



# **MEETING OF THE BOARD OF COMMISSIONERS VIRTUAL MEETING**

**Monday, September 20, 2021**

**Zoom Meeting:**

**<https://zoom.us/j/91909076400?pwd=VVYwakVsTXo1ei9GdzltREpXV28xdz09>**

**PASSCODE: 659945**

**Meeting ID: 919 0907 6400**

Dial by your location  
1 253 215 8782 US (Tacoma)

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



# **MEETING OF THE BOARD OF COMMISSIONERS AGENDA**

Monday, Sept 20, 2021  
8:30 a.m.

## **VIRTUAL MEETING**

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

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**I. Call to Order**

**II. Roll Call**

**III. Public Comment**

**IV. Approval of Minutes**

**1**

A. Board Meeting Minutes – August 16, 2021

**V. Approval of Agenda**

**VI. Consent Agenda**

**2**

A. Voucher Certification Reports for July 2021

**VII. Resolution for Discussion and Possible Action**

**3**

**A. Resolution No. 5699** – Recognizing the Dedicated Service of Commissioner Michael Brown throughout his tenure on the Board of Commissioners from 2009 through 2021 and Expressing the Appreciation of Board Members and Staff of the Housing Authority.

## **VIII. Briefings & Reports**

- A. Saving Highland Village: An Oral History Video  
[KCHA Presents "Saving Highland Village: An Oral History" \(vimeo.com\)](#)
- B. Update on Standard and Poor's recent rating and status of KCHA's latest bond issue.
- C. Second Quarter 2021 Executive Dashboard **4**
- D. Draft 2022 Moving to Work Plan **5**
- E. Mid-Year Capital Report **6**
- F. Second Quarter 2021 Financial Report **7**
- G. Status Report on Emergency Housing Voucher Program
- H. VRT Update – Rollback of reopening plan

## **IX. Executive Director Report**

## **X. Commissioner Comments**

## **XI. Adjournment**

Members of the public who wish to give public comment: We are only accepting written comments for the time being due to COVID-19. Please send your written comments to [kamir@kcha.org](mailto:kamir@kcha.org) prior to the meeting date. If you have questions, please call 206-574-1206.

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

**Monday, August 16, 2021**

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**I. CALL TO ORDER**

The Monthly meeting of the King County Housing Authority Board of Commissioners was held virtually on Monday, August 16, 2021. There being a quorum, the virtual meeting was called to order by Co-Chair Palmer at 8:31 a.m.

**II. ROLL CALL**

**Present:** Commissioner Susan Palmer (Vice-Chair) (via Zoom), Commissioner John Welch (via Zoom), Commissioner Michael Brown (via Zoom) and Commissioner TerryLynn Stewart (via Zoom).

**Excused:** Commissioner Doug Barnes (Chair)

**III. PUBLIC COMMENT**

No public comment.

Introduction of **Anneliese Gryta** - Deputy Executive Director of Housing Assistance Programs. She comes to KCHA from the Lucas Metropolitan Housing Authority in Toledo, Ohio where she held the position of Chief of Staff, and before that Chief Policy and Program Officer. Prior to joining Lucas, she was with the Greater Toledo Community Foundation. Anneliese also holds a Law degree. She joins a very experienced staff that runs some of the finest Public Housing and Housing Choice Voucher Programs in the country.

Anneliese thanked the Board for bringing her on board and shared her passion of building communities of opportunity.

**IV. APPROVAL OF MINUTES**

A. Board Meeting Minutes – July 19, 2021

On motion by Commissioner John Welch, and seconded by Commissioner Michael Brown, the Board unanimously approved the July 19, 2021 Meeting Minutes.

**V. APPROVAL OF AGENDA**

On motion by Commissioner John Welch, and seconded by Commissioner Michael Brown, the Board unanimously approved the August 16, 2021 virtual Board of Commissioners' meeting agenda.

## **VI. CONSENT AGENDA**

### **A. Voucher Certification Report for June 2021**

On motion by Commissioner John Welch, and seconded by Commissioner Michael Brown, the Board unanimously approved the August 16, 2021 virtual Board of Commissioners' meeting consent agenda.

## **VII. STUDY SESSION**

### **A. Revised 2021 Housing Choice Voucher Payment Standards**

Pam Taylor, Director of Housing Choice Vouchers Program and Tyler Shannon, Research and Data Analyst, Social Impact gave a presentation of the review that was done.

Payment Standards are adopted periodically by KCHA. The Payment Standard defines the highest amount that KCHA will pay to a landlord each month to assist Housing Choice Voucher program participants with rent and utilities. They vary by the number of bedrooms in the unit and the geographic location. While HUD sets Fair Market Rent (FMR's) at the 40<sup>th</sup> percentile of rents charged for standard rental housing in the region, KCHA instead sets its rates at approximately the 40<sup>th</sup> percentile, based on six different zip code-driven tiers.

Questions of Commissioners were answered.

## **VIII. RESOLUTION FOR DISCUSSION AND POSSIBLE ACTION**

A. Resolution No. 5698 – Authorizing Higher Payment Standards for the Housing Choice Voucher Program.

Tyler Shannon, Research and Data Analyst, Social Impact presented the Resolution to the Board of Commissioners.

The new Payment Standards will be effective September 1, 2021.

On motion by Commissioner John Welch, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved Resolution 5698.

## **IX. BRIEFINGS AND REPORTS**

### **A. Second Quarter CY 2021 Procurement Report**

Craig Violante, Interim Deputy Executive Director, Chief Administrative Officer updated the Board of Commissioners of the details in the report.

The second quarter procurement report includes all activity from April through June 2021 that met one of the following criteria:

- New contracts with values of \$100,000 or greater
- Change orders that resulted in revised contract values in excess of 110% of either the original value or the not-to-exceed contract amount
- Contracts with extensions or other foreseen changes

Questions of Commissioners were answered.

### **B. Second Quarter CY 2021 Write Offs**

Bill Cook, Director of Property Management updated the Board of what is showing on the reports.

The amounts are still trending lower than before the pandemic and we are monitoring this closely.

Questions of Commissioners were answered.

### **C. Update on Rent Arrears, Rental Assistance and the Eviction Moratorium**

Dan Watson, Deputy Executive Director/Chief Development Officer  
Bill Cook, Director of Property Management  
Andrew Calkins, Manager of Policy and Legislative Affairs  
Wen Xu, Director of Asset Management  
Shawli Hathaway, Interim Director of Resident Services  
Pam Taylor, Director of Housing Choice Vouchers Program

Everyone in the region has been impacted by the pandemic, but KCHA residents have been impacted more severely than others. Many of the jobs they held were eliminated, and others saw reductions in the number of available work hours. Early in the pandemic, a robust series of waivers and rent reduction procedures were implemented to assist program participants. Further, moratoria were enacted to prevent evictions and rental rate hikes.

An internal working group, formed less than a year ago, gave a comprehensive report on the current status of past due rent balances and the impact of expected rental assistance from

King County. As the eviction moratorium ends, possible consequences to both program participants and KCHA was discussed.

Questions of Commissioners were answered.

## **XI. EXECUTIVE DIRECTOR REPORT**

Executive Director Norman echoed the Board's appreciation for the actions staff are taking to assure resident stability as the State's eviction moratorium expires. He noted that the Authority is most concerned about participants in the Housing Choice Voucher Program, where KCHA is not the landlord, and that the organization's goal is to keep everyone in our programs safely housed. Staff will keep the Board apprised as the situation evolves.

Director Norman reported that the Housing Authority is finalizing the long-term financing for the 1100 units of workforce housing acquired over the last year or so. The financing arrangement with Amazon has been finalized and the Bellevue City Council voted last week to award the Housing Authority a \$4M grant to assist in the acquisition of the Illahee Apartments. The municipal bonds associated with this initiative are scheduled to go to market in late August/early September. He acknowledged and thanked Tim Walter and the Asset Management team for the role they played in acquiring, managing and financing these properties.

The Emergency Housing Voucher program is in the process of being launched. An agreement with the Regional Homeless Authority to refer clients for these 764 vouchers has been executed. The first referrals have begun to and we are hopeful that the Homeless Authority can ramp up to meet the agreed upon referral schedule.

Director Norman noted that Regina Elmi was attending this meeting and that she is scheduled for a confirmation hearing at the King County Council on August 31st. Board and staff look forward to welcoming Regina as a full voting member as soon as she is confirmed. He also acknowledged the vital role that Commissioner Brown has played for over a decade in helping to steer the Housing Authority

Regarding the COVID-19 situation, KCHA is monitoring closely the current spike in infections and hospitalizations. The highly infectious Delta variant has become the dominant strain. King County and Seattle are requiring that all employees not exempted for health or religious reasons be vaccinated. Last week the Seattle Housing Authority announced that employees have until October 18<sup>th</sup> to be vaccinated or face termination. KCHA has not gone in this direction at this point. We are carefully evaluating advice from public health professionals, evaluating the situation internally, exploring different options and polling staff. We will make a decision in September that seeks to balance the health and safety of employees and the communities we serve with issues of individual choice. Director Norman invited Board members to contact him with their perspective and to share the approaches that the organizations they are engaged with are taking.



Work is continuing to progress on numerous of construction projects. The three being tracked most closely are the three tax credit rehab projects that need to be completed by year's end – Abby Ridge, Bellevue Manor, Woodland North. At this point we are hopeful that they will all complete by the deadline but timing will be tight.

Director Norman reported that he and Dan Watson had a meeting with the Mayor of Black Diamond in an effort to find a path forward on the expansion of the Rainier View manufactured home community. The conversation identified a potential approach that we will continue to pursue.

KCHA is also in the finally stage of negotiating the land acquisition agreement for the Trailhead Project in Issaquah. The discussions are down to the last few issues and we are hopeful that the deal can be finalized and design development and construction can move forward.

## **XII. KCHA IN THE NEWS**

None.

## **XIII. COMMISSIONER COMMENTS**

None.

## **XIV. ADJOURNMENT**

Co-Chair Palmer adjourned the meeting at 9:53 a.m.

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

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**DOUGLAS J. BARNES**, Chair  
Board of Commissioners

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**STEPHEN J. NORMAN**  
Secretary

# T A B N U M B E R

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**To:** Board of Commissioners

**From:** Ai Ly, Interim Assistant Director of Finance

**Date:** September 1, 2021

**Re:** **VOUCHER CERTIFICATION FOR JULY 2021**

I, Ai Ly, 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.

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Ai Ly  
Interim Assistant Director of Finance  
September 1, 2021

Bank Wires / ACH Withdrawals			15,397,930.06
		<i>Subtotal</i>	<b><i>15,397,930.06</i></b>
Accounts Payable Vouchers			
Key Bank Checks - #335701-336184			3,776,040.70
Tenant Accounting Checks - #11459-11476			3,649.80
		<i>Subtotal</i>	<b><i>3,779,690.50</i></b>
Payroll Vouchers			
Checks - #92681-92712			40,364.89
Direct Deposit			1,908,669.59
		<i>Subtotal</i>	<b><i>1,949,034.48</i></b>
Section 8 Program Vouchers			
Checks - #634888-635134			206,641.91
ACH - #518619-521263			17,170,650.96
		<i>Subtotal</i>	<b><i>17,377,292.87</i></b>
Purchase Card / ACH Withdrawal			288,892.42
		<i>Subtotal</i>	<b><i>288,892.42</i></b>
		<b><i>GRAND TOTAL</i></b>	<b><i>\$ 38,792,840.33</i></b>

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

FROM:Wen Xu, Director of Asset Management

SUBJECT:VOUCHER CERTIFICATION FOR JULY 2021

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

Wen Xu

Date

Property	Wired to Operating Account for Obligations of Property			Notes:
	Date	Wire Transaction	Claim	
ALPINE RIDGE	07/01/2021	\$ 672.61	A/P	
ARBOR HEIGHTS	07/01/2021	\$ 2,181.75	A/P	
Aspen Ridge	07/01/2021	\$ 9,120.56	A/P	
Auburn Square	07/01/2021	\$ 24,480.56	A/P	
Carriage House	07/01/2021	\$ 3,140.52	A/P	
Carrington	07/01/2021	\$ 54,841.14	A/P	
CASCADIAN	07/01/2021	\$ 10,718.04	A/P	
FAIRWOOD	07/01/2021	\$ 1,416.46	A/P	
HERITAGE PARK	07/01/2021	\$ 7,929.33	A/P	
LAURELWOOD	07/01/2021	\$ 13,002.14	A/P	
Meadows	07/01/2021	\$ 12,176.68	A/P	
OVERLAKE TOD	07/01/2021	\$ 13,651.48	A/P	
Parkwood	07/01/2021	\$ 11,580.88	A/P	
Pinewood Village	07/01/2021	\$ 3,059.77	A/P	
RAINIER VIEW I	07/01/2021	\$ 2,011.98	A/P	
RAINIER VIEW II	07/01/2021	\$ 1,388.45	A/P	
SI VIEW	07/01/2021	\$ 446.01	A/P	
SOUTHWOOD SQUARE	07/01/2021	\$ 17,090.15	A/P	
The Newporter	07/01/2021	\$ 1,920.23	A/P	
Timberwood	07/01/2021	\$ 8,983.49	A/P	
Walnut Park	07/01/2021	\$ 11,625.00	A/P	
WINDSOR HEIGHTS	07/01/2021	\$ 13,306.85	A/P	
Woodridge Park	07/01/2021	\$ 4,582.89	A/P	
Ballinger Commons	07/07/2021	\$ 127,344.72	A/P & Payroll	
Bellepark	07/07/2021	\$ 1,516.40	A/P	
Cove East	07/07/2021	\$ 23,163.92	A/P & Payroll & OCR	

Emerson	07/07/2021	\$ 44,363.47	A/P & Payroll	
GILMAN SQUARE	07/07/2021	\$ 22,241.61	A/P & Payroll	
Hampton Greens	07/07/2021	\$ 12,925.31	A/P	
Juanita View	07/07/2021	\$ 28,121.43	A/P & Payroll & OCR	
Kendall Ridge	07/07/2021	\$ 5,685.55	A/P	
Kirkland Heights	07/07/2021	\$ 56,209.90	A/P & Payroll & OCR	
Landmark	07/07/2021	\$ 4,255.20	A/P	
Meadowbrook	07/07/2021	\$ 24,729.51	A/P & Payroll	
NIA APARTMENTS	07/07/2021	\$ 35,935.85	A/P & Payroll & OCR	
Riverstone	07/07/2021	\$ 29,113.90	A/P	
Villages at South Station	07/07/2021	\$ 58,665.87	A/P & Payroll	
Woodside East	07/07/2021	\$ 7,256.88	A/P	
ALPINE RIDGE	07/08/2021	\$ 4,380.08	A/P & Payroll	
ARBOR HEIGHTS	07/08/2021	\$ 34,392.23	A/P & Payroll	
Argyle	07/08/2021	\$ 10,394.81	A/P & Payroll	
Aspen Ridge	07/08/2021	\$ 4,992.56	A/P & Payroll	
Auburn Square	07/08/2021	\$ 95,643.27	A/P & Payroll	
Carriage House	07/08/2021	\$ 21,446.62	A/P & Payroll	
Carrington	07/08/2021	\$ 8,098.89	A/P & Payroll	
CASCADIAN	07/08/2021	\$ 66,104.43	A/P & Payroll	
Colonial Gardens	07/08/2021	\$ 8,120.58	A/P & Payroll	
FAIRWOOD	07/08/2021	\$ 19,207.09	A/P & Payroll	
HERITAGE PARK	07/08/2021	\$ 9,770.96	A/P & Payroll	
LAURELWOOD	07/08/2021	\$ 18,589.01	A/P & Payroll	
Meadows	07/08/2021	\$ 9,410.71	A/P & Payroll	
OVERLAKE TOD	07/08/2021	\$ 104,489.75	A/P & Payroll	
Parkwood	07/08/2021	\$ 6,705.59	A/P & Payroll	
Pinewood Village	07/08/2021	\$ 9,842.81	A/P & Payroll	
RAINIER VIEW I	07/08/2021	\$ 10,397.03	A/P	
RAINIER VIEW II	07/08/2021	\$ 6,778.08	A/P	
Sandpiper East	07/08/2021	\$ 24,362.79	A/P & Payroll	
SI VIEW	07/08/2021	\$ 4,636.64	A/P	
SOUTHWOOD SQUARE	07/08/2021	\$ 15,154.02	A/P & Payroll	
Surrey Downs	07/08/2021	\$ 13,000.00	A/P & Payroll	
The Newporter	07/08/2021	\$ 14,010.40	A/P & Payroll	
Timberwood	07/08/2021	\$ 25,859.24	A/P & Payroll	
Vashon Terrace	07/08/2021	\$ 1,022.98	A/P	
Walnut Park	07/08/2021	\$ 11,950.01	A/P & Payroll	

WINDSOR HEIGHTS	07/08/2021	\$ 62,575.74	A/P & Payroll	
Woodridge Park	07/08/2021	\$ 42,597.10	A/P & Payroll	
Bellepark	07/14/2021	\$ 18,764.97	A/P & Payroll	
Hampton Greens	07/14/2021	\$ 52,500.58	A/P & Payroll	
Kendall Ridge	07/14/2021	\$ 73,205.92	A/P & Payroll	
Landmark	07/14/2021	\$ 23,544.52	A/P & Payroll	
Riverstone	07/14/2021	\$ 33,652.40	A/P & Payroll	
Surrey Downs	07/14/2021	\$ 2,483.00	A/P	
Woodside East	07/14/2021	\$ 22,818.59	A/P & Payroll	
ALPINE RIDGE	07/15/2021	\$ 4,623.69	A/P	
ARBOR HEIGHTS	07/15/2021	\$ 11,539.91	A/P	
Aspen Ridge	07/15/2021	\$ 6,257.53	A/P	
Auburn Square	07/15/2021	\$ 9,014.05	A/P	
Carriage House	07/15/2021	\$ 3,986.07	A/P	
CASCADIAN	07/15/2021	\$ 5,601.47	A/P	
FAIRWOOD	07/15/2021	\$ 12,390.66	A/P	
HERITAGE PARK	07/15/2021	\$ 7,539.84	A/P	
LAURELWOOD	07/15/2021	\$ 2,396.32	A/P	
Meadows	07/15/2021	\$ 6,122.18	A/P	
OVERLAKE TOD	07/15/2021	\$ 26,442.39	A/P	
Parkwood	07/15/2021	\$ 23,181.89	A/P	
Pinewood Village	07/15/2021	\$ 3,500.29	A/P	
RAINIER VIEW I	07/15/2021	\$ 7,225.25	A/P	
RAINIER VIEW II	07/15/2021	\$ 5,065.59	A/P	
Sandpiper East	07/15/2021	\$ 2,065.77	A/P	
SI VIEW	07/15/2021	\$ 2,981.75	A/P	
SOUTHWOOD SQUARE	07/15/2021	\$ 11,004.10	A/P	
The Newporter	07/15/2021	\$ 13,040.45	A/P	
Timberwood	07/15/2021	\$ 40,443.64	A/P	
Vashon Terrace	07/15/2021	\$ 5,601.31	A/P	
Walnut Park	07/15/2021	\$ 57,667.56	A/P	
WINDSOR HEIGHTS	07/15/2021	\$ 22,766.98	A/P	
Woodridge Park	07/15/2021	\$ 18,958.63	A/P	
Argyle	07/21/2021	\$ 15,854.88	A/P & Payroll	
Ballinger Commons	07/21/2021	\$ 150,248.08	A/P & Payroll	
Bellepark	07/21/2021	\$ 33,436.75	A/P	
Cottonwood	07/21/2021	\$ 16,319.30	A/P & Payroll & OCR	
Cove East	07/21/2021	\$ 26,843.81	A/P & Payroll & OCR	

