children (and 37 percent of our federally subsidized households overall) live in high- or very high-opportunity neighborhoods, putting us on track to reach our goal of 30 percent of extremely low-income households with children living in high-opportunity neighborhoods by the end of the year. To further support this goal, KCHA will continue our Bill & Melinda Gates Foundation-funded research partnership, Creating Moves to Opportunity, which tests new strategies to assist families with young children in accessing and moving to high-opportunity neighborhoods.

- EXPAND OUR PORTFOLIO OF HOUSING ALONG EMERGING MASS TRANSIT CORRIDORS. KCHA has acquired more than 1,500 units of housing along the region's emerging mass transit corridors over the past five years. 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 2020 and beyond, we will expand our efforts to acquire or develop properties near these transit sites, and allocate rental assistance or MTW capital in support of new housing development. This approach helps ensure that King County residents, regardless of income, have access to the region's growing mass transportation system and the economic opportunities that coincide with them.
- FOSTER OPPORTUNITY IN NEIGHBORHOODS WITH HIGH RATES OF POVERTY
  In conjunction with our efforts to increase geographic choice, KCHA is working to ensure opportunity is fostered and available in neighborhoods that are historically underserved and under-resourced, and where the majority of the region's low-income households currently live. To that end, KCHA invests in these communities, providing community facilities and supporting youth and family programs across the region. In White Center, with the support of a web of partnerships, KCHA will continue our efforts to expand health, education, and economic mobility support, not just for those households receiving KCHA's housing assistance, but for the neighborhood as a whole.
- LEVERAGE PARTNERSHIPS TO ADDRESS THE MULTI-FACETED NEEDS OF THE INDIVIDUALS AND FAMILIES EXPERIENCING HOMELESSNESS IN OUR REGION. Nearly half of the households entering our federally subsidized programs last year reported that they were experiencing homelessness prior to receiving assistance. This share of households includes diverse populations with varying needs: veterans with complex health needs; individuals living with behavioral health issues; those involved with the criminal justice system; unaccompanied youth; youth experiencing homelessness and/or transitioning out of foster care; families fleeing domestic violence; and families involved with the child welfare system. KCHA will continue to partner with public and behavioral health care systems, local service provider partners, the U.S. Department of Veterans Affairs, the region's Continuum of Care, and the child welfare system to provide supportive housing and advance regional goals to make homelessness rare, brief, and one-time. An important emerging focus is KCHA support for the creation of a more robust development pipeline across the region for non-profit sponsored permanent supportive housing to complement our scatter-site tenant-based voucher initiatives serving targeted special needs populations.

- EXPAND HOUSING ASSISTANCE TO HOUSEHOLDS EXPERIENCING HOMELESSNESS THROUGH INNOVATIVE PROGRAMS. In addition to expanding our service partnerships, KCHA will continue to implement and evaluate new ways to effectively use MTW dollars to address the needs of the region's growing population of people experiencing homelessness. Suburban King County school districts report that more than 5,500 students experienced homelessness at some point during the 2017-18 school year, an increase of more than 10 percent since 2016.¹ We will continue our partnerships with the Highline and Tukwila School Districts to provide short-term rent subsidies to school-age children experiencing homelessness and their families. In 2020, KCHA will launch a new program that assists community college students who are facing housing instability and homelessness while they pursue postsecondary education. KCHA will allocate time-limited rental subsidies to the program, which aims to reduce student homelessness and improve college graduation rates for low-income students.
- DEEPEN PARTNERSHIPS WITH LOCAL SCHOOL DISTRICTS TO IMPROVE EDUCATIONAL OUTCOMES. More than 15,000 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 economic mobility. KCHA will continue to prioritize students' educational success through partnerships with local education stakeholders, including school districts, out-of-school time and early learning providers, and parents. 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; and higher graduation rates. In 2020, a new program, Early Learning Connectors, will be underway throughout Bellevue and Kent. This unique approach employs resident interns to connect families to early learning opportunities, coordinate program referrals to early learning providers, and provide tools and resources based on a family's particular needs in order to improve early learning outcomes.
- SUPPORT FAMILIES IN GAINING GREATER ECONOMIC INDEPENDENCE. In 2020, KCHA will assist more than 250 households through our Family Self-Sufficiency (FSS) program. This program advances families toward economic independence through individualized case management, supportive services, and program incentives, such as an escrow account. We will continue to explore new strategies for promoting improved economic mobility for program participants by assessing needs, identifying gaps in services, engaging local workforce development partners, and implementing programmatic and policy

<sup>&</sup>lt;sup>1</sup> Washington State Office of Superintendent of Public Instruction, Homeless Students in Washington State by School District, 2017-18 Data, http://www.k12.wa.us/HomelessEd/Data.aspx.

modifications designed to increase participation and program gains.

- INVEST IN THE ELIMINATION OF ACCRUED CAPITAL REPAIR AND SYSTEM REPLACEMENT NEEDS IN OUR FEDERALLY SUBSIDIZED HOUSING INVENTORY. In 2020, KCHA will invest nearly \$15 million in upgrades to our federally assisted housing stock. 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: 95.6. These investments improve housing quality, reduce maintenance costs and energy consumption, and extend the life expectancy of our housing stock, enabling us to fulfill our mission over the long term.
- STRENGTHEN OUR MEASUREMENT, LEARNING, AND RESEARCH CAPACITIES. KCHA continues to increase our 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 address the housing needs and improve life outcomes for people receiving federal housing assistance. In 2020, we will continue cross-sector data collaborations that explore resident outcomes at the intersections of health, housing, education, economic mobility, 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 continue 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 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 2020, program departments will continue to focus on improving workflows while an agency-wide initiative will commence on technology improvements, specifically to the human resource, payroll, and housing management software systems.
- REDUCE THE ENVIRONMENTAL IMPACT OF KCHA'S PROGRAMS AND FACILITIES. In 2020, KCHA will enter into the third year of our 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 residents. In 2020, major projects will focus on lessening greenhouse gas emissions, increasing solar energy generation, diverting 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 11,256 affordable housing units.
- **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 economic 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		Fully	
	0	1	2	3	4	5	6+	Units	Population Type	Accessible	Adaptable
Watson Manor	0	7	3	0	0	0	0	10	Youth and young adult women (age 14- 23) and their children	TBD	TBD
Total Public Hou	sing Ur	nits to	be Add	ed²	•	•		10			

## 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
Juanita View	51	No	Preserving affordable housing for low-income families. KCHA is the project owner and is electing to opt-out of a PBA rental assistance contract with HUD.

<sup>&</sup>lt;sup>2</sup> This, and other properties yet to be identified, may convert to Public Housing in 2020. Additionally, some housing units might be designated MTW Neighborhood Services units in 2020 should an opportunity arise to partner with a local service provider or to assign units to other eligible MTW purposes and upon approval from the HUD field office.

Kirkland Heights	106	No	Preserving affordable housing for low-income families. KCHA is the project owner and is electing to opt-out of a PBA rental assistance contract with HUD.
Vashon Micro Units	8	No	Permanent supportive housing for people with disabilities.
Planned Total Vouchers to be Newly Project-based	165		

### 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 project-based and sponsor-based housing as partnership opportunities arise.

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

In 2020, KCHA will spend nearly \$15 million to complete capital improvements critical to maintaining our federally subsidized properties. Expenditures include:

- UNIT UPGRADES (\$3.9 MILLION). KCHA's ongoing efforts to significantly upgrade the interiors of our affordable housing inventory as units turn over will continue in 2020. KCHA's inhouse, skilled workforce will perform the renovations, which include the installation of new flooring, cabinets, and fixtures to extend by 20 years the useful life of up to 130 additional units.<sup>3</sup>
- BUILDING ENVELOPE AND RELATED COMPONENTS UPGRADES (\$3.5 MILLION). In 2020, building envelope improvements will be implemented at the Houghton Properties (Kirkland).

<sup>&</sup>lt;sup>3</sup> An inventory of potential units to be upgraded in 2020 is attached as Appendix F.

This project, originally planned for 2019, was delayed to allow time for the reconfiguration and expansion of four one-bedroom units to four three-bedroom units. Additionally, the siding and windows at Kirkland Place (Kirkland) will be replaced and Northlake House (Bothell) will receive a new roof. At Pacific Court (Tukwila), all envelope components, including siding, windows, doors, and roofs, will be upgraded. Failing soffits at Casa Madrona (Olympia) will be replaced.

- SYSTEMS (HEATING, SEWER, ELECTRICAL, DRAINAGE, SPRINKLER) IMPROVEMENTS (\$3.7 MILLION). The deteriorated sewer lines at Casa Madrona (Olympia), Munro Manor (Burien), and Westminster (Shoreline), and Yardley Arms (Burien) will be lined. These properties' sewer lines are located in or under the concrete slab and the lining process will minimize disruption to residents. Casa Madrona will also receive improvements to its hydronic heat system, as will Mardi Gras (Kent). Finally, aging electrical panels will be replaced at Pacific Court (Tukwila) and Wayland Arms (Auburn).
- "509" INITIATIVE IMPROVEMENTS (\$3.0 MILLION). Planned improvements included in the 2013 conversion of 509 scattered site Public Housing properties will continue in 2020. At Avondale Manor (Redmond), the envelope will be upgraded, the site drainage improved, and sewer lines repaired with the lining system described above. Additionally, sidewalks will be replaced and parking areas repaved at Cedarwood (Kirkland). Finally, a sewer line replacement project at Young's Lake (Renton) was rescheduled to 2020 in order to include interior unit upgrades in the project.

### **B. LEASING INFORMATION**

### i. Planned Number of Households Served<sup>4</sup>

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	2,700	32,400
MTW Housing Choice Vouchers (HCV) Utilized	10,300	123,600
Local, Non-traditional: Tenant-based	220	2,640
Local, Non-traditional: Property-based	0	0
Local, Non-traditional: Homeownership	0	0

<sup>&</sup>lt;sup>4</sup> These tables do not include the approximately 10,200 additional households that are 1) served by the special purpose voucher programs, 2) reside in non-federally subsidized workforce housing, and/or 3) have ported into KCHA's jurisdiction.

Planned Total Households Served	13,220	158,640
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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	100	1,200
Tenant-based	2014-1: Stepped-down Assistance for Homeless Youth	25	300
Planned Total Households Served		220	2,640

# 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 2020.		
MTW Voucher (HCV)	King County continues to experience unprecedented population growth and 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. To address this issue, we deploy a variety of interventions including our multi-tiered, ZIP code-based payment standard system that better matches submarket rents, landlord outreach and retention, an expedited inspection process, deposit assistance, housing search assistance for special populations, including veterans receiving VASH assistance, and establishment of MOUs with property owners to		
Local, Non-traditional	reduce or use alternative screening criteria.  Successfully leasing an apartment and maintaining housing stability in a tight rental market is a challenge for households with complex physical and behavioral health needs. Our program partners administering sponsor-based housing are finding it increasingly difficult to recruit and retain landlords willing to maintain affordable, accessible rents for this program. In response, KCHA and our program partners will continue working together to develop new strategies to support housing access and stability for populations served through these and other special purpose voucher programs, including the Medicaid supportive housing benefit, Foundational Community Supports.		

## **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 2020?
Housing Choice Voucher	Community-wide	920	Partially open (accepting targeted voucher referrals only)	Yes
Public Housing	Regional	8,600	Open	N/A
Public Housing	Site-based	7,600	Open	N/A
Project-based	Regional	3,400	Open	N/A
Public Housing – Conditional Housing	Program-specific	25	Open	N/A

## ii. Planned Changes to Waiting List in the Plan Year

In 2020, 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

KCHA is not proposing any new activities in 2020.

# **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
2019-1	Acquire and Develop New Affordable Housing	Housing Choice	15
2018-1	Encouraging the Successful Lease-up of the Housing Choice Voucher Program	Housing Choice	15
2016-2	Conversion of Former Opt-out Developments to Public Housing	Cost-effectiveness	17
2015-2	Reporting on the Use of Net Proceeds from Disposition Activities	Cost-effectiveness	18
2014-1	Stepped-down Assistance for Homeless Youth	Self-sufficiency	19
2014-2	Revised Definition of "Family"	Housing Choice	20
2013-1	Passage Point Re-entry Housing Program	Housing Choice	20
2013-2	Flexible Rental Assistance	Housing Choice	21
2009-1	Project-based Section 8 Local Program Contract Term	Housing Choice	22
2008-1	Acquire New Public Housing	Housing Choice	23
2008-3	FSS Program Modifications	Self-sufficiency	24
2008-10 & 2008-11	EASY and WIN Rent Policies	Cost-effectiveness	25
2008-21	Public Housing and Housing Choice Voucher Utility Allowances	Cost-effectiveness	26
2007-6	Develop a Sponsor-based Housing Program	Housing Choice	27
2007-14	Enhanced Transfer Policy	Cost-effectiveness	28
2005-4	Payment Standard Changes	Housing Choice	29
2004-2	Local Project-based Section 8 Program	Cost-effectiveness	30
2004-3	Develop Site-based Waiting Lists	Housing Choice	33
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	34
2004-9	Rent Reasonableness Modifications	Cost-effectiveness	36
2004-12	Energy Performance Contracting	Cost-effectiveness	36
2004-16	Housing Choice Voucher Occupancy Requirements	Cost-effectiveness	37

ACTIVITY 2019-1: ACQUIRE AND DEVELOP NEW AFFORDABLE HOUSING

MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2019 **IMPLEMENTED: 2019** 

CHALLENGE: 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.

**SOLUTION:** 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 use MTW funds to

support the development and 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, in

accordance with PIH Notice 2011-45.

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 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 low vacancy rate, 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 75 percent – an achievement in

this market, but not high enough.

**SOLUTION:** 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 also streamlines our Housing Quality Standards (HQS) protocol even further by allowing landlords to inspect and self-certify that the unit passes HUD's standards. The pilot program takes a phased-in approach and starts with newly constructed, not-previously-occupied units issued a Certificate of Occupancy or Temporary Certificate of Occupancy. The second phase extends the pilot to KCHA-owned properties built after 1978, and the third phase to non-KCHA affiliated LIHTC properties. To ensure that these units meet KCHA's high inspection standards, quality control audits will be performed on no fewer than 20 percent of the self-certified units every 90 days of the two-year pilot. 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 in the geographic location of their choice. 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 that assist families with young children to access and move to high-opportunity neighborhoods. To aid in the implementation of this 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.

**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.

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 particularly 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 Public Housing residents, 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 through 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):

Repair or rehabilitation of existing ACC units.

Development and/or acquisition of new ACC units.

Provision of social services for residents.

Implementation of a preventative and routine maintenance strategy for specific single-

family scattered-site ACC units.

Modernization of a portion of a residential building in our inventory to develop a

recreation room, laundry room, or day-care facility for residents.

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 2019 point-in-time homelessness count in King County, 1,089 youth and

young adults were identified as experiencing homelessness or unstably housed.<sup>5</sup> 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 youth experiencing homelessness 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 program. This program offers independent housing

opportunities to young adults (ages 18 to 25) who are transitioning out of homelessness. With support

from the provider, the youth 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.

<sup>5</sup> Count Us In 2019: Seattle/King County Point-in-Time Count of Persons Experiencing Homelessness. http://allhomekc.org/wpcontent/uploads/2019/07/Updated-7.11-King-County-Report.pdf

ACTIVITY 2014-2: Revised Definition of "Family"

MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2014 **IMPLEMENTED: 2014** 

CHALLENGE: According to a January 2019 point-in-time count, 2,451 individuals identified as

experiencing homelessness in King County were in families with children. <sup>6</sup> 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 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 2018, 1,497 individuals in King County returned to the community after a period of

incarceration. 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.8

Without a home or employment, many of these parents are unable to reunite with their children.

<sup>6</sup> Count Us In 2019: Seattle/King County Point-in-Time Count of Persons Experiencing Homelessness. http://allhomekc.org/wpcontent/uploads/2019/07/Updated-7.11-King-County-Report.pdf

<sup>7</sup> Washington State Department of Corrections. Number of Prison Releases by County of Release.

https://www.doc.wa.gov/docs/publications/reports/200-RE001.pdf

<sup>8</sup> 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 residents 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 residents 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: Given recent project-based voucher program flexibilities available under the Housing Opportunities Through Modernization Act (HOTMA), KCHA is considering project-basing a portion of the units at Passage Point as Family Unification Program (FUP) vouchers. This would allow us to repurpose vouchers currently in use at Passage Point to serve additional families from the HCV waiting list.

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

## 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 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.

In the 2019 MTW Plan, KCHA proposed and received approval for the application of the flexible housing assistance model to a new population – college students experiencing homelessness or housing instability. This tenant-based, time-limited subsidy provides up to 54 months of housing support while leveraging existing, on-campus services that support students beyond their housing needs. KCHA and Highline College will begin implementing this program in 2020.

**PROPOSED CHANGES TO ACTIVITY:** We will continue to consider the application of the short-term rent assistance approach to other populations and jurisdictions as we learn more about the effectiveness of this model.

**CHANGES TO METRICS:** The program's metrics are adjusted upwards by 40 households to reflect the new partnership with Highline College.

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	100 households
Increase housing choices	HC #7: Number of households receiving services aimed to increase housing choice	0 households	150 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 short-term rental assistance commitments provided the cash flow. 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. Countywide, fewer than 10 percent of all apartments are considered affordable to households earning less than 30 percent of AMI. 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 that are affordable to extremely low-income households.

**SOLUTION:** KCHA's Public Housing Annual Contributions Contract (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.<sup>11</sup>

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

<sup>&</sup>lt;sup>9</sup> US Census Bureau, ACS 2017 1-year estimate.

<sup>&</sup>lt;sup>10</sup> US Census Bureau, ACS 2017 1-year estimate.

<sup>&</sup>lt;sup>11</sup> Neighborhood opportunity designations are from the Puget Sound Regional Council and Kirwan Institute's Opportunity Mapping index (https://www.psrc.org/opportunity-mapping).

self-certification of neighborhood suitability standards and Faircloth limits, necessitating the flexibility

granted in Attachment D, Section D of our MTW Agreement. 12

PROPOSED CHANGES TO ACTIVITY: KCHA will turn on banked ACC units in apartment buildings it owns

or acquires that meet the definition of physically obsolete and then then convert the units through the

Section 18 process to facilitate the rehabilitation of the units.

**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: Nationally, only 25 percent of low-income households that qualify for housing assistance

receive it.13 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

pave the way for residents to realize a higher degree of economic independence. To further the

program's reach, KCHA in 2018 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: 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.

<sup>12</sup>Some Public Housing units might be designated MTW Neighborhood Services units over this next year upon approval from the HUD field office.

<sup>13</sup> Worst Case Housing Needs 2017: Report to Congress, page viii.

https://www.huduser.gov/portal/sites/default/files/pdf/Worst-Case-Housing-Needs.pdf

#### 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 Public Housing and HCV programs by 20 percent.

**PROPOSED CHANGES TO ACTIVITY:** In 2020, KCHA will continue to explore additional streamlining and time-saving measures that simplify the interim recertification process while retaining program integrity. Additionally, we may consider updating the income bands and modifying the tenant rent calculation for the WIN Rent program.

**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.

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 2019 point-in-time count, 11,199 individuals in King County were identified as experiencing homelessness. <sup>14</sup> Of those, 2,213 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 voucher.

KCHA continues to explore applying the sponsor-based subsidy model to extremely low-income families with children seeking to lease-up in the county's Eastside cities or neighborhoods adjacent to high-capacity mass transit stations in order to increase access to opportunity. Under this model, we would select nonprofit housing or supportive service providers that will co-design the subsidy model, identify eligible families, and administer the housing subsidy program. KCHA would provide long-term funding

<sup>14</sup> Count Us In 2019: Seattle/King County Point-in-Time Count of Persons Experiencing Homelessness. http://allhomekc.org/wp-content/uploads/2019/07/Updated-7.11-King-County-Report.pdf

commitments that would allow the sponsor agencies to master lease units from private market

landlords.

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 2007-14: 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 KCHA's ability to meet the needs of our residents. For example, project-

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. Not surprisingly, high-opportunity neighborhoods have more expensive rents. According to recent market data, a two-bedroom rental unit at the 40<sup>th</sup> percentile in East King County – typically a high-opportunity area – costs \$696 more than the 40<sup>th</sup> percentile unit in South King County. To move to high-opportunity areas, voucher holders need higher subsidy levels, which are not available 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 111 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

<sup>&</sup>lt;sup>15</sup> Neighborhood opportunity designations are from the Puget Sound Regional Council and Kirwan Institute's Opportunity Mapping index (https://www.psrc.org/opportunity-mapping).

<sup>&</sup>lt;sup>16</sup> Apartment Insights, 2nd Quarter Report, 2019.

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 neighborhoods for low-income households. We also partner with nonprofit community service providers to create housing targeted to special-needs populations, opening new housing opportunities for people who are chronically homeless, mentally ill, or disabled, as well as young adults and families experiencing homelessness who traditionally are 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

<sup>&</sup>lt;sup>17</sup> Neighborhood opportunity designations are from the Puget Sound Regional Council and Kirwan Institute's Opportunity Mapping index (https://www.psrc.org/opportunity-mapping).

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 nonprofitoperated housing programs. (FY 2004)
- Project-basing Family Unification Program vouchers for youth engaged with the child welfare system.
   (FY 2019)

#### 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)
- 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)
- Allowing KCHA to enter into a HAP contract for any type of unit that does not qualify as existing
  housing and is under construction or has been recently constructed, regardless of whether an AHAP
  has been executed. (FY 2019)

#### 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, if needed, and pay the higher rent. (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 tenantbased 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:** As part of our efforts to target rental assistance to college students experiencing homelessness, KCHA proposes expanding the list of modified housing types to include housing units that are owned or controlled by an educational institution or its affiliate, and are designed for students of the institution to occupy.

**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.

In 2019, KCHA streamlined our inspection processes even further by piloting a program that allows landlords to inspect and self-certify that their units pass HUD's standards. The pilot began with newly constructed units with a Certificate of Occupancy or Temporary Certificate of Occupancy. To ensure that these units meet KCHA's high inspection standards, quality control audits will be performed on no fewer than 20 percent of the self-certified units every 90 days of the two-year pilot. This and the other program efficiencies enable faster lease-up times and cause less disruption for landlords and tenants while ensuring program compliance.

**PROPOSED CHANGES TO ACTIVITY:** In 2020, KCHA will extend the initial inspection pilot program to KCHA-owned properties built after 1978 and to non-KCHA affiliated LIHTC properties.

**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<sup>th</sup> 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 2020, KCHA will explore additional streamlining and time-saving

measures that simplify the interim recertification process while retaining program integrity.

**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:** KCHA is considering excluding any properties that are financed in

whole or in part by local or federal programs, including tax credit properties, from the Rent

Reasonableness review.

**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 our aging housing stock.

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 highrisk homeless populations in supportive housing programs tailored to nimbly meet an individual's needs. This activity will be reconsidered for implementation 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 activity is currently deferred for consideration in a future year, if the need arises.

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 our

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 that 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 our 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<sup>18</sup>

### i. Estimated Sources of MTW Funds

FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$8,315,051
70600	HUD PHA Operating Grants	\$159,228,112
70610	Capital Grants	\$9,164,370
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$0
71100+72000	Interest Income	\$1,242,128
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$48,788,469
70000	Total Revenue	\$226,738,130

#### 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	(\$15,021,458)
91300+91310+92000	Management Fee Expense	(\$5,613,197)
91810	Allocated Overhead	\$0
92500 (92100+92200+92300+92400)	Total Tenant Services	(\$9,588,702)
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	(\$3,124,104)
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	(\$5,189,110)
95000 (95100+95200+95300+95500)	Total Protective Services	\$0
96100 (96110+96120+96130+96140)	Total Insurance Premiums	(\$269,915)
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$0

<sup>&</sup>lt;sup>18</sup> The MTW Plan is due to HUD in advance of KCHA completing a final budget for its 2020 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	(\$4,000,000)
97300+97350	Housing Assistance Payments + HAP Portability-in	(\$171,102,827)
97400	Depreciation Expense	(\$9,010,294)
97500+97600+97700+97800	All Other Expenses	(\$12,254,566)
90000	Total Expenses	(\$235,174,173)

#### iii. Planned Use of MTW Single Fund Flexibility

KCHA seeks to make the most efficient, effective, and creative use of our single-fund flexibility while adhering to the statutory requirements of the MTW 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 the Puget Sound region. With MTW flexibility, we have assisted more of our county's households – and among those, more of the most vulnerable and lowest income households – than would have been possible under HUD's traditional funding and program constraints.

KCHA's single fund activities, described below, demonstrate the value and effectiveness of this flexibility in practice:

- KCHA'S HOMELESS HOUSING INITIATIVES. These initiatives address the varied and diverse needs of the most vulnerable populations experiencing homelessness those living with behavioral health issues; individuals with criminal justice involvement; young adults experiencing homelessness; youth recently transitioned out of foster care;; students experiencing homelessness and their families; and veterans experiencing homelessness. The traditional housing subsidy programs have failed to reach many of these households and lack the supportive services necessary to meet their complex needs. In 2020, KCHA will invest nearly \$43 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 support. Under the program design, a designated agency partner disburses funding to program participants and screens for eligibility according to the program's guidelines.

- As a result of this assistance, families are able to maintain their housing, avoiding the far greater personal and systemic costs that would have occurred if they entered homelessness.
- EDUCATION INITIATIVES. KCHA continues to actively partner with local education stakeholders to improve outcomes for the more than 15,000 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 access to early learning opportunities, carry out 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.
- ACQUISITION AND PRESERVATION OF AFFORDABLE HOUSING. We continue to use MTW resources to preserve affordable housing at risk of market-rate redevelopment and create additional affordable housing opportunities in partnership with state and local jurisdictions. When possible, we acquire additional housing adjacent to existing KCHA properties in emerging and current high-opportunity neighborhoods or adjacent public transit, where banked public housing subsidies can be utilized.
- PLANNING. KCHA is increasingly partnering with the local healthcare delivery system to support residents in accessing the services they need to maintain housing stability and a high quality of life. In 2020, KCHA will continue to develop our health and housing strategy by improving service coordination for residents with complex health needs, increasing resident access to health services, and identifying opportunities for impacting the social determinants of health. Overall, this effort will enable KCHA residents to access new health services made available through Medicaid waivers and expansion, funding opportunities from local sources, and philanthropic supports.
- LONG-TERM VIABILITY OF OUR GROWING PORTFOLIO. KCHA uses our single-fund flexibility to reduce outstanding financial liabilities and protect the long-term viability of our inventory. Single-fund flexibility allows us to make loans in conjunction with Low Income Housing Tax Credit (LIHTC) financing to recapitalize properties in our federally subsidized inventory. MTW working capital also provides an essential backstop for outside debt, addressing risk concerns of lenders, enhancing our credit worthiness, and enabling our continued access to private capital markets.
- REMOVAL OF 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 operational efficiencies and policy changes has been critical in helping us respond to the growing housing needs of the region's extremely low-income 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 2020.

### 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 26, 2019, to September 25, 2019

#### MEETINGS AND HEARINGS

- September 16 and 17: Resident Advisory Committee Meetings
- September 18: Greenbridge Community Council
- September 23: Public Hearing

#### MAILING

 August 26: Shared draft plan via email with stakeholders and partners and via mail with the Resident Advisory Committee.

#### PUBLISHING AND POSTING

- August 26: Notice and Draft 2020 MTW Plan posted on KCHA's website (www.kcha.org).
- August 26: Notice posted in KCHA's Public Housing and Project-based Section 8
  developments in the six most prominent languages of KCHA residents (English, Korean,
  Russian, Somali, Spanish, and Vietnamese). Plan was made available in the main office
  and at the public hearing site.
- August 26: Notice published in the Seattle Times and the Daily Journal of Commerce.
- August 29: Notice published in the Northwest Asian Weekly.

#### Comments Received

#### **Public Hearing**

KCHA's Public Hearing had two participants. No substantive comments were received about the plan.