Emerson	07/21/2021	\$ 70,907.63	A/P & Payroll	
GILMAN SQUARE	07/21/2021	\$ 27,755.06	A/P & Payroll	
Hampton Greens	07/21/2021	\$ 17,532.63	A/P	
Juanita View	07/21/2021	\$ 22,296.39	A/P & Payroll & OCR	
Kendall Ridge	07/21/2021	\$ 9,511.79	A/P	
Kirkland Heights	07/21/2021	\$ 65,721.19	A/P & Payroll & OCR	
Landmark	07/21/2021	\$ 57,654.00	A/P	
Meadowbrook	07/21/2021	\$ 31,730.36	A/P & Payroll	
NIA APARTMENTS	07/21/2021	\$ 20,939.90	A/P & Payroll & OCR	
Riverstone	07/21/2021	\$ 50,510.95	A/P	
Surrey Downs	07/21/2021	\$ 19,920.33	A/P & Payroll	
Villages at South Station	07/21/2021	\$ 42,858.49	A/P & Payroll	
Woodside East	07/21/2021	\$ 4,715.49	A/P	
ALPINE RIDGE	07/22/2021	\$ 4,622.49	A/P & Payroll	
ARBOR HEIGHTS	07/22/2021	\$ 10,772.68	A/P & Payroll	
Aspen Ridge	07/22/2021	\$ 13,309.37	A/P & Payroll	
Auburn Square	07/22/2021	\$ 24,552.69	A/P & Payroll	
Carriage House	07/22/2021	\$ 24,045.39	A/P & Payroll	
Carrington	07/22/2021	\$ 17,226.45	A/P & Payroll	
CASCADIAN	07/22/2021	\$ 25,953.07	A/P & Payroll	
Colonial Gardens	07/22/2021	\$ 9,494.68	A/P & Payroll	
FAIRWOOD	07/22/2021	\$ 18,289.39	A/P & Payroll	
HERITAGE PARK	07/22/2021	\$ 11,857.33	A/P & Payroll	
LAURELWOOD	07/22/2021	\$ 12,743.72	A/P & Payroll	
Meadows	07/22/2021	\$ 11,110.44	A/P & Payroll	
OVERLAKE TOD	07/22/2021	\$ 69,417.29	A/P & Payroll	
Parkwood	07/22/2021	\$ 18,540.89	A/P & Payroll	
Pinewood Village	07/22/2021	\$ 14,733.51	A/P & Payroll	
RAINIER VIEW I	07/22/2021	\$ 7,847.60	A/P	
RAINIER VIEW II	07/22/2021	\$ 5,244.69	A/P	
Sandpiper East	07/22/2021	\$ 27,517.61	A/P & Payroll	
SI VIEW	07/22/2021	\$ 2,927.78	A/P	
SOUTHWOOD SQUARE	07/22/2021	\$ 21,675.72	A/P & Payroll	
The Newporter	07/22/2021	\$ 13,692.81	A/P & Payroll	
Timberwood	07/22/2021	\$ 17,041.10	A/P & Payroll	
Vashon Terrace	07/22/2021	\$ 3,085.24	A/P	
Walnut Park	07/22/2021	\$ 30,405.35	A/P & Payroll	
WINDSOR HEIGHTS	07/22/2021	\$ 26,643.81	A/P & Payroll	

Woodridge Park	07/22/2021	\$ 21,459.60	A/P & Payroll	
Bellepark	07/28/2021	\$ 7,313.19	A/P & Payroll	
Hampton Greens	07/28/2021	\$ 131,755.94	A/P & Payroll	
Kendall Ridge	07/28/2021	\$ 31,884.74	A/P & Payroll	
Landmark	07/28/2021	\$ 40,362.49	A/P & Payroll	
Riverstone	07/28/2021	\$ 27,341.05	A/P & Payroll	
Woodside East	07/28/2021	\$ 89,684.58	A/P & Payroll	
ALPINE RIDGE	07/29/2021	\$ 3,196.11	A/P & management Fee & OCR	
ARBOR HEIGHTS	07/29/2021	\$ 7,287.78	A/P & management Fee & OCR	
Aspen Ridge	07/29/2021	\$ 24,985.28	A/P & management Fee & OCR	
Auburn Square	07/29/2021	\$ 11,107.12	A/P & management Fee & OCR	
Carriage House	07/29/2021	\$ 27,748.06	A/P & management Fee & OCR	
Carrington	07/29/2021	\$ 19,703.84	A/P & management Fee & OCR	
CASCADIAN	07/29/2021	\$ 16,000.41	A/P & management Fee & OCR	
Colonial Gardens	07/29/2021	\$ 5,375.39	A/P & management Fee & OCR	
FAIRWOOD	07/29/2021	\$ 46,540.23	A/P & management Fee & OCR	
HERITAGE PARK	07/29/2021	\$ 5,256.29	A/P & management Fee & OCR	
LAURELWOOD	07/29/2021	\$ 14,406.19	A/P & management Fee & OCR	
Meadows	07/29/2021	\$ 14,676.04	A/P & management Fee & OCR	
OVERLAKE TOD	07/29/2021	\$ 29,950.66	A/P & management Fee & OCR	
Parkwood	07/29/2021	\$ 3,690.30	A/P & management Fee & OCR	
Pinewood Village	07/29/2021	\$ 4,634.71	A/P & management Fee & OCR	
Sandpiper East	07/29/2021	\$ 22,353.22	A/P & management Fee & OCR	
SOUTHWOOD SQUARE	07/29/2021	\$ 7,638.38	A/P & management Fee & OCR	
Tall Cedars	07/29/2021	\$ 31,950.65	A/P & Payroll	
The Newporter	07/29/2021	\$ 35,438.32	A/P & management Fee & OCR	
Timberwood	07/29/2021	\$ 87,534.08	A/P & management Fee & OCR	
Walnut Park	07/29/2021	\$ 10,368.87	A/P & management Fee & OCR	
WINDSOR HEIGHTS	07/29/2021	\$ 27,920.11	A/P & management Fee & OCR	
Woodridge Park	07/29/2021	\$ 26,752.28	A/P & management Fee & OCR	
WINDSOR HEIGHTS	07/30/2021	\$ 47,223.00	A/P	
<b>TOTAL</b>	<b>171 Wires</b>	<b>\$ 3,920,224.25</b>		



# T A B N U M B E R

3

**THE HOUSING AUTHORITY OF THE COUNTY OF KING**

**RESOLUTION NO. 5699**

**RECOGNIZING THE DEDICATED SERVICE OF COMMISSIONER MICHAEL BROWN THROUGHOUT HIS TENURE ON THE BOARD OF COMMISSIONERS FROM 2009 THROUGH 2021 AND EXPRESSING THE APPRECIATION OF BOARD MEMBERS AND STAFF OF THE HOUSING AUTHORITY**

---

**WHEREAS,** Michael Brown was appointed to the King County Housing Authority's Board of Commissioners effective March 2009 and has brought to the Board an unwavering commitment to the welfare of low-income communities in the region, as well as a focus on racial equity and social justice and the provision of affordable housing for low-income households; and

**WHEREAS,** Commissioner Brown has shared his deep knowledge and experience and provided invaluable counsel to the Board and staff of the King County Housing Authority in fulfilling its mission for over 13 years; and

**WHEREAS,** Commissioner Brown ably served as Vice-Chair of the Board of Commissioners from May 2011 to May 2019, during which time the King County Housing Authority significantly expanded housing opportunities for low-income households, broadened geographic choice for low-income households with children, helped revitalize the White Center community, preserved thousands of units of affordable housing in gentrifying neighborhoods through its acquisition program, and partnered with community providers across the County to address the region's homelessness crisis; and

**WHEREAS,** Commissioner Brown's term of office expired in May 2018, but he continued his service to King County Housing Authority while awaiting the

appointment of his replacement with the same dedication and commitment that he displayed throughout his tenure; and

**WHEREAS**, Commissioner Brown enjoys the everlasting respect and friendship of his fellow Commissioners and the staff of the Housing Authority;

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

With the sincere appreciation and gratitude of the Board members, KCHA staff and the 22,500 households KCHA currently serves, Commissioner Brown is hereby recognized and honored for his extraordinary service to the community and for the invaluable contributions he has made toward the betterment of low-income individuals, families and communities across our region.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING AT AN OPEN PUBLIC MEETING THIS 20<sup>th</sup> DAY OF SEPTEMBER, 2021.**

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

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**DOUGLAS J. BARNES, Chair**  
Board of Commissioners

Attest:

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**STEPHEN J. NORMAN**  
Executive Director and Secretary-Treasurer

# T A B N U M B E R



# KCHA Executive Dashboard

2021 Q2

April - June 2021

Households Served  
point in time as of June, 2021<sup>1</sup> **23,092**

## Finance

	Budgeted	Actual	Actual to Budget	
Revenue year-to-date	\$205,952,268	\$214,635,207	104.2%	<div><div></div></div>
Expenditure year-to-date	\$177,069,230	\$164,296,837	92.8%	<div><div></div></div>
LGIP Rate Investments	0.46%	0.07%	-0.39%	<div><div></div></div>
Non-LGIP Investments	0.46%	0.65%	0.19%	<div><div></div></div>

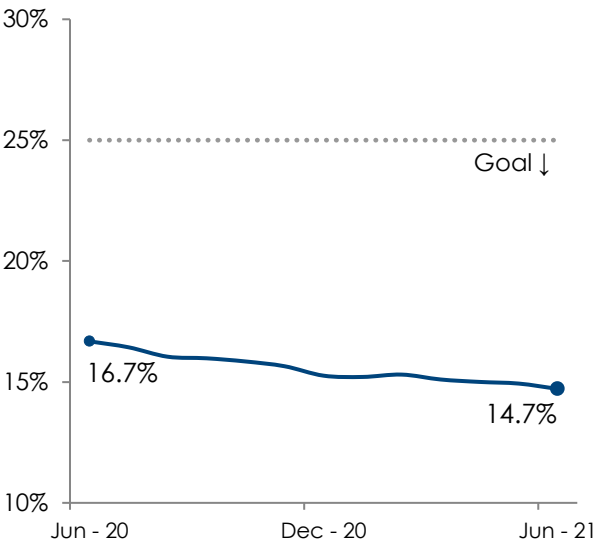
## Housing Management

	Scope	Target	June '21	
Public Housing Occupancy <sup>2</sup>	3,766 units	98.0%	99.0%	<div><div></div></div>
Local Programs Occupancy	8,413 units	96.5%	97.9%	<div><div></div></div>
Total Units Online <sup>3</sup>	12,179 units	11,105	12,179	<div><div></div></div>

## Housing Choice Voucher Program Operations

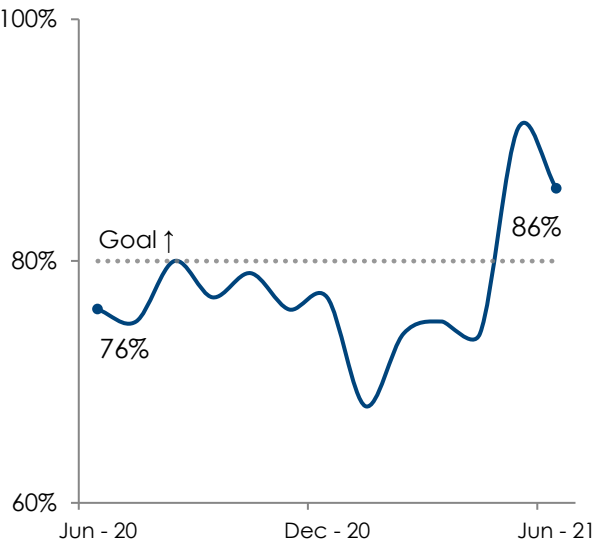
### Shelter Burden

Households paying more than 40% of income for rent and utilities.



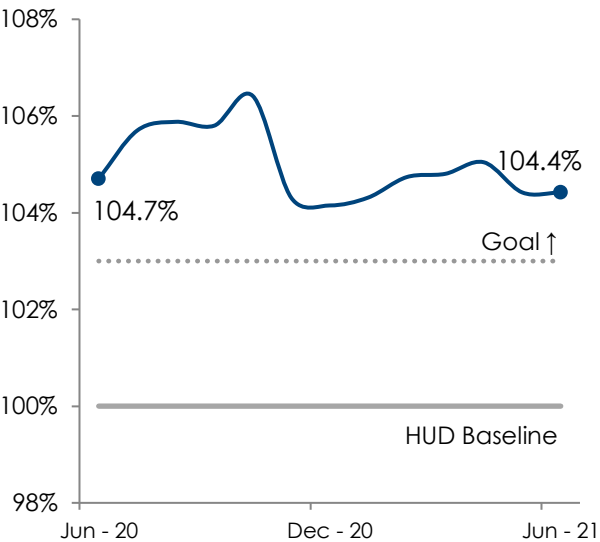
### Shopping Success<sup>4</sup>

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



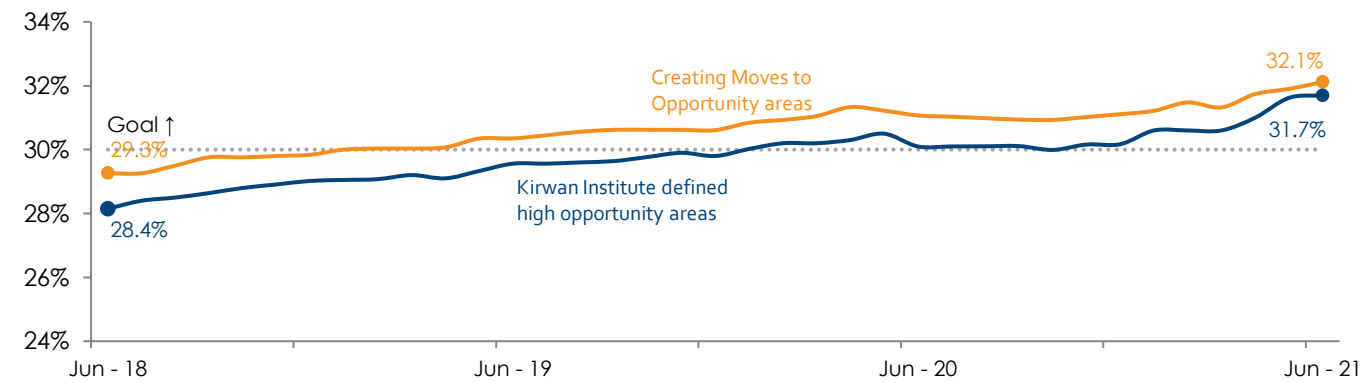
### Utilization Rate<sup>5</sup>

Percentage of HUD ACC leased by month.



## Increasing Access to Opportunity Areas

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



## Notes

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

# T A B N U M B E R

5



**To:** Board of Commissioners

**From:** Andrew Calkins, Manager of Policy & Legislative Affairs

**Date:** September 20, 2021

**Re:** KCHA's Moving to Work Annual Plan for FY 2022

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### **Summary**

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. For FY 2022, KCHA is expanding and re-proposing one development activity for HUD approval and is making targeted changes or additions to ongoing initiatives to ensure the agency has flexibility to respond to the ongoing COVID-19 pandemic while continuing to advance our efforts to expand the supply of affordable housing.

At the September Board of Commissioners meeting, staff will provide an overview of the Draft 2022 MTW Plan. A summary of public comment, a final version of the plan, and a request for approval will be presented at the October 11<sup>th</sup> Board meeting.

No action is requested of the Board at this time.

### **New Initiatives and Changes to Ongoing Activities**

KCHA's draft 2022 Moving to Work Plan outlines major areas of programmatic focus in 2022 as well as changes to activities that utilize MTW flexibility. Section I provides an outline of KCHA's short-term focus areas, which include: supporting resident health and well-being; streamlining program operations; advancing racial equity and social justice issues; expanding the supply of affordable housing; leveraging partnerships to advance outcomes in homelessness and education; increasing geographic choice; and addressing capital needs at KCHA-owned properties.

The remainder of the MTW Plan outlines modifications to existing MTW activities. Changes to activities highlighted in the 2022 Plan include the following:

- **Re-proposing the previously approved *Activity 2019-1 - Acquire and Develop New Affordable Housing*:** The original activity allows KCHA the opportunity to use MTW block grant funds to support KCHA-owned or managed developments that are not otherwise subsidized by public housing or project-based voucher subsidies. In the 2022 MTW Plan, KCHA is proposing to expand this activity so that MTW funds may be available to support nonprofit-owned and nonprofit-operated housing if such opportunities arise.
- **Adding new site-based waiting lists:** KCHA is exploring implementing new site-based waiting lists for properties where there is a community-identified need to serve a priority population. For instance, to address high levels of students experiencing homelessness in the area, KCHA will partner with school districts and local community organizations to provide families experiencing homelessness access to subsidized housing within the school district.
- **Streamlining programs and policies:** As the COVID-19 pandemic continues, KCHA will continue to utilize MTW flexibilities to streamline program policies and processes to address emerging operational and resident needs. In 2022, the agency will continue to analyzing which temporary measures adopted in response to the pandemic should be made permanent.

### **Ongoing Public Process and Comments**

The public comment period began on August 25th and will run through September 28th, 2021. During this time, KCHA is providing an opportunity for residents, partner agencies, other stakeholders, and the general public to review and comment on the draft plan.

Staff will provide the Board with a summary of the feedback received during the public comment period, and any substantive changes made to the final MTW Plan, at the October 11<sup>th</sup> Board meeting.





# Moving to Work

## Annual Plan FY 2022

August, 2021

# KING COUNTY HOUSING AUTHORITY

## BOARD OF COMMISSIONERS

Doug Barnes, Chair

Michael Brown

Susan Palmer

TerryLynn Stewart

John Welch

## EXECUTIVE DIRECTOR

Stephen J. Norman

## KCHA SENIOR MANAGEMENT

Bill Cook

John Eliason

Windy Epps

Anneliese Gryta

Tonya Harlan

Shawli Hathaway

Karen House

Scarleth Lever Ortiz

Kristy Johnson

Judi Jones

Amy Kickliter

Gary Leaf

Nikki Parrott

Ginger Peck

Annie Pennucci

Rhonda Rosenberg

Therese Ross

Pam Taylor

Craig Violante

Tim Walter

Dan Watson

Wen Xu

Prepared By: Andrew Calkins

Date: August 25, 2021

# King County Housing Authority

## Moving to Work Annual Plan FY 2022

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# SECTION I

## INTRODUCTION

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

The COVID-19 pandemic has clearly reaffirmed the value of the flexibility that the Moving to Work (MTW) Program provides to participating housing authorities. Locally, these flexibilities have been critical in enabling the King County Housing Authority (KCHA) to quickly pivot to address the emergent needs of our residents, the changed operational environment, and our community's health challenges. As the health crisis evolves, KCHA is committed to supporting our community's full recovery by continuing to adapt and respond to the challenges associated with both the pandemic and our region's ongoing affordable housing crisis. This will require continued expansion and improvements to our core federal programs as well as new, locally designed program responses — all within the context of our longstanding MTW strategic plan and goals.

In 2022, KCHA will continue to leverage MTW flexibility to:

⇒ **SUPPORT RESIDENT HEALTH, STABILITY, AND WELL-BEING.** In response to the devastating community impacts of the pandemic, KCHA will continue to implement new initiatives that reflect emergent resident needs. To address the increased levels of stress and anxiety associated with the pandemic, we are piloting partnerships with local behavioral health providers to provide access to mental health services. These efforts will inform ongoing efforts to expand support for residents seeking these services. Our partnership with UnitedHealthcare will move into its next stage of program design and service delivery. In addition, we continue to expand an extensive network of partners that are bringing COVID-related health programming and resources to residents, including on-site testing, vaccination clinics, wellness check-ins, and emergency food distribution. As eviction moratoriums expire, a key focus will be on assuring the housing stability of the extremely low-income households we serve, both for residents in our own housing portfolio and for households renting from private landlords.

⇒ **STREAMLINE OPERATIONS, POLICIES, AND PROCEDURES TO SUPPORT**

**RESIDENTS AND STAFF DURING THE COVID-19 PANDEMIC.** As the course of the pandemic moves unpredictably forward, we continue to pursue opportunities to streamline and adapt our operations, policies, and procedures to better meet resident needs, ease administrative burdens, remove barriers to efficiently administer federal housing assistance, and assure resident and staff safety. Since KCHA's March 2020 COVID-related emergency declaration, we have utilized MTW flexibility and HUD waivers to limit inspection frequency and adopt new inspection protocols, streamline verification processes, modify client review schedules, and ease program eligibility requirements. We also have increased non-contact options available to residents through expanded use of online rent payments and DocuSign for document processing. In 2022, we will consider making these and other measures permanent in order to ease the administrative burden on residents and staff.

⇒ **ADVANCE RACIAL EQUITY AND SOCIAL JUSTICE IN THE COMMUNITIES WE**

**SERVE.** The effects of historical and institutional racism are pervasive and continue to be evidenced in housing outcomes, including disproportionate rates of homelessness, displacement, and neighborhood access. The pandemic is further driving inequitable health and economic outcomes among Black, Indigenous, and People of Color (BIPOC) communities, adding even more urgency to this issue. In response, KCHA is doubling down on efforts to center race and equity throughout our operations, programming, policies, and strategic partnerships with the community. We currently are developing new partnerships with BIPOC-led organizations to provide culturally specific and appropriate housing search assistance and to address equity issues in gentrifying communities. The broad agency wide effort includes staff training, the development of organizational goals and measures of equity, the adoption of a racial equity assessment tool, and increased internal capacity to move this work forward. In 2021, KCHA hired a Senior Director of Equity, Diversity, and Inclusion who will lead our efforts in 2022 and beyond to embed racial equity as a guiding principle in agency initiatives.

⇒ **INCREASE THE NUMBER OF EXTREMELY LOW-INCOME HOUSEHOLDS WE SERVE.**

A sufficient supply of affordable housing is an essential underlying determinant of social justice

and key to our region's strategies to combat related issues of poverty, public health, community displacement, and homelessness. While federal resources have not kept pace with our community's need for affordable housing, KCHA continues to pursue every available opportunity to expand our housing assistance for low-income households. These efforts include: applications for new special purpose vouchers; property acquisitions and new development in order to preserve and increase the overall supply of affordable multifamily housing in the region; the 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 Housing Choice Voucher (HCV) program; and the use and evaluation of locally designed, innovative subsidy programs to house and support diverse populations. In 2022, we will continue working in close collaboration with our local Continuum of Care partners to successfully complete the lease-up of 762 new Emergency Housing Vouchers for households experiencing or at risk of homelessness. KCHA also plans to turn on banked ACC at the recently acquired 36-unit Illahee Apartments in Bellevue.

⇒ **LEVERAGE PARTNERSHIPS TO ADDRESS THE MULTI-FACETED NEEDS OF THE INDIVIDUALS AND FAMILIES EXPERIENCING HOMELESSNESS IN OUR**

**REGION.** Nearly half of the households entering KCHA's federally subsidized programs last year reported that they were experiencing homelessness prior to receiving housing assistance. These households includes diverse populations with varying needs: veterans with complex health challenges; individuals living with behavioral health issues; those involved with the criminal justice system; young adults experiencing homelessness and/or transitioning out of foster care; families fleeing domestic violence; non-elderly individuals with disabilities; and families involved with the child welfare system. The need to reduce homelessness is even more urgent in our current context as King County continues to grapple with a high prevalence, ranking fourth in the nation, in the number of individuals experiencing homelessness.<sup>1</sup> In 2022, KCHA will continue to partner with public and behavioral health care systems, local service

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<sup>1</sup> U.S. Department of Housing and Urban Development (March 2021). The 2020 Annual Homeless Assessment Report (AHAR) to Congress. <https://www.huduser.gov/portal/sites/default/files/pdf/2020-AHAR-Part-1.pdf>



provider partners, the U.S. Department of Veterans Affairs, the region's Continuum of Care, educational institutions (K-12 and community colleges), and the child welfare system to provide supportive housing and advance regional efforts to address homelessness. Highlights from these ongoing and future efforts include the following:

- **Innovative Partnerships.** In 2021, KCHA launched an innovative Collaborative Case Management pilot program — the first in the nation — that expands access to Veterans Affairs Support Housing (VASH) vouchers through community-based referral and case management pathways. This partnership will continue in 2022.
- **Adding Incremental Vouchers to our Portfolio.** At every available opportunity, KCHA continues to seek out and apply for new special purpose vouchers. KCHA has applied for 75 Foster Youth to Independence (FYI) Family Unification Program (FUP) vouchers (application pending), recently received 200 incremental VASH vouchers, and has been awarded 762 Emergency Housing Vouchers. Leasing these vouchers is a top agency priority in 2022.
- **Streamlining Referrals and Entry Pathways.** As our portfolio grows, KCHA has a renewed focus on streamlining referral pathways to special purpose vouchers from our regional partners, simplifying KCHA's application and briefing materials, and lowering process barriers to ensure efficient and equitable access to housing subsidies.
- **Project-Basing Assistance.** Following our commitment of 187 project-based vouchers in 2021 to develop Permanent Supportive Housing (PSH) for individuals experiencing chronic homelessness, KCHA in 2022 will continue to support the development of a PSH pipeline in suburban King County through the allocation of up to 200 additional project-based vouchers.

⇒ **DEEPEN PARTNERSHIPS WITH LOCAL SCHOOL DISTRICTS TO IMPROVE**

**EDUCATIONAL OUTCOMES.** More than 15,700 children live in KCHA's federally subsidized housing over the course of a year. KCHA views 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. This aim is ever the more challenging in the context of a pandemic that has exacerbated economic and educational disparities. KCHA prioritizes students' educational success through partnerships with local education stakeholders, including school districts, out-of-school time and early learning providers, and parents. In 2022, we will continue to partner with our network of out-of-school time providers to ensure they have the resources needed to support children and families

through the remainder of the pandemic and into the future. This support includes expanded access to meals, addressing in-home broadband connectivity issues, virtual programming, and online learning support during and after the school day. In 2021, KCHA also launched a partnership with Eastside Baby Corner which is focused on supporting families with children age five and younger through the provision of essential care, safety and health goods. This partnership has so far helped provide over 900 items to families at KCHA sites. KCHA also will continue our Early Learning Connectors program, which was co-designed with residents and launched in 2021 with an aim to increase the capacity of residents to support healthy child development and increase social capital among residents with young children. Those assisting in Early Learning Connectors reflect the culture and linguistic makeup of the families they serve, and after a year of modified programming because of the pandemic have developed strong relationships with over 100 families, setting up further success in 2022 and beyond. KCHA will continue to coordinate with our school district and community college partners in providing housing resources to households with students experiencing homelessness that they identify. Those resources will continue to include rental assistance and access to our housing inventory.

⇒ **INCREASE GEOGRAPHIC CHOICE.** Recognizing that economic and racial integration is critical to both individual family outcomes and the long-term health of the region, KCHA will continue our multi-pronged approach to broadening geographic choice for low-income households. Our strategies include the continued use of a ZIP code-based voucher payment standard system, strategic property acquisitions, and new public housing and project-based assistance contracts in neighborhoods of opportunity. Following the successful completion of the Creating Moves to Opportunity (CMTO) initiative, which tested strategies to assist families with young children in accessing and moving to high-opportunity neighborhoods, over 30% of KCHA's HUD-subsidized households now live in high- or very high-opportunity neighborhoods. The CMTO program results, which utilized randomized control groups to evaluate various approaches, have provided key insights for HUD's efforts to expand its mobility initiatives. Building on this knowledge, KCHA in 2022 will begin to incorporate these

mobility and housing search practices into all agency HCV operations in order to serve the full range of program participants.

⇒ **INVEST IN THE ELIMINATION OF ACCRUED CAPITAL REPAIR AND SYSTEM REPLACEMENT NEEDS IN OUR FEDERALLY SUBSIDIZED HOUSING INVENTORY.** In 2022, KCHA will continue our recapitalization efforts and invest \$15.5 million in MTW working capital to upgrade our federally assisted housing stock. We also will continue pre-development work for the extensive rehabilitation of Kirkland Heights and Juanita View, two recently acquired Project-based Rental Assistance properties in Kirkland. These investments improve housing quality, reduce maintenance costs and energy consumption, and extend the life expectancy of our housing stock, enabling us to better fulfill our mission over the long term.

## 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 these overarching strategic goals:

- **STRATEGY 1:** Continue to strengthen the physical, operational, financial, and environmental sustainability of our portfolio of more than 12,339 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% 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:** Advance racial equity and social justice within KCHA and in King County through staff training, continuous review of policies and programs to identify and address practices that disproportionately harm Black, Indigenous, and People of Color, and by engaging in further partnership with the communities we serve.
- **STRATEGY 4:** Affirmatively further the policies and purposes of the Fair Housing Act, and provide greater geographic choice for low-income households — including residents with disabilities, elderly residents with mobility impairments, and families with children — so that more of our residents have the opportunity to live in neighborhoods with high-performing schools and convenient access to support services, transit, health services, and employment.
- **STRATEGY 5:** 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 6:** Engage in the revitalization of King County's low-income neighborhoods, with a focus on housing and other services, amenities, institutions, and partnerships that empower strong, healthy communities and prevent displacement of existing communities.
- **STRATEGY 7:** Work with King County government, regional transit agencies, and suburban cities to support sustainable and equitable regional development by integrating

new — and preserving existing — affordable housing in regional growth corridors aligned with mass transit investments.

**STRATEGY 8:** Expand and deepen partnerships with our residents, local school districts, Head Start programs, after-school program providers, public health departments, community colleges, and the philanthropic community with the goal of improving educational and life outcomes for the low-income children and families we serve.

**STRATEGY 9:** Promote greater economic independence for families and individuals living 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 — including homeownership — at the appropriate time.

- **STRATEGY 10:** 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 11:** Continue to reduce KCHA's environmental footprint through energy and water conservation, renewable energy generation, waste stream diversion, green procurement policies, waste reduction, and fleet management practices.
- **STRATEGY 12:** Develop our capacity as a learning organization that uses data, research, and evaluation to assess housing access, outcomes, and equity, and to drive decisions that shape policies and programs.

# SECTION II

## GENERAL HOUSING AUTHORITY OPERATING INFORMATION

### A. HOUSING STOCK INFORMATION

#### i. Planned New Public Housing Units

AMP Name and Number	Bedroom Size						Total Units	Population Type	Section 504 Accessible Units (Mobility)	Section 504 Units (Hearing / Vision)
	0/1	2	3	4	5	6+				
Illahee Apartments <sup>2</sup>										
TBD	22	14	0	0	0	0	36	TBD	TBD	TBD
Future Acquisition and Conversion of Existing Housing to Public Housing							TBD	TBD	TBD	TBD
TBD										
<b>Total Public Housing Units to be Added<sup>3</sup></b>							36			

#### 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

<sup>2</sup> Illahee Apartments was also included in KCHA's 2021 MTW Plan but has not yet converted to Public Housing.

<sup>3</sup> Illahee Apartments and other properties yet to be identified or acquired by KCHA, may convert to Public Housing in 2022 should KCHA deem such opportunities appropriate. Additionally, some housing units might be designated MTW Neighborhood Services units in 2022 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.

### iii. Planned New Project-based Vouchers

Property Name	Anticipated Number of New Vouchers to be Project-based	RAD?	Description of Project
Plymouth Eastgate Project	92	No	This project was awarded project-based vouchers through the 2020 King County Combined Funders NOFA. The AHAP was executed on 8/5/2021. When completed in 2022 or 2023, the project will serve people exiting homelessness in a Permanent Supportive Housing (PSH) environment.
Downtown Emergency Service Center Burien Project	95	No	This project was awarded project-based vouchers through the 2020 King County Combined Funders NOFA. KCHA anticipates executing the AHAP contract in 2022. When complete (anticipated in 2023), the project will serve people exiting homelessness in a PSH environment.
King County Combined Funders NOFA	150	No	Project-based vouchers are being made available through the 2021 Combined Funders NOFA for PSH projects serving people exiting homelessness.
<b>Planned Total Vouchers to be Newly Project-based</b>	337		

### 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 2022, KCHA will spend nearly \$15.5 million to complete capital improvements critical to maintaining our federally subsidized properties. These construction efforts will continue to utilize COVID-19 safety protocols to ensure resident, worker, and community safety. Expenditures include:

- **UNIT UPGRADES (\$3.7 MILLION).** KCHA's ongoing efforts to significantly upgrade the interiors of our affordable housing inventory as units turn over will continue in 2022. KCHA's in-house, 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 135 additional units.
- **BUILDING ENVELOPE AND RELATED COMPONENTS UPGRADES (\$5.7 MILLION).** In 2022, building envelope upgrades that include new siding, windows, exterior doors, and roofing will be completed at Gustaves Manor (Auburn) and Park Royal (Bothell). At Park Royal, the elevated walkways leading to the unit entries also will be replaced. Mardi Gras (Kent) and Southridge House (Federal Way) will be re-roofed. Southridge House also will have its windows, sliding glass doors, and water-damaged deck railings replaced. Lake House (Shoreline) decks had been scheduled for repair and resurface in 2021, but that work now will be completed in 2022.
- **SYSTEMS (HEATING, SEWER, ELEVATOR) IMPROVEMENTS (\$1.5 MILLION).** The heating system at Casa Juanita (Kirkland) will be improved with the replacement of the hydronic in-unit heaters and controls. Deteriorated sewer lines will be replaced at Mardi Gras (Kent) along with lining of the side sewers. Also at Mardi Gras, the rooftop equipment for the heating and cooling of the common areas will be upgraded. The elevator at the Central Office (Tukwila) will be refurbished with a new jack, controls, and interior cab improvements.



- **“509” INITIATIVE IMPROVEMENTS (\$4.6 MILLION).** Planned improvements included in the 2013 conversion of 509 scattered site Public Housing properties will continue in 2022. Upgrades to the Eastridge House (Issaquah) will include replacement of the elevator’s electrical components, the jack, and cab. Overlaying and restriping the parking areas will take place at Kings Court (Federal Way) and Woodcreek Lane (Woodinville). Also at Woodcreek Lane, the foundation storm water drainage systems will be replaced. In addition to selective roof repairs, the units at Young’s Lake (Renton) will receive new siding, windows, and doors. Young’s Lake also will have the sewer mains to each building relined.

## B. LEASING INFORMATION

### i. Planned Number of Households Served

In prior years, KCHA's planned number of households served included special purpose vouchers that were funded outside of the agency's MTW Block Grant. The following table includes only KCHA's MTW Block Grant vouchers.

<b>MTW Households to be Served through:</b>	<b>Planned Number of Households to be Served</b>	<b>Planned Number of Unit Months Occupied/ Leased</b>
MTW Public Housing Units Leased	2,440	29,280
MTW Housing Choice Vouchers (HCV) Utilized <sup>4</sup>	8,553	102,636
Local, Non-traditional: Tenant-based	154	1,848
Local, Non-traditional: Property-based	0	0
Local, Non-traditional: Homeownership	0	0
<b>Planned Total Households Served</b>	<b>11,147</b>	<b>133,764</b>

<b>Local, Non-traditional Category</b>	<b>MTW Activity Name/Number</b>	<b>Planned Number of Households to be Served</b>	<b>Planned Number of Unit Months Occupied/ Leased</b>
Tenant-based	2007-6: Develop a Sponsor-based Housing Program	72	864
Tenant-based	2013-2: Flexible Rental Assistance	60	720
Tenant-based	2014-1: Stepped-down Assistance for Homeless Youth	22	264
<b>Planned Total Households Served</b>		<b>154</b>	<b>1,848</b>

<sup>4</sup> In 2022, KCHA also plans to administer housing assistance to an additional 3,100 households who have ported-in to our jurisdiction and an additional 1,992 households using other non-MTW special purpose vouchers. We also will lease up to 762 additional vouchers to households through the Emergency Housing Vouchers program.

## 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 2022.
MTW Housing Choice Voucher (HCV)	King County continues to experience unprecedented population growth, low vacancy rates, and rising rent prices. The resulting competition among renters for a limited supply of affordable units creates leasing challenges for those utilizing tenant-based vouchers and individuals with barriers to housing stability. We also anticipate a significant jump in rents as Washington state's moratorium on rent increases during the pandemic expires. To address these challenges, KCHA will continue to deploy a variety of interventions, including: executing contracts and agreements with non-profit organizations to provide housing search services; a ZIP code-based payment standard system that tracks changes in market rents closely and adjusts payment standards on a semi-annual basis; landlord outreach and retention efforts; expedited inspection processes; security deposit assistance; and flexible client assistance funds.
Local, Non-traditional	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 that administer sponsor-based and short-term rental assistance are finding it increasingly difficult to recruit and retain landlords willing to maintain affordable, accessible rents for these programs. The COVID-19 pandemic has heightened these challenges. KCHA and our program partners continue to work together to develop new strategies to support housing access and stability for populations served through these and other special purpose voucher programs.

## C. WAITING LIST INFORMATION

### i. Waiting List Information Anticipated

Waiting List Name	Description	Number of Households on Waiting List	Waiting List Open, Partially Open, or Closed	Are There Plans to Open the Wait List During 2022?
<b>Housing Choice Voucher</b>	Community-wide	2,405	Partially open (accepting targeted voucher referrals only)	No
<b>Public Housing</b>	Regional	8,694	Open	N/A
<b>Public Housing</b>	Site-based	8,518	Open	N/A
<b>Project-based</b>	Regional	5,458	Open	N/A
<b>Public Housing – Conditional Housing</b>	Program-specific	30	Open	N/A

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

As noted in Activity 2004-3, KCHA may implement new site-based waiting lists for properties where there is a community-identified need to serve a priority population. For instance, to address high levels of students experiencing homelessness in the area, KCHA will partner with the Bellevue School District and local community organizations to provide families experiencing homelessness access to subsidized housing within the school district. KCHA will explore our ability to replicate this strategy to other areas of King County, if appropriate.