#### **Resident Advisory Committee Meetings**

The following comments and questions were received at the September 16 and 17 Resident Advisory Committee meetings:

- A resident asked about the federal budget and its potential impact on KCHA's programs.
- There were a number of questions about the community college pilot such as eligibility and the supportive services provided by Highline. Support was communicated for the program.

- A resident expressed support for KCHA's long-term strategy to more closely coordinate with the behavioral and physical health systems.
- A few residents expressed the need for additional support services for people with behavioral health needs.
- Residents had questions about projects that do not meet the definition of a large capital project, such as non-emergency maintenance.
- Finally, a resident communicated that they have been pleased with the contractors working at their property.

In response, KCHA staff provided an overview of the federal and KCHA budget processes; provided more information on the community college pilot; shared information about forthcoming health initiatives and made plans to present on them at a future RAC meeting; and clarified the process for submitting routine maintenance requests.

This information was provided at the meeting.

#### Written Comment

The following comment was received via email:

This October, I will be gratefully celebrating 20 years residing in KCHA affordable housing. Back then, the waitlists were much shorter. My wait for Northridge was less than one year. The wait now averages 4 – 5 years.

I have been a member of the Resident Advisory Committee for over a decade and have a proven track record of working with King County Housing Authority to advocate for policies I believe better serve the needs of the residents. Additionally, I advocate for equal access to all and safer living environments.

At the Resident Advisory Committee meeting held September 17<sup>th</sup> to discuss the MTW plan, I raised the concern for – what I believe – may be the HA's failure to meet equal accessibility requirements as mandated by the Americans with Disabilities Act.

I support the Capital department's commitment to preserving the existing housing portfolios. The 2020 Capital Improvement Projects proposal stakes claim to nearly \$15 million. I believe we can do more for less.

The 2020 MTW Plan needs to include an allocation of capital and other funding resources to assess all KCHA properties and make necessary modifications to meet equal access requirements as mandated by the American with Disabilities Act. The MTW Plan also needs to include allocation of funds to provide safer living environments. Your responsibility is not only to provide affordable housing, you have a responsibility to provide safe, accessible, affordable housing.

I fully support the HA's objective to increase access to healthcare through partnerships and collaborative planning to support residents in accessing the services they need to maintain housing stability and a high quality of life. In line with that, I am advocating for additional funding to expand KCHA Resident Support Services.

The MTW flexibility offers tremendous advantage. With that comes a tremendous fiscal responsibility for oversight as to how the block grant funds are used. This is even more important as future funding is precarious.

Gratefully,

Cindy Ference

Although most KCHA properties were developed prior to enactment of the ADA, KCHA will continue to incorporate current accessibility standards to new capital improvements which involve building accessibility and will continue to identify and remove barriers to building access and use for people with disabilities where requests for reasonable accommodations are made and where it is otherwise reasonable and cost effective to do so. Additionally, KCHA is pursuing partnerships and resources that leverage the healthcare delivery system in providing more robust physical and behavioral health services to residents.

# **C. PLANNED AND ONGOING EVALUATIONS**

KCHA shares evaluation findings and reports in our MTW Reports.

# **D. LOBBYING DISCLOSURES**

Attached as Appendix D.

# APPENDIX A

BOARD OF COMMISSIONERS RESOLUTION AND CERTIFICATIONS OF COMPLIANCE

# THE HOUSING AUTHORITY OF THE COUNTY OF KING RESOLUTION NO. 5633

### APPROVING KCHA'S MOVING TO WORK ANNUAL PLAN FOR FISCAL YEAR 2020

**WHEREAS**, the King County Housing Authority (KCHA) entered the Department of Housing and Urban Development's (HUD) Moving to Work Demonstration Program (MTW) under a 2003 MTW Agreement with HUD; and

**WHEREAS**, as intended by Congress, the MTW Agreement authorizes KCHA to design and test new ways of providing housing assistance and needed services to low-income households; and

WHEREAS, in 2016 HUD and KCHA executed an amendment to extend the Agency's MTW participation through fiscal year 2028 on the conditions and requirements of participation outlined in the Amended and Restated Agreement (Restated Agreement) between HUD and KCHA; and

WHEREAS, the Restated Agreement requires the Authority to develop an MTW Annual Plan (the Plan) that identifies anticipated MTW program resources and expenditures, while outlining ongoing MTW activities and detailing new initiatives that KCHA intends to pursue during the coming fiscal year; and

**WHEREAS,** staff has developed the required MTW Annual Plan covering Fiscal Year 2020 (January 1, 2020 through December 31, 2020) in a manner that is responsive to and complies with the Restated Agreement requirements; and

**WHEREAS,** in developing the FY 2020 MTW Annual Plan, KCHA provided opportunity for public and resident input regarding the Plan components, including two meetings with the KCHA Resident Advisory Council and a Public Hearing; and

**WHEREAS**, the Plan envisions some changes in operational policies and programs which are consistent with the goals of the MTW Demonstration and KCHA's mission; and

WHEREAS, a Board Resolution approving the Plan and certifying that the Plan complies

with MTW Plan requirements must be included when it is submitted to HUD; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF

COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING,

THAT:

1. The Board of Commissioners hereby approves the MTW Plan attached to this resolution

and the accompanying memorandum for implementation and submission to HUD.

2. The Board of Commissioners certifies that the Public Hearing requirements have been

met and authorizes the Chair of the Board to execute the attached HUD Certification of

Compliance with MTW Plan Requirements and Related Regulations.

ADOPTED AT A MEETING OF THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE COUNTY OF KING THIS 14th DAY OF OCTOBER

2019.

THE HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON

**DOUG BARNES,** Chair Board of Commissioners

\_\_\_\_\_

**STEPHEN NORMAN** 

Secretary-Treasurer

OMB Control Number: 2577-0216 Expiration Date: 5/31/2016

Form 50900: Elements for the Annual MTW Plan and Annual MTW Report

#### Attachment B

#### **Certifications of Compliance**

Annual Moving to Work Plan 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 Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning \_\_\_\_\_\_\_, 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:

- The 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 PHA conducted a public hearing to discuss the Plan and invited public comment.
- The 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.
- The 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.
- 4. The 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 PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
- 7. The PHA will affirmatively further fair housing by examining its programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
- 8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
- 9. The 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.
- 10. The 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.
- 11. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- 12. The 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.

OMB Control Number: 2577-0216 Expiration Date: 5/31/2016

- 13. The 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.
- 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- 15. The 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 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.
- 16. With respect to public housing the 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.
- 17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
- 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- 19. The 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 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
- 20. The 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.
- 21. 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 PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

PHA Name	PHA Number/HA Code	
DV	erein, as well as any information provided in the accompaniment herewith, ims and statements. Conviction may result in criminal and/or civil penalties.	
Name of Authorized Official	Title	

an employee unless authorized by the 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.

Attachment B

# APPENDIX B

PLANNED EXISTING PROJECT-BASED VOUCHERS

**Number of** 

	Project-based	Status as of End of			
Property Name	Vouchers	2018	Population Served	RAD?	
Parkview Group Home	1	Leased	Disabled Individuals	No	
Inland Empire Group Home	1	Leased	Disabled Individuals	No	
Inland Empire Group Home	1	Leased	Disabled Individuals	No	
Inland Empire Group Home	1	Leased	Disabled Individuals	No	
Inland Empire Group Home	1	Leased	Disabled Individuals	No	
Parkview Group Home	1	Leased	Disabled Individuals	No	
Inland Empire Group Home	1	Leased	Disabled Individuals	No	
Parkview Group Home	1	Leased	Disabled Individuals	No	
Parkview Group Home	1	Leased	Disabled Individuals	No	
Inland Empire Group Home	1	Leased	Disabled Individuals	No	
Inland Empire Group Home	1	Leased	Disabled Individuals	No	
Inland Empire Group Home	1	Leased	Disabled Individuals	No	
Petter Court	4	Leased	Homeless Families	No	
Kensington Square	6	Leased	Homeless Families	No	
Villa Esperanza	23	Leased	Homeless Families	No	
Villa Capri	5	Leased	Homeless Families	No	
Plum Court	10	Leased	Low Income Families	No	
Creston Point	15	Leased	Homeless Families	No	
Enumclaw Fourplex	5	Leased	Homeless Families	No	
Friends of Youth Shared Housing	2	Leased	Homeless Young Adults	No	
The Willows	15	Leased	Homeless Families	No	
Chalet	5	Leased	Low Income Families	No	
Francis Village	10	Leased	Homeless Young Families	No	
Independence Bridge	24	Leased	Homeless Young Adults	No	
Chalet	4	Leased	Homeless Families	No	
August Wilson Place	8	Leased	Homeless Veterans	No	
Lauren Heights	5	Leased	Homeless Families	No	
City Park Townhomes	11	Leased	Homeless Families	No	
Burien Heights	15	Leased	Homeless Young Adults	No	

Evergreen Court Apartments	15	Leased	Low Income Seniors	No
Village at Overlake Station	8	Leased	Disabled Individuals	No
Summerfield Apartments	13	Leased	Low Income Families	No
Phoenix Rising	24	Leased	Homeless Young Adults	No
Sophia's Home - Timberwood	2	Leased	Homeless Individuals	No
Sophia's Home - Woodside East	4	Leased	Homeless Individuals	No
Woodland North	10	Leased	Homeless Veterans	No
Passage Point	<u>46</u>	<u>Leased</u>	Homeless Families	<u>No</u>
Family Village	10	Leased	Homeless Families	No
Discovery Heights	10	Leased	Homeless Individuals	No
Unity Village of White Center	6	Leased	Homeless Families	No
Andrew's Glen	10	Leased	Low Income Families	No
Eernisse	13	Leased	Low Income Families	No
Avondale Park	43	Leased	Homeless Families	No
Woodside East	23	Leased	Low Income Families	No
Landmark Apartments	28	Leased	Low Income Families	No
Timberwood	20	Leased	Low Income Families	No
Newporter Apartments	22	Leased	Low Income Families	No
Village at Overlake Station	12	Leased	Low Income Families	No
Harrison House	48	Leased	Low Income Seniors	No
Valley Park East & West	12	Leased	Homeless Families	No
Valley Park East & West	16	Leased	Low Income Families	No
Valley Park East & West	2	Leased	Disabled Individuals	No
Heritage Park	15	Leased	Homeless Families	No
August Wilson Place	8	Leased	Homeless Families	No
Appian Way	6	Leased	Homeless Families	No
Seola Crossing I & II	63	Leased	Low Income Families	No
Rose Crest	10	Leased	Homeless Families	No
Rose Crest	9	Leased	Homeless Families	No
Copper Lantern	4	Leased	Homeless Individuals	No
Copper Lantern	7	Leased	Low Income Families	No
Summerwood	25	Leased	Low Income Families	No

Creston Point	5	Leased	Homeless Families	No
Joseph House	10	Leased	Low Income Seniors	No
Johnson Hill	8	Leased	Low Income Families	No
Velocity Apartments	8	Leased	Homeless Families	No
Compass Housing Renton	58	Leased	Homeless Veterans	No
Family Village	26	Leased	Low Income Families	No
William J. Wood Veterans House	44	Leased	Homeless Veterans	No
Timberwood Apartments	14	Leased	Homeless Veterans	No
Francis Village	10	Leased	Homeless Veterans	No
Bellepark East	12	Leased	Low Income Families	No
Laurelwood Gardens	8	Leased	Low Income Families	No
Woodland North	5	Leased	Low Income Families	No
Carriage House	21	Leased	Homeless Veterans	No
Villages at South Station	16	Leased	Homeless Veterans	No
Cove East Apartments	16	Leased	Homeless Veterans	No
Ronald Commons	8	Leased	Homeless Veterans	No
Velocity Apartments	8	Leased	Homeless Veterans	No
Providence John Gabriel House	8	Leased	Low Income Seniors	No
Kirkland Avenue Townhomes	2	Leased	Homeless Veterans	No
Athene	8	Leased	Low Income Seniors	No
Francis Village	3	Leased	Low Income Families	No
Houser Terrace	25	Leased	Homeless Veterans	No
NIA Apartments	42	Leased	Low Income Seniors	No
Spiritwood Manor	128	Leased	Low Income Families	No
Birch Creek	262	Leased	Low Income Families	No
Salmon Creek	9	Leased	Low Income Families	No
Newport	23	Leased	Low Income Families	No
Eastbridge	31	Leased	Low Income Families	No
Hidden Village	78	Leased	Low Income Families	No
Heritage Park	36	Leased	Low Income Families	No
Alpine Ridge	27	Leased	Low Income Families	No
Bellevue House # 1	1	Leased	Homeless Families	No
				Page 3 of 5

Eastridge House	40	Leased	Low Income Seniors/Disabled	No
Evergreen Court	30	Leased	Low Income Families	No
Green Leaf	27	Leased	Low Income Families	No
Avondale Manor	20	Leased	Low Income Families	No
Bellevue House # 2	1	Leased	Homeless Families	No
Bellevue House # 3	1	Leased	Homeless Families	No
Bellevue House # 4	1	Leased	Homeless Families	No
Bellevue House # 5	1	Leased	Homeless Families	No
Bellevue House # 6	1	Leased	Homeless Families	No
Bellevue House # 7	1	Leased	Homeless Families	No
Bellevue House # 8	1	Leased	Homeless Families	No
Campus Court I	12	Leased	Low Income Families	No
Campus Court II (House)	1	Leased	Low Income Families	No
Cedarwood	25	Leased	Low Income Families	No
Federal Way House #1	1	Leased	Low Income Families	No
Federal Way House #2	1	Leased	Low Income Families	No
Federal Way House #3	1	Leased	Low Income Families	No
Forest Grove	25	Leased	Low Income Families	No
Glenview Heights	10	Leased	Low Income Seniors/Disabled	No
Juanita Court	30	Leased	Low Income Families	No
Juanita Trace I & II	39	Leased	Low Income Families	No
Kings Court	30	Leased	Low Income Families	No
Kirkwood Terrace	28	Leased	Low Income Families	No
Pickering Court	30	Leased	Low Income Families	No
Riverton Terrace I	30	Leased	Low Income Families	No
Shoreham	18	Leased	Low Income Families	No
Victorian Woods	15	Leased	Low Income Families	No
Vista Heights	30	Leased	Low Income Families	No
Wellswood	30	Leased	Low Income Families	No
Young's Lake	28	Leased	Low Income Families	No
Sophia's Home - Bellepark East	1	Leased	Homeless Individuals	No
Green River Homes	59	Leased	Low Income Families	No
			<u> </u>	D 4 - C =

Bellevue Manor	66	Leased	Low Income Seniors/Disabled	No
Vashon Terrace	16	Leased	Low Income Seniors/Disabled	No
Northwood Square	24	Leased	Low Income Families	No
Patricia Harris Manor	41	Leased	Low Income Seniors/Disabled	No
Gilman Square	25	Leased	Low Income Families	No
Woodcreek Lane	20	Leased	Low Income Families	No
Southwood Square	104	Leased	Low Income Families	No
Foster Commons	4	Leased Homeless Families		No
Linden Highlands	3	Leased	Homeless Families	No
Arcadia	5	Issued through AHAP	Homeless Young Adults	No
Renton Commons	12	Leased	Homeless Families	No
Renton Commons	14	Leased	Homeless Veterans	No
30Bellevue	23	Leased	Homeless Families & Individuals	No
30Bellevue	8	Leased	Low Income Families	No
Kent PSH	36	Issued through AHAP	Homeless Veterans	No
Kent PSH	44	Issued through AHAP	Homeless and Disabled	No

### 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:

- o 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.
- o 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:	2. Status of Federa	l Action:	3. Report Type:		
a. contract	a. bid/of	ffer/application	a. initial filing		
b. grant	└──b. initial	award	b. material change		
c. cooperative agreement	c. post-	award	For Material Change Only:		
d. loan			year	quarter	
e. loan guarantee			date of las	st report	
f. loan insurance					
4. Name and Address of Reporting	Entity:	5. If Reporting En	tity in No. 4 is a S	ubawardee, Enter Name	
☐ Prime ☐ Subawardee		and Address of	Prime:		
Tier,	if known:				
Congressional District, if known	:		District, if known:		
6. Federal Department/Agency:		7. Federal Progra	m Name/Description	on:	
		CFDA Number, I	if applicable:		
8. Federal Action Number, if known	):	9. Award Amount	, if known:		
		\$			
10. a. Name and Address of Lobby	ring Registrant	b. Individuals Per	forming Services	(including address if	
(if individual, last name, first n	•	different from N	•	(	
	, ,	(last name, first	•		
		( 333 3 3, 3	,		
11. Information requested through this form is authorized	d by title 31 U.S.C. section	Signature:			
upon which reliance was placed by the tier above whe	n this transaction was made				
or entered into. This disclosure is required pursuar information will be available for public inspection. Ar	y person who fails to file the				
required disclosure shall be subject to a civil penalty of not more than \$100,000 for each such failure.	of not less than \$10,000 and				
		Telephone No.:		Date:	
Fodoral Hao Only				Authorized for Local Reproduction	
Federal Use Only:				Standard Form LLL (Rev. 7-97)	

# **APPENDIX E**

Designation Plan

# Designation Plan Status as of 8/31/2019

Project #	Project	Units	Occupied	%Target	Target	#Elderly	%Elderly	Pre-Imp.	Status	Action
				NORT	HEAST	MIXED	POPUL/	ATION		
150TC	Paramount House	70	69	0.78	55	54	77	-12	-1	Freeze admission of younger households
151	Northridge I	70	70	0.78	55	58	82	-7	3	No restrictions on younger households
152	Briarwood	70	70	0.78	55	65	92	-2	10	No restrictions on younger households
153	Northridge II	70	70	0.78	55	58	82	-2	3	No restrictions on younger households
.54	The Lake House	70	70	0.78	55	53	75	-5	-2	Freeze admission of younger households
.56	Westminster Manor	60	60	0.78	47	49	81	-	2	No restrictions on younger households
250	Forest Glen	40	40	0.78	32	35	87	-2	3	No restrictions on younger households
251	Casa Juanita	80	80	0.78	63	69	86	4	6	No restrictions on younger households
90	Northlake House	38	38	0.78	30	33	86	-	3	No restrictions on younger households
.91	Northwood	34	34	0.78	27	30	88	-	3	No restrictions on younger households
				SOUT	HEAST	MIXED	POPULA	TION		
554TC	Gustaves Manor	35	35	0.78	28	27	77	6	-1	Freeze admission of younger households
50TC	Mardi Gras	61	61	0.78	48	51	83	10	3	No restrictions on younger households
51TC	Plaza 17	70	70	0.78	55	61	87	7	6	No restrictions on younger households
550	Wayland Arms	67	67	0.78	53	55	82	2	2	No restrictions on younger households
187TC	Vantage Point	77	76	0.78	61	65	84		4	No restrictions on younger households
				SOUTH	<b>HWEST</b>	MIXED	POPULA	NOITA		
350	Boulevard Manor	70	70	0.78	55	58	82	-11	3	No restrictions on younger households
54TC	Brittany Park	43	43	0.78	34	35	81	-8	1	No restrictions on younger households
53TC	Casa Madrona	70	70	0.78	55	57	81	6	2	No restrictions on younger households
52TC	Munro Manor	60	59	0.78	47	47	78	-5	0	Monitor for next vacancy
42TC	Nia	82	81	0.78	64	73	89	0	9	No restrictions on younger households
58TC	Riverton Terrace EGIS	30	29	0.78	24	25	83	-3	1	No restrictions on younger households
52	Southridge House	80	80	0.78	63	73	91	14	10	No restrictions on younger households
153	Yardley Arms	67	67	0.78	53	54	80	-9	1	No restrictions on younger households
90	Burien Park	102	102	0.78	80	91	89	-	11	No restrictions on younger households
						НОРА				
51	Eastridge House	40	40	0.9	36	35	87	-	-1	Freeze admission of younger households
165	Bellevue Manor	66	66	0.9	60	63	95	5	3	No restrictions on younger households
166	Patricia Harris	41	41	0.9	37	41	100	6	4	No restrictions on younger households
					SEDF	RO WOO	DLLEY			
155	Hillsview	60	60		-	45	75	-	-	

# **APPENDIX F**

UNIT UPGRADE COMPLETION REPORT

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
					•										
Pro	ject	Based Se	ction 8	<b>Hous</b>	ing										
	L														
Avon	dale N	,					_								
	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
		A		1070	Total I Inita	20	Unaradad	16	Domoining	4			Ava ¢ (-i 2040)	¢24 E42	
		Avonda	le Manor	1970	Total Units	20	Upgraded	16	Remaining	4			Avg. \$ (since 2012)	\$31,513	
Rollo	ина Н	louses (8)													
Delle	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	3/30/2009	313	\$18,337	\$13,383	\$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	\$9,000	\$29,623	762029
	-	121	211		Delievae i louse	0	<u> </u>		12/0/2014	1/21/2013	343	Ψ20,022	ψ9,001	Ψ29,023	102023
		Bellevue		e 8 Total Un		s <b>8</b>	Upgraded	d 4	Remaining	4			Avg. \$	\$29,333.64	
		_					opg.masa	-		-			7 11 gr 4	<del></del>	
Belle	vue M		1												
	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
	14	206	465		Bellevue Manor	117	1	00404650117	6/22/2018	9/6/2018	250	\$16,418	\$7,796	\$24,214	55965

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
		i unu	Пор		Community	лрі п	Beardons	TOTHNUST #	Otart	Complete	Wildin 1113	Luboi	Materiais	Total	110 #
	15	206	465		Bellevue Manor	109	00404650109	1	4/22/2019	5/17/2019	203	\$12,893	\$11,611	\$24,504	75099
	10											,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, , , ,	, , , , , ,	
		Bellevi	ue Manor		Total Units	65	Upgraded	15	Remaining	50			Avg. \$	\$25,664.59	
							-19		<u> </u>				J .	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Birch C	Creek			2009	Total Units	262	CCD Renovated	262	Remaining		Uncertain	0			
Campus	ıs Coı	urt													
	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
	13	509	303		Campus Court	2	3	00303030008	7/24/2018	10/17/2018	354	\$23,173	\$12,630	\$35,803	57441
		Camp	us Court	1991	Total Units	12	Upgraded	13	Remaining	0			Avg. \$ (since 2012)	\$34,895	
Cedarw					0 1 1				4/0/0000	= /= /0.00		<b>A</b> 10 ==0	00.400	<b>A</b> 00.4 <b>T</b> 0	000010
	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
-	5	129	205		Cedarwood	12	2		8/3/2009	8/31/2009	216	\$12,042	\$10,352	\$22,394	629145
-	6	129 129	205 250		Cedarwood Cedarwood	23 10	3		8/24/2009 6/28/2010	10/2/2009 7/15/2010	228 228	\$13,389 \$13,300	\$9,267 \$9,226	\$22,655 \$22,526	630592 649639
	7	129	205		Cedarwood	21	2		9/21/2011	10/31/2011	228	\$13,300	\$9,226 \$10,372	\$22,526	682055
	8	129	205		Cedarwood	9	2		8/23/2012	9/21/2012	234	\$13,579	\$10,372	\$25,951	703419
	9	129	205		Cedarwood	9 25	2		1/7/2013	2/12/2013	233	\$13,020	\$10,028	\$23,035	712629
	10	129	205		Cedarwood	17	3		4/5/2013	5/21/2013	241	\$13,007	\$9,834	\$23,120	718576
	11	129	205		Cedarwood	5	3		5/8/2013	8/19/2013	234	\$13,287	\$8,680	\$21,658	720777
	12	129	205		Cedarwood	1	2		7/3/2013	8/26/2013	205	\$12,373	\$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	00202050003	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
	17	509	205		Cedarwood	17	3	00202050017	7/13/2018	10/29/2018	247	\$15,001	\$12,364	\$27,365	57904
			1 1						,=			,	, ,	. ,	
			-						t				t		
		Ce	darwood	1981	Total Units	25	Upgraded	17	Remaining	8			Avg. \$ (since 2012)	\$24,584	

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
															<del>                                     </del>
Eactr	idao l	l louse													+
Lasu	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	770/2011	5/1/2011	100	Ψ10,144	φι,440	ψ17,504	014202
	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	KAI 14 (OC) - 3	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	00204510203	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
	34	509	451	509	Eastridge House	308	1	00404510308	5/1/2019	6/18/2019	196	\$12,229	\$14,590	\$26,818	75832
	<u> </u>						·					. ,			+
		Eastrido	ge House	1972	Total Units	40	Upgraded	34	Remaining	6			Avg. \$ (since 2012)	\$20,708	
Ever	reen	Court	1				<del> </del>						+		+
	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	\$10,327	\$30,328	649763
	6	166	505		Evergreen Court	13	3		11/9/2010	12/30/2010	299	\$16,947	\$12,466	\$26,466	657853

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
	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
	27	509	505	509	Evergreen Court	15	2	505050015	12/3/2018	1/25/2019	341	\$21,804	\$14,106	\$35,910	65044
	28	509	505	509	Evergreen Court	6	2	00505050006	4/1/2019	4/30/2019	374	\$22,343	\$9,690	\$32,033	73057
		Evergree	en Court	1981	Total Units	30	Upgraded	28	Remaining	2			Avg. \$ (since 2012)	\$30,772	
Fores	t Gro														
	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	2	00202040004	2/15/2018	5/15/2018	241	\$15,383	\$12,978	\$28,361	49137
	8	509	204		Forest Grove	10	2	00202040010	5/3/2018	7/31/2018	241	\$14,431	\$15,561	\$29,992	54310
	9	509	204	509	Forest Grove	25	3	00202040025	1/28/2019	3/22/2019	238	\$14,046	\$14,087	\$28,132	69646
		Fores	st Grove	1981	Total Units	25	Upgraded	9	Remaining	16			Avg. \$	\$31,942.90	
							- 1. 9	,					g. 🗣	, : , :	
															<del>                                     </del>
Glenv	- 1	-	405		01 1 11 1 1				0/0/0000	0/40/0000	004	044046	07.074	<b>#</b> 00.000	000450
$\vdash$	1	142	405		Glenview Heights	7	2		8/8/2008	9/12/2008	234	\$14,312	\$7,971	\$22,283	600453
$\vdash$	2	142	405		Glenview Heights	8	2		7/22/2010	8/12/2010	288	\$17,739	\$8,873	\$26,611	650947
$\vdash$	3	142	405		Glenview Heights	10	2		12/16/2010	12/30/2010	210	\$11,611	\$8,637	\$20,249	659901
$\vdash$	4	142	405		Glenview Heights	3	3		5/4/2009	5/22/2009	229	\$14,199	\$8,140	\$22,340	622814
$\vdash$	5	142	405		Glenview Heights	6	2		10/5/2011	11/10/2011	206	\$9,756	\$10,021	\$19,777	683126
$\vdash$	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

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		Funa	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	wan nrs	Labor	waterials	Iotai	WO#
	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	\$17,472	\$11,789	\$29,240	704042
	10	142	405		Glenview Heights	2	3		12/31/2012	1/25/2013	246	\$15,646	\$11,482	\$20,004	712182
	10	142	403		Gleriview Fleights	2	3		12/31/2012	1/23/2013	240	\$15,040	\$11,402	φ21,120	712102
		Glenview	Heights	1981	Total Units	10	Upgraded	10	Remaining	0			Avg. \$ (since 2012)	\$26,430	
													-		
Green		100	400		0 1 (				4/00/0007	5/40/0007	200	<b>#0.040</b>	<b>#0.040</b>	010.100	505740
	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	В6	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
	21	102	509		Greenleaf	5	3	00101020005	11/20/2018	1/25/2019	248	\$15,132	\$11,932	\$27,064	66881
		Gr	een Leaf	1983	Total Units	27	Upgraded	21	Remaining	6			Avg. \$ (since 2012)	\$27,256	
larris	on Ho	ouse													
	1	180	484		Harrison House	217	1	00404840217	2/28/2019	4/17/2019	388	\$24,713	\$11,328	\$36,040	71941
-		Harriso	n House	1992	Total Units	94	Upgraded	1	Remaining	93			Avg. \$	\$36,040	+
$\dashv$													+		+
lidde	n Villa	age													+
	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 9 10 11 12 13	114 114 114 114	293 293	Community  Hidden Village (A20	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
9 10 11 12 13	114 114		Hidden Village (A20										
9 10 11 12 13	114 114			)1) 15	3		2/24/2015	3/31/2015	237	\$15,053	\$12,743	\$27,796	769747
10 11 12 13	114		Hidden Village (A30		3		6/30/2015	8/25/2015	246	\$15,480	\$13,295	\$28,774	780369
11 12 13		293	Hidden Village (B10		2		10/1/2014	2/11/2015	427	\$26,932	\$13,067	\$39,999	748435
13		293	Hidden Village (B11	,	2		10/1/2014	2/13/2015	298	\$18,513	\$13,953	\$32,466	744863
13	114	293	Hidden Village (A20		2		12/8/2014	2/27/2015	259	\$16,475	\$12,540	\$29,015	763351
	114	293	Hidden Village (A30	,	3		1/30/2015	3/10/2015	303	\$19,223	\$11,983	\$31,206	768053
14	114	293	Hidden Village		2	00802930050	1/4/2016	1/29/2016	285	\$18,197	\$13,142	\$31,339	3649
15	114	293	Hidden Village		3	00802930011	3/14/2016	5/6/2016	293	\$18,297	\$12,495	\$30,792	7456
16	114	293	Hidden Village		1	00802930042	4/4/2016	5/12/2016	257	\$16,363	\$9,904	\$26,266	8882
17	114	293	Hidden Village		4	00802930072	10/11/2016	1/30/2017	336	\$21,704	\$18,946	\$40,650	19456
18	114	293	Hidden Village		3	0080293	11/14/2016	1/25/2017	301	\$18,154	\$13,890	\$32,044	21094
19	114	293	Hidden Village		3	0080293	12/20/16	3/8/2017	294	\$19,222	\$13,470	\$32,693	23041
20	114	293	Hidden Village		3	0080293	12/20/16	3/10/2017	291	\$19,178	\$15,561	\$34,740	23042
21	114	293	Hidden Village		2	0080293033	02/14/17	4/18/2017	288	\$18,952	\$15,310	\$34,262	25548
22	114	293	Hidden Village		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
35	118	293	Hidden Village	A204	3	802930018	6/7/2018	8/22/2018	317	\$20,867	\$16,732	\$37,599	54953
36	118	293	Hidden Village	B309	3	802930075	8/24/2018	11/16/2018	293	\$19,020	\$16,079	\$35,099	59648
37	118	293	Hidden Village	A209	3	802930023	8/24/2018	11/21/2018	387	\$24,326	\$14,726	\$39,052	59647
38	118	293	Hidden Village	B208	2	00802930062	10/1/2018	11/29/2018	273	\$16,743	\$15,458	\$32,201	62237
39	118	293	Hidden Village		3	00802930055	8/27/2018	11/30/2018	288	\$16,781	\$16,158	\$32,938	60067
40	118	293	Hidden Village		3	00802930031	11/30/2018	1/30/2019	280	\$16,460	\$14,635	\$31,095	66678
41	118	293	Hidden Village		2	00802930019	11/20/2018	1/31/2019	281	\$16,475	\$14,799	\$31,274	66791
42	114	293	Hidden Village		2	802930071	10/17/2018	2/8/2019	295	\$18,486	\$17,929	\$36,415	64729
43	114	293	Hidden Village		3	802930076	11/15/2018	2/20/2019	395	\$25,179	\$17,687	\$42,866	66177
44	114	293	Hidden Village		3	00802930067	12/10/2018	2/27/2019	272	\$17,638	\$14,314	\$31,952	68318
45	114	293	Hidden Village		3	00802930066	12/10/2018	2/28/2019	276	\$17,768	\$14,676	\$32,444	68319
46	114	293	Hidden Village		3	00802930054	3/7/2019	5/1/2019	292	\$17,847	\$15,172	\$33,019	72527
47	114	293	Hidden Village		3	00802930069	3/21/2019	5/13/2019	288	\$17,228	\$14,887	\$32,115	73570
48	114	293	Hidden Village		2	00802930012	4/10/2019	5/24/2019	286	\$17,230	\$14,343	\$31,573	75077
49	114	293	Hidden Village		2	00802930037	4/18/2019	5/29/2019	286	\$17,282	\$15,327	\$32,609	75078
50	114	293	Hidden Village	B-107	2	00802930049	5/2/2019	6/12/2019	284	\$17,188	\$15,916	\$33,104	75909
			1000 -		<u> </u>						A 0	AAA - :	
	Hidde	n Village	1992 Total U	Jnits 78	Upgraded	50	Remaining	28			Avg. \$ (since 2015)	\$33,817	<del>                                     </del>
													<u> </u>

	Fund	Prop	Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
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Hillsv	_														
	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
	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
	25	121	155		Hillsview	235	1	00101550343	8/7/2018	10/31/2018	199	\$12,079	\$11,797	\$23,876	58458
		н	lillsview	1971	Total Units	60	Upgraded	25	Remaining	35			Avg. \$ (since 2012)	\$21,752	
Juani	ta Cou	ırt													
	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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
	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
		Juan	ita Court	1982	Total Units	30	Upgraded	27	Remaining	3			Avg. \$ (since 2012)	\$25,829	
Juani	ta Tra	е													
	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		ļ			<del></del>
	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

1	- 1	Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
		runa	Prop		Community	Apt#	Bedrooms	Tenwast #	Start	Complete	IVIAII IIIS	Labor	Waterials	TOLAI	WO#
	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	233	\$13,768	\$10,591	\$24,034	704336
	29	129	207		Juanita Trace	23	3		10/30/2012		238	\$13,766	\$9,607	\$23,172	704330
	30	129	207		Juanita Trace	20	2		1/28/2013	3/8/2013	210	\$12,429	\$10,556	\$23,172	713753
	31	129	207			4	2		9/20/2013	1/16/2014	210	\$12,429	\$10,333	\$23,723	713733
	32	129	212		Juanita Trace Juanita Trace	101	2		12/9/2013	1/30/2014	208	\$13,400	\$10,323	\$25,606	735566
	33 34	124 509	207		Juanita Trace Juanita Trace	107 21	2 2	00202070021	3/17/2014 11/5/2018	6/9/2014 12/21/2018	240 227	\$14,554 \$13,480	\$12,964 \$12,139	\$27,518 \$25,619	742472 65083
	34	509	201		Judilila Trace	21	2	00202070021	11/3/2016	12/21/2016	221	\$13,460	\$12,139	φ25,019	03003
			ta Trace	1983	Total Units	39	Upgraded	34	Remaining	5			Avg. \$ (since 2012)	\$24,413	+
		Juani	ta Trace	1903	Total Units	39	Opgraded	34	Remaining	3			Avg. \$ (since 2012)	<b>\$24,413</b>	+
															+
Kings	Court		+ +												_
Killys	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	142	\$5,971	\$6,263	\$13,135	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	riie Kepaii	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	\$13,197	\$8,184	\$22,943	600616
	9	166	506		Kings Court	D-3 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	\$17,064	\$8,987	\$26,022	664511
	12	166	506		Kings Court	8	3		3/20/2011	5/16/2012	341	\$15,357	\$13,127	\$33,190	693529
	13	166	506		Kings Court	3	2		4/16/2012	6/22/2012	254	\$20,063		\$25,773	695252
	14	166	506		Kings Court	28	3		7/31/2012	10/2/2012	452	\$15,156	\$10,617 \$10,655	\$38,381	702393
	15	166	506		Kings Court	6	3		10/1/2012	2/7/2012	432	\$27,726	\$10,655	\$40,766	702393
	16	166	506		Kings Court	2	2		12/31/2012	2/1/2012	277	\$25,675	\$10,971	\$26,765	711935
	17	166	506		Kings Court	25	2		1/17/2013	2/20/2013	249	\$13,794	\$10,971	\$26,765	711935
	18	166	506			24	2		4/1/2013		314			\$31,024	713323
	19	166	506		Kings Court Kings Court	20	3		12/2/2013	6/21/2013 4/4/2014	314	\$20,078 \$18,797	\$10,946 \$13,624	\$31,024	710420
	20	166	506		Kings Court Kings Court	C-2	2		12/3/2015	12/31/2015	314	\$18,797 \$19,277	\$13,624 \$14,135	\$32,421	1685
	21	509	506		Kings Court Kings Court	1	2	00505060001	3/7/2016	5/6/2016	300	\$19,277 \$18,762	\$14,135 \$12,139	\$33,412	7151
	22	509	506		Kings Court Kings Court	G-1 201	2	00505060001	5/24/2016	6/24/2016	300	\$18,762	\$12,139	\$30,901	11524
	23	509	506		Kings Court	G-1 201 G-3	3	505060021	11/13/2017	12/29/2017	308	\$20,836	\$13,118	\$33,954 \$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
-	∠+				go oourt		3		.2, ./2017	.,,2010		Ψ=1,000	ψ±0,100	ψ. <u>-</u> ,007	1.100
		Kin	gs Court	1981	Total Units	30	Upgraded	24	Remaining	6			Avg. \$ (since 2012)	\$33,062	+
		KIII	Joourt	1301	Total Offits	30	Spyraueu		rtomaning			<del> </del>	. (v g. ψ (31106 2012)	ψ00,002	+
			+ +										+		+
Kirkw	ood T	errace	<del>                                     </del>												1
	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		8/11/2007	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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
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	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	
Newp	ort														
	1	116	292		Newport	36	2		7/2/2013	11/14/2013	234	\$14,866	\$10,620	\$25,486	725663
	2	112	292		Newport	24	2		2/26/2014	7/30/2014	221	\$14,205	\$13,173	\$27,378	740381
	3	112	292		Newport	26	2		7/31/2014	10/31/2014	221	\$14,077	\$11,381	\$25,458	757234
-	4	116	292		Newport	38	2		11/4/2014	1/30/2015	238	\$14,966	\$12,752	\$27,717	733698
	5	110	292		Newport	35 25	2	00802920035 802920025	3/1/2016	3/30/2016	240	\$14,696	\$13,326	\$28,022	7255
	6	114	292		Newport	4	2	802920025	5/31/2017	8/8/2017	301	\$19,718	\$17,644	\$37,362	30849
	7	114	292 292		Newport	7	3	802920004	6/29/2017 7/24/2017	9/6/2017 9/12/2017	280 297	\$18,424 \$19,421	\$15,397 \$16,368	\$33,821 \$35,788	32373
	8	114	292		Newport	34	802930019				386	\$19,421	\$16,368	\$35,788	33495 64960
	9	112	292		Newport	28	00802920028	3	10/25/2018 3/1/2019	2/27/2019 4/30/2019	293	\$24,674 \$17,957	\$20,832 \$15,339	\$45,507	72526
	10	112	292		Newport Newport	3	00802920028	2	5/10/2019	7/1/2019	288	\$17,684	\$13,339	\$32,500	76635
	11	112	292		Newport	3	00002920003	2	3/10/2019	7/1/2019	200	\$17,004	\$14,616	\$32,300	70033
			Nouner	1992	Total Units	23	Upgraded	11	Remaining	12			Avg. \$	\$32,030	+
			Newport	1992	Total Offics	23	Opgraded	- 11	Kemaining	12			Avg. \$	<b>ψ32,030</b>	+
															+
Parkw	2V A=	nte											+		+
I GIKW	ay Ap	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	10/15/2013	197	\$12,561	\$9,890	\$23,257	725662
	3	116	294		Parkway	112	2		7/31/2013	10/10/2013	216	\$13,776	\$9,817	\$23,593	728396
	4	116	294		Parkway	114	2		8/12/2013	10/17/2013	217	\$13,770	\$11,845	\$25,612	728397
	5	116	294		Parkway	312	1		12/2/2013	1/16/2014	206	\$13,767	\$9,207	\$23,012	734040
	6	116	294		Parkway	111	3		10/31/2013	1/10/2014	228	\$13,002	\$10,572	\$25,019	734040
	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	732300
$\Box$	U	110	234		i ainway	200			1/22/2014	5/22/2014	223	ψ1+,++1	ψ10,733	Ψ20,100	1 03000

		Fund	Prop		Community	Apt#	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
		i unu	Пор		Community	Арг п	Beardonis	TCHWIGST #	Otart	Complete	Marring	Luboi	Waterials	Total	+ 110 #
	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
	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
	27	116	294		Parkway	214	3	802940214	8/24/2018	11/1/2018	400	\$25,113	\$16,181	\$41,294	59645
					<u> </u>										
		Parky	vay Apts	1995	Total Units	41	Upgraded	27	Remaining	14			Avg. \$	\$27,913	
		-	ľ				-13		<u> </u>				3 1	, , , , , , , , , , , , , , , , , , , ,	
Patri	cia Har	ris													
	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
	20	207	466		Patricia Harris	314	1	00404660314	5/15/2018	9/14/2018	267	\$17,250	\$8,490	\$25,741	53518
												1			+
	21	207	466		Patricia Harris	210	1	00404660210	9/28/2018	11/9/2018	193	\$11,695	\$11,002	\$22,697	62093

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
	23	207	466		Patricia Harris	213	1	00404660213	3/6/2019	4/23/2019	196	\$12,032	\$11,949	\$23,982	71939
		Patricia Ha	rris Apts		Total Units	40	Upgraded	23	Remaining	17			Avg. \$	\$25,128	
							. 0		Ŭ						
D: 1															
РІСКЕ	ring C		40.4		D: 1	405			1/0/0010	0/00/0040	200	011000	040.040	<b>#05.000</b>	740000
	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
	15	509	404		Pickering Court	502	2	00504040502	7/24/2018	9/25/2018	356	\$22,982	\$10,008	\$32,991	57675
	16	509	404	509	Pickering Court	402	2	00504040402	3/12/2019	5/13/2019	365	\$23,297	\$15,221	\$38,517	72043
		Pickeri	ng Court	1980	Total Units	30	Upgraded	16	Remaining	14			Avg. \$ (since 2012)	\$29,117.40	
							opg.uuou		rtomaning				3 4 (1 11 1 7	<del>+</del> 20,	
Rivert	ton Fa	milv													
	1														
		164	351		Riverton Terrace	9	4		11/5/2012	4/8/2013	263	\$14,262	\$15,025	\$29,287	708180
	2	•	351 351		Riverton Terrace	9 12	4		11/5/2012 12/12/2012	4/8/2013 4/10/2013	263 241	\$14,262 \$15,280	\$15,025 \$13,815	\$29,287 \$29,095	708180 710679
	2	164	351 351		Riverton Terrace Riverton Terrace	12 13	4 5			4/10/2013 4/16/2013	241 264			\$29,095 \$35,127	710679 710861
		164 164	351		Riverton Terrace Riverton Terrace Riverton Terrace	12	4		12/12/2012	4/10/2013	241	\$15,280	\$13,815	\$29,095	710679
	3 4 5	164 164 164 164 164	351 351 351 351		Riverton Terrace Riverton Terrace Riverton Terrace Riverton Terrace	12 13 21 28	4 5 2 3		12/12/2012 12/14/2012 12/19/2012 2/25/2013	4/10/2013 4/16/2013 4/18/2013 4/19/2013	241 264 217 234	\$15,280 \$16,775 \$13,832 \$14,930	\$13,815 \$18,352 \$11,912 \$13,319	\$29,095 \$35,127 \$25,744 \$28,249	710679 710861 715508 715508
	3 4 5 6	164 164 164 164 164 164	351 351 351 351 351		Riverton Terrace Riverton Terrace Riverton Terrace Riverton Terrace Riverton Terrace	12 13 21 28 23	4 5 2 3 3		12/12/2012 12/14/2012 12/19/2012 2/25/2013 4/30/2013	4/10/2013 4/16/2013 4/18/2013 4/19/2013 8/30/2013	241 264 217 234 222	\$15,280 \$16,775 \$13,832 \$14,930 \$13,769	\$13,815 \$18,352 \$11,912 \$13,319 \$10,272	\$29,095 \$35,127 \$25,744 \$28,249 \$24,041	710679 710861 715508 715508 719765
	3 4 5 6 7	164 164 164 164 164 164 164	351 351 351 351 351 351		Riverton Terrace Riverton Terrace Riverton Terrace Riverton Terrace Riverton Terrace Riverton Terrace	12 13 21 28 23 4	4 5 2 3 3 2		12/12/2012 12/14/2012 12/19/2012 2/25/2013 4/30/2013 6/15/2013	4/10/2013 4/16/2013 4/18/2013 4/19/2013 8/30/2013 8/30/2013	241 264 217 234 222 219	\$15,280 \$16,775 \$13,832 \$14,930 \$13,769 \$14,011	\$13,815 \$18,352 \$11,912 \$13,319 \$10,272 \$10,315	\$29,095 \$35,127 \$25,744 \$28,249 \$24,041 \$24,326	710679 710861 715508 715508 719765 723494
	3 4 5 6 7 8	164 164 164 164 164 164 164 164	351 351 351 351 351 351 351		Riverton Terrace	12 13 21 28 23 4 18	4 5 2 3 3 2 2		12/12/2012 12/14/2012 12/19/2012 2/25/2013 4/30/2013 6/15/2013 7/22/2013	4/10/2013 4/16/2013 4/18/2013 4/19/2013 8/30/2013 8/30/2013 8/30/2013	241 264 217 234 222 219 213	\$15,280 \$16,775 \$13,832 \$14,930 \$13,769 \$14,011 \$13,552	\$13,815 \$18,352 \$11,912 \$13,319 \$10,272 \$10,315 \$10,488	\$29,095 \$35,127 \$25,744 \$28,249 \$24,041 \$24,326 \$24,040	710679 710861 715508 715508 719765 723494 725698
	3 4 5 6 7	164 164 164 164 164 164 164	351 351 351 351 351 351		Riverton Terrace	12 13 21 28 23 4	4 5 2 3 3 2		12/12/2012 12/14/2012 12/19/2012 2/25/2013 4/30/2013 6/15/2013	4/10/2013 4/16/2013 4/18/2013 4/19/2013 8/30/2013 8/30/2013	241 264 217 234 222 219	\$15,280 \$16,775 \$13,832 \$14,930 \$13,769 \$14,011	\$13,815 \$18,352 \$11,912 \$13,319 \$10,272 \$10,315	\$29,095 \$35,127 \$25,744 \$28,249 \$24,041 \$24,326	710679 710861 715508 715508 719765 723494
	3 4 5 6 7 8	164 164 164 164 164 164 164 164	351 351 351 351 351 351 351 351 351		Riverton Terrace	12 13 21 28 23 4 18 10	4 5 2 3 3 2 2 2 4 3		12/12/2012 12/14/2012 12/19/2012 2/25/2013 4/30/2013 6/15/2013 7/22/2013	4/10/2013 4/16/2013 4/18/2013 4/19/2013 8/30/2013 8/30/2013 8/30/2013 12/20/2013 12/16/2013	241 264 217 234 222 219 213	\$15,280 \$16,775 \$13,832 \$14,930 \$13,769 \$14,011 \$13,552	\$13,815 \$18,352 \$11,912 \$13,319 \$10,272 \$10,315 \$10,488 \$13,411 \$11,954	\$29,095 \$35,127 \$25,744 \$28,249 \$24,041 \$24,326 \$24,040 \$34,694 \$26,645	710679 710861 715508 715508 719765 723494 725698 729981 730283
	3 4 5 6 7 8 9	164 164 164 164 164 164 164 164 164	351 351 351 351 351 351 351 351		Riverton Terrace	12 13 21 28 23 4 18	4 5 2 3 3 2 2 4		12/12/2012 12/14/2012 12/19/2012 2/25/2013 4/30/2013 6/15/2013 7/22/2013 10/2/2013	4/10/2013 4/16/2013 4/18/2013 4/19/2013 8/30/2013 8/30/2013 8/30/2013 12/20/2013	241 264 217 234 222 219 213 373	\$15,280 \$16,775 \$13,832 \$14,930 \$13,769 \$14,011 \$13,552 \$21,283	\$13,815 \$18,352 \$11,912 \$13,319 \$10,272 \$10,315 \$10,488 \$13,411	\$29,095 \$35,127 \$25,744 \$28,249 \$24,041 \$24,326 \$24,040 \$34,694	710679 710861 715508 715508 719765 723494 725698 729981 730283 747408
	3 4 5 6 7 8 9	164 164 164 164 164 164 164 164 164 164	351 351 351 351 351 351 351 351 351		Riverton Terrace	12 13 21 28 23 4 18 10	4 5 2 3 3 2 2 2 4 3		12/12/2012 12/14/2012 12/19/2012 2/25/2013 4/30/2013 6/15/2013 7/22/2013 10/2/2013	4/10/2013 4/16/2013 4/18/2013 4/19/2013 8/30/2013 8/30/2013 8/30/2013 12/20/2013 12/16/2013	241 264 217 234 222 219 213 373 231	\$15,280 \$16,775 \$13,832 \$14,930 \$13,769 \$14,011 \$13,552 \$21,283 \$14,691	\$13,815 \$18,352 \$11,912 \$13,319 \$10,272 \$10,315 \$10,488 \$13,411 \$11,954	\$29,095 \$35,127 \$25,744 \$28,249 \$24,041 \$24,326 \$24,040 \$34,694 \$26,645	710679 710861 715508 715508 719765 723494 725698 729981 730283
	3 4 5 6 7 8 9 10	164 164 164 164 164 164 164 164 164 164	351 351 351 351 351 351 351 351 351 351		Riverton Terrace	12 13 21 28 23 4 18 10 22 2	4 5 2 3 3 2 2 2 4 3 3		12/12/2012 12/14/2012 12/19/2012 2/25/2013 4/30/2013 6/15/2013 7/22/2013 10/2/2013 5/16/2014	4/10/2013 4/16/2013 4/18/2013 4/19/2013 8/30/2013 8/30/2013 8/30/2013 12/20/2013 12/16/2013 9/15/2014	241 264 217 234 222 219 213 373 231 278	\$15,280 \$16,775 \$13,832 \$14,930 \$13,769 \$14,011 \$13,552 \$21,283 \$14,691 \$16,182	\$13,815 \$18,352 \$11,912 \$13,319 \$10,272 \$10,315 \$10,488 \$13,411 \$11,954 \$10,719	\$29,095 \$35,127 \$25,744 \$28,249 \$24,041 \$24,326 \$24,040 \$34,694 \$26,645 \$26,902	710679 710861 715508 715508 719765 723494 725698 729981 730283 747408
	3 4 5 6 7 8 9 10 11 12	164 164 164 164 164 164 164 164 164 164	351 351 351 351 351 351 351 351 351 351		Riverton Terrace	12 13 21 28 23 4 18 10 22 2	4 5 2 3 3 2 2 2 4 3 3 3		12/12/2012 12/14/2012 12/19/2012 2/25/2013 4/30/2013 6/15/2013 7/22/2013 10/2/2013 10/1/2013 5/16/2014 7/15/2014	4/10/2013 4/16/2013 4/18/2013 4/19/2013 8/30/2013 8/30/2013 8/30/2013 12/20/2013 12/16/2013 9/15/2014 9/24/2014	241 264 217 234 222 219 213 373 231 278 288	\$15,280 \$16,775 \$13,832 \$14,930 \$13,769 \$14,011 \$13,552 \$21,283 \$14,691 \$16,182 \$17,126	\$13,815 \$18,352 \$11,912 \$13,319 \$10,272 \$10,315 \$10,488 \$13,411 \$11,954 \$10,719 \$10,508	\$29,095 \$35,127 \$25,744 \$28,249 \$24,041 \$24,326 \$24,040 \$34,694 \$26,645 \$26,902 \$27,634	710679 710861 715508 715508 719765 723494 725698 729981 730283 747408
	3 4 5 6 7 8 9 10 11 12 13	164 164 164 164 164 164 164 164 164 164	351 351 351 351 351 351 351 351 351 351		Riverton Terrace	12 13 21 28 23 4 18 10 22 2 27 24	4 5 2 3 3 2 2 2 4 3 3 3 3		12/12/2012 12/14/2012 12/19/2012 2/25/2013 4/30/2013 6/15/2013 7/22/2013 10/2/2013 10/1/2013 5/16/2014 7/15/2014 5/28/2015	4/10/2013 4/16/2013 4/18/2013 4/19/2013 8/30/2013 8/30/2013 8/30/2013 12/20/2013 12/16/2013 9/15/2014 9/24/2014 6/29/2015	241 264 217 234 222 219 213 373 231 278 288 309	\$15,280 \$16,775 \$13,832 \$14,930 \$13,769 \$14,011 \$13,552 \$21,283 \$14,691 \$16,182 \$17,126 \$19,693	\$13,815 \$18,352 \$11,912 \$13,319 \$10,272 \$10,315 \$10,488 \$13,411 \$11,954 \$10,719 \$10,508 \$12,798	\$29,095 \$35,127 \$25,744 \$28,249 \$24,041 \$24,326 \$24,040 \$34,694 \$26,645 \$26,902 \$27,634 \$32,491	710679 710861 715508 715508 719765 723494 725698 729981 730283 747408 752023
	3 4 5 6 7 8 9 10 11 12 13 14	164 164 164 164 164 164 164 164 164 164	351 351 351 351 351 351 351 351 351 351		Riverton Terrace	12 13 21 28 23 4 18 10 22 2 27 24 11	4 5 2 3 3 2 2 2 4 3 3 3 3 3 5	00303510017	12/12/2012 12/14/2012 12/19/2012 2/25/2013 4/30/2013 6/15/2013 7/22/2013 10/2/2013 10/1/2013 5/16/2014 7/15/2014 5/28/2015 3/3/2015	4/10/2013 4/16/2013 4/18/2013 4/19/2013 8/30/2013 8/30/2013 8/30/2013 12/20/2013 12/16/2013 9/15/2014 9/24/2014 6/29/2015 3/30/2015	241 264 217 234 222 219 213 373 231 278 288 309 316	\$15,280 \$16,775 \$13,832 \$14,930 \$13,769 \$14,011 \$13,552 \$21,283 \$14,691 \$16,182 \$17,126 \$19,693 \$20,126	\$13,815 \$18,352 \$11,912 \$13,319 \$10,272 \$10,315 \$10,488 \$13,411 \$11,954 \$10,719 \$10,508 \$12,798 \$17,794	\$29,095 \$35,127 \$25,744 \$28,249 \$24,041 \$24,326 \$24,040 \$34,694 \$26,645 \$26,902 \$27,634 \$32,491 \$37,920	710679 710861 715508 715508 719765 723494 725698 729981 730283 747408 752023 777426 770136
	3 4 5 6 7 8 9 10 11 12 13 14 15	164 164 164 164 164 164 164 164 164 164	351 351 351 351 351 351 351 351 351 351		Riverton Terrace	12 13 21 28 23 4 18 10 22 2 27 24 11 30	4 5 2 3 3 2 2 4 3 3 3 3 3 5 2	00303510017 303510001	12/12/2012 12/14/2012 12/19/2012 2/25/2013 4/30/2013 6/15/2013 7/22/2013 10/2/2013 10/1/2013 5/16/2014 7/15/2014 5/28/2015 3/3/2015	4/10/2013 4/16/2013 4/18/2013 4/19/2013 8/30/2013 8/30/2013 12/20/2013 12/16/2013 9/15/2014 9/24/2014 6/29/2015 3/30/2015 4/21/2015	241 264 217 234 222 219 213 373 231 278 288 309 316 219	\$15,280 \$16,775 \$13,832 \$14,930 \$13,769 \$14,011 \$13,552 \$21,283 \$14,691 \$16,182 \$17,126 \$19,693 \$20,126 \$13,939	\$13,815 \$18,352 \$11,912 \$13,319 \$10,272 \$10,315 \$10,488 \$13,411 \$11,954 \$10,719 \$10,508 \$12,798 \$17,794 \$10,099	\$29,095 \$35,127 \$25,744 \$28,249 \$24,041 \$24,326 \$24,040 \$34,694 \$26,645 \$26,902 \$27,634 \$32,491 \$37,920 \$24,037	710679 710861 715508 715508 719765 723494 725698 72981 730283 747408 752023 777426 770136
	3 4 5 6 7 8 9 10 11 12 13 14 15 16	164 164 164 164 164 164 164 164 164 164	351 351 351 351 351 351 351 351 351 351		Riverton Terrace	12 13 21 28 23 4 18 10 22 2 27 24 11 30	4 5 2 3 3 2 2 4 3 3 3 3 3 5 2	303510001 30351	12/12/2012 12/14/2012 12/19/2012 2/25/2013 4/30/2013 6/15/2013 7/22/2013 10/2/2013 10/1/2013 5/16/2014 7/15/2014 5/28/2015 3/3/2015 12/4/2015	4/10/2013 4/16/2013 4/18/2013 4/19/2013 8/30/2013 8/30/2013 12/20/2013 12/16/2013 9/15/2014 9/24/2014 6/29/2015 3/30/2015 4/21/2016	241 264 217 234 222 219 213 373 231 278 288 309 316 219 217 252 306	\$15,280 \$16,775 \$13,832 \$14,930 \$13,769 \$14,011 \$13,552 \$21,283 \$14,691 \$16,182 \$17,126 \$19,693 \$20,126 \$13,939 \$13,863	\$13,815 \$18,352 \$11,912 \$13,319 \$10,272 \$10,315 \$10,488 \$13,411 \$11,954 \$10,719 \$10,508 \$12,798 \$17,794 \$10,099 \$11,893	\$29,095 \$35,127 \$25,744 \$28,249 \$24,041 \$24,326 \$24,040 \$34,694 \$26,645 \$26,902 \$27,634 \$32,491 \$37,920 \$24,037 \$25,756 \$28,315 \$34,383	710679 710861 715508 715508 719765 723494 725698 729981 730283 747408 752023 777426 770136 772107
	3 4 5 6 7 8 9 10 11 12 13 14 15 16	164 164 164 164 164 164 164 164 164 164	351 351 351 351 351 351 351 351 351 351		Riverton Terrace	12 13 21 28 23 4 18 10 22 2 27 24 11 30 17	4 5 2 3 3 2 2 4 3 3 3 3 3 5 2 2 2	303510001	12/12/2012 12/14/2012 12/19/2012 2/25/2013 4/30/2013 6/15/2013 7/22/2013 10/2/2013 10/1/2013 5/16/2014 7/15/2014 5/28/2015 3/3/2015 3/24/2015 8/14/2017	4/10/2013 4/16/2013 4/18/2013 4/19/2013 8/30/2013 8/30/2013 12/20/2013 12/16/2013 9/15/2014 9/24/2014 6/29/2015 3/30/2015 4/21/2016 11/15/2017	241 264 217 234 222 219 213 373 231 278 288 309 316 219 217 252	\$15,280 \$16,775 \$13,832 \$14,930 \$13,769 \$14,011 \$13,552 \$21,283 \$14,691 \$16,182 \$17,126 \$19,693 \$20,126 \$13,939 \$13,863 \$16,395	\$13,815 \$18,352 \$11,912 \$13,319 \$10,272 \$10,315 \$10,488 \$13,411 \$11,954 \$10,719 \$10,508 \$12,798 \$17,794 \$10,099 \$11,893 \$11,920	\$29,095 \$35,127 \$25,744 \$28,249 \$24,041 \$24,326 \$24,040 \$34,694 \$26,645 \$26,902 \$27,634 \$32,491 \$37,920 \$24,037 \$25,756 \$28,315	710679 710861 715508 715508 719765 723494 725698 729981 730283 747408 752023 777426 770136 772107 2376 34475