# SECTION III

## PROPOSED MTW ACTIVITIES

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### **ACTIVITY 2019-1: Acquire and Develop New Affordable Housing (Re-Proposed)**

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*KCHA originally proposed and received approval from HUD for Activity 2019-1 as part of the agency's 2019 MTW Plan. The original activity was focused on the use of MTW funds for KCHA-owned or managed developments. In the 2022 MTW Plan, KCHA is re-proposing this activity in order to request that MTW funds also be available to support nonprofit-owned and nonprofit-operated housing.*

#### **A. ACTIVITY DESCRIPTION**

King County continues to experience extraordinary population growth. With escalating rents — especially in historically more affordable neighborhoods — and with the failure of wages to keep pace with rising housing costs, many families are struggling to pay rent and an unprecedented number are experiencing homelessness. KCHA is one of many organizations working alongside federal, state, and local governments to address the heightened need for affordable housing, and we frequently work with community-based nonprofit developers to expand the supply of affordable housing.

This activity seeks to address a common barrier to affordable housing development. 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 a property's acquisition or new development. MTW funds for development, acquisition, financing, or renovation costs can mitigate this financing gap in whole or in part, in accordance with PIH Notice 2011-45.

To expand agency and regional efforts, we are re-proposing Activity 2019-1 in order to allow MTW funds to be used to support the development or acquisition of non-federally subsidized affordable housing, including properties owned or controlled by KCHA (already approved by HUD) and those owned or operated by nonprofit entities. Properties supported by this effort may include, but are not limited to, properties also leveraging Low Income Housing Tax Credits (LIHTC) and other federal, state, and local funding sources. Funding provided under this activity may be structured as

a loan (or internal loan when supporting a KCHA-owned property), an equity contribution to a development, or as a recoverable grant.

If approved by HUD, examples of use cases under this activity include:

- KCHA may use MTW funds to support local nonprofits in the acquisition, rehabilitation, or development of small- to medium-sized properties in King County. MTW funds likely would be provided in the form of a loan or recoverable grant. KCHA currently is working with a nonprofit to preserve affordable housing on Vashon Island in unincorporated King County.
- KCHA also may use MTW funds to support KCHA's Trailhead development, a 168-unit non-federally subsidized family complex in Issaquah. In addition to MTW contributions, this property also will leverage third-party debt in the form of tax-exempt bond financing, LIHTC equity, and other local sources. (Already approved by HUD in 2019.)

## **B. ACTIVITY METRICS INFORMATION**

MTW Statutory Objective	Unit of Measurement	Baseline	Benchmark	Data Source
Increase Housing Choice	HC#1: Additional units of housing made available	0 units	168 units + 24 units <sup>5</sup>	KCHA property and contracts database

## **C. COST IMPLICATIONS**

The cost implications for this activity are limited to the amount of MTW funding used to cover the financing gap on a given project. While the amounts of potential loans or grants to a nonprofit are not identified as of yet, KCHA does not expect contributions for individual projects to exceed \$4 million. For instance, In the case of KCHA's own Trailhead development, up to \$4 million of MTW funds could be used. In the event that the funds are structured as a loan to a LIHTC partnership, the funds will be returned over time in the form of loan payments (which likely will be longer-term

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<sup>5</sup> The 24-unit count references the Vashon Island property.

maturity or deferred loans). In most cases, regardless of ownership, this funding will be in the form of a loan, resulting in no cost implications to KCHA.

**D. NEED / JUSTIFICATION FOR MTW FLEXIBILITY**

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





# SECTION IV

## APPROVED MTW ACTIVITIES

### A. IMPLEMENTED ACTIVITIES

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

<b>Year-Activity #</b>	<b>MTW Activity</b>	<b>Statutory Objective</b>	<b>Page</b>
2019-1	Acquire and Develop New Affordable Housing	Housing Choice	21
2018-1	Encouraging the Successful Lease-up of the Housing Choice Voucher Program	Housing Choice	21
2016-2	Conversion of Former Opt-out Developments to Public Housing	Cost-effectiveness	22
2015-2	Reporting on the Use of Net Proceeds from Disposition Activities	Cost-effectiveness	23
2014-1	Stepped-down Assistance for Homeless Youth	Self-sufficiency	24
2014-2	Revised Definition of "Family"	Housing Choice	26
2013-1	Passage Point Re-entry Housing Program	Housing Choice	26
2013-2	Flexible Rental Assistance	Housing Choice	27
2009-1	Project-based Section 8 Local Program Contract Term	Housing Choice	29
2008-1	Acquire New Public Housing	Housing Choice	30
2008-3	FSS Program Modifications	Self-sufficiency	31
2008-10 & 2008-11	EASY and WIN Rent Policies	Cost-effectiveness	32
2008-21	Public Housing and Housing Choice Voucher Utility Allowances	Cost-effectiveness	34
2007-6	Develop a Sponsor-based Housing Program	Housing Choice	35
2007-14	Enhanced Transfer Policy	Cost-effectiveness	36
2005-4	Payment Standard Changes	Housing Choice	37
2004-2	Local Project-based Section 8 Program	Cost-effectiveness	38
2004-3	Develop Site-based Waiting Lists	Housing Choice	41
2004-5	Modified Housing Quality Standards (HQS) Inspection Protocols	Cost-effectiveness	42
2004-7	Streamlining Public Housing and Housing Choice Voucher Forms and Data Processing	Cost-effectiveness	44
2004-9	Rent Reasonableness Modifications	Cost-effectiveness	46
2004-12	Energy Performance Contracting	Cost-effectiveness	47
2004-16	Housing Choice Voucher Occupancy Requirements	Cost-effectiveness	48

## **ACTIVITY 2019-1: Acquire and Develop New Affordable Housing**

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MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2019

IMPLEMENTED: 2019

KCHA is re-proposing this activity due to a significant change in the scope of the activity. See Section III of the MTW Plan for more details.

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

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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% — an achievement in this market, but lower than our agency stretch goal of 80%.

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 is streamlining our Housing Quality Standards (HQS) protocol even further by allowing landlords to inspect and self-certify that the unit passes HUD's standards. The 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% 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 early 2020, in response to the COVID-19 pandemic, KCHA implemented a catastrophic response plan that extended self-certified inspections to all qualifying landlords.

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 customer service.

PROPOSED CHANGES TO ACTIVITY: KCHA recently completed the two-phase Creating Moves to Opportunity (CMTO) demonstration program, which tested strategies to assist families with young children in accessing high-opportunity neighborhoods. In 2022, KCHA may make housing search services and other CMTO strategies a standard feature of our HCV operations. Building on the streamlining measures adopted in response to the pandemic, KCHA may adopt additional measures to ease the lease-up process and advance operational efficiencies.

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

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

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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 that house seniors or residents with disabilities, turnover of units tends to be particularly low. At the same time, 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 on 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 housing 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**

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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 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**

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MTW STATUTORY OBJECTIVE: Increase Self-sufficiency

APPROVAL: 2014

IMPLEMENTED: 2014

**CHALLENGE:** As of the last day of May 2021 in King County, 1,009 youth and young adult households (defined as under age 25) were identified as experiencing homelessness.<sup>6</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:** In 2022, KCHA and Valley Cities will project-base this assistance in an effort to address challenges that the agency has faced with being able to secure units for lease through the sponsor-based housing model. This change will create ready access to units for young adults and create better efficiencies for service delivery.

**CHANGES TO METRICS:** The goal is being increased from 20 to 22 households served as the program transitions from a sponsor-based to a project-based model.

MTW Statutory Objective	Unit of Measurement	Baseline	Benchmark
Increase self-sufficiency	SS #5: Number of households receiving services	0 households	22 households

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<sup>6</sup> King County Regional Homelessness Authority, Households Served dashboard, accessed August 23, 2021. <https://kcrha.org/households-served>

## **ACTIVITY 2014-2: Revised Definition of “Family”**

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MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2014

IMPLEMENTED: 2014

CHALLENGE: According to the January 2020 point-in-time count, 3,743 individuals identified as experiencing homelessness in King County were in families with children.<sup>7</sup> Thousands more elders and people with disabilities, many with severe rent burdens, are experiencing homelessness and often on our waiting lists.

SOLUTION: This policy directs KCHA’s limited resources to populations facing the greatest need: elderly and near-elderly households; people with disabilities; 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 member, person with a disability, 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 survivors of domestic violence or individuals experiencing chronic homelessness.

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**

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MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2013

IMPLEMENTED: 2013

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<sup>7</sup> Count Us In 2020: Seattle/King County Point-in-Time Count of Persons Experiencing Homelessness. [https://regionalhomelesssystem.org/wp-content/uploads/2020/07/Count-Us-In-2020-Final\\_7.29.2020.pdf](https://regionalhomelesssystem.org/wp-content/uploads/2020/07/Count-Us-In-2020-Final_7.29.2020.pdf). The COVID-19 pandemic led to cancellation of the 2021 count.

CHALLENGE: Between July 2019 and June 2020, 1,319 individuals in King County returned to the community after a period of incarceration.<sup>8</sup> 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.<sup>9</sup> Without a home or employment, many of these parents are unable to reunite with their children.

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 are able 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. In 2021, KCHA project-based 12 units at Passage Point as Family Unification Program (FUP) vouchers.

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 2013-2: Flexible Rental Assistance**

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MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2013

IMPLEMENTED: 2013

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<sup>8</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>9</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>



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 or individual out of a crisis situation and into stable housing.

SOLUTION: This activity, developed with local service providers and cross-sector partners, offers tailored flexible housing assistance programs to families and individuals experiencing homelessness. KCHA provides flexible financial and rental assistance, which could include time-limited rental subsidy, security deposits, rent arrears, and funds to cover move-in costs, while our partners provide individualized support services.

KCHA currently administers two distinct flexible rental assistance programs:

- *Student and Family Stability Initiative (SFSI)*: 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.
- *While in School Housing Program (WISH)*: 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, developed in partnership with Highline College, provides up to 54 months of housing support while leveraging existing, on-campus services that support students beyond their housing needs. This program was launched in 2020.

PROPOSED CHANGES TO ACTIVITY: We are conducting qualitative data collection from program-eligible households to learn how to more efficiently and effectively support households from the point of outreach through lease-up. This evaluation effort may lead to future proposed changes to this activity.

CHANGES TO METRICS: In addition to the competitive rental market, the ongoing COVID-19 pandemic continues to present challenges to finding and securing units, especially for SFSI families supported through short-term rental assistance. To reflect these challenges, we are adjusting the targeted benchmark downward while continuing to work with our partners to find additional ways to support the lease-up process.

MTW Statutory Objective	Unit of Measurement	Baseline	Benchmark
Increase housing choices	HC #5: Number of households able to move to a better unit	0 households	60 households
Increase housing choices	HC #7: Number of households receiving services aimed to increase housing choice	0 households	100 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**

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MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2008

IMPLEMENTED: 2008

CHALLENGE: In King County, 85% of extremely low-income renter households are cost burdened.<sup>10</sup> For this group, there are only 27 available affordable units for every 100 households.<sup>11</sup> In the 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>12</sup> We further simplify the acquisition and addition of units to our Public Housing inventory by collaborating with the local HUD field office to streamline the information needed to add these units to the PIH Information Center (PIC) system and obtain operating and capital subsidies. We also use a process for self-certification of neighborhood

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<sup>10</sup> US Census Bureau, ACS 2019 1-year estimate, as reported by the King County Regional Affordable Housing Dashboard. <https://kingcounty.gov/depts/community-human-services/housing/affordable-housing-committee/data.aspx>

<sup>11</sup> US Census Bureau, ACS 2019 1-year estimate, as reported by the King County Regional Affordable Housing Dashboard. <https://kingcounty.gov/depts/community-human-services/housing/affordable-housing-committee/data.aspx>

<sup>12</sup> Neighborhood opportunity designations are from the Puget Sound Regional Council and Kirwan Institute's Opportunity Mapping index. <https://www.psrc.org/opportunity-mapping>

suitability standards and Faircloth limits, necessitating the flexibility granted in Attachment D, Section D of our MTW Agreement.<sup>13</sup>

In addition, KCHA continues to seek out opportunities to turn on banked ACC units in apartment buildings we own or acquire that meet the definition of physically obsolete and then convert the units through the Section 18 process to facilitate the rehabilitation of the units.

PROPOSED CHANGES TO ACTIVITY: KCHA continues to look for strategic opportunities to acquire existing private market properties and turn on banked public housing ACC, both of which may occur within a plan year. No major modifications are anticipated and no additional authorizations are needed at this time.

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

### **ACTIVITY 2008-3: FSS Program Modifications**

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MTW STATUTORY OBJECTIVE: Increase Self-sufficiency

APPROVAL: 2008

IMPLEMENTED: 2018

CHALLENGE: Nationally, only 25% of low-income households that qualify for housing assistance receive it.<sup>14</sup> 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 is considering extending the program to other adult household members by allowing them to enter into an FSS contract without the participation of

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<sup>13</sup>Some Public Housing units might be designated MTW Neighborhood Services units in 2022 upon approval from the HUD field office.

<sup>14</sup> Worst Case Housing Needs 2019: Report to Congress, page viii. <https://www.huduser.gov/portal/sites/default/files/pdf/Worst-Case-Housing-Needs.pdf>

the head of household. We also 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.

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

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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. In addition, many households headed by seniors and people with disabilities 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 households headed by a senior or person with a disability who derive 90% 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% 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% 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%.

In 2020, through the COVID-19 emergency declaration, we implemented additional measures to respond to resident needs, including expedited approval of a hardship request for WIN Rent households and a streamlined hardship review process.

**PROPOSED CHANGES TO ACTIVITY:** Building on the temporary measures adopted in response to the pandemic, KCHA in 2022 will explore making certain streamlining measures permanent in order to further simplify the administration of our federally assisted programs.

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

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

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MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness

APPROVAL: 2008

IMPLEMENTED: 2010

CHALLENGE: KCHA was spending an estimated \$20,000 or more annually in staff time to administer utility allowances under HUD's one-size-fits-all national guidelines. HUD's national approach failed to capture average consumption levels in the Puget Sound area.

SOLUTION: This activity simplifies the HUD rules on Public Housing and HCV Utility Allowances by applying a single methodology that reflects local consumption patterns and costs. Before this policy change, allowances were calculated for individual units and households using different rules under the various HUD programs. Additionally, HUD required an immediate update of the allowances with each cumulative 10% rate increase by utility companies. Now, KCHA provides allowance adjustments annually when the Consumer Price Index produces a cumulative change of more than 10% 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.

In 2020, through our COVID-19 emergency declaration, we implemented changes to simplify utility allowance reporting and requirements.

PROPOSED CHANGES TO ACTIVITY: In 2022, KCHA will explore making changes to the content, structure, and scope of our utility allowances to ensure they are meeting the needs of subsidized households. If KCHA pursues such changes, we will ensure that the proper public process, including re-proposing the activity in an MTW Plan, is followed prior to implementation of any new utility allowance structures.

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

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

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MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2007

IMPLEMENTED: 2007

CHALLENGE: On the last day of May 2021, 9,395 households in King County were identified as experiencing homelessness.<sup>15</sup> According to the 2020 Point-in-Time Count in King County, 28.6% of all individuals experiencing homelessness were experiencing chronic homelessness.<sup>16</sup>

SOLUTION: In the sponsor-based housing program, KCHA provides housing funds directly to our behavioral health care and nonprofit partners, including Sound Health, Navos Mental Health Solutions, and Valley Cities Counseling and Consultation. These providers use the funds to secure private market rentals that are then subleased 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

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<sup>15</sup> King County Regional Homelessness Authority, Households Served dashboard, accessed August 23, 2021.

<https://kcrha.org/households-served>

<sup>16</sup> Count Us In 2020: Seattle/King County Point-in-Time Count of Persons Experiencing Homelessness.

[https://regionalhomelesssystem.org/wp-content/uploads/2020/07/Count-Us-In-2020-Final\\_7.29.2020.pdf](https://regionalhomelesssystem.org/wp-content/uploads/2020/07/Count-Us-In-2020-Final_7.29.2020.pdf). The COVID-19 pandemic led to cancellation of the 2021 count.



long-term funding commitments that would allow the sponsor agencies to master lease units from private market landlords.

PROPOSED CHANGES TO ACTIVITY: Valley Cities Counseling and Consultation's sponsor-based housing program will shift to a project-based model in 2022. No other major changes 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**

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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. This 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 to 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**

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MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2005

IMPLEMENTED: 2005

CHALLENGE: Currently, 30% 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.<sup>17</sup> 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 \$554 more than the 40<sup>th</sup> percentile unit in South King County.<sup>18</sup> 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 a biannual 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. Our biannual monitoring ensures we are positioned to act quickly amid changing market conditions. As a result, our residents are less likely to be displaced by rising rents and have greater geographic choice.

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<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>

<sup>18</sup> CoStar Multi-Family Rental Data, 2020.

In 2007, we expanded this initiative and allowed approval of payment standards of up to 120% 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 79% to 112% of the regional HUD FMR.

In 2016, KCHA implemented a five-tiered payment standard system based on ZIP codes. We arrived at a five-tiered approach by analyzing recent tenant lease-up records, consulting local real estate data, holding forums with residents and staff, reviewing small area FMR payment standard systems implemented by other housing authorities, and assessing the financial implications of various approaches. In designing the new system, we sought to have enough tiers to account for submarket variations but not so many that the new system became burdensome and confusing for staff and residents. Early outcomes demonstrate a promising increase in lease-up rates in high-opportunity neighborhoods within the top two tiers. In 2018, we added an additional tier and instituted the practice of conducting a second market analysis and potential payment standard adjustment each year to account for the rapidly changing rental submarkets.

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

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

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

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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.<sup>19</sup> We also partner with nonprofit community service providers to create housing targeted to special-needs populations, opening new housing opportunities for people experiencing chronic homelessness, who are mentally ill, or with disabilities, 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 developed by local nonprofit housing providers. MTW flexibility granted by this activity has helped us implement the following policies.

#### CREATE HOUSING TARGETED TO SPECIAL-NEEDS POPULATIONS BY:

- Assigning Project-based Section 8 (PBS8) subsidy to a limited number of demonstration projects not qualifying under standard policy in order to serve important public purposes. (FY 2004)
- Modifying eligibility and selection policies as needed to align with entry criteria for nonprofit-operated housing programs. (FY 2004)
- 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%. (FY 2004)
- Waiving the 25% 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)

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<sup>19</sup> Neighborhood opportunity designations are from the Puget Sound Regional Council and Kirwan Institute's Opportunity Mapping index. <https://www.psrc.org/opportunity-mapping>

- 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 tenant-based voucher for a limited period as determined by KCHA in conjunction with internal Public Housing disposition activity. (FY 2012)
- Allowing KCHA to modify the HAP contract. (FY 2004)
- Using Public Housing preferences for PBS8 units in place of HCV preferences. (FY 2008)
- Allowing KCHA to inspect units at contract execution rather than contract proposal. (FY 2009)

- Modifying the definition of “existing housing” to include housing that could meet Housing Quality Standards within 180 days. (FY 2009)
- Allowing direct owner or provider referrals to a PBS8 vacancy when the unit has remained vacant for more than 30 days. (FY 2010)
- Waiving the 20% 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: 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 2004-3: Develop Site-based Waiting Lists**

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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. 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 households experiencing or at risk of homelessness to 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.