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
	21	509	351	509	Riverton Terrace	14466	3	00303510026	12/30/2018	3/13/2019	375	\$23,707	\$16,467	\$40,174	68403
	21	303	331		KWCROIT TOTAGE	14400	3	00000010020	12/30/2010	3/13/2013	373	Ψ23,707	ψ10,407	Ψ+0,174	00403
		Riverton	Family	1969	Total Units	30	Upgraded	21	Remaining	9			Avg. \$ (since 2012)	\$29,956.82	
Shore	ham														
0.10.0	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
	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	\$23,039	\$16,213	\$40,362	717400
	12	509	305		Shoreham	15	3		1/28/13	4/30/2013	315	\$20,165	\$16,479	\$36,644	717400
	13	509	305		Shoreham	13	3		7/8/2013	5/9/2014	454	\$26,737	\$19,942	\$46,679	713390
	14	509	305		Shoreham	8 (B-2)	3		10/24/2014	12/30/2014	338	\$20,737	\$15,475	\$36,633	758266
	15	509	305		Shoreham (C5)	17	3		3/5/2015	4/7/2015	328	\$20,828	\$15,475 \$15,070	\$35,898	770157
	16	509	305		Shoreham (A-2)	2	3		5/27/2015	7/15/2015	335	\$20,020	\$19,668	\$40,778	777866
	17	509	305	Damaged	Shoreham	C-4	3		11/27/2017	12/29/2017	298	\$19,361	\$14,021		30305
		509	305	Damagea	Shoreham	C-2	3	303050014	7/23/2018	10/4/2018	383	\$25,032	\$11,819	\$33,382 \$36,851	57520
	18 19	509	305	Damaged	Shoreham	A-2	3	303050014	8/8/2018	10/11/2018	276	\$18,205	\$15,789	\$33,994	59167
		509	305	Damaged	Shoreham	A-2 A-1	3	303050014	8/14/2018	11/14/2018	380	\$18,203	\$14,573	\$38,676	57663
	20	509	305	Damageu		A-1 A4	3	303050014	9/6/2018	12/5/2018	274	\$17,710	· ·	\$32,179	60495
	21	509	305	Damaged	Shoreham	C6	3	303050004		1/7/2019	357	\$22,793	\$14,469 \$15,359	\$32,179	
	22	509	305	Damaged	Shoreham	Cb	3	303030016	11/8/2018	1///2019	357	\$22,793	\$15,359	\$38,152	65156
		Sh	oreham	1995	Total Units	18	Upgraded	22	Remaining	0			Avg. \$ (since 2012)	\$37,557	
0															
Spirit	vood 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	\$14,141	\$10,767	\$25,130	732305
	4	110	291		Spiritwood	55	2		10/15/2014	1/21/2015	249	\$15,801	\$10,767	\$20,007	732305
	5	110	291		Spiritwood (H-1)	66	3		2/2/2015	3/20/2015	249	\$15,873	\$14,429	\$27,038	768051
	6	110	291		. , ,	37	3		2/2/2015		229				
	7				Spiritwood (D-11)	114	2			3/24/2015		\$14,489	\$14,438 \$40,033	\$28,927	768047
		110	291		Spiritwood (N-3)				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
<b> </b>	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/Ex	terior Renovation	by Asset Mana	gment in 2016 I						
		Sni	ritwood	1992	Total Units	130	Upgraded	130	Remaining	0			Avg. \$ (since 2012)	\$26,517.77	

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
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										
		Va	lley Park	1958	Total Units	60	Upgraded	2	Remaining	58	Uncertain	58	Avg. \$	\$43,883.61	Meth units
Victor	ian W		204		Vistorian Waada	201	2		4/4/2007	E /4 C /2007	222	¢42.055	\$7.0F6	¢24.244	EC4064
	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 \$35,573	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
		Mistagle	- 10/	1993	Total I Inita	15	Unaradad	13	Domoining	2			Ava ¢ (-i 2042)	\$42,739	
		Victoria	n Woods	1993	Total Units	10	Upgraded	13	Remaining				Avg. \$ (since 2012)	\$4Z,739	
1/:-4-	الماماد	40													
Vista	Heigh		407		Vioto Hoighto	47	2		9/47/2007	10/5/2007	204	¢12.120	¢7 014	\$20.044	E76600
Vista	1	140	407		Vista Heights	17	3	Fin Dessie	8/17/2007	10/5/2007	284	\$12,130 \$31,884	\$7,914	\$20,044	576622
Vista	1 2	140 140	407		Vista Heights	27	3	Fire Repair	12/6/2007	2/20/2008	713	\$31,884	\$20,978	\$52,862	582569
Vista	1 2 3	140 140 140	407 407		Vista Heights Vista Heights	27 16	3	Fire Repair	12/6/2007 7/2/2009	2/20/2008 8/5/2009	713 260	\$31,884 \$16,580	\$20,978 \$9,343	\$52,862 \$25,923	582569 628383
Vista	1 2 3 4	140 140 140 140	407 407 407		Vista Heights Vista Heights Vista Heights	27 16 14	3 3 3	Fire Repair	12/6/2007 7/2/2009 11/5/2009	2/20/2008 8/5/2009 12/14/2009	713 260 224	\$31,884 \$16,580 \$10,268	\$20,978 \$9,343 \$13,954	\$52,862 \$25,923 \$24,222	582569 628383 636104
Vista	1 2 3 4 5	140 140 140 140 140	407 407 407 407		Vista Heights Vista Heights Vista Heights Vista Heights	27 16 14 7	3 3 3 3	Fire Repair	12/6/2007 7/2/2009 11/5/2009 6/2/2010	2/20/2008 8/5/2009 12/14/2009 7/16/2010	713 260 224 305	\$31,884 \$16,580 \$10,268 \$19,425	\$20,978 \$9,343 \$13,954 \$8,168	\$52,862 \$25,923 \$24,222 \$27,592	582569 628383 636104 648496
Vista	1 2 3 4 5 6	140 140 140 140 140 140	407 407 407 407 407		Vista Heights Vista Heights Vista Heights Vista Heights Vista Heights	27 16 14 7 26	3 3 3 3 3	Fire Repair	12/6/2007 7/2/2009 11/5/2009 6/2/2010 8/20/2010	2/20/2008 8/5/2009 12/14/2009 7/16/2010 9/30/2010	713 260 224 305 253	\$31,884 \$16,580 \$10,268 \$19,425 \$16,081	\$20,978 \$9,343 \$13,954 \$8,168 \$10,987	\$52,862 \$25,923 \$24,222 \$27,592 \$27,067	582569 628383 636104 648496 652752
Vista	1 2 3 4 5 6 7	140 140 140 140 140 140 140	407 407 407 407 407 407		Vista Heights	27 16 14 7 26 4	3 3 3 3 3 3	Fire Repair	12/6/2007 7/2/2009 11/5/2009 6/2/2010 8/20/2010 11/29/2010	2/20/2008 8/5/2009 12/14/2009 7/16/2010 9/30/2010 12/28/2010	713 260 224 305 253 222	\$31,884 \$16,580 \$10,268 \$19,425 \$16,081 \$14,130	\$20,978 \$9,343 \$13,954 \$8,168 \$10,987 \$10,828	\$52,862 \$25,923 \$24,222 \$27,592 \$27,067 \$24,957	582569 628383 636104 648496 652752 658795
Vista	1 2 3 4 5 6 7 8	140 140 140 140 140 140 140 140	407 407 407 407 407 407 407 407		Vista Heights	27 16 14 7 26 4 28	3 3 3 3 3 3 3	Fire Repair	12/6/2007 7/2/2009 11/5/2009 6/2/2010 8/20/2010 11/29/2010 7/29/2011	2/20/2008 8/5/2009 12/14/2009 7/16/2010 9/30/2010 12/28/2010 10/12/2011	713 260 224 305 253 222 254	\$31,884 \$16,580 \$10,268 \$19,425 \$16,081 \$14,130 \$16,206	\$20,978 \$9,343 \$13,954 \$8,168 \$10,987 \$10,828 \$10,584	\$52,862 \$25,923 \$24,222 \$27,592 \$27,067 \$24,957 \$26,790	582569 628383 636104 648496 652752 658795 676924
Vista	1 2 3 4 5 6 7 8	140 140 140 140 140 140 140 140 140	407 407 407 407 407 407 407 407		Vista Heights	27 16 14 7 26 4 28	3 3 3 3 3 3 3 3	Fire Repair	12/6/2007 7/2/2009 11/5/2009 6/2/2010 8/20/2010 11/29/2010 7/29/2011 12/13/2011	2/20/2008 8/5/2009 12/14/2009 7/16/2010 9/30/2010 12/28/2010 10/12/2011 3/9/2012	713 260 224 305 253 222 254 256	\$31,884 \$16,580 \$10,268 \$19,425 \$16,081 \$14,130 \$16,206 \$16,356	\$20,978 \$9,343 \$13,954 \$8,168 \$10,987 \$10,828 \$10,584 \$10,127	\$52,862 \$25,923 \$24,222 \$27,592 \$27,067 \$24,957 \$26,790 \$26,483	582569 628383 636104 648496 652752 658795 676924 687695
Vista	1 2 3 4 5 6 7 8 9	140 140 140 140 140 140 140 140 140 140	407 407 407 407 407 407 407 407 407 407		Vista Heights	27 16 14 7 26 4 28 15	3 3 3 3 3 3 3 3 3 3	Fire Repair	12/6/2007 7/2/2009 11/5/2009 6/2/2010 8/20/2010 11/29/2010 7/29/2011 12/13/2011 12/16/2011	2/20/2008 8/5/2009 12/14/2009 7/16/2010 9/30/2010 12/28/2010 10/12/2011 3/9/2012 3/23/2012	713 260 224 305 253 222 254 256 211	\$31,884 \$16,580 \$10,268 \$19,425 \$16,081 \$14,130 \$16,206 \$16,356 \$13,431	\$20,978 \$9,343 \$13,954 \$8,168 \$10,987 \$10,828 \$10,584 \$10,127 \$10,393	\$52,862 \$25,923 \$24,222 \$27,592 \$27,067 \$24,957 \$26,790 \$26,483 \$23,824	582569 628383 636104 648496 652752 658795 676924 687695 687696
Vista	1 2 3 4 5 6 7 8 9	140 140 140 140 140 140 140 140 140 140	407 407 407 407 407 407 407 407 407 407		Vista Heights	27 16 14 7 26 4 28 15 9	3 3 3 3 3 3 3 3 3 3 3	Fire Repair	12/6/2007 7/2/2009 11/5/2009 6/2/2010 8/20/2010 11/29/2010 7/29/2011 12/13/2011 12/16/2011 10/1/2012	2/20/2008 8/5/2009 12/14/2009 7/16/2010 9/30/2010 12/28/2010 10/12/2011 3/9/2012 3/23/2012 12/18/2012	713 260 224 305 253 222 254 256 211 200	\$31,884 \$16,580 \$10,268 \$19,425 \$16,081 \$14,130 \$16,206 \$16,356 \$13,431 \$12,922	\$20,978 \$9,343 \$13,954 \$8,168 \$10,987 \$10,828 \$10,584 \$10,127 \$10,393 \$12,911	\$52,862 \$25,923 \$24,222 \$27,592 \$27,067 \$24,957 \$26,790 \$26,483 \$23,824 \$25,833	582569 628383 636104 648496 652752 658795 676924 687695 687696 706032
Vista	1 2 3 4 5 6 7 8 9 10 11	140 140 140 140 140 140 140 140 140 140	407 407 407 407 407 407 407 407 407 407		Vista Heights	27 16 14 7 26 4 28 15 9 20	3 3 3 3 3 3 3 3 3 3 3 3	Fire Repair	12/6/2007 7/2/2009 11/5/2009 6/2/2010 8/20/2010 11/29/2010 7/29/2011 12/13/2011 12/16/2011 10/1/2012	2/20/2008 8/5/2009 12/14/2009 7/16/2010 9/30/2010 12/28/2010 10/12/2011 3/9/2012 3/23/2012 12/18/2012 12/20/2012	713 260 224 305 253 222 254 256 211 200 193	\$31,884 \$16,580 \$10,268 \$19,425 \$16,081 \$14,130 \$16,206 \$16,356 \$13,431 \$12,922 \$12,331	\$20,978 \$9,343 \$13,954 \$8,168 \$10,987 \$10,828 \$10,584 \$10,127 \$10,393 \$12,911 \$11,815	\$52,862 \$25,923 \$24,222 \$27,592 \$27,067 \$24,957 \$26,790 \$26,483 \$23,824 \$25,833 \$24,145	582569 628383 636104 648496 652752 658795 676924 687695 687696 706032 702410
Vista	1 2 3 4 5 6 7 8 9 10 11 12 13	140 140 140 140 140 140 140 140 140 140	407 407 407 407 407 407 407 407 407 407		Vista Heights	27 16 14 7 26 4 28 15 9 20 10 21	3 3 3 3 3 3 3 3 3 3 3 3 3 3	Fire Repair	12/6/2007 7/2/2009 11/5/2009 6/2/2010 8/20/2010 11/29/2010 7/29/2011 12/13/2011 12/16/2011 10/1/2012 8/6/2012	2/20/2008 8/5/2009 12/14/2009 7/16/2010 9/30/2010 12/28/2010 10/12/2011 3/9/2012 3/23/2012 12/18/2012 12/20/2012 12/31/2012	713 260 224 305 253 222 254 256 211 200 193 227	\$31,884 \$16,580 \$10,268 \$19,425 \$16,081 \$14,130 \$16,206 \$16,356 \$13,431 \$12,922 \$12,331 \$14,473	\$20,978 \$9,343 \$13,954 \$8,168 \$10,987 \$10,828 \$10,584 \$10,127 \$10,393 \$12,911 \$11,815 \$10,107	\$52,862 \$25,923 \$24,222 \$27,592 \$27,067 \$24,957 \$26,790 \$26,483 \$23,824 \$25,833 \$24,145 \$24,580	582569 628383 636104 648496 652752 658795 676924 687695 706032 702410 702409
Vista	1 2 3 4 5 6 7 8 9 10 11 12 13	140 140 140 140 140 140 140 140 140 140	407 407 407 407 407 407 407 407 407 407		Vista Heights	27 16 14 7 26 4 28 15 9 20 10 21	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Fire Repair	12/6/2007 7/2/2009 11/5/2009 6/2/2010 8/20/2010 11/29/2010 7/29/2011 12/13/2011 12/16/2011 10/1/2012 8/6/2012 8/7/2012	2/20/2008 8/5/2009 12/14/2009 7/16/2010 9/30/2010 12/28/2010 10/12/2011 3/9/2012 3/23/2012 12/18/2012 12/20/2012 12/31/2012 12/31/2012	713 260 224 305 253 222 254 256 211 200 193 227 213	\$31,884 \$16,580 \$10,268 \$19,425 \$16,081 \$14,130 \$16,206 \$16,356 \$13,431 \$12,922 \$12,331 \$14,473 \$13,429	\$20,978 \$9,343 \$13,954 \$8,168 \$10,987 \$10,828 \$10,584 \$10,127 \$10,393 \$12,911 \$11,815 \$10,107 \$10,728	\$52,862 \$25,923 \$24,222 \$27,592 \$27,067 \$24,957 \$26,790 \$26,483 \$23,824 \$25,833 \$24,145 \$24,580 \$24,156	582569 628383 636104 648496 652752 658795 676924 687695 706032 702410 702409
Vista	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15	140 140 140 140 140 140 140 140	407 407 407 407 407 407 407 407 407 407		Vista Heights	27 16 14 7 26 4 28 15 9 20 10 21 22 6	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Fire Repair	12/6/2007 7/2/2009 11/5/2009 6/2/2010 8/20/2010 11/29/2010 7/29/2011 12/13/2011 12/16/2011 10/1/2012 8/6/2012 8/7/2012 9/11/2012	2/20/2008 8/5/2009 12/14/2009 7/16/2010 9/30/2010 12/28/2010 10/12/2011 3/9/2012 3/23/2012 12/18/2012 12/20/2012 12/31/2012 12/31/2012 12/31/2012	713 260 224 305 253 222 254 256 211 200 193 227 213 153	\$31,884 \$16,580 \$10,268 \$19,425 \$16,081 \$14,130 \$16,206 \$13,431 \$12,922 \$12,331 \$14,473 \$13,429 \$13,900	\$20,978 \$9,343 \$13,954 \$8,168 \$10,987 \$10,828 \$10,584 \$10,127 \$10,393 \$12,911 \$11,815 \$10,107 \$10,728 \$11,010	\$52,862 \$25,923 \$24,222 \$27,592 \$27,067 \$24,957 \$26,790 \$26,483 \$23,824 \$25,833 \$24,145 \$24,580 \$24,156 \$24,910	582569 628383 636104 648496 652752 658795 676924 687695 706032 702410 702409 706033 704043
Vista	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	140 140 140 140 140 140 140 140	407 407 407 407 407 407 407 407 407 407		Vista Heights	27 16 14 7 26 4 28 15 9 20 10 21 22 6 12	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Fire Repair	12/6/2007 7/2/2009 11/5/2009 6/2/2010 8/20/2010 11/29/2010 7/29/2011 12/13/2011 12/16/2011 10/1/2012 8/6/2012 8/7/2012 9/11/2012 9/4/2012 10/29/2012	2/20/2008 8/5/2009 12/14/2009 7/16/2010 9/30/2010 12/28/2010 10/12/2011 3/9/2012 3/23/2012 12/18/2012 12/20/2012 12/31/2012 12/31/2012 12/31/2012 12/31/2012 12/31/2012	713 260 224 305 253 222 254 256 211 200 193 227 213 153 210	\$31,884 \$16,580 \$10,268 \$19,425 \$16,081 \$14,130 \$16,206 \$16,356 \$13,431 \$12,922 \$12,331 \$14,473 \$13,429 \$13,900 \$13,466	\$20,978 \$9,343 \$13,954 \$8,168 \$10,987 \$10,828 \$10,584 \$10,127 \$10,393 \$12,911 \$11,815 \$10,107 \$10,728 \$11,010 \$11,059	\$52,862 \$25,923 \$24,222 \$27,592 \$27,067 \$24,957 \$26,790 \$26,483 \$23,824 \$25,833 \$24,145 \$24,580 \$24,156 \$24,910 \$24,525	582569 628383 636104 648496 652752 658795 676924 687695 706032 702410 702409 706033 704043
Vista	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15	140 140 140 140 140 140 140 140	407 407 407 407 407 407 407 407 407 407		Vista Heights	27 16 14 7 26 4 28 15 9 20 10 21 22 6	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Fire Repair	12/6/2007 7/2/2009 11/5/2009 6/2/2010 8/20/2010 11/29/2010 7/29/2011 12/13/2011 12/16/2011 10/1/2012 8/6/2012 8/7/2012 9/11/2012	2/20/2008 8/5/2009 12/14/2009 7/16/2010 9/30/2010 12/28/2010 10/12/2011 3/9/2012 3/23/2012 12/18/2012 12/20/2012 12/31/2012 12/31/2012 12/31/2012	713 260 224 305 253 222 254 256 211 200 193 227 213 153	\$31,884 \$16,580 \$10,268 \$19,425 \$16,081 \$14,130 \$16,206 \$13,431 \$12,922 \$12,331 \$14,473 \$13,429 \$13,900	\$20,978 \$9,343 \$13,954 \$8,168 \$10,987 \$10,828 \$10,584 \$10,127 \$10,393 \$12,911 \$11,815 \$10,107 \$10,728 \$11,010	\$52,862 \$25,923 \$24,222 \$27,592 \$27,067 \$24,957 \$26,790 \$26,483 \$23,824 \$25,833 \$24,145 \$24,580 \$24,156 \$24,910	582569 628383 636104 648496 652752 658795 676924 687695 706032 702410 702409 706033 704043

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		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
	00	4.40	407		\/:-4-      -:- -4-	05	0		44 /20 /2042	E /22 /2012	200	Ć42 200	AC 054	<b>\$20.070</b>	742404
	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	11	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 wou	ld not relocate	•				
		\/:-4-	11-1-1-1-4-	1995	Total Units	30	Ungraded	30	Domoining	0			Avg. \$ (since 2012)	\$22.511	+
		VISTA	Heights	1995	Total Units	30	Upgraded	30	Remaining	U			Avg. \$ (since 2012)	\$22,311	
Vells	wood											4			
	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
	23	509	208	509	Wellswood	10	3	00202080009	10/29/2018	12/14/2018	220	\$13,372	\$11,660	\$25,032	64646
		147		1000	Total I India	20	l logrode d	00202080003	Domoini	7			Ava \$ (-: 0040)	¢24.750	-
		We	ellswood	1983	Total Units	30	Upgraded	23	Remaining	,			Avg. \$ (since 2012)	\$24,750	
ood	creek														
	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
	3	190	192	T	Woodcreek	B17	2	00101920017	5/14/2018	8/3/2018	345	\$20,011	\$10,646	\$30,657	50509

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
		, una	ор		Community	710111	Boar como	Tommaot #	o.u.r.	Complete	man mo	<u> Labo</u> i	materiale	. Otal	
	4	190	192		Woodcreek	B-15	2	00101920015	7/9/2018	10/25/2018	238	\$14,719	\$11,263	\$25,981	57903
	5	190	192		Woodcreek	A-1	2	00101920001	11/15/2018	12/29/2018	240	\$14,456	\$10,977	\$25,433	65585
	6	190	192		Woodcreek	9	2	00101920009	2/27/2019	3/29/2019	276	\$16,948	\$12,970	\$29,918	71859
												·		·	
		Wo	odcreek		Total Units	20	Upgraded	6	Remaining	14			Avg. \$	\$27,397.04	
							. 0		·				<u> </u>	•	
Young	gs La	ke		1997	Total Units	28	Upgraded	0	Remaining	28					
Pub	lic F	lousing													
Ballin	ger H	omes													
	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	10/10/0011	6/1/2011	007	000 740	044.707	001510	000450
	10	122 122	101 101		Ballinger Homes	191	3		12/16/2011	3/8/2012	367	\$22,719	\$11,797	\$34,516	688150
	11 12	122	101		Ballinger Homes Ballinger Homes	188 178	2		11/3/2011 11/2/2011	3/16/2012 3/22/2012	332 333	\$21,127 \$21,018	\$12,808 \$13,814	\$33,935 \$34,832	685347 684603
	13	122	101		Ballinger Homes	171	3		1/5/2011	3/28/2012	355	\$21,016	\$13,022	\$35,326	688965
	14	122	101		Ballinger Homes	133	2		1/3/2012	12/27/2012	278	\$17,800	\$10,764	\$28,564	709775
	15	122	101		Ballinger Homes	135	3		11/30/2012	12/27/2012	264	\$16,872	\$10,764	\$28,524	709773
	16	122	101		Ballinger Homes	163	2		12/5/2012	12/20/2012	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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
					-										
	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
	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
	48	130	101		Ballinger Homes	159	3	00101010159	7/20/2018	11/9/2018	329	\$19,151	\$16,985	\$36,136	57905
	49	130	101		Ballinger Homes	129	4	00101010129	11/1/2018	12/31/2018	327	\$18,865	\$20,651	\$39,516	65599
	50	122	101		Ballinger Homes	172	00101010172	2	11/30/2018	1/31/2019	344	\$20,780	\$17,504	\$38,284	66882
	51	122	101		Ballinger Homes	175	00101010175	3	12/28/2019	2/28/2019	329	\$20,703	\$18,027	\$38,730	68214
		Ballinge	r Homes	1969	Total Units	110	Upgraded	51	Remaining	59			Avg. \$ (since 2012)	\$34,294	
Boule	vard N	/lanor													
	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
		162	350		Boulevard Manor	207	1		3/24/2010	5/10/2010	313	\$19,435	\$7,021	\$26,456	644002
	20									6/22/2010	276	L U17 227	\$7,949		647574
	21	162	350		Boulevard Manor	212	1		5/19/2010	6/22/2010	276	\$17,327		\$25,277	
	21 22	162 162	350		Boulevard Manor	221	1		6/28/2010	10/13/2010	265	\$16,783	\$8,891	\$25,674	649576
	21	162													

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
	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
	56	162	350		Boulevard Manor	307	1	303500307	7/20/2018	10/26/2018	299	\$18,785	\$11,424	\$30,209	58321
	57	162	350		Boulevard Manor	122	1	303500122	9/13/2018	11/29/2018	305	\$18,773	\$14,500	\$33,272	60983
	58	162	350		Boulevard Manor	308	1	303500308	9/24/2018	12/7/2018	359	\$22,167	\$14,566	\$36,732	61708
	59	162	350		Boulevard Manor	120	303500120	1	10/26/2018	1/29/2019	259	\$16,254	\$14,648	\$30,902	65280
	60	162	350		Boulevard Manor	413	00303500413	1	2/13/2019	4/9/2019	337	\$20,471	\$10,370	\$30,841	70606
			İ												†
		Boulevar	d Manor	1969	Total Units	70	Upgraded	60	Remaining	10			Avg. \$ (since 2012)	\$26,561	†
							10		- J					•	
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Briar		45.	45-		<u> </u>		_		0/4/5	0/0=/		00.:	<b>A</b>	<b>A</b> 10	<del> </del>
	1	124	152		Briarwood	112	1		2/1/2008	2/25/2008	137	\$6,158	\$7,135	\$13,293	586920
<u> </u>	2	124	152		Briarwood	203	1		2/19/2008	3/5/2008	140	\$6,204	\$6,755	\$12,959	588032
<u> </u>	3	124	152		Briarwood	221	1		9/19/2008	10/14/2008	152	\$8,790	\$4,518	\$13,309	602645
<u> </u>	4	124	152		Briarwood	308	1		9/22/2008	10/10/2008	153	\$8,519	\$4,988	\$13,508	602911
<del></del>	5 6	124 124	152 152		Briarwood Briarwood	208 219	1		11/10/2008 12/19/2008	1/16/2009 2/17/2009	215 162	\$12,242 \$9,253	\$6,888 \$7,464	\$19,130 \$16,716	612420 613513
<b>-</b>	7	124	152		Briarwood	313	1		2/3/2009	2/26/2009	148	\$8,593	\$7,430	\$16,023	616315

	1	Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	Wo#
		runu	FIOP		Community	Apt #	Bedrooms	Terriviast #	Start	Complete	IVIAII III S	Labor	Wateriais	TOLAI	VVO #
	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	124 124	152		Briarwood	212 119	1		11/1/2010 11/15/2010	11/30/2010	160	\$9,420	\$6,364	\$15,783	656833 657711
	18 19	124	152 152		Briarwood Briarwood	301	1		12/6/210	12/13/2010 12/17/2010	152 169	\$9,017 \$10,389	\$7,455 \$7,504	\$16,472 \$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
	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	00101520202	11/1/2016	12/21/2016	193	\$12,449	\$10,064	\$22,513	20785
	44	124	152		Briarwood	120	1	00101520322	3/2/2017	5/23/2017	202	\$13,135	\$9,081	\$22,216	29200
-	45	124	152		Briarwood	223	1	00101520120	8/29/2017	11/27/2017	194	\$13,135	\$9,459	\$22,216	38256
-	46	124	152		Briarwood	315	1	00101520223	1/5/2018	3/27/2018	194	\$12,330	\$11,737	\$21,789	38256 45427
-	46	124	152		Briarwood	217	1	00101520315	6/7/2018	9/27/2018	190	\$12,456 \$12.027	\$11,737 \$11.436	\$24,194	57189
-	47	124	152			217	1	00101520217	10/2/2018	9/27/2018	193	\$12,027 \$11,698	\$11,436 \$13,230	\$23,463	62310
	48	124	152		Briarwood	211	1	00101520211	10/2/2018	11/20/2018	196	\$11,698	\$13,230	\$24,927	62310
<u> </u>	$\vdash$		<u>!</u>	1070	T-4-111 2	70	l la ava de d	40	Domoini	22			Λια Φ ( : ασισ	£20.077	+
	$\vdash$	Ві	riarwood	1970	Total Units	70	Upgraded	48	Remaining	22			Avg. \$ (since 2012)	\$20,877	
			1												
L															<b></b>
Burie	n Park														<u> </u>
	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
	1 1	188	390				1								
-	5				Burien Park	230			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
1	8	188	390		Burien Park	300	1		1/15/13	3/29/2013	230	\$14,278	\$7,618	\$21,896	712967

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
		runa	FIOP		Community	Арі #	Bedrooms	Terriviasi #	Start	Complete	IVIAII FIIS	Labor	Waterials	I Otal	WO#
	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				\$7,775		
			_								174	\$11,046	\$6,674	\$17,720	731184
	11	188	390		Burien Park	311 109	1		10/2/2013	11/29/2013	161	\$10,213	\$7,244	\$17,462	731185
	12	188	390		Burien Park		1			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
	42	188	390		Burien Park	210	1	00303900210	7/2/2018	9/18/2018	162	\$10,597	\$8,987	\$19,584	56595
	43	188	390		Burien Park	B2	1	30900002	10/23/2018	12/14/2018	202	\$12,746	\$8,455	\$21,201	64133
	44	188	390		Burien Park	305	303900305	1	12/18/2018	3/1/2019	234	\$14,878	\$11,050	\$25,928	67955
	45	188	390		Burien Park	106	00303900106	1	1/9/2019	3/15/2019	241	\$15,616	\$10,196	\$25,812	68861
	46	188	390		Burien Park	212	00303900212	1	5/15/2019	7/5/2019	228	\$14,661	\$7,801	\$22,462	79126
		Bur	ien Park		Total Units	102	Upgraded	46	Remaining	56			Avg. \$ (since 2012)	\$20,986	
Burno	lale H	omes													
	1	20	504		Burndale Homes	1734	505040020	3	3/1/2008	5/24/2018	312	\$20,599	\$13,091	\$33,690	
	İ											İ			
				1971	Total Units	50	Upgraded	0	Remaining	50			Avg. \$	\$33,689.64	
							10							•	

		Fund	Prop	Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
														<del>                                     </del>
Casa	Juanit	a												
Juoc	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
	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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
	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
	61	130	251		Casa Juanita	124	00202510124	1	2/26/2019	4/1/2019	200	\$12,414	\$10,283	\$22,697	71951
	UI	.50				.27			2,23,2010	., ., 2010	250	<b>₩.=</b> , <b>TIT</b>	ψ.ο, <b>Σ</b> οο	ψ <u>-</u> -,οο,	
		Coop	Juanita	1970	Total Units	80	Upgraded	61	Remaining	19			Avg. \$ (post ARRA)	\$20,444	
		Casa	Juanita	1970	Total Offics	00	Opgraded	01	Kemaining	19			Avg. ψ (post ARRA)	<b>\$20,444</b>	
Caso	ade Ho	mos													
Casc	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	204	\$12,304	\$8,857	\$20,144	684174
	3	142	403		Cascade Homes	93	1	DAEN (00) 40	10/24/2011	6/1/2011	201	Φ11,207	φο,ου <i>τ</i>	φ20,144	004174
	4						1	RAFN (GC) - 18							<del> </del>
		142	403		Cascade Homes	97		RAFN (GC) - 19		6/1/2011					
	5 6	142	403 403		Cascade Homes	99 100	1	RAFN (GC) - 20		6/1/2011					-
	7	142 142	403		Cascade Homes Cascade Homes	Q-103		RAFN (GC) - 21 00404030054	3/11/2019	6/1/3011 4/30/2019	295	\$18,564	\$3,681	\$22,245	72245
		142	403			W-103	3	00404030034	3/11/2019	4/30/2019	381	\$23,646	\$3,311	\$26,956	72380
	8				Cascade Homes		2	00404030030			273				
	9	142 142	403		Cascade Homes	BB-104	2	00404030009	4/29/2019	7/2/2019	305	\$17,325	\$13,151	\$30,476	75623 75622
	10	142	403		Cascade Homes	AA-102	2	00404030015	4/29/2019	7/5/2019	305	\$19,161	\$12,611	\$31,772	75622
		Cascade	Homes	1968	Total Units	108	Upgraded	10	Remaining	98			Avg. \$ (Since 2019)	\$27,862.07	
	<u> </u>											<del> </del>			<del>                                     </del>
Ceda	r Grove		100						1/0/000-	0/40/000-		01001-	00.010	<b>***</b>	
	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
	6	120	103		Cedar Grove	7	4	00101030007	9/24/2018	12/13/2018	286	\$16,520	\$20,338	\$36,858	61839
	7	120	103		Cedar Grove	4	4	00101030004	12/12/2018	3/5/2019	282	\$16,582	\$17,207	\$33,790	68328
		Ceda	ar Grove	1971	Total Units	20		7	Remaining	13			Avg. \$	\$30,588.17	
							Upgraded								
Colle	ge Plac	ce													
	1	127	203		College Place	3			2/27/2007	3/23/2007	234	\$10,607	\$7,606	\$18,213	561921
	2	127	203		College Place	36	2		3/29/2007	4/20/2007	222	\$10,007	\$9,510	\$19,517	564153

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
	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
	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
	37	127	203		College Place	1	2	00202030001	5/20/2019	6/20/2019	250	\$14,768	\$14,586	\$29,354	77216
		Colle	ge Place	1981	Total Units	51	Upgraded	37	Remaining	14			Avg. \$ (since 2012)	\$25,060	
				'			10						, ,	. ,===	
Eastsid	do To	rraco													
EastS10	1	127	202		Eastside Terrace	37	2		2/29/2008	3/24/2008	218	\$9,785	\$10,623	\$20,408	589165
-	2	127	202			24	2		7/23/2009	8/20/2009	217	\$12,393	\$10,623	\$20,408	628569
$\vdash$	3	127	202		Eastside Terrace Eastside Terrace	46	3		8/4/2009	9/3/2009	235	\$12,393 \$13,053	\$10,703	\$24,096	629239
+	4	127	202			46	3								1
+	5	127	202		Eastside Terrace Eastisde Terrace	41	3		9/29/2009 7/1/2010	11/3/2009 7/22/2010	231 239	\$13,011 \$13,668	\$10,458 \$10,448	\$23,469 \$24,115	632619 649800
+	6	127	202			38	2		7/1/2010	7/22/2010	239	\$13,688	\$10,448	\$23,908	649799
$\vdash$	7	127	202		Eastisde Terrace	28	2				273	. ,		· '	644557
	1	121	202		Eastside Terrace	20			3/31/2010	4/26/2010	213	\$15,852	\$11,627	\$27,479	04455/

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
	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
	30	127	202		Eastside Terrace	16	2	00202020016	6/11/2018	9/6/2018	356	\$22,982	\$10,008	\$32,991	55042
	31	127	202		Eastside Terrace	29	3	00202020029	7/30/2018	10/11/2018	239	\$15,020	\$12,494	\$27,513	57976
	32	127	202		Eastside Terrace	43	3	00202020043	2/19/2019	4/2/2019	249	\$14,580	\$15,241	\$29,821	71421
		Eastside	Terrace	1980	Total Units	50	Upgraded	32	Remaining	18			Avg. \$ (since 2012)	\$27,384	
							10		Ŭ					• •	
Fede	ral Wa	y 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 Wa	y Homes	1993	Total Units	3	Upgraded	2	Remaining	1			Avg. \$	\$50,346.76	
							10		J						
Firw	ood Ci	rcle													
	1	148	503		Firwood Circle	337	1	505030042	11/2/2018	12/31/2018	231	\$14,612	\$13,632	\$28,244	65156
	2	148	503		Firwood Circle	329	2	00505030046	4/12/2019	6/5/2019	245	\$15,374	\$12,377	\$27,751	74492
	3	148	503		Firwood Circle	229	3	00505030010	5/7/2019	6/17/2019	254	\$16,248	\$12,935	\$29,183	76125
				1971	Total Units	50	Upgraded	3	Remaining	47			Avg. \$	\$28,392	
							. 5							•	
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							1		1		i	1	1		İ
Fore	st Gler	)													
Fore	st Gler	126	250		Forest Glen	7	1		10/1/2008	11/12/2008	256	\$15,832	\$7,500	\$23,332	604911

	Fund	Prop	Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
-	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
-	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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
	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
		Foi	rest Glen	1970	Total Units	40	Upgraded	40	Remaining	0			Avg. \$ (since 2016)	\$30,052	
Hougl	nton C	Court													
2021500	1	153	215		Houghton Court	201	3	00202150010	5/3/2018	7/27/2018	440	\$28,784	\$15,505	\$44,289	54951
	2	153	215		Houghton Court	4	2	00202150004	5/3/2018	8/2/2018	412	\$26,908	\$15,634	\$42,542	54950
2021500	3	153	215		Houghton Court	203	3	00202150015	5/3/2018	8/3/2018	486	\$31,762	\$16,081	\$47,843	54952
2021501	4	153	215		Houghton Court	101	3	00202150101	10/15/2018	11/28/2018	297	\$17,695	\$14,816	\$32,511	64391
		Viulda	nd Place		Total Units	15	Upgraded	4	Remaining	11			Avg. \$	\$41,796.42	
		Milkia	ilu riace		Total Offits	13	Opgraded	7	rtemaining				Αvg. ψ	ψ+1,730.42	
Island			040		Inland One of	40	4		0/00/0040	0/4.4/004.4	074	<b>#00.004</b>	£40 500	£40.000	740070
	2	118 118	213 213		Island Crest	16 17	1	Drywall Contractor	6/30/2012	2/14/2014	371 417	\$23,691	\$19,598	\$43,289	718276
		118	213		Island Crest	27	1	Drywall Contractor	8/31/2011	2/18/2014		\$26,597	\$19,972	\$46,569	718992 718282
	3 4	118	213		Island Crest Island Crest	28	1	Drywall Contractor	8/31/2011 1/17/2013	3/7/2014 3/12/2014	343 373	\$21,967 \$23,777	\$19,184	\$41,151 \$42,207	718285
	5	118	213			6	2	Drywall Contractor	4/16/2013	3/12/2014	439		\$18,430		718285
	6	118	213		Island Crest Island Crest	21	1	Drywall Contractor		6/24/2014	334	\$28,067 \$21,294	\$23,252 \$14,938	\$51,319 \$36,232	718996
	7	118	213		Island Crest	15	1		10/31/2012 7/31/2013	6/24/2014	343	\$21,294	\$14,938 \$15,169	\$36,232 \$36,940	718993
	8	118	213		Island Crest	22	1		2/26/2014	7/23/2014	381	\$21,771	\$15,169	\$30,940	740947
	9	118	213		Island Crest	24	1		6/10/2013	7/23/2014	413	\$24,323 \$26,195	\$12,776	\$37,098 \$41,188	740947
	10	118	213		Island Crest	9	2		4/8/2014	7/28/2014	348	\$20,195	\$14,993 \$11,654	\$34,018	746771
	11	118	213		Island Crest	30	2		8/4/2014	11/19/2014	349	\$22,364	\$14,736	\$36,851	757239
	12	118	213		Island Crest	19	1		8/15/2014	11/19/2014	359	\$22,115	\$13,857	\$36,440	757242
	13	118	213		Island Crest	5	2		10/3/2014	11/21/2014	359	\$22,583	\$13,857	\$35,181	757242
	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	\$12,486	\$13,858	\$21,679	28560
												·			· ·
		Isla	nd Crest	2011	Total Units	30	Upgraded	15	Remaining	15		Av	'g. \$ (Exc. HD Services)	\$34,823	
Kirkla	nd Pla	ace										1			

		Fund	Prop	Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
	1	650	210	Kirkland Place	303	2		3/28/2013	5/15/2013	251	\$13,795	\$11,675	\$25,470	717814
	2	650	210	Kirkland Place	304	2		4/28/2013	7/19/2013	252	\$14,093	\$11,007	\$25,101	71879
	3	650	210	Kirkland Place	203	2		5/23/2013	7/22/2013	246	\$13,669	\$10,504	\$24,174	721411
	4	650	210	Kirkland Place	202	2		6/17/2014	9/30/2014	234	\$14,233	\$10,915	\$25,149	749443
	5	132	210	Kirkland Place	201	2	00202100201	1/5/2017	4/28/2017	241	\$15,827	\$11,609	\$27,436	23806
	6	132	210	Kirkland Place	301	3	00202100301	9/18/2017	12/27/2017	247	\$15,563	\$13,956	\$29,519	36444
	7	132	210	Kirkland Place	302	3	00202100302	11/16/2017	1/25/2018	250	\$15,529	\$13,362	\$28,890	40091
	8	132	210	Kirkland Place	101	2	201320001	5/15/2018	8/29/2018	291	\$19,085	\$7,768	\$26,853	53650
	9	132	210	Kirkland Place	204	2	00202100204	12/12/2018	1/31/2019	243	\$14,091	\$14,861	\$28,953	67508
		Kirkla	nd Place	Total Units	9	Upgraded	9	Remaining	0			Avg. \$ (since 2012)	\$26,838.24	
Lake	House	<u> </u>												
	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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
	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
	44	124	154		Lake House	222	1	00101540222	4/30/2018	8/31/2018	196	\$12,443	\$11,391	\$23,834	53865
	45	124	154		Lake House	11	1	00101540011	6/24/2018	9/25/2018	195	\$12,201	\$10,182	\$22,383	57229
	46	124	154		Lakehouse	9	1	00101540009	5/1/2019	6/28/2019	200	\$12,604	\$14,523	\$27,127	75938
															1
		Lak	e House	1972	Total Units	70	Upgraded	46	Remaining	24			Avg. \$ (since 2012)	\$20,646	<u> </u>
			1				эрдина						3 , (* * * * )	<del>+==,===</del>	<u> </u>
															1
Northi	lake H	ouse	† †												<u> </u>
	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	11000 0111	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
	25	187	290		Northlake House	207	1	00202900207	11/19/2018	1/18/2019	193	\$11,395	\$10,613	\$21,576	66711
	26	187	290		Northlake House	308	1	00202900308	3/8/2019	4/30/2019	200	\$11,980	\$13,263	\$25,243	72164
	20						'		0,0,20.0	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		<b>\$1.1,000</b>	ψ.σ, <u>2</u> σσ	Ψ=0,=.0	12.54
		Northlak	e House	1981	Total Units	38	Upgraded	26	Remaining	12			Avg. \$ (since 2012)	\$21,362	+
		Normak	e nouse	1901	TOTAL OTHES	30	Opgraded	20	remaining	12			/ (V y. ψ (Silice 2012)	ΨZ 1,30Z	+

	F	und Pro	р	Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
+														<u> </u>
Northrid	lae I													
		125 151		Northridge I	110	1		8/11/2008	9/12/2008	203	\$9,932	\$8,274	\$18,206	601843
		125 151	-	Northridge I	208	1		10/30/2008	1/2/2009	147	\$8,928	\$3,930	\$12,858	612283
		125 151	_	Northridge I	205	1		12/1/2008	1/12/2009	197	\$11,086	\$6,709	\$17,795	612083
		125 151	_	Northridge I	112	1		12/1/2008	1/15/2009	156	\$8,826	\$5,843	\$14,670	612079
		125 151	-	Northridge I	11	1		1/27/2009	2/18/2009	169	\$9,797	\$7,421	\$17,218	615729
		125 151	_	Northridge I	218	1		3/5/2009	3/20/2009	133	\$7,834	\$6,684	\$14,519	617540
		125 151	_	Northridge I	221	1		5/18/2009	6/8/2009	160	\$8,955	\$6,796	\$15,751	623811
	-	125 151	_	Northridge I	3	1		6/5/2009	6/24/2009	154	\$8,781	\$7,897	\$16,678	624716
		125 151		Northridge I	201	1		6/17/2009	7/10/2009	148	\$8,734	\$7,972	\$16,706	625884
	_	125 151	-	Northridge I	2	1		12/30/2009	1/26/2010	199	\$11,665	\$7,905	\$19,570	638922
		125 151	_	Northridge I	202	1		1/12/2010	2/2/2010	203	\$11,624	\$7,774	\$19,398	639703
		125 151	_	Northridge I	223	1		3/24/2010	4/21/2010	201	\$11,329	\$7,606	\$18,934	644019
		125 151		Northridge I	216	1		11/18/2010	12/21/2010	169	\$9,418	\$7,329	\$16,747	658018
	_	125 151	-	Northridge I	1	1		3/28/2011	5/3/2011	199	\$11,662	\$6,614	\$18,276	667030
	_	125 151		Northridge I	304	1		6/29/2011	8/16/2011	187	\$10,545	\$7,122	\$17,667	673883
		125 151		Northridge I	12	1		8/29/2011	11/28/2011	179	\$10,815	\$8,298	\$19,112	680995
		125 151	_	Northridge I	115	1		9/30/2011	12/5/2011	166	\$10,042	\$8,017	\$18,059	682648
		125 151		Northridge I	102	0	RAFN (GC) - 25	0/00/2011	7/1/2011		ψ.ο,ο. <u>-</u>	φοιοιι	ψ.ο,οοο	002010
	_	125 151	-	Northridge I	104	0	RAFN (GC) - 26		7/1/2011					
		125 151		Northridge I	105	1	RAFN (GC) - 27		7/1/2011					
	_	125 151	_	Northridge I	108	0	RAFN (GC) - 28		7/1/2011					1
	_	125 151	_	Northridge I	111	1	RAFN (GC) - 29		7/1/2011					1
		125 151	_	Northridge I	209	1	101111 (00) 23	9/13/2013	12/6/2013	157	\$10,029	\$6,196	\$16,225	728937
	_	125 151	_	Northridge I	214	1		2/19/2014	5/12/2014	182	\$11,446	\$6,567	\$18,013	741703
		125 151		Northridge I	6	1		6/26/2014	9/23/2014	177	\$11,249	\$10,361	\$21,610	752566
	_	125 151	_	Northridge I	107	1		5/26/2015	7/28/2015	170	\$10,786	\$10,359	\$21,145	777450
		125 151	_	Northridge I	119	1		9/29/2015	11/20/2015	175	\$11,119	\$8,886	\$20,005	328
		125 151	_	Northridge I	211	1		9/30/2015	11/20/2015	182	\$11,574	\$8,597	\$20,171	345
		125 151	_	Northridge 1	118	1	00101510118	3/30/2016	6/7/2016	160	\$10,118	\$9,271	\$19,389	11060
	_	125 153		Northridge 1	142	1	00101530142	05/30/16	7/25/2016	176	\$11,120	\$9,796	\$20,916	14363
	_	125 151	_	Northridge I	13	1	00101510013	10/30/2015	1/14/2016	189	\$11,949	\$9,144	\$21.093	796
		125 153	_	Northridge I	224	1	00101510224	11/24/2015	1/14/2016	196	\$12,282	\$8,914	\$21,196	3507
		125 151	_	Northridge I	206	1	00101510206	1/22/2016	3/8/2016	173	\$10,987	\$9,268	\$20,255	5774
		125 153		Northridge I	231	1	00101530231	2/19/2016	4/6/2016	196	\$12,004	\$9,813	\$21,817	6506
		125 151		Northridge I	9	1	00101510009	5/15/2017	8/23/2017	193	\$12,103	\$10,306	\$22,409	31112
	-	125 151		Northridge I	124	1	00101510124	7/21/2017	9/22/2017	193	\$12,643	\$10,317	\$22,960	33583
3	37	125 151		Northridge I	301	1	00101510301	9/18/2017	12/1/2017	193	\$12,411	\$11,149	\$23,560	38264
		125 151		Northridge 1	10	1	00101530010	6/1/2018	8/31/2018	200	\$11,999	\$11,068	\$23,067	57900
3	39	125 151		Northridge I	123	1	00101510123	4/22/2019	5/31/2019	200	\$11,800	\$13,920	\$25,720	75182
		Northridge	e I 1969	Total Units	70	Upgraded	39	Remaining	31			Avg. \$ (since 2013)	\$21,150	
		Ĭ				. 0		Ŭ					. ,	
Northrid		125 153	<u> </u>	Northridee II	222	4		2/2/2000	2/47/2000	120	¢o 04.4	\$7.F00	¢15 C14	617500
	1	125 153	·	Northridge II	232	1		3/2/2009	3/17/2009	139	\$8,014	\$7,598	\$15,611	617538

	Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
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
43	125	153		Northridge II	234	1	00101530234	5/2/2018	8/30/2018	197	\$12,303	\$11,290	\$23,593	57901
44	125	153		Northridge II	30	1	00101530030	1/11/2019	3/21/2019	191	\$11,347	\$13,255	\$24,601	69045
	N	thridge II	1975	Total Units	70	Upgraded	44	Remaining	26		Δνα Φ	(Since 2013 Post ARRA)	\$21,854	-
+	Nor	urrage II	19/3	างเลเ บกเร	10	opgraded	44	rvemaining	20		Avy. a	(SINCE ZUIS POST ARRA)	φ <b>∠</b> 1,004	+

		Fund	Prop	Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
North	wood													
NOIL	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	\$10,732	\$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
	10	187	191	Northwood	201	1		11/15/2014	December	180	\$11,231	\$7,901	\$19,001	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	109	1		3/16/2015	4/29/2015	169	\$10,633	\$8,788	\$17,730	771558
	13	187	191	Northwood	305	1		4/13/2015	5/22/2015	165	\$10,633	\$8,287	\$18,787	774978
	14	187	191	Northwood	102	1		5/11/2015	6/8/2015	166	\$10,501	\$9,115	\$18,787	777449
	15	187	191	Northwood	312	1		5/29/2015	6/29/2015	170	\$10,302	\$8,918		778652
	16	187	191	Northwood	107	1		9/17/2015	10/19/2015	163	\$10,766	\$9,189	\$19,704 \$19,536	785138
	17	187	191	Northwood	301	1		9/17/2015	10/19/2015	163	\$9,998	\$9,169	\$19,336	785138
	18	187	191		307	1	2010101007	8/22/2016	9/30/2016	193	\$12,225	\$10,062	\$22,287	17099
	19			Northwood			00101910307						. ,	
		189 189	191 191	Northwood Northwood	309 311	1	00101910309 00101910311	2/24/2017 5/15/2017	3/31/2017 7/25/2017	197 193	\$12,815 \$12,559	\$10,097 \$10,125	\$22,912	25983 31111
	20	180	191	Northwood	202	1	00101910311	2/27/2018	4/30/2018	237	\$14,559	\$10,123	\$22,684 \$25,419	49870
	21 22	189	191	Northwood	108	1	00101910180	3/12/2018	4/30/2018	248	\$15,216	\$10,392	\$25,608	49870
	22	169	191	Nonnwood	100	1	00101910100	3/12/2016	4/30/2016	240	\$15,216	\$10,392	\$25,006	49671
		N1-	orthwood	Total Units	34	Upgraded	22	Remaining	12			Avg. \$ (since 2012)	\$19,909	+
		NC	ortnwood	Total Units	34	Opgraded	22	Remaining	12			Avg. \$ (since 2012)	\$19,909	+
			+ +											+
Morth	wood	Square	+ +											+
NOILII	woou 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		3/2/2016	4/29/2016	333	\$21,147	\$17,179	\$38,325	6947
	3	208	467	Northwood Square	B-9	3	00404670006	5/27/2016	6/29/2016	301		\$12,651	\$31,441	+
	4	208	467	Northwood Square		2	00404670017		12/22/2016		\$18,790	\$12,651	. ,	11675
	5	208	467	Northwood Square	A-4 B-1	3	00404670004 00404670009	10/3/2016 10/24/2016	12/22/2016	297 287	\$18,953 \$18,319	\$14,260	\$33,213 \$33,529	18903 20026
	6	208	467	Northwood Square	C-2	3	00404670009	02/24/2016	4/27/2017	276	\$18,084	\$15,210	\$29,855	26023
	7	208	467	Northwood Square	B-8	3	00404670020 40467	02/24/17 4/4/2017	6/19/2017	276	\$18,084 \$18,328	\$11,771 \$11,605	\$29,855 \$29,933	28062
	8	208	467	Northwood Square	A2	3	504670002	3/1/2018	5/14/2018	323	\$21,156	\$13,711	\$29,933 \$34,867	48277
	9		467	Northwood Square	C-6	3	404670024	6/18/2018	8/27/2018	343	\$21,130	\$13,711	\$33,896	55501
	10	208	467	Northwood Square	C-6	3	404670019	9/26/2018	12/18/2018	350	\$22,489	\$11,249	\$35,444	61882
	_	208	467	Northwood Square	B4		404670012	12/6/2018	1/22/2019	307	\$20,453	\$14,354	\$34,807	66856
	11	208	467	Northwood Square	B-2	3	00404670012	2/28/2019	4/25/2019	397	\$20,453	\$7,887	\$34,607	71510
	12	200	407	ivoritiwood Square	D-Z	3	00-10-1070010	2/20/2019	4/23/2018	331	ψ∠4,∠00	ψ1,001	ψ32,173	11010
		Marthum	d Carren	Total I laite	24	Unarodod	12	Domoinin =	12		-	۸۷۵ ۴	\$33,512	+
		Northwoo	u square	Total Units	∠4	Upgraded	12	Remaining	12			Avg. \$	<b></b>	+
				1										
Pacifi	c Cou	rt												
Pacifi	c Cou	<b>rt</b> 164	365	Pacific Court	A 7	2	Fully mod	1/4/2010	4/9/2010	643	\$41,293	\$17,242	\$58,535	639042