In 2020, under our COVID-19 emergency declaration, we modified the definition of good-cause reasons for an applicant to turn down a unit to include reasons related to the pandemic.

PROPOSED CHANGES TO ACTIVITY: In 2022, KCHA may implement new site-based waiting lists for properties where there is a community-identified need to serve a priority population. For instance, to address high levels of students experiencing homelessness in the area, KCHA plans to partner with the Bellevue School District and local community organizations to provide families experiencing homelessness access to subsidized housing at particular properties within the school district. KCHA may apply this strategy to other areas of King County as well, if deemed appropriate.

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

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

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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 an estimated \$100,000 or more 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.

We also are streamlining our protocol even further by allowing landlords to inspect and self-certify that the unit passes HUD's standards. The 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% 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 early 2020, in response to the COVID-19 pandemic, KCHA implemented a catastrophe response plan that extended self-certified inspections to all landlords who qualify and delayed biennial inspections.

**PROPOSED CHANGES TO ACTIVITY:** In 2022, KCHA will incorporate lessons learned during the pandemic and, if COVID-19 wanes, may allow a safe return to normal operations in a manner that safeguards resident, staff, and community health while upholding program integrity. These flexibilities may include reducing inspection frequency or implementing alternate inspection methods to facilitate a return to normal operations while limiting the number of "backlogged" inspections resulting from program disruption. For example, KCHA may implement time-saving strategies including, but not limited to, shifting to triennial inspections for units identified as "low risk" of HQS failure, accepting owner certification of HQS compliance, and using virtual inspections to ensure the most efficient use of KCHA resources. Inspections previously delayed as a result of the pandemic have been waived. Any changes will be incorporated into KCHA's standard HQS policy, which includes a component for residents to report urgent repair needs that have not been addressed by their landlord and to request an emergency inspection by KCHA. No additional HUD authorizations are required at this time. These modifications are based on the authorization granted in KCHA's MTW Restated and Amended Agreement: Attachment C, Item D.5.

**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**

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MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness

APPROVAL: 2004

IMPLEMENTED: 2004

CHALLENGE: Duplicative recertifications, complex income calculations, and strict timing rules cause unnecessary and regular intrusions into the lives of the residents we serve. These processes often require KCHA to expend our limited resources on work that does not support program goals.

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% 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)
- Implement emergency measures to streamline operations and ensure resident stability during the COVID-19 pandemic including, but not limited to, suspending non-payment of rent notices, late rent fees, evictions, and terminations (except those related to life/safety matters), and processing contract rent increases that result in a gross rent above the payment standard. (FY 2020 and FY 2021)

#### 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)
- Temporary changes to streamline verification processes during the COVID-19 pandemic under an emergency declaration including, but not limited to, equally weighting all forms of verification, immediately processing interims upon resident notification of lost income, waiving the requirement that residents must report decreases in income prior to the 22<sup>nd</sup> of the month, and allowing COVID-19 related rent decreases to take effect the 1<sup>st</sup> day of the month following the date income decreased. (FY 2020 and FY 2021)

PROPOSED CHANGES TO ACTIVITY: As of this plan's writing, many of KCHA's emergency measures remain in place. In 2022, building on what we have learned from measures already adopted in response to the pandemic, KCHA will continue to explore further streamlining policies in response to changing resident and operational needs, including whether specific changes should be made permanent. No further authorizations are needed at this time. Any changes are justified using the authorization granted in KCHA's MTW Restated and Amended Agreement: Attachment C, Item D.5.

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

### **ACTIVITY 2004-9: Rent Reasonableness Modifications**

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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. We also continue to consider a modification to the Rent Reasonableness review that would exclude any properties that are financed in whole or in part by local or federal programs, including tax credit properties.

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 2004-12: Energy Performance Contracting**

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MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness

APPROVAL: 2004

IMPLEMENTED: 2004

CHALLENGE: KCHA could recapture up to \$3 million in energy savings per year if provided the upfront investment necessary to make efficiency upgrades to our aging housing stock.

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

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

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

CHANGES TO METRICS: There are no changes to this activities metrics.

## **ACTIVITY 2004-16: Housing Choice Voucher Occupancy Requirements**

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MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness

APPROVAL: 2004

IMPLEMENTED: 2004

CHALLENGE: More than 20% 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**

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APPROVAL: 2015

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

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

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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. It might return in a future program year.

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

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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**

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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)**

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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**

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APPROVAL: 2016

CLOSEOUT YEAR: 2018

This activity would have allowed 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 would have allowed KCHA to create an appropriate annual budget for each property from which a reasonable, cost-conscious rent level would derive.

This policy is no longer under consideration.

### **ACTIVITY 2013-3: Short-term Rental Assistance Program**

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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**

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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. 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 informed Creating Moves to Opportunity, KCHA's recently completed research partnership that sought to expand geographic choice.

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

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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 Breyse *et al* was included in KCHA's 2013 Annual MTW Report.

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

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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**

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APPROVAL: 2011  
CLOSEOUT YEAR: 2014

KCHA developed an alternative model to the Sound Families program that combines HCV funds with state Department of Health and Human Services 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**

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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**

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APPROVAL: 2010

CLOSEOUT YEAR: 2016

This activity would limit 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**

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APPROVAL: 2009

CLOSEOUT YEAR: 2014

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

### **ACTIVITY 2008-4: Combined Program Management**

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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. This policy change is completed.

### **ACTIVITY 2008-6: Performance Standards**

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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. 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**

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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**

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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**

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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**

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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)**

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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 continued throughout program participation. Deposits to the household savings account were 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**

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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**

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APPROVAL: 2005  
CLOSEOUT YEAR: 2005

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

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

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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

## PLANNED APPLICATION OF MTW FUNDS

### A. PLANNED APPLICATION OF MTW FUNDS<sup>20</sup>

#### i. Estimated Sources of MTW Funds

FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$9,842,921
70600	HUD PHA Operating Grants	\$180,636,893
70610	Capital Grants	\$3,300,000
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$0
71100+72000	Interest Income	\$180,896
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$63,399,324
70000	<b>Total Revenue</b>	<b>\$257,360,035</b>

#### ii. Estimated Application of MTW Funds

FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	(\$15,117,322)
91300+91310+92000	Management Fee Expense	(\$6,439,487)
91810	Allocated Overhead	\$0
92500 (92100+92200+92300+92400)	Total Tenant Services	(\$10,316,165)
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	(\$3,701,485)
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	(\$6,687,076)
95000 (95100+95200+95300+95500)	Total Protective Services	\$0
96100 (96110+96120+96130+96140)	Total Insurance Premiums	(\$458,186)

<sup>20</sup> The MTW Plan is due to HUD in advance of KCHA completing a final budget for our 2022 Fiscal Year. These numbers are preliminary and are subject to change in the budgeting process.

96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$0
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	\$0
97100+97200	Total Extraordinary Maintenance	(\$3,600,000)
97300+97350	Housing Assistance Payments + HAP Portability-in	(\$195,505,920)
97400	Depreciation Expense	(\$9,476,500)
97500+97600+97700+97800	All Other Expenses	(\$11,379,793)
90000	<b>Total Expenses</b>	<b>(\$262,681,935)</b>

### iii. Description of Planned Application of MTW Funding 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 households in the Puget Sound region. With MTW flexibility, we have been able to quickly respond to community and resident needs during the COVID-19 pandemic, which will continue to be a focus in 2022, in addition to our ongoing single-fund activities.

- 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; families involved with the child welfare system; 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 2022, KCHA will invest approximately \$44 million in initiatives serving these populations and will continue to grow this investment, pending the outcome of recent federal funding applications.



- **FUNDING FOR HOUSING STABILITY SERVICES.** This funding provides emergency financial assistance to qualified residents to maintain stable and secure housing, including limited rental assistance to avoid eviction, security deposits, and utility support. In the case of KCHA's Housing Stability Fund, 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, which has been all the more critical during the pandemic, and will continue to be critical post-pandemic.
- **EDUCATION INITIATIVES.** KCHA continues to actively partner with local education stakeholders to improve outcomes for the more than 15,700 children who live in our federally funded housing each year. The results of these efforts — including improved ability to participate in remote school learning during the pandemic, improved attendance, 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. In 2022, this support includes expanding access to meals, strategies for expanding broadband connectivity, virtual programming, and online learning support during and after the school day.
- **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. In 2022, we will continue to partner with local jurisdictions on an ambitious initiative to provide 2,000 new units of Permanent Supportive Housing through emergency acquisition of hotels and existing housing. In addition, we will continue to look for opportunities to purchase small- to medium-sized apartment complexes and turn on banked ACC, providing new housing choices for extremely low-income households across the region. KCHA's partnerships with the region's major technology companies has enabled the acquisition and preservation of over 2,000 units of non-subsidized housing over the past several years, and we plan to expand these efforts.
- **INCREASE ACCESS TO HEALTHCARE THROUGH PARTNERSHIPS AND COLLABORATIVE PLANNING.** KCHA is partnering increasingly with local healthcare delivery systems to

support residents in accessing the services they need to maintain housing stability and a high quality of life. In 2022, KCHA will continue our partnership with Sound Health to provide behavioral healthcare services to public housing residents. We also will move into the next phase of our partnership with UnitedHealthcare. Additionally, we will continue to leverage the supportive housing Medicaid benefit — Foundational Community Supports — to provide housing search assistance to special purpose voucher holders.

- **LONG-TERM VIABILITY OF OUR GROWING PORTFOLIO.** KCHA uses our single-fund flexibility to reduce outstanding financial liabilities and to assure the long-term physical viability of our inventory. Single-fund flexibility allows us to make loans in conjunction with 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 (currently rated as AA by Standards and Poors), 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 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.

#### **iv. Planned Application of PHA Unspent Operating Fund and HCV Funding**

<b>Original Funding Source</b>	<b>Beginning of FY – Unspent Balances</b>	<b>Planned Application of PHA Unspent Funds during FY</b>
HCV HAP	\$3,344,904	\$3,344,904
HCV Admin Fee	\$0	\$0
PH Operating Subsidy	\$7,655,887	\$0
<b>Total:</b>	<b>\$11,000,791</b>	<b>\$3,344,904</b>

KCHA's unspent HCV HAP funds will be used to support a variety of initiatives, such as the rehabilitation of Public Housing properties and to support initiatives for people experiencing homelessness. KCHA has no plans to spend the unspent Public Housing Operating Subsidy funds, as the agency is required by HUD to retain a prudent level of operating reserves.

## **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 2022.

# SECTION VI

## ADMINISTRATIVE

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### A. BOARD OF COMMISSIONERS RESOLUTION AND CERTIFICATIONS OF COMPLIANCE

Attached as Appendix A.

### B. PUBLIC PROCESS

**MTW Plan Public Review Period:** *The public comment period will be held between August 25 and September 28, 2021. KCHA will hold a Public Hearing on Monday, September 13, 2021 at 5:00 P.M. on the virtual meeting platform, Zoom. Attendees may connect to the meeting at the following web address: <https://us06web.zoom.us/j/87323281264>. Instructions on additional listening options are available at: [www.kcha.org](http://www.kcha.org).*

### 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**

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**THE HOUSING AUTHORITY OF THE COUNTY OF KING**  
**RESOLUTION NO. 5672**  
**APPROVING KCHA’S MOVING TO WORK ANNUAL PLAN**  
**FOR FISCAL YEAR 2022**

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**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 2022 (January 1, 2022 through December 31, 2022) in a manner that is responsive to and complies with the Restated Agreement requirements; and

**WHEREAS**, in developing the FY 2022 MTW Annual Plan, KCHA provided opportunity for public and resident input regarding the Plan components, including a meeting 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 11<sup>th</sup> DAY OF OCTOBER, 2021.**

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

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**DOUG BARNES**, Chair  
Board of Commissioners

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**STEPHEN NORMAN**  
Secretary-Treasurer



**CERTIFICATIONS OF COMPLIANCE****U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF PUBLIC AND INDIAN HOUSING****Certifications of Compliance with Regulations:  
Board Resolution to Accompany the Annual Moving to Work Plan**

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chair or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning 01/01/2022, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

- (1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
- (5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The Plan contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan.
- (7) The MTW PHA will affirmatively further fair housing by fulfilling the requirements set out in HUD regulations found at Title 24 of the Code of Federal Regulations, including regulations in place at the time of this certification, and any subsequently promulgated regulations governing the obligation to affirmatively further fair housing. The MTW PHA is always responsible for understanding and implementing the requirements of HUD regulations and policies, and has a continuing obligation to affirmatively further fair housing in compliance with the 1968 Fair Housing Act, the Housing and Community Development Act of 1974, The Cranston-Gonzalez National Affordable Housing Act, and the Quality Housing and Work Responsibility Act of 1998. (42 U.S.C. 3608, 5304(b)(2), 5306(d)(7)(B), 12705(b)(15), and 1437C-1(d)(16)). The MTW PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o) and 24 CFR 903.15, which means that it will take meaningful actions to further the goals identified in its Analysis of Impediments to Fair Housing Choice(AI),Assessment of Fair Housing (AFH), and/or other fair housing planning documents conducted in accordance with the requirements of 24 CFR Part 5, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o), and will address impediments to fair housing choice identified in its AI, AFH, and/or other fair housing planning documents associated with any applicable Consolidated or Annual Action Plan under 24 CFR Part 91.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status.
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 75.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 225 (Cost Principles for State, Local and Indian Tribal Governments) and 2 CFR Part 200.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982 or as approved by HUD, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
- (23) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA.

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**MTW PHA NAME**


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**MTW PHA NUMBER/HA CODE**

***I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).***

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**NAME OF AUTHORIZED OFFICIAL**


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**TITLE**


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**SIGNATURE**


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**DATE**

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

## **APPENDIX B**

### **PLANNED EXISTING PROJECT-BASED VOUCHERS**

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**Project-based Voucher Contracts**

<b>Property Name</b>	<b>Number of Project-based Vouchers</b>	<b>Status as of End of 2021</b>	<b>Population Served</b>	<b>RAD?</b>
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
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	30	Leased	Low Income Seniors	No
Village at Overlake Station	8	Leased	Disabled Individuals	No

**Project-based Voucher Contracts**

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	46	Leased	Homeless Families/Re-entry	No
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	8	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

**Project-based Voucher Contracts**

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	18	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	13	Leased	Homeless Veterans	No
Villages at South Station	20	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, Elderly, or Disabled	No
Birch Creek	262	Leased	Low Income Families	No
Salmon Creek	9	Leased	Low Income Families	No
Newport	23	Leased	Low Income Families, Elderly, or Disabled	No
Eastbridge	31	Leased	Low Income Families	No
Hidden Village	78	Leased	Low Income Families, Elderly, or Disabled	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
Eastridge House	40	Leased	Low Income Seniors/Disabled	No

### Project-based Voucher Contracts

Evergreen Court	15	Leased	Low Income Families	No
Green Leaf	27	Leased	Low Income Families, Elderly, or Disabled	No
Avondale Manor	20	Leased	Low Income Families, Elderly, or Disabled	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, Elderly, or Disabled	No
Campus Court II (House)	1	Leased	Low Income Families, Elderly, or Disabled	No
Cedarwood	25	Leased	Low Income Families, Elderly, or Disabled	No
Federal Way House #1	1	Leased	Low Income Families, Elderly, or Disabled	No
Federal Way House #2	1	Leased	Low Income Families, Elderly, or Disabled	No
Federal Way House #3	1	Leased	Low Income Families, Elderly, or Disabled	No
Forest Grove	25	Leased	Low Income Families, Elderly, or Disabled	No
Glenview Heights	10	Leased	Low Income Seniors/Disabled	No
Juanita Court	30	Leased	Low Income Families, Elderly, or Disabled	No
Juanita Trace I & II	39	Leased	Low Income Families, Elderly, or Disabled	No
Kings Court	30	Leased	Low Income Families	No
Kirkwood Terrace	28	Leased	Low Income Families, Elderly, or Disabled	No
Pickering Court	30	Leased	Low Income Families, Elderly, or Disabled	No
Riverton Terrace I	30	Leased	Low Income Families	No
Shoreham	18	Leased	Low Income Families, Elderly, or Disabled	No
Victorian Woods	15	Leased	Low Income Families, Elderly, or Disabled	No
Vista Heights	30	Leased	Low Income Families, Elderly, or Disabled	No
Wellswood	30	Leased	Low Income Families, Elderly, or Disabled	No
Young's Lake	28	Leased	Low Income Families	No

### Project-based Voucher Contracts

Sophia's Home - Bellepark East	1	Leased	Homeless Individuals	No
Green River Homes	59	Leased	Low Income Families, Elderly, or Disabled	No
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, Elderly, or Disabled	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, Elderly, or Disabled	No
Southwood Square	104	Leased	Low Income Families	No
Foster Commons	4	Leased	Homeless Families	No
Linden Highlands	2	Leased	Homeless Families	No
New Arcadia	5	Leased	Homeless Young Adults	No
Renton Commons	12	Leased	Homeless Families	No
Renton Commons	14	Leased	Homeless Veterans	No
30Bellevue	23	Leased	Mainstream/NED	No
30Bellevue	8	Leased	Low Income Families	No
Kent PSH	36	Leased	Homeless Veterans	No
Kent PSH	44	Leased	Mainstream/NED	No
Shoreline Veteran's Center	25	Leased	Homeless Veterans	No
Somerset Gardens	8	Leased	Low Income Families	No
Juanita View	51	Leased	Low Inome Families	No
Kirkland Heights	106	Leased	Low Income	No
Highland Village	8	Leased	Low Income Families	No
Island Center Homes	8	Issued through AHAP	Maintream/NED	No
Esterra Park	8	Issued through AHAP	Homeless Families	No
<b>Total Units</b>	<b>2,893</b>			
<b>Issued through AHAP</b>	<b>16</b>			



## APPENDIX C

### KCHA'S LOCAL ASSET MANAGEMENT PLAN

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

- KCHA will develop its own local funding model for Public Housing and Section 8 using its block grant authority. Under its current agreement, KCHA can treat these funds and CFP dollars as fungible. In contrast to 990.280 regulations, which require transfers between projects after all project expenses are met, KCHA's model allows budget-based funding at the start of the fiscal year from a central ledger, not other projects. KCHA will maintain a budgeting and accounting system that gives each property sufficient funds to support annual operations, including allowable fees. Actual revenues will include those provided by HUD and allocated by KCHA based on annual property-based budgets. As envisioned, all block grants will be deposited into a single general ledger fund. This will have multiple benefits.
- KCHA gets to decide subsidy amounts for each public housing project. It's estimated that HUD's new funding model has up to a 40% error rate for individual sites. This means some properties get too much, some too little. Although funds can be transferred between sites, it's simpler to determine the proper subsidy amount at the start of the fiscal year rather than when shortfalls develop. Resident services costs will be accounted for in a centralized fund that is a sub-fund of the single general ledger, not assigned to individual programs or properties.
- KCHA will establish a restricted public housing operating reserve equivalent to two months' expenses. KCHA will estimate subsidies and allow sites to use them in their budgets. If the estimate exceeds the actual subsidy, the difference will come from the operating reserve. Properties may be asked to replenish this central reserve in the following year by reducing expenses, or KCHA may choose to make the funding permanent by reducing the unrestricted block grant reserve.

- Using this approach will improve budgeting. Within a reasonable limit, properties will know what they have to spend each year, allowing them autonomy to spend excess on “wish list” items and carefully watch their budgets. The private sector doesn’t wait until well into its fiscal year to know how much revenue is available to support its sites.
- Reporting site-based results is an important component of property management and KCHA will continue accounting for each site separately; however, KCHA, as owner of the properties will determine how much revenue will be included as each project’s subsidy. All subsidies will be properly accounted for under the MTW rubric.
- Allowable fees to the central office cost center (COCC) will be reflected on the property reports, as required. The MTW ledger won’t pay fees directly to the COCC. As allowable under the asset management model, however, any subsidy needed to pay legacy costs, such as pension or terminal leave payments and excess energy savings from the Authority’s ESCO, may be transferred from the MTW ledger or the projects to the COCC.
- Actual Section 8 amounts needed for housing assistance payments and administrative costs will be allotted to the Housing Choice Voucher program, including sufficient funds to pay asset management fees. Block grant reserves and their interest earnings will not be commingled with Section 8 operations, enhancing budget transparency. Section 8 program managers will become more responsible for their budgets in the same manner as public housing site managers.
- Block grant ledger expenses, other than transfers out to sites and Section 8, will be those that support MTW initiatives, such as the South County Pilot or resident self-sufficiency programs. Isolating these funds and activities will help KCHA’s Board of Commissioners and its management keeps track of available funding for incremental initiatives and enhances KCHA’s ability to compare current to pre-MTW historical results with other housing authorities that do not have this designation.
- In lieu of multiple submissions of Operating Subsidy for individual Asset Management Projects, KCHA may submit a single subsidy request using a weighted average project expense level (WAPEL) with aggregated utility and add-on amounts.

**APPENDIX D**  
DISCLOSURE OF LOBBYING ACTIVITIES

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# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _ _	
<b>4. Name and Address of Reporting Entity:</b> <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  <b>Congressional District, if known:</b> 4c			<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  <b>Congressional District, if known:</b>		
<b>6. Federal Department/Agency:</b>			<b>7. Federal Program Name/Description:</b>  CFDA Number, if applicable: _____		
<b>8. Federal Action Number, if known:</b>			<b>9. Award Amount, if known:</b> \$		
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI): N/A			<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI): N/A		
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: _____ Print Name: _____ Title: _____ Telephone No.: _____ Date: _____		
<b>Federal Use Only:</b>				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

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

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

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

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

## **APPENDIX E**

### Designation Plan

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## Designation Plan Status as of 7/31/2021

Project #	Project	Units	Occupied	%Target	Target	#Elderly	%Elderly	Pre-Imp.	Status	Action
<b>NORTH MIXED POPULATION</b>										
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	52	74	-7	-3	Freeze admission of younger households
152	Briarwood	70	70	0.78	55	63	90	-2	8	No restrictions on younger households
153	Northridge II	70	70	0.78	55	60	85	-2	5	No restrictions on younger households
154	The Lake House	70	70	0.78	55	58	82	-5	3	No restrictions on younger households
156	Westminster Manor	60	60	0.78	47	51	85	-	4	No restrictions on younger households
191	Northwood	34	34	0.78	27	31	91	-	4	No restrictions on younger households
251	Casa Juanita	80	78	0.78	63	68	85	4	5	No restrictions on younger households
290	Northlake House	38	38	0.78	30	34	89	-	4	No restrictions on younger households
<b>EASTSIDE MIXED POPULATION</b>										
250	Forest Glen	40	40	0.78	32	36	90	-2	4	No restrictions on younger households
487TC	Vantage Point	77	77	0.78	61	67	87		6	No restrictions on younger households
<b>SOUTHEAST MIXED POPULATION</b>										
550	Wayland Arms	67	67	0.78	53	56	83	2	3	No restrictions on younger households
552	Southridge House	80	80	0.78	63	72	90	14	9	No restrictions on younger households
551TC	Plaza 17	70	68	0.78	55	59	84	7	4	No restrictions on younger households
553TC	Casa Madrona	70	70	0.78	55	54	77	6	-1	Freeze admission of younger households
554TC	Gustaves Manor	35	35	0.78	28	29	82	6	1	No restrictions on younger households
<b>SOUTHWEST MIXED POPULATION</b>										
350	Boulevard Manor	70	70	0.78	55	63	90	-11	8	No restrictions on younger households
353	Yardley Arms	67	67	0.78	53	54	80	-9	1	No restrictions on younger households
390	Burien Park	102	101	0.78	80	90	88	-	10	No restrictions on younger households
342TC	Nia	82	81	0.78	64	76	92	0	12	No restrictions on younger households
352TC	Munro Manor	60	59	0.78	47	48	80	-5	1	No restrictions on younger households
354TC	Brittany Park	43	42	0.78	34	34	79	-8	0	Monitor for next vacancy
358TC	Riverton Terrace EGIS	30	29	0.78	24	25	83	-3	1	No restrictions on younger households
450TC	Mardi Gras	61	59	0.78	48	47	77	10	-1	Freeze admission of younger households
<b>HOPA</b>										
451	Eastridge House	40	40	0.9	36	35	87	-	-1	Freeze admission of younger households
466	Patricia Harris	41	41	0.9	37	41	100	6	4	No restrictions on younger households
465TC	Bellevue Manor	66	64	0.9	60	61	92	5	1	No restrictions on younger households
<b>SEDRO WOOLLEY</b>										
155	Hillview	60	59		-	48	80	-	-	

## **APPENDIX F**

### UNIT UPGRADE COMPLETION REPORT

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		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
<b>Project Based Section 8 Housing</b>															
<b>Avondale Manor</b>															
	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
	17	509	201		Avondale Manor	20	4	00202010020	7/17/19	9/16/19	293	\$17,087	\$14,773	\$31,860	81742
	18	509	201		Avondale Manor	14	4	00202010014	9/5/19	10/24/19	287	\$17,165	\$19,171	\$36,336	84962
	19	509	201		Avondale Manor	7	4	00202010007	10/19/2020	1/8/2021	312	\$20,360	\$22,866	\$43,226	109045
		<b>Avondale Manor</b>		1970	Total Units	<b>20</b>	Upgraded	<b>19</b>	Remaining	<b>1</b>			Avg. \$ (since 2017)	<b>\$35,786</b>	
<b>Bellevue Houses</b>															
	1	127	211		Bellevue Houses	3	3		11/3/2008	1/30/2009	323	\$19,970	\$13,383	\$33,353	611404
	2	127	211		Bellevue Houses	4	3		2/22/2011	3/30/2011	313	\$18,337	\$11,901	\$30,237	663972
	3	127	211		Bellevue Houses	2	3		7/1/2013	10/15/2013	276	\$14,454	\$9,668	\$24,121	724028
	4	127	211		Bellevue Houses	8	3		12/8/2014	1/27/2015	343	\$20,622	\$9,001	\$29,623	762029
	5	509	211		Bellevue Houses	6	3	00202110006	11/4/19	1/30/20	296	\$17,025	\$17,458	\$34,483	90371
		<b>Bellevue Houses</b>			Total Units	<b>8</b>	Upgraded	<b>5</b>	Remaining	<b>3</b>			Avg. \$ (since 2017)	<b>\$34,483</b>	
<b>Bellevue Manor</b>															
	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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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
	15	206	465		Bellevue Manor	109	1	00404650109	4/22/2019	5/17/2019	203	\$12,893	\$11,611	\$24,504	75099
	16	206	465		Bellevue Manor	318	1	00404650318	6/14/19	7/23/19	195	\$11,731	\$11,585	\$23,316	79219
	17	206	465		Bellevue Manor	317	1	00404650317	7/9/19	7/31/19	196	\$11,351	\$11,879	\$23,231	80282
	18	206	465		Bellevue Manor	106	1	00404650106	8/30/19	10/17/19	194	\$11,651	\$12,215	\$23,866	84584
	19	206	465		Bellevue Manor	215	1	00404650215	10/25/2019	12/4/2019	196	\$11,531	\$12,371	\$23,902	88511
	20	206	465		Bellevue Manor	323	1	00404650323	10/28/2019	12/9/2019	195	\$11,759	\$12,358	\$24,117	88799
	21	206	465		Bellevue Manor	322	1	00404650322	11/5/2019	12/31/2019	196	\$12,347	\$12,689	\$25,036	89566
	22	206	465		Bellevue Manor	221	1	00404650221	11/26/19	1/14/20	196	\$10,739	\$13,210	\$23,949	91276
	23	206	465		Bellevue Manor	207	1	00404650207	7/1/2020	8/25/2020	200	\$12,776	\$12,762	\$25,538	105048
	24	206	465		Bellevue Manor	303	1	00404650303	7/7/2020	9/29/2020	208	\$13,552	\$13,088	\$26,640	105049
	25	206	465		Bellevue Manor	312	1	00404650312	10/12/2020	12/22/2020	212	\$14,522	\$13,102	\$27,624	109599
	26	206	465		Bellevue Manor	321	1	00404650321	4/30/2021	6/29/2021	216	\$12,984	\$13,875	\$26,859	118325
		Bellevue Manor			Total Units	65	Upgraded	26	Remaining	39			Avg. \$ (since 2017)	\$24,825.25	
Birch Creek				2009	Total Units	262	CCD Renovated	262	Remaining		Uncertain	0			
Campus Court															
	1	164	303		Campus Court	1	3		8/3/2007	9/20/2007	322	\$14,329	\$6,485	\$20,814	574891
	2	164	303		Campus Court	8	3		10/1/2008	10/21/2008	228	\$14,124	\$9,445	\$23,569	604226
	3	164	303		Campus Court	3	3		2/6/2009	3/23/2009	308	\$17,610	\$11,350	\$28,961	615456
	4	164	303		Campus Court	2	3		1/12/2009	2/13/2009	272	\$17,810	\$10,159	\$27,969	614814
	5	164	303		Campus Court	12	3		9/8/2009	10/1/2009	282	\$16,884	\$9,789	\$26,673	631431
	6	164	303		Campus Court	7	3		8/30/11	11/22/2011	395	\$24,975	\$10,028	\$35,003	679507
	7	164	303		Campus Court	11	3		9/4/12	12/19/2012	248	\$15,880	\$15,543	\$31,422	703941
	8	164	303		Campus Court	6	3		11/7/12	12/27/2012	270	\$17,045	\$13,998	\$31,043	708340
	9	164	303		Campus Court	4	3		10/31/12	12/31/2012	362	\$23,441	\$14,282	\$37,722	707928
	10	164	303		Campus Court	5	3		11/7/12	12/31/2012	303	\$19,359	\$16,350	\$35,709	708249
	11	164	303		Campus Court	10	3		12/2/2014	2/23/2015	310	\$19,764	\$16,761	\$36,524	762134
	12	509	303		Campus Court	A2	3	303030002	3/1/2018	5/18/2018	336	\$22,071	\$13,970	\$36,041	48276
	13	509	303	Severely Damaged	Campus Court	2	3	00303030008	7/24/2018	10/17/2018	354	\$23,173	\$12,630	\$35,803	57441
		Campus Court		1991	Total Units	12	Upgraded	13	Remaining	0			Avg. \$ (since 2017)	\$35,922	
Cedarwood															
	1	129	205		Cedarwood	18	2		4/6/2009	5/5/2009	285	\$16,750	\$9,422	\$26,172	620343
	2	129	205		Cedarwood	24	2		5/15/2009	6/17/2009	224	\$12,852	\$8,589	\$21,441	623701
	3	129	205		Cedarwood	11	2		6/30/2009	7/31/2009	217	\$11,613	\$9,548	\$21,161	626887
	4	129	205		Cedarwood	12	2		8/3/2009	8/31/2009	216	\$12,042	\$10,352	\$22,394	629145
	5	129	205		Cedarwood	23	2		8/24/2009	10/2/2009	228	\$13,389	\$9,267	\$22,655	630592
	6	129	250		Cedarwood	10	3		6/28/2010	7/15/2010	228	\$13,300	\$9,226	\$22,526	649639

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	7	129	205		Cedarwood	21	2		9/21/2011	10/31/2011	217	\$13,579	\$10,372	\$23,951	682055
	8	129	205		Cedarwood	9	2		8/23/2012	9/21/2012	234	\$13,828	\$11,194	\$25,022	703419
	9	129	205		Cedarwood	25	2		1/7/2013	2/12/2013	233	\$13,007	\$10,028	\$23,035	712629
	10	129	205		Cedarwood	17	3		4/5/2013	5/21/2013	241	\$13,287	\$9,834	\$23,120	718576
	11	129	205		Cedarwood	5	3		5/8/2013	8/19/2013	234	\$12,979	\$8,680	\$21,658	720777
	12	129	205		Cedarwood	1	2		7/3/2013	8/26/2013	205	\$12,172	\$9,223	\$21,395	724581
	13	129	205		Cedarwood	14	3		12/1/2014	1/23/2015	226	\$14,290	\$11,332	\$25,622	761736
	14	509	205		Cedarwood	3	3	00202050003	08/05/16	10/27/16	242	\$15,420	\$10,864	\$26,283	15956
	15	509	205		Cedarwood	7	2	00202050007	8/29/2017	11/28/2017	240	\$15,008	\$11,422	\$26,430	38255
	16	509	205		Cedarwood	6	2	00202050006	1/26/2018	4/6/2018	249	\$15,707	\$10,205	\$25,912	45562
	17	509	205		Cedarwood	17	3	00202050017	7/13/2018	10/29/2018	247	\$15,001	\$12,364	\$27,365	57904
	18	509	205		Cedarwood	15	3	00202050015	8/13/19	9/30/19	247	\$15,172	\$14,537	\$29,709	83341
			Cedarwood	1981	Total Units	25	Upgraded	18	Remaining	7			Avg. \$ (since 2017)	\$27,354	
<b>Eastridge House</b>															
	1	131	451		Eastridge House	302	1		9/15/2006	10/3/2006	135	\$6,087	\$5,968	\$12,055	545356
	2	131	451		Eastridge House	312	1		11/6/2006	11/24/2006	92	\$4,069	\$5,374	\$9,442	549489
	3	131	451		Eastridge House	305	1		8/27/2007	10/11/2007	128	\$5,758	\$4,212	\$9,970	575805
	4	131	451		Eastridge House	205	1		8/31/2007	10/11/2007	111	\$4,978	\$5,115	\$10,092	575804
	5	131	451		Eastridge House	211	1		1/29/2008	2/13/2008	148	\$6,674	\$6,455	\$13,129	586707
	6	131	451		Eastridge House	103	1		2/25/2008	3/13/2008	121	\$5,466	\$4,992	\$10,457	588496
	7	131	451		Eastridge House	209	1		3/19/2008	4/1/2008	122	\$5,434	\$6,123	\$11,557	590281
	8	131	451		Eastridge House	109	1		10/31/2008	1/13/2009	112	\$7,168	\$6,508	\$13,676	612068
	9	131	451		Eastridge House	107	1		11/26/2008	1/15/2009	101	\$6,416	\$6,167	\$12,583	612069
	10	131	451		Eastridge House	314	1		12/9/2008	2/3/2009	134	\$7,268	\$7,384	\$14,653	614093
	11	131	451		Eastridge House	201	1		2/10/2009	3/3/2009	113	\$6,609	\$7,220	\$13,830	616600
	12	131	451		Eastridge House	207	1		6/29/2009	7/17/2009	150	\$8,234	\$6,311	\$14,545	626742
	13	131	451		Eastridge House	303	1		7/31/2009	8/24/2009	138	\$7,336	\$6,808	\$14,144	629121
	14	131	451		Eastridge House	215	1		3/9/2010	3/31/2010	151	\$8,955	\$6,933	\$15,888	643081
	15	131	451		Eastridge House	204	1		6/1/2010	6/24/2010	159	\$8,569	\$6,893	\$15,462	648211
	16	131	451		Eastridge House	304	1		8/31/2010	9/22/2010	169	\$8,839	\$6,139	\$14,977	653354
	17	131	451		Eastridge House	115	1		8/31/2010	9/27/2010	160	\$8,777	\$6,498	\$15,274	653475
	18	131	451		Eastridge House	111	1		9/30/2010	10/15/2010	164	\$9,576	\$6,070	\$15,647	654926
	19	131	451		Eastridge House	101	2		3/23/2011	4/22/2011	200	\$10,794	\$10,163	\$20,958	666104
	20	131	451		Eastridge House	301	1		5/9/2011	7/8/2011	169	\$8,934	\$7,026	\$15,959	669286
	21	131	451		Eastridge House	105	1		7/6/2011	9/2/2011	188	\$10,144	\$7,440	\$17,584	674202
	22	131	451		Eastridge House	110	1	RAFN (GC) -1		5/1/2011					
	23	131	451		Eastridge House	112	1	RAFN (GC) - 2		5/1/2011					
	24	131	451		Eastridge House	113	1	RAFN (GC) - 3		5/1/2011					
	25	131	451		Eastridge House	307	1		5/16/2012	6/27/2012	195	\$10,123	\$7,650	\$17,773	697087
	26	131	451		Eastridge House	309	1		10/15/2012	10/26/2012	170	\$9,576	\$6,720	\$16,296	706738
	27	131	451		Eastridge House	214	1		12/26/2012	1/15/2013	159	\$9,315	\$6,886	\$16,201	711458
	28	131	451		Eastridge House	206	1		6/15/2015	7/22/2015	197	\$10,613	\$10,272	\$20,884	778551
	29	131	451		Eastridge House	213	1		9/2/2015	10/16/2015	194	\$10,471	\$10,824	\$21,295	783657
	30	131	451		Eastridge House	311	1	00204510311	12/21/2015	1/22/2016	175	\$9,688	\$10,382	\$20,070	3508
	31	131	451		Eastridge House	203	1	00204510203	9/30/2016	1/10/2017	189	\$11,181	\$9,893	\$21,074	18776