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
	3	164	365		Pacific Court	A8	1	00303650108	3/26/2019	5/17/2019	394	\$25,446	\$12,756	\$38,202	73432
	3	104	303		Facilic Court	Ao	1	00303030100	3/20/2019	3/11/2019	394	\$25,440	\$12,750	\$36,2UZ	73432
		Pacif	ic Court	2009	Total Units	25	Upgraded	3	Remaining	22			Avg. \$	\$49,115.52	
Park	Royal			2010	Total Units	25	Upgraded	0	Remaining	25					
Pepp			404		Б Т	40			4/4/0000	5/40/0000	000	<b>#</b> 40.040	00.444	<b>#</b> 00.004	000574
	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
ļ	4	122	104		Pepper Tree	21	2		9/2/2011	10/28/2011	217	\$13,721	\$10,171	\$23,892	680868
<b></b>	5	122	104		Pepper Tree	19	2		4/11/2012	6/19/2012	220	\$14,044	\$9,930	\$23,974	694891
<b></b>	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		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
		Dan	per Tree	2009	Total Units	30	Upgraded	20	Remaining	10			Avg. \$ (since 2012)	\$26,138	
		rep	per rree	2009	Total Offits	30	Opgraded	20	Kemaining	10			Ανg. ψ (since 2012)	\$20,136	
South		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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
					Community		200000			Complete					<del> </del>
	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	0,20,11	5/1/2010		<b>4</b> * <b>2</b> , <b>2 2</b> *	<b>*</b> 1,=11	<del>+</del> ==,==:	1
	22	167	552		Southridge	102	1	RAFN (GC) - 35		5/1/2010					
	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					1
	26	167	552		Southridge	108	1	RAFN (GC) - 39		5/1/2010					
	27	167	552		Southridge	204	1	(22, 30	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		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
			1 1												1
		Southridg	je House	1970	Total Units	80	Upgraded	53	Remaining	27			Avg. \$ (since 2012)	\$21,781	
														,	
Valli K	ee														
	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

	Fund	Prop	Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
	Tunu	1100	Community	Арт #	Beardonis	TCHWaSt #	Otart	Complete	Marring	Luboi	Materials	Total	+ ""
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	\$20,423	727032
6	140	401	Valli Kee	1	2		9/9/2013	10/1/2013	164	\$10,826	\$10,145	\$20,971	726553
7	140	401	Valli Kee	2	2		9/9/2013	10/1/2013	162	\$10,338	\$9,414	\$20,010	726979
8	140	401	Valli Kee	5	2		9/9/2013	10/2/2013	164	\$10,338	\$9,636	\$19,906	727195
9	140	401	Valli Kee	6	2		9/9/2013	10/3/2013	167	\$10,400	\$9,420	\$20,483	728433
10	140	401	Valli Kee	4	2		9/9/2013	10/4/2013	160	\$10,003	\$9,541	\$19,701	727126
11	140	401	Valli Kee	7	2		9/9/2013	10/7/2013	167	\$10,699	\$9,001	\$19,700	728435
12	140	401	Valli Kee	9	2		9/9/2013	10/8/2013	160	\$10,899	\$9,001	\$19,700	728432
13	140	401	Valli Kee	10	2		9/9/2013	10/3/2013	161	\$10,304	\$8,996	\$19,301	728436
14	140	401	Valli Kee	17	4		10/1/2013	11/1/2013	178	\$10,303	\$11,961	\$23,275	729704
15	140	401	Valli Kee	18	4		10/1/2013		179	\$11,283	\$11,147	\$23,273	729704
16	140	401	Valli Kee	19	4		10/1/2013		177	\$11,203	\$11,277	\$22,478	729706
17	140	401	Valli Kee	20	4		10/1/2013		175	\$11,023	\$11,897	\$22,920	729707
18	140	401	Valli Kee	13	3		10/1/2013		164	\$10,436	\$9,882	\$20,318	729708
19	140	401	Valli Kee	14	3		10/1/2013		160	\$10,128	\$10,015	\$20,143	729709
20	140	401	Valli Kee	15	3		10/1/2013		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		160	\$10,224	\$9,806	\$20,030	732868
23	140	401	Valli Kee	23	3		10/30/2013		160	\$10,256	\$9,932	\$20,188	732871
24	140	401	Valli Kee	24	3			12/10/2013	144	\$9,216	\$9,218	\$18,434	732872
25	140	401	Valli Kee	25	3		10/30/2013		160	\$10,160	\$8,653	\$18,813	732873
26	140	401	Valli Kee	26	3		10/30/2013		158	\$10,206	\$8,599	\$18,805	732874
27	140	401	Valli Kee	28	3		10/30/2013		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

	Fund	Prop	Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
			-					-					1
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
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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
	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	
			1		. o.a. o.mo		opg.aaca		rtomaning	-			g: + ()	<b>4.0,.00.0.</b>	
Wayla	nd Ar	ms													
	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
	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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
	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
	50	149	550		Wayland Arms	419	1	505500419	6/18/2018	8/29/2018	352	\$23,143	\$8,631	\$31,774	55502
	51	149	550		Wayland Arms	215	1	505500125	10/31/2018	12/19/2018	297	\$19,824	\$11,859	\$31,683	64719
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		Wayla	nd Arms	1968	Total Units	67	Upgraded	51	Remaining	16			Avg. \$ (since 2012)	\$25,588	
			1		Total Office		opg.acca	<u> </u>	rtomaning				7 · · · · · · · · · · · · · · · · · · ·	<del>+</del> 20,000	
Westi	minste	er													
	1	250	156		Westminster	412	1		40/4/0044	40/00/0044	281	\$17,783	\$9,031	\$26,815	
	2	250	156						10/1/2014	12/30/2014				כוממעה.	758625
	3								10/1/2014 8/28/2014	12/30/2014 12/30/2014			. ,	. ,	758625 756114
		250			Westminster	401	1		8/28/2014	12/30/2014	290	\$18,466	\$11,839	\$30,305	756114
	4	250 250	156		Westminster Westminster	401 109	1		8/28/2014 11/14/2014	12/30/2014 1/28/2015	290 249	\$18,466 \$15,355	\$11,839 \$10,839	\$30,305 \$26,194	756114 760803
	4 5	250	156 156		Westminster Westminster Westminster	401 109 112	1 1 1		8/28/2014 11/14/2014 11/17/2014	12/30/2014 1/28/2015 1/30/2015	290 249 244	\$18,466 \$15,355 \$15,636	\$11,839 \$10,839 \$12,759	\$30,305 \$26,194 \$28,395	756114 760803 760805
	5	250 250	156 156 156		Westminster Westminster Westminster Westminster	401 109 112 402	1 1 1 1		8/28/2014 11/14/2014 11/17/2014 11/21/2014	12/30/2014 1/28/2015 1/30/2015 2/26/2015	290 249 244 239	\$18,466 \$15,355 \$15,636 \$13,673	\$11,839 \$10,839 \$12,759 \$9,795	\$30,305 \$26,194 \$28,395 \$23,468	756114 760803 760805 762513
		250 250 250	156 156 156 156		Westminster Westminster Westminster Westminster Westminster Westminster	401 109 112 402 405	1 1 1 1 1 1		8/28/2014 11/14/2014 11/17/2014 11/21/2014 12/15/2014	12/30/2014 1/28/2015 1/30/2015 2/26/2015 3/23/2015	290 249 244 239 211	\$18,466 \$15,355 \$15,636 \$13,673 \$13,491	\$11,839 \$10,839 \$12,759 \$9,795 \$10,087	\$30,305 \$26,194 \$28,395 \$23,468 \$23,578	756114 760803 760805 762513 764056
	5 6 7	250 250 250 250	156 156 156 156 156		Westminster Westminster Westminster Westminster Westminster Westminster Westminster	401 109 112 402 405 213	1 1 1 1 1 1 1		8/28/2014 11/14/2014 11/17/2014 11/21/2014 12/15/2014 3/20/2015	12/30/2014 1/28/2015 1/30/2015 2/26/2015 3/23/2015 5/13/2015	290 249 244 239 211 242	\$18,466 \$15,355 \$15,636 \$13,673 \$13,491 \$14,500	\$11,839 \$10,839 \$12,759 \$9,795 \$10,087 \$10,357	\$30,305 \$26,194 \$28,395 \$23,468 \$23,578 \$24,857	756114 760803 760805 762513 764056 771788
	5 6 7 8	250 250 250 250 250 250	156 156 156 156 156 156		Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster	401 109 112 402 405 213 103	1 1 1 1 1 1 1		8/28/2014 11/14/2014 11/17/2014 11/21/2014 12/15/2014 3/20/2015 4/13/2015	12/30/2014 1/28/2015 1/30/2015 2/26/2015 3/23/2015 5/13/2015 6/2/2015	290 249 244 239 211 242 230	\$18,466 \$15,355 \$15,636 \$13,673 \$13,491 \$14,500 \$13,306	\$11,839 \$10,839 \$12,759 \$9,795 \$10,087 \$10,357 \$10,261	\$30,305 \$26,194 \$28,395 \$23,468 \$23,578 \$24,857 \$23,567	756114 760803 760805 762513 764056 771788 774017
	5 6 7 8 9	250 250 250 250 250 250 250	156 156 156 156 156 156 156		Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster	401 109 112 402 405 213 103 115	1 1 1 1 1 1 1 1		8/28/2014 11/14/2014 11/17/2014 11/21/2014 12/15/2014 3/20/2015 4/13/2015 5/1/2015	12/30/2014 1/28/2015 1/30/2015 2/26/2015 3/23/2015 5/13/2015 6/2/2015 6/18/2015	290 249 244 239 211 242 230 223	\$18,466 \$15,355 \$15,636 \$13,673 \$13,491 \$14,500 \$13,306 \$12,937	\$11,839 \$10,839 \$12,759 \$9,795 \$10,087 \$10,357 \$10,261 \$10,087	\$30,305 \$26,194 \$28,395 \$23,468 \$23,578 \$24,857 \$23,567 \$23,024	756114 760803 760805 762513 764056 771788 774017 776157
	5 6 7 8 9	250 250 250 250 250 250 250 250	156 156 156 156 156 156 156 156		Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster	401 109 112 402 405 213 103 115 114	1 1 1 1 1 1 1 1 1		8/28/2014 11/14/2014 11/17/2014 11/21/2014 12/15/2014 3/20/2015 4/13/2015 5/1/2015 6/26/2015	12/30/2014 1/28/2015 1/30/2015 2/26/2015 3/23/2015 5/13/2015 6/2/2015 6/18/2015 7/27/2015	290 249 244 239 211 242 230 223 235	\$18,466 \$15,355 \$15,636 \$13,673 \$13,491 \$14,500 \$13,306 \$12,937 \$14,403	\$11,839 \$10,839 \$12,759 \$9,795 \$10,087 \$10,357 \$10,261 \$10,087 \$10,429	\$30,305 \$26,194 \$28,395 \$23,468 \$23,578 \$24,857 \$23,567 \$23,024 \$24,832	756114 760803 760805 762513 764056 771788 774017 776157 779316
	5 6 7 8 9 10	250 250 250 250 250 250 250 250 250	156 156 156 156 156 156 156 156 156		Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster	401 109 112 402 405 213 103 115 114	1 1 1 1 1 1 1 1 1 1		8/28/2014 11/14/2014 11/17/2014 11/21/2014 12/15/2014 3/20/2015 4/13/2015 5/1/2015 6/26/2015 8/13/2015	12/30/2014 1/28/2015 1/30/2015 2/26/2015 3/23/2015 5/13/2015 6/2/2015 6/18/2015 7/27/2015 10/22/2015	290 249 244 239 211 242 230 223 235 205	\$18,466 \$15,355 \$15,636 \$13,673 \$13,491 \$14,500 \$13,306 \$12,937 \$14,403 \$12,273	\$11,839 \$10,839 \$12,759 \$9,795 \$10,087 \$10,357 \$10,261 \$10,087 \$10,429 \$10,086	\$30,305 \$26,194 \$28,395 \$23,468 \$23,578 \$24,857 \$23,567 \$23,024 \$24,832 \$22,359	756114 760803 760805 762513 764056 771788 774017 776157 779316 783450
	5 6 7 8 9 10 11	250 250 250 250 250 250 250 250 250 250	156 156 156 156 156 156 156 156 156 156		Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster	401 109 112 402 405 213 103 115 114 101 409	1 1 1 1 1 1 1 1 1 1 1	00401560205	8/28/2014 11/14/2014 11/17/2014 11/21/2014 12/15/2014 3/20/2015 4/13/2015 5/1/2015 6/26/2015 8/13/2015 9/11/2015	12/30/2014 1/28/2015 1/30/2015 2/26/2015 3/23/2015 5/13/2015 6/2/2015 6/18/2015 7/27/2015 10/22/2015 10/23/2015	290 249 244 239 211 242 230 223 235 205 203	\$18,466 \$15,355 \$15,636 \$13,673 \$13,491 \$14,500 \$13,306 \$12,937 \$14,403 \$12,273 \$12,052	\$11,839 \$10,839 \$12,759 \$9,795 \$10,087 \$10,357 \$10,261 \$10,087 \$10,429 \$10,086 \$9,048	\$30,305 \$26,194 \$28,395 \$23,468 \$23,578 \$24,857 \$23,567 \$23,024 \$24,832 \$22,359 \$21,100	756114 760803 760805 762513 764056 771788 774017 776157 779316 783450 784281
	5 6 7 8 9 10 11 12 13	250 250 250 250 250 250 250 250 250 250	156 156 156 156 156 156 156 156 156 156		Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster	401 109 112 402 405 213 103 115 114 101 409 305	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	00101560305	8/28/2014 11/14/2014 11/17/2014 11/21/2014 12/15/2014 3/20/2015 4/13/2015 5/1/2015 6/26/2015 8/13/2015 9/11/2015 11/4/2015	12/30/2014 1/28/2015 1/30/2015 2/26/2015 3/23/2015 5/13/2015 6/2/2015 6/18/2015 7/27/2015 10/22/2015 10/23/2016	290 249 244 239 211 242 230 223 235 205 203 232	\$18,466 \$15,355 \$15,636 \$13,673 \$13,491 \$14,500 \$13,306 \$12,937 \$14,403 \$12,273 \$12,052 \$14,572	\$11,839 \$10,839 \$12,759 \$9,795 \$10,087 \$10,357 \$10,261 \$10,087 \$10,429 \$10,086 \$9,048 \$10,400	\$30,305 \$26,194 \$28,395 \$23,468 \$23,578 \$24,857 \$23,567 \$23,024 \$24,832 \$22,359 \$21,100 \$24,972	756114 760803 760805 762513 764056 771788 774017 776157 779316 783450 784281
	5 6 7 8 9 10 11 12 13 14	250 250 250 250 250 250 250 250	156 156 156 156 156 156 156 156 156 156		Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster	401 109 112 402 405 213 103 115 114 101 409 305 208	1 1 1 1 1 1 1 1 1 1 1 1 1	00101560208	8/28/2014 11/14/2014 11/17/2014 11/21/2014 12/15/2014 3/20/2015 4/13/2015 5/1/2015 6/26/2015 8/13/2015 9/11/2015 11/4/2015	12/30/2014 1/28/2015 1/30/2015 2/26/2015 3/23/2015 5/13/2015 6/2/2015 6/18/2015 7/27/2015 10/22/2015 10/23/2016 2/29/2016	290 249 244 239 211 242 230 223 235 205 203 232 209	\$18,466 \$15,355 \$15,636 \$13,673 \$13,491 \$14,500 \$13,306 \$12,937 \$14,403 \$12,273 \$12,052 \$14,572 \$13,297	\$11,839 \$10,839 \$12,759 \$9,795 \$10,087 \$10,357 \$10,261 \$10,087 \$10,429 \$10,086 \$9,048 \$10,400 \$10,244	\$30,305 \$26,194 \$28,395 \$23,468 \$23,578 \$24,857 \$23,567 \$23,024 \$24,832 \$22,359 \$21,100 \$24,972 \$23,541	756114 760803 760805 762513 764056 771788 774017 776157 779316 783450 784281 1051 5248
	5 6 7 8 9 10 11 12 13 14	250 250 250 250 250 250 250 250	156 156 156 156 156 156 156 156 156 156		Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster Westminster	401 109 112 402 405 213 103 115 114 101 409 305 208 316	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	00101560208 00101560316	8/28/2014 11/14/2014 11/17/2014 11/21/2014 12/15/2014 3/20/2015 4/13/2015 5/1/2015 6/26/2015 8/13/2015 9/11/2015 11/4/2015 1/22/2016 1/18/2016	12/30/2014 1/28/2015 1/30/2015 2/26/2015 3/23/2015 5/13/2015 6/2/2015 6/2/2015 10/22/2015 10/22/2015 10/23/2016 2/29/2016	290 249 244 239 211 242 230 223 235 205 203 232 209 217	\$18,466 \$15,355 \$15,636 \$13,673 \$13,491 \$14,500 \$13,306 \$12,937 \$14,403 \$12,273 \$12,052 \$14,572 \$13,297 \$13,745	\$11,839 \$10,839 \$12,759 \$9,795 \$10,087 \$10,357 \$10,261 \$10,087 \$10,429 \$10,086 \$9,048 \$10,400 \$10,244 \$10,154	\$30,305 \$26,194 \$28,395 \$23,468 \$23,578 \$24,857 \$23,567 \$23,024 \$24,832 \$22,359 \$21,100 \$24,972 \$23,541 \$23,899	756114 760803 760805 762513 764056 771788 774017 776157 779316 783450 784281 1051 5248 5246
	5 6 7 8 9 10 11 12 13 14 15 16	250 250 250 250 250 250 250 250	156 156 156 156 156 156 156 156 156 156		Westminster Westminster	401 109 112 402 405 213 103 115 114 101 409 305 208 316 204	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	00101560208 00101560316 00101560204	8/28/2014 11/14/2014 11/17/2014 11/21/2014 12/15/2014 3/20/2015 4/13/2015 5/1/2015 6/26/2015 8/13/2015 9/11/2015 11/4/2015 1/22/2016 1/18/2016	12/30/2014 1/28/2015 1/30/2015 2/26/2015 3/23/2015 5/13/2015 6/2/2015 6/2/2015 10/22/2015 10/22/2015 10/23/2016 2/29/2016 2/29/2016 3/24/2016	290 249 244 239 211 242 230 223 235 205 203 232 209 217 232	\$18,466 \$15,355 \$15,636 \$13,673 \$13,491 \$14,500 \$13,306 \$12,937 \$14,403 \$12,273 \$12,052 \$14,572 \$13,297 \$13,745 \$14,208	\$11,839 \$10,839 \$12,759 \$9,795 \$10,087 \$10,357 \$10,261 \$10,087 \$10,429 \$10,086 \$9,048 \$10,400 \$10,244 \$10,154 \$8,178	\$30,305 \$26,194 \$28,395 \$23,468 \$23,578 \$24,857 \$23,567 \$23,024 \$24,832 \$22,359 \$21,100 \$24,972 \$23,541 \$23,899 \$22,386	756114 760803 760805 762513 764056 771788 774017 776157 779316 783450 784281 1051 5248 5246 6042
	5 6 7 8 9 10 11 12 13 14 15 16	250 250 250 250 250 250 250 250	156 156 156 156 156 156 156 156 156 156		Westminster Westminster	401 109 112 402 405 213 103 115 114 101 409 305 208 316 204 212	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	00101560208 00101560316 00101560204 00101560212	8/28/2014 11/14/2014 11/17/2014 11/21/2014 12/15/2014 3/20/2015 4/13/2015 5/1/2015 6/26/2015 8/13/2015 9/11/2015 11/4/2015 1/22/2016 1/18/2016 2/9/2016	12/30/2014 1/28/2015 1/30/2015 2/26/2015 3/23/2015 5/13/2015 6/2/2015 6/2/2015 10/22/2015 10/22/2015 10/23/2016 2/29/2016 2/29/2016 3/24/2016 4/29/2016	290 249 244 239 211 242 230 223 235 205 203 232 209 217 232 223	\$18,466 \$15,355 \$15,636 \$13,673 \$13,491 \$14,500 \$13,306 \$12,937 \$14,403 \$12,273 \$12,052 \$14,572 \$13,297 \$13,745 \$14,208 \$14,111	\$11,839 \$10,839 \$12,759 \$9,795 \$10,087 \$10,357 \$10,261 \$10,087 \$10,429 \$10,086 \$9,048 \$10,400 \$10,244 \$10,154 \$8,178 \$10,063	\$30,305 \$26,194 \$28,395 \$23,468 \$23,578 \$24,857 \$23,567 \$23,024 \$24,832 \$22,359 \$21,100 \$24,972 \$23,541 \$23,899 \$22,386 \$24,174	756114 760803 760805 762513 764056 771788 774017 776157 779316 783450 784281 1051 5248 5246 6042 8230
	5 6 7 8 9 10 11 12 13 14 15 16	250 250 250 250 250 250 250 250	156 156 156 156 156 156 156 156 156 156		Westminster Westminster	401 109 112 402 405 213 103 115 114 101 409 305 208 316 204	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	00101560208 00101560316 00101560204	8/28/2014 11/14/2014 11/17/2014 11/21/2014 12/15/2014 3/20/2015 4/13/2015 5/1/2015 6/26/2015 8/13/2015 9/11/2015 11/4/2015 1/22/2016 1/18/2016	12/30/2014 1/28/2015 1/30/2015 2/26/2015 3/23/2015 5/13/2015 6/2/2015 6/2/2015 10/22/2015 10/22/2015 10/23/2016 2/29/2016 2/29/2016 3/24/2016	290 249 244 239 211 242 230 223 235 205 203 232 209 217 232	\$18,466 \$15,355 \$15,636 \$13,673 \$13,491 \$14,500 \$13,306 \$12,937 \$14,403 \$12,273 \$12,052 \$14,572 \$13,297 \$13,745 \$14,208	\$11,839 \$10,839 \$12,759 \$9,795 \$10,087 \$10,357 \$10,261 \$10,087 \$10,429 \$10,086 \$9,048 \$10,400 \$10,244 \$10,154 \$8,178	\$30,305 \$26,194 \$28,395 \$23,468 \$23,578 \$24,857 \$23,567 \$23,024 \$24,832 \$22,359 \$21,100 \$24,972 \$23,541 \$23,899 \$22,386	756114 760803 760805 762513 764056 771788 774017 776157 779316 783450 784281 1051 5248 5246

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		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
	20	405	450		\\/ + i +	440	4		0/0/0040	44/04/0040	222	¢44.057	<b>#0.050</b>	<b>COA OAO</b>	40450
	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	125 250	156 156		Westminster	311	1	00101560311 00101560215	2/21/2017	4/24/2017	250 189	\$16,370	\$10,325	\$26,695	26402
	24	250	156		Westminster	215 104	1	00101560215	3/31/2017 8/15/2017	6/29/2017	249	\$12,387	\$10,293	\$22,680	29207 35372
	25	124	156		Westminster	209	1	00101560104		10/31/2017		\$15,855 \$12.180	\$9,426	\$25,281 \$22.744	
	26	124			Westminster	308	1	00101560209	5/12/2018 8/3/2018	9/28/2018	198 200	. ,	\$10,564 \$12,711	\$22,744 \$24,947	54662
	27		156		Westminster		1			10/26/2018		\$12,236			58683
	28	124	156		Westminster	404	1	00101560404	10/17/2018	12/19/2018	190	\$11,614	\$11,335	\$22,949	63578
			1	0040	T . 111 2	00	Un our de d	00	Damainin	20			۸ ۴	£04 400 F7	
		Wes	stminster	2013	Total Units	60	Upgraded	28	Remaining	32			Avg. \$	\$24,430.57	
Yardle	y Arm	ıs													
	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	0/0-/	4/1/2011		0.5 - : -	00	<b>***</b>	
	30	163	353		Yardley Arms	221	1		3/30/12	6/7/2012	258	\$15,019	\$8,678	\$23,697	694097
	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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
		i unu	ттор		Community	Арі #	Dearoonis	Tellwast #	Start	Complete	Maii i ii 3	Laboi	Materials	Total	110#
-	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	711697
	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
	51	163	353		Yardley Arms	212	1	303530212	9/6/2018	12/12/2018	239	\$14,352	\$11,505	\$25,857	60482
				40=0										****	
		Yardl	ey Arms	1970	Total Units	67	Upgraded	51	Remaining	16			Avg. \$ (since 2012)	\$23,876	
EGI	<u>s Pai</u>	tnership													
Brittn												_			
	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
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		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
		Brittı	ney Park	1970	Total Units	43	Upgraded	22	Remaining	21			Avg. \$ (since 2012)	\$24,185	
															+
Casa	Madro	ona													
	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
	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
	41	485	553	EGIS	Casa Madrona	240	1	505530240	7/25/2018	10/18/2018	253	\$15,622	\$10,218	\$25,840	60078
	42	485	553	EGIS	Casa Madrona	249	1	505530249	12/13/2018	2/1/2019	251	\$15,472	\$13,935	\$29,407	67450
	43	485	553	EGIS	Casa Madrona	110	1	00505530110	12/3/2018	3/25/2019	455	\$27,620	\$17,118	\$44,738	66631

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
															1
	44	485	553	EGIS	Casa Madrona	235	1	00505530235	5/2/2019	6/22/2019	173	\$10,263	\$11,182	\$21,444	75789
															1
		Casa Ma	adrona	1973	Total Units	70	Upgraded	44	Remaining	26		F	vg. \$ (since 2012)	\$22,684	
East	bridge	e		2010	Total Units	13	Newly Built	13							
Fairv	vind			2013	Total Units	87	Newly Built	87							
	-														
_	<del></del>	<u> </u>			222 2										<u> </u>
Gree	nriver	Homes		1050	CCD Renovated 2012		l lo avo do d	70	Demaining	•					
				1958	Total Units	70	Upgraded	70	Remaining	0					
	+											+	+		+
Guet	aves N	l lanor										1			<del>                                     </del>
Just	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 17	485	554 554	EGIS	Gustaves Manor	201	1	00505540201	10/13/2016	12/6/2016	239	\$15,223 \$14,555	\$10,746	\$25,969	19555
	18	485 485	554	EGIS EGIS	Gustaves Manor Gustaves Manor	202 503	1	00505540202 00505540503	12/15/16 2/1/2017	2/7/2017 2/28/2017	222 193	\$14,555 \$12,643	\$10,247 \$10,961	\$24,802 \$23,604	22792 24884
	19	485	554	EGIS	Gustaves Manor	302	1	00505540503	02/24/17	4/10/2017	219	\$12,643	\$9,096	\$23,004	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
		Gustave	s Manor	1982	Total Units	35	Upgraded	28	Remaining	7			Avg. \$ (since 2016)	\$24,312	