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	32	509	451		Eastridge House	202	1	00204510202	1/5/2018	3/26/2018	200	\$12,006	\$11,599	\$23,605	44663
	33	509	451		Eastridge House	208	1	00204510208	3/16/2018	7/10/2018	227	\$14,418	\$8,645	\$23,063	50161
	34	509	451		Eastridge House	308	1	00404510308	5/1/2019	6/18/2019	196	\$12,229	\$14,590	\$26,818	75832
	35	509	451		Eastridge House	303	1	00204650303	1/16/2020	5/13/2020	245	\$15,843	\$15,299	\$31,141	95236
	36	509	451		Eastridge House	312	1	00404510312	3/30/2020	6/1/2020	200	\$13,016	\$14,890	\$27,906	101221
		Eastridge House		1972	Total Units	40	Upgraded	36	Remaining	4			Avg. \$ (since 2018)	\$26,507	
Evergreen Court															
	1	166	505		Evergreen Court	5	2		10/13/2006	10/30/2006	186	\$8,140	\$7,110	\$15,250	547641
	2	166	505		Evergreen Court	26	2		5/27/2008	6/20/2008	302	\$19,598	\$8,707	\$28,305	595322
	3	166	505		Evergreen Court	28	2		6/14/2009	7/29/2009	207	\$13,053	\$8,682	\$21,735	627189
	4	166	505		Evergreen Court	11	3		5/1/2010	6/11/2010	324	\$19,732	\$10,527	\$30,528	647193
	5	166	505		Evergreen Court	14	3		7/1/2010	9/13/2010	299	\$18,947	\$12,468	\$31,415	649763
	6	166	505		Evergreen Court	13	3		11/9/2010	12/30/2010	227	\$14,427	\$12,040	\$26,466	657853
	7	166	505		Evergreen Court	25	2		1/3/2011	2/10/2011	269	\$17,031	\$8,332	\$25,363	660440
	8	166	505		Evergreen Court	3	2	RAFN (GC) - 4		5/1/2011					
	9	166	505		Evergreen Court	4	2	RAFN (GC) - 5		5/1/2011					
	10	166	505		Evergreen Court	21	3		9/3/2012	11/28/2012	412	\$24,867	\$12,512	\$37,379	705361
	11	166	505		Evergreen Court	8	2		1/17/2013	2/21/2013	225	\$13,648	\$12,170	\$25,819	713001
	12	166	505		Evergreen Court	10	2		1/17/2013	2/25/2013	227	\$13,853	\$12,535	\$26,389	712999
	13	166	505		Evergreen Court	12	3		1/17/2013	2/26/2013	268	\$15,782	\$14,033	\$29,814	713524
	14	166	505		Evergreen Court	9	2		1/28/2013	2/28/2013	244	\$14,625	\$11,442	\$26,068	714027
	15	166	505		Evergreen Court	30	2		4/1/2013	6/26/2013	316	\$20,132	\$11,394	\$31,526	718421
	16	166	505		Evergreen Court	1	2		4/14/2013	7/23/2013	296	\$18,944	\$10,703	\$29,647	719736
	17	166	505		Evergreen Court	27	3		5/13/2013	7/31/2013	302	\$19,403	\$11,015	\$30,417	720744
	18	166	505		Evergreen Court	7	2		5/22/2013	7/31/2013	269	\$17,064	\$11,435	\$28,498	721329
	19	166	505		Evergreen Court	23	2		7/8/2013	9/12/2013	290	\$18,148	\$11,341	\$29,489	726324
	20	509	505		Evergreen Court	19	2		12/27/2013	4/15/2014	379	\$23,131	\$12,561	\$35,692	739479
	21	509	505		Evergreen Court	29	2		7/23/2014	8/19/2014	283	\$17,499	\$11,634	\$29,133	752200
	22	509	505		Evergreen Court	18	3		6/20/2015	8/17/2015	340	\$20,094	\$12,812	\$32,906	779097
	23	509	505		Evergreen Court	17	2		8/24/2015	10/19/2015	301	\$19,065	\$14,945	\$34,009	782968
	24	509	505		Evergreen Court	24	2		10/26/2015	12/30/2015	289	\$18,240	\$13,528	\$31,768	1063
	25	509	505		Evergreen Court	2	2	00505050002	1/3/2016	2/23/2016	267	\$17,023	\$12,409	\$29,431	4073
	26	509	505		Evergreen Court	22	3	505050022	10/12/2017	11/30/2017	300	\$19,611	\$15,741	\$35,351	37901
	27	509	505		Evergreen Court	15	2	505050015	12/3/2018	1/25/2019	341	\$21,804	\$14,106	\$35,910	65044
	28	509	505		Evergreen Court	6	2	00505050006	4/1/2019	4/30/2019	374	\$22,343	\$9,690	\$32,033	73057
	29	509	505		Evergreen Court	5	2	00505050005	3/5/2020	5/15/2020	205	\$15,510	\$15,250	\$30,760	99017
		Evergreen Court		1981	Total Units	30	Upgraded	28	Remaining	2			Avg. \$ (since 2012)	\$32,481	
								Note: Unit 5 required 2nd Upgrade							
Forest Grove															
	1	509	204		Forest Grove	13	2		2/10/2014	4/29/2014	214	\$13,782	\$11,258	\$25,040	741603
	2	509	204		Forest Grove	19	2		9/3/2014	10/31/2014	178	\$10,951	\$12,679	\$23,630	755257
	3	509	204		Forest Grove	15	2		10/27/2014	12/30/2014	229	\$14,661	\$14,085	\$28,746	759402
	4	509	204		Forest Grove	2	3		11/21/2014	1/22/2015	348	\$22,076	\$12,844	\$34,920	761105
	5	509	204		Forest Grove	12	2		10/30/2015	12/18/2015	225	\$14,337	\$12,855	\$27,192	770

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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		Forest Grove	25	3	00202040025	1/28/2019	3/22/2019	238	\$14,046	\$14,087	\$28,132	69646
	10	509	204		Forest Grove	20	2	00202040020	7/15/19	8/30/19	248	\$15,152	\$14,516	\$29,668	81743
	11	509	204		Forest Grove	11	2	00202040011	10/1/2020	1/5/2021	240	\$16,360	\$16,852	\$33,212	10887
	12	509	204		Forest Grove	3	2	00202040003	12/30/2020	2/5/2021	248	\$16,200	\$16,522	\$32,722	112641
	13	509	204		Forest Grove	22	2	00202040022	2/2/2021	3/30/2021	272	\$17,744	\$15,543	\$33,287	114811
		Forest Grove		1981	Total Units	25	Upgraded	13	Remaining	12			Avg. \$ (since 2017)	\$31,169	
Glenview Heights															
	1	142	405		Glenview Heights	7	2		8/8/2008	9/12/2008	234	\$14,312	\$7,971	\$22,283	600453
	2	142	405		Glenview Heights	8	2		7/22/2010	8/12/2010	288	\$17,739	\$8,873	\$26,611	650947
	3	142	405		Glenview Heights	10	2		12/16/2010	12/30/2010	210	\$11,611	\$8,637	\$20,249	659901
	4	142	405		Glenview Heights	3	3		5/4/2009	5/22/2009	229	\$14,199	\$8,140	\$22,340	622814
	5	142	405		Glenview Heights	6	2		10/5/2011	11/10/2011	206	\$9,756	\$10,021	\$19,777	683126
	6	142	405		Glenview Heights	9	2		8/15/2012	9/10/2012	241	\$15,395	\$9,666	\$25,061	703089
	7	142	405		Glenview Heights	5	2		8/27/2012	9/27/2012	233	\$14,531	\$9,507	\$24,038	703637
	8	142	405		Glenview Heights	1	3		9/4/2012	10/11/2012	274	\$17,472	\$11,769	\$29,240	704042
	9	142	405		Glenview Heights	4	2		10/24/2012	11/27/2012	240	\$15,296	\$11,389	\$26,684	707910
	10	142	405		Glenview Heights	2	3		12/31/2012	1/25/2013	246	\$15,646	\$11,482	\$27,128	712182
		Glenview Heights		1981	Total Units	10	Upgraded	10	Remaining	0			Avg. \$ (since 2012)	\$26,430	
Green Leaf															
	1	128	102		Green Leaf	7	2		4/26/2007	5/16/2007	220	\$9,842	\$8,618	\$18,460	565719
	2	128	102		Green Leaf	26	2		7/30/2007	8/24/2007	188	\$8,390	\$9,150	\$17,541	572957
	3	128	102		Green Leaf	17	2		7/1/2008	7/29/2008	203	\$12,365	\$10,267	\$22,632	597733
	4	128	102		Green Leaf	18	2		8/21/2009	9/30/2009	212	\$12,444	\$9,834	\$22,278	630427
	5	128	102		Green Leaf	22	3		7/1/2010	8/16/2010	224	\$12,302	\$11,204	\$23,506	649812
	6	128	102		Green Leaf	19	2		9/15/2011	11/16/2011	227	\$13,342	\$11,156	\$24,498	680997
	7	128	102		Green Leaf	16	2		11/30/2011	2/24/2012	256	\$14,319	\$10,386	\$24,704	686027
	8	128	102		Green Leaf	6	2		7/2/2012	8/30/2012	206	\$13,150	\$12,444	\$25,594	700105
	9	128	102		Green Leaf	25	2		10/31/2012	12/10/2012	200	\$12,744	\$10,430	\$23,618	707940
	10	128	102		Green Leaf	15	2		11/26/2012	12/19/2012	218	\$13,264	\$10,301	\$23,565	709661
	11	128	102		Green Leaf	27	3		8/27/2012	9/28/2012	243	\$14,436	\$12,419	\$26,855	703760
	12	128	102		Green Leaf	8	2		6/11/2013	10/24/2013	229	\$13,751	\$10,701	\$24,452	723214
	13	509	102		Green Leaf	14	2		8/29/2014	12/30/2014	223	\$13,608	\$14,592	\$28,199	754985
	14	509	102		Green Leaf	21	3		10/20/2015	12/21/2015	208	\$15,156	\$11,879	\$27,035	786754
	15	509	102		Green Leaf	A4	2	00101020004	7/25/2016	8/31/2016	240	\$15,126	\$11,891	\$27,016	17098
	16	509	102		Green Leaf	B6	2	00101020011	8/4/2016	9/30/2016	249	\$15,865	\$11,809	\$27,673	17386
	17	509	102		Green Leaf	12 -B7	2	00101020012	12/5/2016	1/30/2017	248	\$15,288	\$12,251	\$27,539	22662
	18	509	102		Green Leaf	23-E2	2	00101020023	7/31/2017	9/28/2017	239	\$15,622	\$12,012	\$27,633	35367
	19	509	102		Green Leaf	10-B5	3	00101020010	8/1/2017	9/28/2017	342	\$22,446	\$14,509	\$36,955	35368
	20	509	102		Green Leaf	24	2	00101020024	10/19/2017	12/12/2017	249	\$15,907	\$12,479	\$28,386	38267

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	21	102	509		Green Leaf	5	3	00101020005	11/20/2018	1/25/2019	248	\$15,132	\$11,932	\$27,064	66881
		Green Leaf		1983	Total Units	27	Upgraded	21	Remaining	6			Avg. \$ (since 2017)	\$29,515	
Harrison House															
	1	180	484		Harrison House	217	1	00404840217	2/28/2019	4/17/2019	388	\$24,713	\$11,328	\$36,040	71941
	2	180	484		Harrison House	324	1	00404840324	9/20/19	10/24/19	221	\$14,144	\$12,596	\$26,740	86063
	3	180	484		Harrison House	310	1	00404840310	10/29/2019	1/6/2020	230	\$13,650	\$17,456	\$31,106	89500
		Harrison House		1992	Total Units	94	Upgraded	3	Remaining	91			Avg. \$	\$31,295	
Hidden Village															
	1	114	293		Hidden Village	9	2		3/25/2013	4/22/2013	212	\$13,504	\$8,722	\$22,226	717713
	2	114	293		Hidden Village	211	2		11/18/2013	12/30/2013	184	\$12,264	\$7,974	\$20,238	733123
	3	114	293		Hidden Village	302	3		6/11/2013	10/28/2013	208	\$13,268	\$9,905	\$23,173	726943
	4	114	293		Hidden Village	308	2		6/6/2013	10/31/2013	230	\$14,638	\$9,744	\$24,382	726942
	5	114	293		Hidden Village	208	3		11/1/2013	3/31/2014	252	\$16,086	\$9,428	\$25,514	735349
	6	114	293		Hidden Village	213	1		11/1/2013	3/31/2014	207	\$13,135	\$8,861	\$21,996	732307
	7	114	293		Hidden Village	110	3		12/2/2013	3/31/2014	248	\$15,768	\$11,027	\$26,795	734041
	8	114	293		Hidden Village	A201 (15)	3		2/24/2015	3/31/2015	237	\$15,053	\$12,743	\$27,796	769747
	9	114	293		Hidden Village	A304 (32)	3		6/30/2015	8/25/2015	246	\$15,480	\$13,295	\$28,774	780369
	10	114	293		Hidden Village	B109 (51)	2		10/1/2014	2/11/2015	427	\$26,932	\$13,067	\$39,999	748435
	11	114	293		Hidden Village	B110 (52)	2		10/1/2014	2/13/2015	298	\$18,513	\$13,953	\$32,466	744863
	12	114	293		Hidden Village	A203 (17)	2		12/8/2014	2/27/2015	259	\$16,475	\$12,540	\$29,015	763351
	13	114	293		Hidden Village	A301 (29)	3		1/30/2015	3/10/2015	303	\$19,223	\$11,983	\$31,206	768053
	14	114	293		Hidden Village	B108	2	00802930050	1/4/2016	1/29/2016	285	\$18,197	\$13,142	\$31,339	3649
	15	114	293		Hidden Village	A111	3	00802930011	3/14/2016	5/6/2016	293	\$18,297	\$12,495	\$30,792	7456
	16	114	293		Hidden Village	A314	1	00802930042	4/4/2016	5/12/2016	257	\$16,363	\$9,904	\$26,266	8882
	17	114	293		Hidden Village	B-306	4	00802930072	10/11/2016	1/30/2017	336	\$21,704	\$18,946	\$40,650	19456
	18	114	293		Hidden Village	B-202	3	0080293	11/14/2016	1/25/2017	301	\$18,154	\$13,890	\$32,044	21094
	19	114	293		Hidden Village	B104	3	0080293	12/20/16	3/8/2017	294	\$19,222	\$13,470	\$32,693	23041
	20	114	293		Hidden Village	B312	3	0080293	12/20/16	3/10/2017	291	\$19,178	\$15,561	\$34,740	23042
	21	114	293		Hidden Village	A305	2	0080293033	02/14/17	4/18/2017	288	\$18,952	\$15,310	\$34,262	25548
	22	114	293		Hidden Village	A307	1	00802930035	02/14/17	4/24/2017	301	\$19,719	\$12,537	\$32,256	25549
	23	114	293		Hidden Village	B101	3	802930043	3/22/2017	6/28/2017	295	\$19,317	\$14,260	\$33,577	27586
	24	114	293		Hidden Village	B204	3	80293	5/30/2017	7/31/2017	304	\$19,895	\$14,610	\$34,505	30850
	25	114	293		Hidden Village	A212	2	80293	5/31/2017	8/1/2017	308	\$20,140	\$14,275	\$34,415	31055
	26	114	293		Hidden Village	A10	1	802930001	6/27/2017	8/30/2017	292	\$19,116	\$15,928	\$35,044	32375
	27	114	293		Hidden Village	A101	3	802930002	6/26/2017	8/31/2017	296	\$19,464	\$14,727	\$34,191	32374
	28	114	293		Hidden Village	A311	3	802930039	7/28/2017	10/4/2017	296	\$19,320	\$16,258	\$35,578	33720
	29	114	293		Hidden Village	A310	3	802930038	7/31/2017	10/5/2017	288	\$18,784	\$15,079	\$33,863	33798
	30	118	293		Hidden Village	B-304	3	802930070	1/11/2018	3/15/2018	296	\$19,263	\$15,640	\$34,903	44892
	31	118	293		Hidden Village	A108	3	0080293	2/1/2018	3/28/2018	312	\$20,399	\$17,313	\$37,712	45917
	32	118	293		Hidden Village	B311	3	80293000	2/8/2018	4/24/2018	360	\$23,615	\$15,255	\$38,870	47328
	33	118	293		Hidden Village	A306	3	0080293A306	3/29/2018	5/31/2018	312	\$20,496	\$16,290	\$36,786	50580
	34	118	293		Hidden Village	A312	2	0080293A312	5/2/2018	7/2/2018	315	\$20,497	\$14,544	\$35,041	52725

[illegible]

Hillsview (Sedro Woolley)															
	1	121	155		Hillsview	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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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
	26	121	155		Hillsview	116	1	00101550116	12/2/2019	1/3/2020	200	\$11,576	\$14,445	\$26,021	92289
	27	121	155		Hillsview	219	1	00101550219	1/28/2020	4/2/2020	200	\$13,112	\$14,769	\$27,881	97005
	28	121	155		Hillsview	108	1	00101550108	3/23/2021	6/22/2021	219	\$14,301	\$14,151	\$28,452	118322
	Hillsview (Sedro Woolley)			1971	Total Units	60	Upgraded	28	Remaining	32			Avg. \$ (since 2017)	\$25,329	
Juanita Court															
	1	128	206		Juanita Court	16	2		12/11/2006	12/29/2006	181	\$8,015	\$6,415	\$14,430	553625
	2	128	206		Juanita Court	29	2		6/15/2007	7/3/2007	199	\$8,811	\$8,187	\$16,998	569645
	3	128	206		Juanita Court	1	2		4/1/2008	5/13/2008	235	\$13,359	\$6,818	\$20,176	591541
	4	128	206		Juanita Court	4	2		7/3/2008	7/30/2008	215	\$13,045	\$9,073	\$22,118	597816
	5	128	206		Juanita Court	2	2		8/18/2008	9/10/2008	207	\$11,966	\$8,613	\$20,579	598715
	6	128	206		Juanita Court	26	2		10/30/2008	12/16/2008	187	\$11,452	\$9,220	\$20,673	610654
	7	128	206		Juanita Court	18	2		11/24/2008	1/15/2009	225	\$14,176	\$8,523	\$22,699	612090
	8	128	206		Juanita Court	23	2		9/9/2009	10/20/2009	200	\$11,459	\$9,238	\$20,697	631464
	9	128	206		Juanita Court	17	2		8/27/2010	9/30/2010	241	\$12,590	\$9,051	\$21,641	653353
	10	128	206		Juanita Court	28	2		1/7/2010	1/29/2010	232	\$13,627	\$9,131	\$22,758	639385
	11	128	206		Juanita Court	15	2		3/1/2010	3/15/2010	232	\$13,635	\$8,906	\$22,542	642513
	12	128	206		Juanita Court	9	2		10/18/2010	11/12/2010	233	\$14,002	\$9,166	\$23,168	656067