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
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
		Ma	ardi Gras	1970	Total Units	35	Upgraded	19	Remaining	16			Avg. \$ (since 2012)	\$17,750	
Munr	Man														
	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
	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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
		i unu	ттор		Community	дрі т	Dearoonis	Terriviast #	Start	Complete	Mairins	Labor	Waterials	Total	****
	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	\$10,922	\$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	00303520201	2/1/2016	3/16/2016	199	\$12,663	\$12,116	\$24,030	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	00505320013	11/17/2016	1/30/2017	213	\$13,910	\$11,814	\$25,724	21264
	30	485	352	EGIS	Munro Manor	314	1	00303520111	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	\$24,009	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	\$25,072	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
	36	485	352	EGIS	Munro Manor	216	1	00303520216	12/26/2018	3/5/2019	303	\$18,591	\$9,164	\$27,755	68040
	37	485	352	EGIS	Munro Manor	211	1	00303520211	3/13/2019	5/16/2019	409	\$24,972	\$13,018	\$37,990	72524
	38	485	352	EGIS	Munro Manor	218	1	00303520218	4/3/2019	5/23/2019	325	\$20,447	\$14,043	\$34,490	73731
	30	400	332	EGIS	IVIGITIO IVIGITO	210	I	00000020210	4/3/2013	3/23/2013	323	Ψ20,447	ψ14,043	ψ54,430	73731
		B4		1971	Total Units	60	Unaradad	38	Domoining	22			Avg. \$ (since 2012)	\$24,888	
		wunr	o Manor	1971	Total Units	60	Upgraded	30	Remaining	22			Avg. \$ (since 2012)	<b>\$24,000</b>	
Nia A	ortm	anto		2008	Total Units	40	Newly Built	40	Remaining	0					
INIA A	Jai tiiii	ents		2006	Total Offics	40	Newly Built	40	Kemaining	-					
Paran	ount	House													
1 di di	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
							1		3/8/2011	4/13/2011	185	\$10,483	\$9,119	\$19,602	665121
1	12	485	150	EGIS	Paramount House	302	1 1								
	12 13	485 485	150 150	EGIS EGIS	Paramount House Paramount House	302 109	1						\$6.745	\$16.843	668667
	13	485	150	EGIS	Paramount House	109	1 1		4/29/2011	5/20/2011	178	\$10,098	\$6,745 \$7.199	\$16,843 \$16,231	668667 688333
	13 14	485 485	150 150	EGIS EGIS	Paramount House Paramount House	109 204	1 1		4/29/2011 1/5/2012	5/20/2011 3/9/2012	178 166	\$10,098 \$9,032	\$7,199	\$16,231	688333
	13 14 15	485 485 485	150 150 150	EGIS EGIS EGIS	Paramount House Paramount House Paramount House	109 204 202	1 1 1		4/29/2011 1/5/2012 3/29/2012	5/20/2011 3/9/2012 5/10/2012	178 166 179	\$10,098 \$9,032 \$10,111	\$7,199 \$6,128	\$16,231 \$16,239	688333 694286
	13 14 15 16	485 485 485 485	150 150 150 150	EGIS EGIS EGIS	Paramount House Paramount House Paramount House Paramount House	109 204 202 103	1 1 1 1		4/29/2011 1/5/2012 3/29/2012 4/2/2012	5/20/2011 3/9/2012 5/10/2012 5/10/2012	178 166 179 171	\$10,098 \$9,032 \$10,111 \$9,873	\$7,199 \$6,128 \$6,895	\$16,231 \$16,239 \$16,768	688333 694286 694285
	13 14 15 16 17	485 485 485 485 485	150 150 150 150 150	EGIS EGIS EGIS EGIS EGIS	Paramount House Paramount House Paramount House Paramount House Paramount House	109 204 202 103 121	1 1 1 1 1		4/29/2011 1/5/2012 3/29/2012 4/2/2012 5/2/2012	5/20/2011 3/9/2012 5/10/2012 5/10/2012 6/21/2012	178 166 179 171 169	\$10,098 \$9,032 \$10,111 \$9,873 \$10,697	\$7,199 \$6,128 \$6,895 \$7,759	\$16,231 \$16,239 \$16,768 \$18,455	688333 694286 694285 696502
	13 14 15 16 17 18	485 485 485 485 485 485	150 150 150 150 150 150	EGIS EGIS EGIS EGIS EGIS EGIS	Paramount House Paramount House Paramount House Paramount House Paramount House Paramount House Paramount House	109 204 202 103 121 108	1 1 1 1 1		4/29/2011 1/5/2012 3/29/2012 4/2/2012 5/2/2012 6/5/2012	5/20/2011 3/9/2012 5/10/2012 5/10/2012 6/21/2012 7/20/2012	178 166 179 171 169 176	\$10,098 \$9,032 \$10,111 \$9,873 \$10,697 \$9,542	\$7,199 \$6,128 \$6,895 \$7,759 \$8,236	\$16,231 \$16,239 \$16,768 \$18,455 \$17,778	688333 694286 694285 696502 698342
	13 14 15 16 17 18 19	485 485 485 485 485 485 485	150 150 150 150 150 150 150	EGIS EGIS EGIS EGIS EGIS EGIS EGIS EGIS	Paramount House Paramount House Paramount House Paramount House Paramount House Paramount House Paramount House Paramount House	109 204 202 103 121 108 210	1 1 1 1 1		4/29/2011 1/5/2012 3/29/2012 4/2/2012 5/2/2012 6/5/2012 7/6/2012	5/20/2011 3/9/2012 5/10/2012 5/10/2012 6/21/2012 7/20/2012 8/21/2012	178 166 179 171 169 176	\$10,098 \$9,032 \$10,111 \$9,873 \$10,697 \$9,542 \$9,726	\$7,199 \$6,128 \$6,895 \$7,759 \$8,236 \$7,488	\$16,231 \$16,239 \$16,768 \$18,455 \$17,778 \$17,214	688333 694286 694285 696502 698342 700271
	13 14 15 16 17 18 19 20	485 485 485 485 485 485 485 485	150 150 150 150 150 150 150 150	EGIS EGIS EGIS EGIS EGIS EGIS EGIS EGIS	Paramount House Paramount House Paramount House Paramount House Paramount House Paramount House Paramount House Paramount House Paramount House	109 204 202 103 121 108 210 209	1 1 1 1 1 1 1 1		4/29/2011 1/5/2012 3/29/2012 4/2/2012 5/2/2012 6/5/2012 7/6/2012 10/22/2012	5/20/2011 3/9/2012 5/10/2012 5/10/2012 6/21/2012 7/20/2012 8/21/2012 11/15/2012	178 166 179 171 169 176 171	\$10,098 \$9,032 \$10,111 \$9,873 \$10,697 \$9,542 \$9,726 \$9,974	\$7,199 \$6,128 \$6,895 \$7,759 \$8,236 \$7,488 \$7,194	\$16,231 \$16,239 \$16,768 \$18,455 \$17,778 \$17,214 \$17,168	688333 694286 694285 696502 698342 700271 707258
	13 14 15 16 17 18 19	485 485 485 485 485 485 485	150 150 150 150 150 150 150	EGIS EGIS EGIS EGIS EGIS EGIS EGIS EGIS	Paramount House Paramount House Paramount House Paramount House Paramount House Paramount House Paramount House Paramount House	109 204 202 103 121 108 210	1 1 1 1 1 1 1		4/29/2011 1/5/2012 3/29/2012 4/2/2012 5/2/2012 6/5/2012 7/6/2012	5/20/2011 3/9/2012 5/10/2012 5/10/2012 6/21/2012 7/20/2012 8/21/2012	178 166 179 171 169 176	\$10,098 \$9,032 \$10,111 \$9,873 \$10,697 \$9,542 \$9,726	\$7,199 \$6,128 \$6,895 \$7,759 \$8,236 \$7,488	\$16,231 \$16,239 \$16,768 \$18,455 \$17,778 \$17,214	688333 694286 694285 696502 698342 700271

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
										-					
	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	EGIS	Paramount House	110	1	00101500110	12/1/2017	1/31/2018	214	\$13,647	\$11,535	\$25,182	42001
	38	485	150	EGIS	Paramount House	322	1	00101500322	3/10/2018	5/18/2018	254	\$16,306	\$25,834	\$42,140	48865
	39	485	150	EGIS	Paramount House	117	1	00101500117	3/12/2019	5/2/2019	197	\$12,397	\$12,693	\$25,090	72488
	40	485	150	EGIS	Paramount House	200	1	00101500200	5/1/2019	6/26/2019	200	\$12,772	\$14,465	\$27,237	75785
		Pa	ramount	1969	Total Units	70	Upgraded	40	Remaining	30			Avg. \$ (since 2012)	\$20,382	
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
<b> </b>	9	485	551	EGIS	Plaza 17	102	0	Capital Const - 9		9/1/2009					<del> </del>
	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	4/44/0040	9/1/2009	400	£40.000	<b>#0.400</b>	<b>#40.457</b>	005007
<b></b>	12	485	551	EGIS	Plaza 17	108	1		4/11/2012	5/9/2012	189	\$12,029 \$12,075	\$6,128	\$18,157	695297
	13	485	551	EGIS	Plaza 17	509	1		4/27/2012	6/20/2012	202	\$12,875	\$6,857	\$19,732	696045
<b> </b>	14	485	551	EGIS	Plaza 17	106	1		12/27/2013	1/29/2013	243	\$15,547	\$6,279	\$21,826	712209
<b> </b>	15	485	551	EGIS	Plaza 17	206	1		1/7/2013	1/31/2013	253	\$16,083	\$6,592	\$22,675	712208
<b> </b>	16	485	551	EGIS	Plaza 17	104	1		11/25/2013	1/31/2014	236	15,084	6,916	22,000	733698
<b> </b>	17	485	551	EGIS	Plaza 17	511			11/13/2014	12/30/2014	230	14,518	7,704	22,222	760032
<b></b>	18	485	551	EGIS	Plaza 17	501	1		1/30/2015	2/27/2015	202	\$12,838 \$12,797	\$7,068	\$19,906	767206
$\vdash$	19	485	551	EGIS	Plaza 17	502			7/7/2015	8/5/2015	203	\$12,787 \$14,074	\$8,966	\$21,753	779924
<b></b>	20	485	551 551	EGIS	Plaza 17 Plaza 17	402 210	1		6/30/2015	8/21/2015	190 198	\$11,974 \$12,450	\$7,849	\$19,822 \$20,497	780257
		485 485	551	EGIS	+				8/20/2015	10/13/2015		\$12,450 \$14,454	\$8,047		782792
		400	1 001	EGIS	Plaza 17	510	1		10/27/2015	12/15/2015	230	\$14,454	\$7,544	\$21,978	163
	22				Dlozo 17	407	4	00505540407	6/2/2016	6/20/2016	200	¢12 202	¢g 220	¢24 E22	12200
	23	485 485	551 551	EGIS EGIS	Plaza 17 Plaza 17	407 309	1	00505510407 00505510309	6/2/2016 12/13/2016	6/30/2016 2/15/2017	209 209	\$13,303 \$13,704	\$8,229 \$7,693	\$21,532 \$21,397	12200 22893

		Fund	Dran	1	Community	A 4 4	Badraama	TanMaat #	Start	Camplete	Man Ura	Labor	Materials	Total	WO#
		runa	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Waterials	TOTAL	WO#
	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
	30	485	551	EGIS	Plaza 17	301	1	00505510301	2/6/2019	4/2/2019	301	\$19,083	\$7,683	\$26,766	71038
	31	485	551	EGIS	Plaza 17	209	1	00505510209	3/29/2019	5/26/2019	304	\$19,196	\$10,546	\$29,742	73598
	32	485	551	EGIS	Plaza 17	202	1	00505510202	5/13/2019	6/26/2019	251	\$15,745	\$8,305	\$24,049	76699
	32	100	001	EGIS	1 1020 17	202	1		0/10/2010	0/20/2010	201	ψ10,740	ψο,σσσ	Ψ2-1,0-10	70000
			Plaza 17	1971	Total Units	70	Upgraded	32	Remaining	38			Avg. \$ (since 2012)	\$22,202	+
			Flaza II	1371	Total Office	- 70	Opgraded	32	rtemaining	30			7 (V g. \$\psi\$ (Since 2012)	Ψ <b>Ζ</b> Ζ, <b>Ζ</b> 0Ζ	-
															+
Rive	rton Se	enior													+
	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
		Riverto	on Senior	1969	Total Units	30	Upgraded	10	Remaining	20			Avg. \$ (since 2012)	\$23,654	
									J						
Salm	on Cr	eek		2009	Total Units	50	Newly Built	50							
Seol	a Cros	sing I		2007	Total Units	40	Newly Built	40							
		<u> </u>													
Seol	a Cros	sing II		2007	Total Units	37	Newly Built	37							
	<u> </u>														
Sixth	Place	) 		2011	Total Units	24	Newly Built	24							
	<u> </u>														
Zeph	ıyr			2011	Total Units	25	Newly Built	25							
	1	ļ	1									ļ			1
	1														1
	<del></del>	<u> </u>													<del>                                     </del>
Loc	al P	rograms	1												
		<u> </u>													

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
Avond	lala H	louse		1992	Total BEDS	16	Upgraded	0	Remaining		Uncertain	16			
Avona	iale n	louse		1992	Total BEDS	10	Opgraded	- 0	Remaining		Officertain	10			
	_														
Anita \		500	405		A '. \( \) '.	000	4		44/40/0007	40/5/0007	407	<b>#</b> 0.000	<b>0.4.070</b>	010.770	504474
	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	485 485		Anita Vista	207 104	2		10/11/2012 7/24/2015	11/5/2012 9/8/2015	206	\$13,150 \$17,117	\$8,754 \$10,309	\$21,904 \$27,426	706699
	5 6	500 500	485		Anita Vista	203	2		7/24/2015	9/8/2015	272				781012 781008
	7	500	485		Anita Vista	108	2	20101050100	3/4/2016	3/29/2016	266 228	\$16,830 \$14,260	\$10,506 \$13,833	\$27,336 \$28,093	781008
	8	500	485		Anita Vista		2	00404850108			252				16423
	0	500	465		Anita Vista	101	2	00404850101	08/05/16	11/2/2016	252	\$15,827	\$13,286	\$29,113	10423
		Ar	nita Vista		Total Units	15	Upgraded	8	Remaining	7			Avg. \$ (since 2009)	\$25,576	
Brooks	eida			1983	Total Units	16	Upgraded	0	Remaining		Uncertain	16			
SI OUK	siue			1903	Total Offits	10	Opgraded	<u> </u>	Kemaining		Unicertain	16			
cho C	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
		Ec	ho Cove		Total Units	4	Upgraded	3	Remaining	1			Avg. \$	\$25,774.25	
odoro	al Wa	y Duplexes													
-euera	41 VV A	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
	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 I	Dunleves		Total Units	6	Upgraded	5	Remaining	1			Avg. \$	\$36,439	
		. suciai way i	- приелез		Total Office	<u> </u>	opgraded	<b>.</b>	Tomaining	'			Avg. \$	ψ00, <del>1</del> 00	
larbou	ur Vil	lla													
	1	500	182		Harbor Villa	24	1								
	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
	5	500	182		Harbor Villa	209	2	00101820025	4/19/2019	6/3/2019	248	\$14,740	\$10,518	\$25,258	75064
		Hark	our Villa		Total Units	5	Upgraded	5	Remaining	0			Avg. \$	\$26,020	
			+												1
lolt H	ouse	!													<u> </u>

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
		. u.i.u	1.00		Community	7 tpt #	Dodi odilio	Tommaot #	Otart	Complete	a.rrii o	Labor	matorialo	. o.u.	
	1		387		Holt House	-	3			9/14/2012	405	25,849.00	10,666.81	39,515.81	703142
			00.		110.11110.000		, ,			6/ : 1/20 :2	.00	20,010.00	10,000.01	00,010101	
		Но	It House		Total Units	1	Upgraded	1	Remaining	0			Avg. \$	\$39,516	
						-	opg	<u> </u>					ıg. ţ	400,010	
Nike				1990	Total Units	31	Upgraded	0	Remaining		Uncertain	31			
							10		Ĭ						
Shadı	rach			1984	Total Units	9	Upgraded	0	Remaining		Uncertain	9			
Shelc	or														
	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
			helchor	1960	Total Units	8	Upgraded	8	Remaining	0			Avg. \$	\$33,874	
Slater	Park				a				0// 0/00/	= /2 /2 2 4 2			0.000	****	
	1	500	282		Slater Park	F-8	2	00202820020	3/13/2019	5/3/2019	299	\$18,190	\$13,050	\$31,240	73415
			L	4007	<del>-</del>	4			Б				Λ Φ	004.040	
		Sla	ter Park	1997	Total Units	4	Upgraded	11	Remaining	3			Avg. \$	\$31,240	
C	rdala			1997	Total Unita	16	Unarodod	0	Domoining		Uncertain	16			
Sunn	yaaie			1997	Total Units	10	Upgraded	U	Remaining		Uncertain	10			
Vets I	Joueir			1997	Total Units	6	Upgraded	0	Remaining		Uncertain	6			
VELSI	lousii	ig		1991	Total Offics	U	Opgraded	<u> </u>	Remaining		Officertain	0			
			1												
			<del>                                     </del>		Total Units	3946	Upgraded	2517	Remaining	3536	Uncertain	152			
			<del>                                     </del>		. ota. omto		Opg. 2304			thru year end	31100110111	102			
						Year Built	Inc. as upgraded		201011	u your ond					
			1			2010	Eastbridge	13			Avondale House	16			
						2012	Greenriver	70	<u> </u>		Brookside	16			
						2008	Nia Apartments	40	<u> </u>		Nike	31			
						2009	Salmon Creek	50			Shadrach	9			
						2007	Seola Crossing I	40			Sunnydale	16			
						2007	Seola Crossing II	37			Vets Housing	6			
			1			2011	Sixth Place	24			Valley Park	58	Restored 2 Meth units		
			1			2011	Zephyr	25			.,				
						2013	Fairwind	87					<del>'</del>		
						2009	Birch Creek	262			i				1

	Fund	Prop	Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO#
					RAFN/CCD	56							
				2016	Spiritwood	117							
						821				152			
					Unit Upgrades	1696							

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**To:** Board of Commissioners

**From:** Tim Walter, Sr. Director of Development & Asset Management

**Date:** October 14, 2019

Re: Resolution No. 5634: Resolution providing for the issuance of the

Authority's Affordable Housing Preservation Tax-Exempt Housing Revenue Note, 2019, in the principal amount of not to exceed

\$60,000,000

Resolution No. 5634 authorizes the issuance of a tax-exempt revenue bond to Microsoft Corporation (or an affiliate thereof) in the amount of \$60,000,000 to refinance a portion of some or all of the acquisition cost of Emerson Manor, Juanita View, Kendall Ridge, Kirkland Heights and the Riverstone Apartments. The bond will bear 1% interest only for 15 years and will require a balloon payment of the entire principal balance upon maturity.

Earlier this month, Microsoft Corporation approved KCHA's application for a \$60 million below market interest rate interest loan to finance a portfolio of properties that will provide rents affordable to low and moderate income households. This loan, which will be combined with the issuance of publically issued tax-exempt bonds and other tax-exempt financing, will provide the permanent financing for the acquisition of the following properties:

Property	City	Purchase Date	# Units	Purchase Price	Acquisition Financing
Riverstone	Federal Way	1-30-2019	308	\$71,268,000	New Short term note
Kirkland Heights	Kirkland	7-1-2019	180	\$22,164,000	Existing Line of Credit
Juanita View	Kirkland	7-1-2019	94	\$11,574,500	Existing Line of Credit
Emerson	Kirkland	8-30-2019	207	\$66,000,000	New Short term note
Kendall Ridge	Bellevue	10-1-2019	240	\$75,000,000	New Short term note
			1,029	\$246,006,500	

# **Proposed Financing**

As previously discussed with the Board, the rental revenues from an affordable multifamily property acquired by KCHA generally can support only 60% - 70% of the debt service needed to cover the total acquisition cost of the property. The remaining 30-40% of the acquisition cost must be covered by one or more additional long term financing sources.

Last month, the Board authorized KCHA to enter into two municipal bond issues to provide a large part of the permanent financing for these 2019 acquisitions. KCHA is preparing to sell these bonds in mid-October and expects to sell approximately \$142 million in bonds from the combined bond issues - \$75.5 million of the bonds will be credit enhanced by King County and the \$66.5 million balance will be KCHA AA rated pooled housing bonds.

The County has also committed to loan KCHA \$20 million from its affordable workforce housing program, funded through lodging tax revenue to finance a portion of the acquisition of the Riverstone, Kirkland Heights and Juanita View acquisitions. Repayment terms for this loan are 1 percent interest-only payments, with all principal due after 50 years.

## **Staff Recommendation**

Staff recommends the passage of Resolution No. 5634.

### HOUSING AUTHORITY OF THE COUNTY OF KING

#### **RESOLUTION NO. 5634**

# (Affordable Housing Preservation Tax-Exempt Housing Revenue Note, 2019)

A RESOLUTION of the Board of Commissioners of the Housing Authority of the County of King providing for the issuance of the Authority's Affordable Housing Preservation Tax-Exempt Housing Revenue Note, 2019, in the principal amount of not to exceed \$60,000,000, the proceeds of which will be used to refinance a portion of the cost of acquiring some or all of the Emerson Apartments, the Kendall Ridge Apartments, the Riverstone Apartments, the Kirkland Heights Apartments, and/or the Juanita View Apartments; determining the form, terms and covenants of the note; creating a note fund; approving the sale and providing for the delivery of the note to Microsoft Corporation or an affiliate thereof; authorizing and directing appropriate officers of the Authority to negotiate, execute and deliver such other documents as are useful or necessary to the purposes of this resolution; and determining related matters.

Adopted October 14, 2019

*This document was prepared by:* 

FOSTER GARVEY P.C. 1111 Third Avenue, Suite 3000 Seattle, Washington 98101 (206) 447-4400

#### HOUSING AUTHORITY OF THE COUNTY OF KING

#### **RESOLUTION NO. 5634**

# (Affordable Housing Preservation Tax-Exempt Housing Revenue Note, 2019)

A RESOLUTION of the Board of Commissioners of the Housing Authority of the County of King providing for the issuance of the Authority's Affordable Housing Preservation Tax-Exempt Housing Revenue Note, 2019, in the principal amount of not to exceed \$60,000,000, the proceeds of which will be used to refinance a portion of the cost of acquiring some or all of the Emerson Apartments, the Kendall Ridge Apartments, the Riverstone Apartments, the Kirkland Heights Apartments, and/or the Juanita View Apartments; determining the form, terms and covenants of the note; creating a note fund; approving the sale and providing for the delivery of the note to Microsoft Corporation or an affiliate thereof; authorizing and directing appropriate officers of the Authority to negotiate, execute and deliver such other documents as are useful or necessary to the purposes of this resolution; and determining related matters.

**WHEREAS,** the Housing Authority of the County of King (the "Authority") seeks to encourage the provision of housing for low-income persons residing in King County, Washington (the "County"); and

**WHEREAS**, RCW 35.82.070(2) provides that a housing authority may acquire and operate housing projects; and

**WHEREAS,** RCW 35.82.070(5) provides that a housing authority may, among other things and if certain conditions are met, "own, hold, and improve real or personal property . . .," "purchase, lease, obtain options upon . . . any real or personal property or any interest therein" and "lease or rent any dwellings, houses, accommodations, lands, buildings, structures or facilities embraced in any housing project"; 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 provides that the term "housing project" may be applied to the "acquisition of property, the demolition of existing structures, the construction, reconstruction, alteration and repair of improvements and all other work in connection therewith"; and

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

**WHEREAS**, RCW 35.82.070(1) permits a housing authority to "make and execute contracts and other instruments . . . necessary or convenient to the exercise of the powers of the authority"; and

**WHEREAS,** RCW 35.82.040 authorizes the Authority to "delegate to one or more of its agents or employees such powers or duties as it may deem proper"; and

**WHEREAS**, RCW 35.82.070(13) provides that a housing authority may exercise its powers within the boundaries of any city not included in its area of operation if the governing body of that city adopts a resolution declaring that there is a need for the housing authority to exercise its powers within the city; and

WHEREAS, pursuant to Resolution No. 5614 adopted December 17, 2018, the Authority previously issued its Non-Revolving Line of Credit Revenue Note, 2019 (Riverstone Apartments) (the "Riverstone Note") in the principal amount of \$69,999,430 to finance the acquisition of a 308-unit apartment complex located at 27314 24<sup>th</sup> Avenue South, Federal Way, Washington, known as the Riverstone Apartments as a housing project of the Authority (the "Riverstone Apartments Project"); and

**WHEREAS**, pursuant to Resolution No. 5627 adopted August 29, 2019, the Authority previously issued its Non-Revolving Line of Credit Revenue Note, 2019 (Emerson Apartments) (the "Emerson Note") in the principal amount of \$66,000,000 to finance the acquisition of a 207-

unit apartment complex located at 11010 NE 124<sup>th</sup> Lane, Kirkland, Washington, known as the Emerson Apartments as a housing project of the Authority (the "Emerson Apartments Project"); and

WHEREAS, as authorized by Resolution No. 5624 adopted May 20, 2019, the Authority previously issued its Non-Revolving Line of Credit Revenue Note, 2019 (Kendall Ridge Apartments) (the "Kendall Ridge Note") in the principal amount of \$75,000,000 to finance the acquisition of a 240-unit apartment complex located at 1910 154<sup>th</sup> Avenue Northeast, Bellevue, Washington (also known as 15301 NE 20<sup>th</sup> Street, Bellevue, Washington), known as the Kendall Ridge Apartments as a housing project of the Authority (the "Kendall Ridge Apartments Project"); and

WHEREAS, as authorized by Resolutions 5504 of the Authority adopted April 20, 2015, Resolution 5546 of the Authority adopted August 18, 2016, and Resolution 5563 of the Authority adopted on May 15, 2017, the Authority previously issued its Revolving Line of Credit Revenue Note, 2015 (Tax-Exempt) (the "2015 Revolving Note") in the current principal amount of not to exceed \$80,000,000 at any one time outstanding, and used proceeds of draws on the 2015 Revolving Note to, among other things, finance the acquisition of a 180-unit apartment complex located at 13310 NE 133<sup>rd</sup> Street, Kirkland, Washington, known as the Kirkland Heights Apartments (the "Kirkland Heights Apartments Project") and a 94-unit apartment complex located at 11800 101<sup>st</sup> Place NE, Kirkland, Washington, known as the Juanita View Apartments (the "Juanita View Apartments Project, and, collectively with the Riverstone Apartments Project, the Emerson Apartments Project, the Kendall Ridge Apartments Project, and the Kirkland Heights Apartments Project, the "Projects" and each, a "Project"), each as a housing project of the Authority; and

**WHEREAS,** the City Council of the City of Federal Way, Washington, the governing body of the City of Federal Way, adopted its Resolution No. 91-84 on October 15, 1991, declaring that there is a need for the Authority to function within the City of Federal Way; and

**WHEREAS**, the City Council of the City of Kirkland, Washington, the governing body of the City of Kirkland, adopted its Resolution No. 2747 on August 4, 1980, declaring that there is a need for the Authority to function within the City of Kirkland; and

WHEREAS, the location of the Kendall Ridge Project is within the area of operation of the Authority, as it is within the County and was not within the territorial boundaries of any city, including the City of Bellevue (incorporated in 1953), on the date on which the Authority was activated under the Act (as hereinafter defined); and

WHEREAS, the Board of Commissioners of the Authority deems it necessary and advisable and in the best interest of the Authority to issue its Affordable Housing Preservation Tax-Exempt Revenue Note, 2019 (the "Note"), in a principal amount not to exceed \$60,000,000, to provide funds required to effect the current refunding of a portion of some or all of the Emerson Note, the Kendall Ridge Note, the Riverstone Note, and/or the 2015 Revolving Note; and

**WHEREAS,** Microsoft Corporation or an affiliate thereof (the "Lender") has proposed to extend financing to the Authority to refinance the acquisition of the Projects;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING AS FOLLOWS:

<u>Section 1</u>. <u>Definitions</u>. As used in this resolution, the following terms have the following meanings:

"Act" means chapter 35.82 of the Revised Code of Washington.

"Authority" means the Housing Authority of the County of King, a public body corporate and politic duly organized and existing under and by virtue of the laws of the State of Washington.

"Authorized Officers" means the Executive Director of the Authority and any Deputy Executive Director of the Authority.

"Board" means the Board of Commissioners of the Authority.

"Code" means the Internal Revenue Code of 1986, as amended, and applicable rules and regulations promulgated thereunder.

"County" means King County, Washington.

"Emerson Apartments Project" means the apartment complex containing 207 dwelling units located at 11010 NE 124<sup>th</sup> Lane, Kirkland, Washington, known as the Emerson Apartments.

"Emerson Note" means the Authority's Non-Revolving Line of Credit Revenue Note, 2019 (Emerson Apartments) issued pursuant to Resolution No. 5627 of the Authority in the original principal amount of \$66,000,000.

"General Revenues" means all revenues of the Authority from any source, but only to the extent that those revenues are available to pay debt service on the Note and are not now or hereafter pledged, by law, regulation, contract, covenant, resolution, deed of trust or otherwise (including restrictions relating to funds made available to the Authority under the U.S. Housing Act of 1937), solely to another particular purpose.

"Juanita View Apartments Project" means the apartment complex containing 94 dwelling units located at 11800 101st Place NE, Kirkland, Washington, known as the Juanita View Apartments.

"Kendall Ridge Apartments Project" means the apartment complex containing 240 dwelling units located at 1910 154<sup>th</sup> Avenue Northeast, Bellevue, Washington (also known as 15301 NE 20<sup>th</sup> Street, Bellevue, Washington), known as the Kendall Ridge Apartments.

"Kendall Ridge Note" means the Authority's Non-Revolving Line of Credit Revenue Note, 2019 (Kendall Ridge Apartments) issued pursuant to Resolution No. 5624 of the Authority in the original principal amount of up to \$75,000,000.

"Kirkland Heights Apartments Project" means the apartment complex containing 180 dwelling units located at 13310 NE 133<sup>rd</sup> Street, Kirkland, Washington, known as the Kirkland Heights Apartments.

"Lender" means Microsoft Corporation, or an affiliate thereof, as registered owner of the Note.

"Note" means the Affordable Housing Preservation Tax-Exempt Housing Revenue Note, 2019.

"Note Fund" means the Affordable Housing Preservation Tax-Exempt Housing Revenue Note Fund, 2019, created by this resolution for the purpose of paying principal of and interest on the Note.

"Note Register" means the books or records maintained by the Note Registrar containing the name and mailing address of the Registered Owner of the Note.

"Note Registrar" means the Executive Director of the Authority.

"Projects" means, collectively, any or all of the following properties if the acquisition thereof is refinanced with proceeds of the Note: the Emerson Apartments Project, the Juanita View Apartments Project, the Kendall Ridge Apartments Project, the Kirkland Heights Apartments Project, and the Riverstone Apartments Project.

"Proposal Letter" means the proposal letter to the Lender from the Authority, provided on September 6, 2019, as it may be amended, setting forth certain proposed terms upon which the Lender may purchase the Note.

"Refunded Obligations" means, collectively, those portions of the Emerson Note, the Kendall Ridge Note, the Riverstone Note, and/or the 2015 Revolving Note to be refunded with proceeds of the Note.

"Riverstone Apartments Project" means the apartment complex containing 308 dwelling units located at 27314 24th Avenue South, Federal Way, Washington, known as the Riverstone Apartments.

"Riverstone Note" means the Authority's Non-Revolving Line of Credit Revenue Note, 2019 (Riverstone Apartments) issued pursuant to Resolution No. 5614 of the Authority in the original principal amount of \$69,999,430.

"2015 Revolving Note" means the Authority's Revolving Line of Credit Revenue Note, 2015 (Tax-Exempt) issued pursuant to Resolutions No. 5504, No. 5546 and No. 5563 of the Authority in the principal amount of not to exceed \$80,000,000 at any one time outstanding.

Section 2. Authorization and Description of the Note and Application of Proceeds. The Authorized Officers, and each of them acting alone, are delegated the discretionary authority to determine which of the Emerson Note, the Kendall Ridge Note, the Riverstone Note, and/or the 2015 Revolving Note will be refunded with proceeds of the Note, and in what amounts. The Authority shall issue the Note in a principal amount not to exceed \$60,000,000 for the purpose of providing a portion of funds required to effect the current refunding of a portion of the outstanding Refunded Obligations. All proceeds of the Note shall be applied by the Authority for such purpose. Such Note financing is declared and determined to be important for the feasibility of the Emerson

Apartments Project, the Juanita View Apartments Project, the Kendall Ridge Apartments Project, the Kirkland Heights Apartments Project, and the Riverstone Apartments Project, each of which is declared to be a housing project of the Authority. The Board finds that it is in the best interest of the Authority to issue the Note for the purpose set forth in this resolution.

Section 3. Description of the Note. The Note shall be called the Authority's Affordable Housing Preservation Tax-Exempt Housing Revenue Note, 2019; shall be in a principal amount of not to exceed \$60,000,000; shall be dated its date of delivery; shall be numbered R-1; and shall mature 15 years from its date of issue (the "Maturity Date"). The Note shall bear interest at a rate of 1.0% per annum, calculated on the basis of a 360-day year of twelve 30-day months. The interest rate on the Note shall be subject to adjustment upon the occurrence of an event of default, as described in the Note.

Interest on the Note shall be payable quarterly, commencing not later than three months following the date of issue, and thereafter on each payment date specified in the Note, until the Maturity Date or earlier prepayment of the Note in full. The Authority finds that the fixing of the interest rate described herein is in the best interest of the Authority.

The Note shall be subject to redemption, in whole, on dates set forth in the Note upon 30 days' prior notice (or such shorter period acceptable to the Lender), at a redemption price equal to par plus accrued interest.

If the Note is not paid when properly presented at its maturity date, the Authority shall be obligated to pay interest on the Note at the default rate of interest thereon from and after the maturity date until the Note, both principal and interest, is paid in full.

The Note shall have such other provisions consistent with the purposes of this resolution as are set forth in the Note. The Authorized Officers, and each of them acting alone, are authorized

to determine and approve the final terms of the Note. The execution or authentication of the Note by an Authorized Officer shall be conclusive evidence of approval of the terms of the Note as set forth therein.

Section 4. Note Registrar; Registration and Transfer of the Note. The Executive Director of the Authority shall serve as Note Registrar for the Note. The Note Registrar shall keep, or cause to be kept, at his or her office in Tukwila, Washington, sufficient books for the registration of the Note (the "Note Register"), which shall contain the name and mailing address of the registered owner of the Note. The Note Registrar is authorized, on behalf of the Authority, to authenticate and deliver the Note in accordance with the provisions of the Note and this resolution, to serve as the Authority's paying agent for the Note and to carry out all of the Note Registrar's powers and duties under this resolution.

The Note shall be issued only in registered form as to both principal and interest and recorded on the Note Register. The Note may be assigned or transferred by the Lender in whole (a) to a "qualified institutional buyer" as defined in Rule 144A promulgated under the Securities Act of 1933, as amended, (b) to an affiliate of the Lender, or (c) as otherwise agreed by the Lender and the Authority. In connection with any assignment or transfer, the Note must be endorsed in the manner provided thereon and surrendered to the Note Registrar, and the assignee or transferee shall deliver to the Authority an executed Certificate of Transferee in the form attached to the Note. The Note Registrar shall not be obligated to exchange or transfer the Note during the five days preceding any interest payment date, prepayment date or the maturity date.

Section 5. Place, Manner and Medium of Payment. Both principal of and interest on the Note shall be payable in lawful money of the United States of America and shall be paid by check mailed to arrive on or before each payment date, or in immediately available funds delivered

on or before each payment date, to the Registered Owner at the address appearing on the Note Register on the date payment is mailed or delivered. Upon the final payment of principal of and interest on the Note, the Registered Owner shall surrender the Note at the principal office of the Note Registrar, for destruction or cancellation in accordance with law.

Section 6. Note Fund; Security for the Note. The Note Fund is hereby established as a special fund of the Authority and is to be known as the Affordable Housing Preservation Tax-Exempt Housing Revenue Note Fund, 2019. The Note Fund shall be drawn upon for the sole purpose of paying the principal of and interest on the Note. The Authority pledges to deposit General Revenues into the Note Fund in amounts sufficient to pay the principal of and interest on the Note when due. This pledge of General Revenues shall be valid and binding from the time when it is made. The General Revenues so pledged and thereafter received by the Authority shall immediately be subject to the lien of the pledge without any physical delivery thereof or further action, and lien of such pledge shall be valid and binding as against all parties having claims of any kind in tort, contract, or otherwise against the Authority, irrespective of whether the parties have notice thereof.

The Authority reserves without limitation the right to issue other obligations, the principal of and interest on which are to be paid from the General Revenues on a parity of lien with Note. The Authority may also pledge any specific revenues, which otherwise would be General Revenues, to the payment of other obligations, such payments to have priority over the payments to be made under the Note.

The Note shall not be a debt of the County, the State of Washington or any political subdivision thereof (except the Authority from the source specified herein), and the Note shall so state on its face. Neither the County, the State of Washington nor any political subdivision thereof (except

the Authority from the source specified herein) shall be liable for payment of the Note nor in any event shall principal of and interest on the Note be payable out of any funds other than the Note Fund of the Authority established herein. The owner of the Note shall not have recourse to any other fund of the Authority other than the Note Fund, or to any other receipts, revenues or properties of the Authority other than as described herein and in the Note. The Authority has no taxing power.

Neither the Authority (except to the extent of the pledge of its General Revenues) nor any of the Commissioners, officers or employees of the Authority shall be personally liable for the payment of the Note.

<u>Section 7</u>. <u>Lost, Stolen or Destroyed Note</u>. In case the Note shall be lost, stolen or destroyed after delivery to the Registered Owner, the Note Registrar may execute and deliver a new Note of like date and tenor to the Registered owner upon the Registered Owner filing with the Note Registrar evidence satisfactory to the Note Registrar that such Note was actually lost, stolen or destroyed and of the Registered Owner's ownership thereof, and upon furnishing the Authority with indemnity reasonably satisfactory to the Authority.

Section 8. Form and Execution of Note. The Note shall be in a form consistent with the provisions of this resolution and state law, shall bear the manual or facsimile signatures of the Chair of the Board and the Executive Director and shall be impressed with the seal of the Authority or shall bear a manual or facsimile thereof. The Note shall not be valid or obligatory for any purpose, or entitled to the benefits of this resolution, unless the Note bears a Certificate of Authentication manually signed by the Note Registrar stating "This Note is the fully registered Affordable Housing Preservation Tax-Exempt Revenue Note, 2019, of the Authority described in the Note Resolution." A minor deviation in the language of such certificate shall not void a Certificate of Authentication that otherwise is substantially in the form of the foregoing. The authorized signing of a Certificate

of Authentication shall be conclusive evidence that the Note so authenticated has been duly executed, authenticated and delivered and is entitled to the benefits of this resolution.

If any officer whose facsimile signature appears on the Note ceases to be an officer of the Authority authorized to sign notes before the Note bearing his or her facsimile signature is authenticated or delivered by the Note Registrar or issued by the Authority, the Note nevertheless may be authenticated, issued and delivered and, when authenticated, issued and delivered, shall be as binding on the Authority as though that person had continued to be an officer of the Authority authorized to sign notes. The Note also may be signed on behalf of the Authority by any person who, on the actual date of signing of the Note, is an officer of the Authority authorized to sign notes, although he or she did not hold the required office on the date of issuance of the Note.

Section 9. Preservation of Tax Exemption for Interest on Note. The Authority covenants that it will take all actions necessary to prevent interest on the Note from being included in gross income for federal income tax purposes, and it will neither take any action nor make or permit any use of proceeds of the Note or other funds of the Authority treated as proceeds of the Note at any time during the term of the Note which would cause interest on the Note to be included in gross income for federal income tax purposes. The Authority also covenants that it will, to the extent the arbitrage rebate requirement of Section 148 of the Code is applicable to the Note, take all actions necessary to comply (or to be treated as having complied) with that requirement in connection with the Note, including the calculation and payment of any penalties that the Authority has elected to pay as an alternative to calculating rebatable arbitrage, and the payment of any other penalties if required under Section 148 of the Code to prevent interest on the Note from being included in gross income for federal income tax purposes.

Section 10. Authorization of Documents and Execution Thereof. The Authority authorizes and approves the execution and delivery of, and the performance by the Authority of its obligations contained in, the Note and this resolution and the consummation by the Authority of all other transactions contemplated by this resolution in connection with the issuance of the Note. The Board further authorizes the Authorized Officers, and each of them acting alone, to negotiate, approve, execute and deliver any credit agreement, loan agreement, and or such other instruments and agreements as may be necessary or desirable in connection with the sale of the Note to the Lender. The Executive Director of the Authority is authorized to execute the Note and the Authorized Officers, and each of them acting alone, are authorized to negotiate, execute and deliver documents reasonably required to be executed in connection with the issuance of the Note and to ensure the proper use and application of the proceeds of the Note.

The Note will be prepared at the Authority's expense and will be delivered to the Lender together with the legal opinion of Foster Garvey P.C., municipal bond counsel of Seattle, Washington, regarding the validity of the Note and the tax-exempt status of interest on the Note.

Section 11. Approval of Transaction. The Lender has offered to purchase the Note at a price of par, under the terms and conditions contained in this resolution and the Proposal Letter, including the payment the fees and expenses of the Lender's legal counsel, and any other out-of-pocket costs incurred by the Lender, each payable at closing. The Board finds that the Lender's offer is in the best interest of the Authority and accepts such offer, and covenants that it will comply with all terms and conditions of the Proposal Letter.

Section 12. Reporting Requirements. The Authority covenants and agrees, for so long as the Note remains outstanding, and unless otherwise waived by the Lender, to provide financial information to the Lender as follows:

- (A) the Authority's internally prepared financial statements for such fiscal year within 180 days after the fiscal year end, prepared in accordance with generally accepted accounting principles applicable to housing authorities;
- (B) the Authority's audited financial statements within 10 days after receipt of the Washington State Auditor's opinion letter, but no later than 290 days after fiscal year end;
- (C) the Authority's annual budget or any material amendments thereto within 45 days of adoption; and
- (D) such other information relating to the ability of the Authority to satisfy its obligations under the Note, as may be reasonably requested by the Lender from time to time.
- Section 13. Acting Officers Authorized. Any action authorized by this resolution to be taken by the Executive Director of the Authority, may in his absence be taken by a duly authorized Deputy Executive Director of the Authority. Any action authorized by this resolution to be taken by a Deputy Executive Director of the Authority, may in his or her absence be taken by a duly authorized acting Deputy Executive Director of the Authority.
- <u>Section 14</u>. <u>Ratification and Confirmation</u>. Any actions of the Authority or its officers prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.
- Section 15. Severability. If any provision in this resolution is declared by any court of competent jurisdiction to be contrary to law, then such provision shall be null and void and shall be deemed separable from the remaining provision of this resolution and shall in no way affect the validity of the other provisions of this resolution or of the Note.

<u>Section 16</u>. <u>Effective Date</u>. This resolution shall be in full force and effect from and after its adoption and approval.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING AT AN OPEN PUBLIC MEETING THIS  $14^{\rm TH}$  DAY OF OCTOBER, 2019.

THE HOUSING AUTHORITY OF THE COUNTY OF KING

	Ву:	
	,	Douglas J. Barnes, Chair Board of Commissioners
ATTEST:		
Stephen J. Norman, Secr	etary-Treasurer	

#### CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Secretary and Executive Director of the Housing Authority of the County of King (the "Authority") and keeper of the records of the Authority, CERTIFY:

- 1. That the attached copy of Resolution No. 5634 (the "Resolution") is a full, true and correct copy of the resolution of the Board of Commissioners of the Authority, as adopted at a meeting of the Authority held on October 14, 2019, and duly recorded in the minute books of the Authority;
- 2. That written notice specifying the time and place of the special meeting and noting the business to be transacted was given to all members of the Board of Commissioners by mail, fax, electronic mail or personal delivery at least 24 hours prior to the special meeting, a true and complete copy of which notice is attached hereto as Appendix I;
- 3. That the written notice described above was also posted on the Authority's website and prominently displayed at the main entrance of the Authority's administrative office at 600 Andover Park W., Tukwila, Washington 98188 and at the meeting site, if different, at least 24 hours prior to the special meeting;
- 4. That the written notice described above was given to each local radio or television station and to each newspaper of general circulation that has on file with the Authority a written request to be notified of special meetings and to any others to which such notices are customarily given by the Authority; and
- 5. That such meeting was duly convened and held in all respects in accordance with law; that a quorum was present throughout the meeting and a majority of the members of the Board of Commissioners of the Authority present at the meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 14th day of October, 2019.

STEPHEN J. NORMAN

Executive Director and Secretary-Treasurer

# APPENDIX I

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**To:** Board of Commissioners

**From:** Nikki Parrott, Director Capital Construction & Weatherization

**Date:** October 8, 2019

Re: Low-Income Weatherization Assistance (LIWA) Program

At the upcoming Board meeting I will be presenting an overview of the Low-Income Weatherization Assistance (LIWA) Program, which KCHA has administered for approximately 37 years. Weatherization is often mentioned as an additional source of funding in conjunction with the capital program, but it is a stand-alone program. Its goals align with those of KCHA activities, but at the same time it is unique in many aspects.

The shared goals of KCHA and LIWA include addressing the housing needs of low-income households, preserving the supply of affordable housing, and reducing impacts on the environment. Following is a brief synopsis of the Program.

## What is Weatherization?

Weatherization involves installing improvements to both save energy and improve indoor air quality. Improvements include things such as adding insulation (attic, walls, and underfloor), sealing cracks, installing a higher efficiency furnace or ductless heat pump, and making other changes that reduce heat loss, save money on heating bills and make a home or apartment more energy efficient and healthier.

Weatherizing a home/unit means eliminating unwanted air leakage which also reduces the number of natural air changes that occur and can negatively affect indoor air quality. A typical weatherization project will include installing a new energy efficient "whole house" fan or Energy Recovery Ventilator (ERV) to address indoor air quality.

Through the program, participants might also receive a new hot water heater, refrigerator, LED lighting, or windows.

Funds must be spent to invest in energy conservation measures that, at a minimum, save as much in energy costs over the life of the measure as they cost to complete—a savings to investment ratio (SIR) of one or higher. Each weatherization scope of work is evaluated through a software program, Targeted Residential Energy Analysis Tool (TREAT), to determine that each of the proposed measures and the complete package of measures have the required SIR of one or greater.

At the national level, the Program claims reduction in energy bills of on average about \$300 per year. While anecdotal, we find that the savings can be much greater. For example, we often find winter energy bills as high as \$300 per month reduced in half or more after the weatherization work is complete for homeowner program participants.

# **Funding**

LIWA is not funded by HUD, but by five grant sources for a total of about \$5M to \$6M a year. The regulatory entities that contract with KCHA and oversee the Program are the Washington State Department of Commerce (DOC), which acts a "pass through" for multiple federal funds, and Puget Sound Energy (PSE). The table below summarizes 2020's projected funding.

LIWA Projected 2020 Funding by Contracting Agency and Source					
Department of Energy (contracted by DOC)	\$578,000				
Department of Health & Human Services (contracted by DOC)	\$1,370,000				
Bonneville Power Administration (contracted by DOC)	\$242,000				
Matchmaker Program (funding from State Capital Budget contracted by DOC)	\$953,000				
Puget Sound Energy (contracted by PSE)	\$2,500,000				
TOTAL	\$5,643,000				

Funds provided by the grants can only be used for weatherization and not for any other KCHA activity, and they must be spent during the grant contract period or they will be recovered. The funds from DOC are distributed to the various weatherization agencies in the State by formula of which KCHA's share represents 13%, the largest allocation among state agencies.

#### **Program Administration and Guidelines**

It is not typical for a housing authority to manage the Program. Throughout the country, Community Action Agencies, which are local nonprofit private and public organizations established under the Economic Opportunity Act of 1964, operate the LIWA program. KCHA is one of 24 administering agencies statewide, and one of only two Housing Authorities. (The other is the Skagit County Housing Authority.)

The program's service area overlaps with that of KCHA's other programs—King County outside of Seattle—but the LIWA program also serves residents of the City of Renton.

The majority of funds are not spent on KCHA-owned properties. Grants are made to income eligible single family homeowners and mobile home owners, as well as to multifamily property owners, the majority of whose tenants are low-income.

Unlike HUD-funded programs whose income guidelines are based on Area Median Income (AMI), income eligibility for LIWA is based on no more than 200% of the federal poverty limit, or 60% of State median income, whichever is higher. The table below compares HUD's income guidelines for households at 30% and 50% of AMI to those of LIWA.

Income Guideline	Household Size				
	1	2	3	4	5
60% State Median Income	28,631	37,441	46,250	55,060	63,870
200% Federal Poverty	24,980	33,820	42,660	51,500	60,340
50% King County AMI	38,750	44,300	49,850	55,350	59,800
30% King County AMI	23,250	26,580	29,910	33,210	35,880

Source: State Department of Commerce & Washington State Housing Finance Commission

# **Production Goals and Program Performance**

Each year KCHA weatherizes between 500 and 600 units. The annual production goals against which DOC evaluates KCHA's performance are 80 completed single family and/or mobile homes and 400 multi-family units. DOC measures annual performance on a July 1 to June 30 calendar. As of June 30, 2019, the end of the most recent production year, KCHA had weatherized 84 single family/mobile homes and 440 multi-family units for a total of 524 units.

While the majority of units weatherized each year are not owned by KCHA, typically at least \$1.6M is spent on KCHA-owned units. Thus far in 2019, we have completed work on 285 KCHA-owned units for a total of \$1,697,422. They include Heritage Park (Bothell), Somerset Gardens (Bellevue), Parkway Apartments (Redmond), Juanita Trace (Kirkland), Kirkland Place (Kirkland), and Paramount House (Shoreline). In most instances, the weatherization work was done in conjunction with a capital project being carried out by either Capital Construction or Asset Management.

DOC conducts one program monitoring and two inspection visits each year. During the monitoring visit they evaluate KCHA's compliance with program rules and as part of the inspections they visit units where weatherization work is complete to see that it meets program standards. The results from both annual oversight visits has been consistently positive.

# **Recent Program Addition**

In the last three years, a "Weatherization Plus Health" component has been added to the Program. With the attention to indoor air quality, weatherization improvements alone often improve the health of residents that suffer from respiratory illnesses, such as asthma and COPD. But with Weatherization Plus Health, in addition to installing weatherization measures, funds are available to make non-energy conserving improvements that remove respiratory disease triggers such as mold or carpet dust and fibers. Based on a confirmed diagnosis by a physician, KCHA can invest up to \$8,000 per unit to perform tasks such as cleaning duct systems, remediating mold, repairing plumbing, repairing roof leaks, and replacing carpet with hard flooring.

We implement Weatherization Plus Health in partnership with the Seattle King County Public Health Department (the Health Department). The Health Department assigns Community Health Workers (CHWs) who will contact KCHA's weatherization eligible clients three times. Before the weatherization and other improvements are done, the CHW visits the home and surveys the resident about the effects of their illness and discusses ways to improve illness management. The CHW also delivers and demonstrates the use of non-allergenic bed covers, a HEPA vacuum, and green cleaning products. CHWs conduct a second visit after the weatherization and health measures have been installed to assess effects of the work on the resident's illness and illness management. Six months after the second visit, the CHW phones the resident for a further check-in about changes in their health and/or illness management.

KCHA is in the third year of administering the Weatherization Plus Health component of the program. The specific health outcomes from the first year are in the process of being evaluated, but people have reported being more "in control" of their disease after the various program interventions than before. Being in control, can be measured by outcomes that include fewer emergency room visits or missed days of work or school.

Built into KCHA's annual production goals are 20 units that will receive both weatherization and health improvements. In the first two years we have completed 35 units.

I look forward to sharing information about the LIWA Program with you and answering any questions at the upcoming Board meeting.

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# KCHA IN THE NEWS

October 14, 2019

# The Seattle Times

# Microsoft joins King County, housing authority to purchase five apartment complexes to combat housing crisis

Sep. 26, 2019 at 6:00 am

By Paige Cornwell Seattle Times staff reporter



1 of 4 | A mailbox installation reflects the number of units at Kirkland Heights Apartments in Kirkland. Microsoft announced a \$245... (Ken Lambert / The Seattle Times) More

REDMOND – Microsoft, King County and the King County Housing Authority will invest \$245 million to provide affordable rents for more than 3,000 low- and middle-income residents through the purchase of five apartment complexes.

King County housing authority will buy apartment complexes in Kirkland, Bellevue and Federal Way to ensure that the residents aren't faced with skyrocketing rental costs seen across the region, the organizations announced Thursday morning. Housing advocates say they chose the complexes – with 1,029 total units – because they were especially vulnerable to rental hikes or redevelopment based on their proximity to transit hubs and booming real estate markets.

The funding includes \$60 million loaned to the housing authority from Microsoft, \$20 million from King County and \$140 million in bonds from the housing authority. The partnership is among the first originating from the <u>Redmond tech giant's \$500 million pledge</u> announced earlier this year to address homelessness and develop affordable housing throughout the region.

The pledge is the largest in the company's 44-year history, and, according to the company, is one of the heftiest contributions by a private corporation to housing.

This project is part of Microsoft's focus on the middle-income population, or those earning between \$60,000 to \$120,000 a year, aid Jane Broom, senior director of Microsoft Philanthropies, and the company's belief that communities should have people at all income levels and job categories, said Jane Broom, senior director of Microsoft Philanthropies. Microsoft said it would loan \$225 million to help developers facing high land and construction costs build and preserve "workforce housing" on the Eastside.

The complexes are Kendall Ridge in Bellevue; Emerson, Juanita View and Kirkland Heights in Kirkland; and Riverstone in Federal Way. The residents currently living there will get to stay, regardless of their income level, said Dan Watson, deputy executive director of the King County Housing Authority. Based on their listed rents, the housing typically appeals to middle-income residents, he added.

ADVERTISING

Each complex offers "naturally occurring affordable housing," because they are older and have fewer amenities than newer housing, but are particularly vulnerable to changes from private investors, Watson said. The current residents would likely not be able to afford the higher-end rents if the units were upgraded. "Unfortunately what you're seeing now is not just one unit, but whole communities being displaced," Watson said. "This is a long-term effort to stabilize rents in communities where rents are rapidly rising, and fully expect to continue over the next 10 to 15 years."

At the Riverstone Apartments in Federal Way, for example, rents start between \$1,065 for a studio to \$1815 for a three-bedroom, two-bathroom unit. The average rent in the South King County city is \$1,380, according to a report from Apartment Insights/Real Data, which surveys landlords quarterly. The complex, built in the 1980s with 308 units, is close to the future Sound Transit light rail station on South 272nd Street.

The Kendall Ridge apartments in Bellevue range from \$1,400 studios to \$1,950 two-bedroom, two-bathroom unit. The 140-unit complex was chosen in part because of the rapidly rising rents throughout the Eastside and for its closeness to the Microsoft campus, Watson said.

"Certainly with employment growth in the region, and more particularly on the Eastside, it seems inevitable that they would increase at a higher pace than the incomes of the people living there," Watson said.

With rents stabilized, the monthly rents could remain at up to \$500 below the market rate of surrounding apartments, Watson said. Over 30 years, the amount paid by rents in total could be more than \$450 million less than what they would have paid in units with market rents.

Microsoft's pledge also includes \$250 million for market-rate loans for construction of affordable housing for people earning up to 60 percent of the local median income, which is \$48,150 for a two-person household. The remaining \$25 million will be donated to services for low-income residents and people experiencing homelessness.

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