		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
<b>Juanita Trace</b>															
	1	129	207		Juanita Trace	6	2		8/28/2006	9/8/2006	129	\$5,767	\$6,388	\$12,155	542795
	2	129	207		Juanita Trace	11	2		10/11/2006	10/23/2006	172	\$7,588	\$8,287	\$15,874	546860
	3	129	207		Juanita Trace	25	2		11/30/2007	1/7/2008	243	\$10,847	\$6,882	\$17,728	582116
	4	129	212		Juanita Trace	106	2		3/31/2008	4/23/2008	194	\$8,687	\$6,825	\$15,512	591045
	5	129	207		Juanita Trace	7	2		4/2/2008	5/2/2008	187	\$8,402	\$6,939	\$15,341	591293
	6	129	207		Juanita Trace	17	2		7/29/2008	8/15/2008	184	\$10,941	\$7,033	\$17,974	
	7	129	212		Juanita Trace	105	2		7/14/2008	8/18/2008	206	\$11,639	\$7,305	\$18,944	598472
	8	129	207		Juanita Trace	13	2		10/20/2008	12/12/2008	209	\$12,565	\$8,534	\$21,099	607380
	9	129	207		Juanita Trace	26	2		10/17/2008	12/10/2008	256	\$15,715	\$11,112	\$26,827	607823
	10	129	207		Juanita Trace	2	2		11/3/2008	2/5/2009	201	\$11,652	\$9,524	\$21,176	612418
	11	129	207		Juanita Trace	9	3		4/30/2009	5/22/2009	252	\$14,715	\$10,391	\$25,106	622602
	12	129	207		Juanita Trace	5	3		6/29/2009	7/17/2009	194	\$10,687	\$11,085	\$21,771	626719
	13	129	207		Juanita Trace	29	2		6/29/2009	7/24/2009	152	\$8,606	\$9,040	\$17,646	626743
	14	129	207		Juanita Trace	30	2		7/13/2009	8/10/2009	180	\$10,969	\$8,317	\$19,285	627758
	15	129	207		Juanita Trace	18	3		8/10/2009	9/22/2009	211	\$12,336	\$11,703	\$24,039	629664
	16	129	207		Juanita Trace	3	2		12/28/2009	1/19/2010	207	\$12,598	\$8,836	\$21,434	638740
	17	129	207		Juanita Trace	15	2		3/30/2010	4/21/2010	214	\$13,036	\$9,322	\$22,357	644558
	18	129	207		Juanita Trace	8	2		10/18/2010	11/8/2010	222	\$12,685	\$8,502	\$21,187	656008
	19	129	207		Juanita Trace	19	2		10/29/2010	11/19/2010	221	\$12,357	\$8,949	\$21,306	656731
	20	129	212		Juanita Trace	103	3		1/28/2009	2/19/2010	211	\$12,464	\$10,687	\$23,151	640439
	21	129	212		Juanita Trace	102	3		1/25/2010	2/22/2010	220	\$12,616	\$10,258	\$22,874	640330
	22	129	207		Juanita Trace	10	2		1/3/2011	1/26/2011	237	\$13,577	\$9,044	\$22,621	660639
	23	129	207		Juanita Trace	28	2		5/4/2011	6/17/2011	241	\$13,385	\$10,455	\$23,839	668975
	24	129	207		Juanita Trace	14	1	RAFN (GC) - 6		7/1/2011					
	25	129	207		Juanita Trace	1	2		4/20/2012	5/25/2012	217	\$12,953	\$9,724	\$22,678	695591
	26	129	212		Juanita Trace	108	2		4/3/2012	5/31/2012	259	\$14,720	\$9,794	\$24,514	694371
	27	129	212		Juanita Trace	104	3		5/31/2012	7/19/2012	233	\$13,643	\$10,391	\$24,034	698337
	28	129	207		Juanita Trace	27	2		9/7/2012	9/26/2012	226	\$13,768	\$10,514	\$24,282	704336
	29	129	207		Juanita Trace	23	3		10/30/2012	11/28/2012	238	\$13,565	\$9,607	\$23,172	707814
	30	129	207		Juanita Trace	20	2		1/28/2013	3/8/2013	210	\$12,429	\$10,556	\$22,984	713753
	31	129	207		Juanita Trace	4	2		9/20/2013	1/16/2014	219	\$13,400	\$10,323	\$23,723	729740
	32	129	212		Juanita Trace	101	2		12/9/2013	1/30/2014	208	\$13,200	\$12,407	\$25,606	735566
	33	124	207		Juanita Trace	107	2		3/17/2014	6/9/2014	240	\$14,554	\$12,964	\$27,518	742472
	34	509	207		Juanita Trace	21	2	00202070021	11/5/2018	12/21/2018	227	\$13,480	\$12,139	\$25,619	65083
	35	509	207	509	Juanita Trace	12	3	00207020012	3/18/2020	6/23/2020	248	\$16,104	\$14,637	\$30,741	100167
		<b>Juanita Trace</b>		<b>1983</b>	<b>Total Units</b>	<b>39</b>	<b>Upgraded</b>	<b>35</b>	<b>Remaining</b>	<b>4</b>			<b>Avg. \$ (since 2012)</b>	<b>\$27,487</b>	
<b>King's Court</b>															
	1	166	506		King's Court	C-1	2			2/15/2007	138	\$5,853	\$5,774	\$11,627	557089
	2	166	506		King's Court	F5	2	Fire Repair	8/15/2006	3/2/2007	226	\$9,584	\$6,819	\$16,403	559809
	3	166	506		King's Court	F4	2	Fire Repair	8/15/2006	4/10/2007	142	\$6,035	\$7,120	\$13,155	559807
	4	166	506		King's Court	F2	2	Fire Repair	8/15/2006	5/11/2007	141	\$5,971	\$6,263	\$12,235	559805
	5	166	506		King's Court	F3	2	Fire Repair	8/15/2006	5/11/2007	146	\$6,111	\$6,183	\$12,294	559806
	6	166	506		King's Court	F1	2	Fire Repair	8/15/2006	5/11/2007	110	\$4,654	\$6,801	\$11,455	559804
	7	166	506		King's Court	H-1	3		3/11/2008	4/1/2008	334	\$15,197	\$7,746	\$22,943	589929

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	8	166	506		King's Court	D-3	2		8/14/2008	9/23/2008	233	\$14,529	\$8,184	\$22,713	600616
	9	166	506		King's Court	D-2	2		9/3/2008	10/6/2008	258	\$16,194	\$8,225	\$24,420	602025
	10	166	506		King's Court	4	3		7/1/2010	9/2/2010	268	\$17,064	\$8,959	\$26,022	649418
	11	166	506		King's Court	22	2		2/28/2011	3/30/2011	241	\$15,357	\$8,987	\$24,344	664511
	12	166	506		King's Court	8	3		3/20/2012	5/16/2012	341	\$20,063	\$13,127	\$33,190	693529
	13	166	506		King's Court	3	2		4/16/2012	6/22/2012	254	\$15,156	\$10,617	\$25,773	695252
	14	166	506		King's Court	28	3		7/31/2012	10/2/2012	452	\$27,726	\$10,655	\$38,381	702393
	15	166	506		King's Court	6	3		10/1/2012	2/7/2012	420	\$25,875	\$14,891	\$40,766	705848
	16	166	506		King's Court	2	2		12/31/2012	2/15/2013	277	\$15,794	\$10,971	\$26,765	711935
	17	166	506		King's Court	25	2		1/17/2013	2/20/2013	249	\$14,593	\$12,232	\$26,825	713525
	18	166	506		King's Court	24	2		4/1/2013	6/21/2013	314	\$20,078	\$10,946	\$31,024	718420
	19	166	506		King's Court	20	3		12/2/2013	4/4/2014	314	\$18,797	\$13,624	\$32,421	739480
	20	166	506		King's Court	C-2	2		12/3/2015	12/31/2015	317	\$19,277	\$14,135	\$33,412	1685
	21	509	506		King's Court	1	2	00505060001	3/7/2016	5/6/2016	300	\$18,762	\$12,139	\$30,901	7151
	22	509	506		King's Court	G-1 201	2	00505060021	5/24/2016	6/24/2016	308	\$20,836	\$13,118	\$33,954	11524
	23	509	506		King's Court	G-3	3	505060023	11/13/2017	12/29/2017	306	\$19,729	\$14,657	\$34,386	40286
	24	509	506		King's Court	B-3	3	50506	12/4/2017	1/11/2018	331	\$21,509	\$20,498	\$42,007	41169
	25	509	506		King's Court	H5	3	00505060030	10/23/2018	12/20/2019	320	\$20,150	\$16,542	\$36,692	89468
	26	509	506		King's Court	F1	2	00505060015	10/9/2019	12/27/2019	280	\$18,200	\$15,442	\$33,642	87210
	27	509	506	509	King's Court	H2	3	00505060027	1/9/2020	3/26/2020	373	\$24,138	\$15,087	\$39,225	96463
		King's Court		1981	Total Units	30	Upgraded	27	Remaining	3			Avg. \$ (since 2017)	\$37,190	
Kirkwood Terrace															
	1	127	209		Kirkwood Terrace	7	3		6/29/2007	7/23/2007	157	\$7,042	\$6,212	\$13,253	570514
	2	127	209		Kirkwood Terrace	10	3		10/30/2007	11/19/2007	188	\$8,400	\$8,818	\$17,218	580193
	3	127	209		Kirkwood Terrace	5	2		11/7/2007	11/30/07	175	\$7,860	\$9,004	\$16,865	580487
	4	127	209		Kirkwood Terrace	16	3		8/11/2008	9/4/2008	187	\$11,254	\$7,573	\$18,827	600329
	5	127	209		Kirkwood Terrace	15	2		3/2/2009	3/28/2009	220	\$12,171	\$10,262	\$22,432	618135
	6	127	209		Kirkwood Terrace	6	2		7/8/2010	7/30/2010	232	\$13,492	\$9,763	\$23,255	650143
	7	127	209		Kirkwood Terrace	1	2		3/24/2011	4/27/2011	201	\$11,437	\$13,189	\$24,626	666174
	8	127	209		Kirkwood Terrace	26	2		5/16/2011	7/11/2011	240	\$12,479	\$10,542	\$23,021	669862
	9	127	209		Kirkwood Terrace	4	3		6/21/2011	8/12/2011	227	\$13,741	\$7,428	\$21,168	672483
	10	127	209		Kirkwood Terrace	19	3		4/4/2012	4/30/2012	208	\$12,435	\$8,194	\$20,630	694545
	11	127	209		Kirkwood Terrace	13	3		4/6/2012	6/20/2012	239	\$13,858	\$10,661	\$24,519	694546
	12	127	209		Kirkwood Terrace	28	2		5/24/2012	7/10/2012	231	\$13,596	\$12,205	\$25,801	697559
	13	127	209		Kirkwood Terrace	25	2		5/25/2012	7/10/2012	221	\$12,740	\$10,633	\$23,373	697683
	14	127	209		Kirkwood Terrace	27	2		6/27/2012	7/24/2012	230	\$13,366	\$9,653	\$23,019	699717
	15	127	209		Kirkwood Terrace	24	2		7/5/2012	7/26/2012	225	\$13,347	\$9,657	\$23,005	700181
	16	127	209		Kirkwood Terrace	22	2		7/3/2012	7/27/2012	227	\$13,349	\$10,869	\$24,218	700099
	17	127	209		Kirkwood Terrace	23	2		7/5/2012	7/30/2012	236	\$13,663	\$10,911	\$24,574	700180
	18	127	209		Kirkwood Terrace	21	2		7/19/2012	8/20/2012	228	\$14,300	\$9,843	\$24,143	701156
	19	127	209		Kirkwood Terrace	14	2		1/10/2013	2/19/2013	239	\$13,192	\$8,662	\$21,855	712628
	20	127	209		Kirkwood Terrace	11	2		2/27/2013	3/25/2013	235	\$13,384	\$9,077	\$22,460	715687
	21	127	209		Kirkwood Terrace	8	2		3/28/2013	5/10/2013	249	\$14,041	\$10,736	\$24,777	717800
	22	127	209		Kirkwood Terrace	20	2		3/23/2015	4/28/2015	210	\$13,223	\$11,742	\$24,965	771772
	23	509	209		Kirkwood Terrace	2	1	00202090002	11/1/2016	1/17/2017	242	\$14,243	\$11,993	\$26,236	20310

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	24	509	209		Kirkwood Terrace	5	3	00202090005	6/24/19	9/18/19	248	\$15,332	\$12,469	\$27,801	82311
	25	509	209		Kirkwood Terrace	18	2	00202090018	12/30/2020	2/9/2021	272	\$17,776	\$16,366	\$34,142	112642
	26	509	204		Kirkwood Terrace	4	3	00202090004	1/25/2021	2/26/2021	248	\$16,200	\$15,859	\$32,059	113422
		Kirkwood Terrace		1983	Total Units	28	Upgraded	26	Remaining	2			Avg. \$ (since 2017)	\$30,059	
Newport															
	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	2	00802920035	3/1/2016	3/30/2016	240	\$14,696	\$13,326	\$28,022	7255
	6	114	292		Newport	25	2	802920025	5/31/2017	8/8/2017	301	\$19,718	\$17,644	\$37,362	30849
	7	114	292		Newport	4	2	802920004	6/29/2017	9/6/2017	280	\$18,424	\$15,397	\$33,821	32373
	8	114	292		Newport	7	3	802920007	7/24/2017	9/12/2017	297	\$19,421	\$16,368	\$35,788	33495
	9	112	292		Newport	34	3	802930019	10/25/2018	2/27/2019	386	\$24,674	\$20,832	\$45,507	64960
	10	112	292		Newport	28	2	00802920028	3/1/2019	4/30/2019	293	\$17,957	\$15,339	\$33,296	72526
	11	112	292		Newport	3	2	00802920003	5/10/2019	7/1/2019	288	\$17,684	\$14,816	\$32,500	76635
	12	112	292		Newport	21	3	00802920021	10/21/2020	1/14/2021	256	\$16,672	\$17,236	\$33,908	111022
		Newport		1992	Total Units	23	Upgraded	12	Remaining	11			Avg. \$ (since 2017)	\$36,026	
Parkway															
	1	116	294		Parkway	310	2		6/27/2013	10/15/2013	203	\$12,847	\$12,410	\$25,257	725661
	2	116	294		Parkway	106	2		6/19/2013	10/16/2013	197	\$12,561	\$9,890	\$22,451	725662
	3	116	294		Parkway	112	2		7/31/2013	10/17/2013	216	\$13,776	\$9,817	\$23,593	728396
	4	116	294		Parkway	114	2		8/12/2013	10/17/2013	217	\$13,767	\$11,845	\$25,612	728397
	5	116	294		Parkway	312	1		12/2/2013	1/16/2014	206	\$13,062	\$9,207	\$22,269	734040
	6	116	294		Parkway	111	3		10/31/2013	1/22/2014	228	\$14,448	\$10,572	\$25,019	732305
	7	116	294		Parkway	206	2		10/31/2013	1/27/2014	213	\$14,563	\$9,595	\$24,158	732306
	8	116	294		Parkway	208	2		1/22/2014	5/22/2014	229	\$14,441	\$10,739	\$25,180	739885
	9	116	294		Parkway	109	2		2/19/2014	5/23/2014	233	\$14,857	\$9,746	\$24,603	739884
	10	116	294		Parkway	311	3		6/9/2014	9/30/2014	234	\$14,742	\$11,735	\$26,477	750817
	11	116	294		Parkway	110	2		6/9/2014	9/29/2014	247	\$15,591	\$11,908	\$27,499	750815
	12	116	294		Parkway	102	3		6/25/2014	10/7/2014	269	\$16,997	\$12,919	\$29,916	753830
	13	116	294		Parkway	307	2		7/31/2014	10/9/2014	270	\$17,118	\$12,384	\$29,502	755116
	14	116	294		Parkway	104	2		5/26/2015	7/21/2015	249	\$15,769	\$10,992	\$26,761	778653
	15	116	294		Parkway	301	3		6/26/2015	7/31/2015	252	\$16,012	\$12,879	\$28,891	779317
	16	116	294		Parkway	108	2		4/1/2015	5/15/2015	294	\$18,712	\$12,767	\$31,479	772823
	17	116	294		Parkway	105	1		7/30/2015	9/22/2015	283	\$17,238	\$12,745	\$29,983	781319
	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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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
	28	116	294		Parkway	113	1	00802940013	2/10/2021	4/12/2021	274	\$17,808	\$15,965	\$33,773	115347
			Parkway	1995	Total Units	41	Upgraded	28	Remaining	13			Avg. \$ (since 2017)	\$30,910	
Patricia Harris Manor															
	1	207	466		Patricia Harris Manor	Key Keeper Office	3		3/11/2016	6/30/2016	312	\$18,506	\$12,980	\$31,485	9079
	2	207	466		Patricia Harris Manor	214	1	00404660214	6/2/2016	6/30/2016	250	\$15,131	\$12,848	\$27,978	12334
	3	207	466		Patricia Harris Manor	212	1	00404660212	7/22/2016	8/31/2016	221	\$14,077	\$9,989	\$24,066	17097
	4	207	466		Patricia Harris Manor	312	1	00404660312	9/26/2016	11/24/2016	226	\$14,161	\$10,795	\$24,956	18712
	5	207	466		Patricia Harris Manor	306	1	00404660306	10/10/2016	12/14/2016	232	\$14,760	\$9,847	\$24,607	20250
	6	207	466		Patricia Harris Manor	304	1	00404660304	1/3/2017	2/28/2017	225	\$14,851	\$9,782	\$24,633	23261
	7	207	466		Patricia Harris Manor	203	1	00404660203	1/31/2017	2/28/2017	225	\$14,787	\$9,805	\$24,592	25004
	8	207	466		Patricia Harris Manor	311	1	00404660311	2/28/2017	4/28/2017	244	\$15,996	\$9,793	\$25,789	26553
	9	207	466		Patricia Harris Manor	211	1	00404660211	3/16/2017	5/31/2017	248	\$16,364	\$9,698	\$26,062	27417
	10	207	466		Patricia Harris Manor	112	1	00404660112	3/16/2017	5/31/2017	245	\$16,287	\$9,930	\$26,217	27418
	11	207	466		Patricia Harris Manor	208	1	00404660208	5/12/2017	7/28/2017	246	\$15,538	\$9,954	\$25,492	29912
	12	207	466		Patricia Harris Manor	205	1	00404660205	6/5/2017	8/25/2017	246	\$14,975	\$10,187	\$25,162	21362
	13	207	466		Patricia Harris Manor	307	1	00404660307	7/31/2017	10/31/2017	231	\$14,565	\$9,808	\$24,373	34173
	14	207	466		Patricia Harris Manor	204	1	00404660204	8/29/2017	11/21/2017	233	\$14,637	\$10,240	\$24,877	36036
	15	207	466		Patricia Harris Manor	201	1	00404660201	8/31/2017	11/22/2017	233	\$15,085	\$10,253	\$25,337	36047
	16	207	466		Patricia Harris Manor	305	1	00404660305	11/13/2017	12/28/2017	242	\$15,334	\$10,224	\$25,557	40022
	17	207	466		Patricia Harris Manor	202	1	00404660202	11/27/2017	2/14/2018	227	\$14,976	\$11,011	\$25,987	41173
	18	207	466		Patricia Harris Manor	315	1	00404660315	12/28/2017	3/16/2018	239	\$15,241	\$10,526	\$25,767	43556
	19	207	466		Patricia Harris Manor	206	1	00404660206	2/14/2018	5/14/2018	233	\$14,124	\$10,884	\$25,008	48017
	20	207	466		Patricia Harris Manor	314	1	00404660314	5/15/2018	9/14/2018	267	\$17,250	\$8,490	\$25,741	53518
	21	207	466		Patricia Harris Manor	210	1	00404660210	9/28/2018	11/9/2018	193	\$11,695	\$11,002	\$22,697	62093
	22	207	466		Patricia Harris Manor	103	1	00404660103	12/27/2018	2/21/2019	196	\$11,722	\$12,206	\$23,928	67983
	23	207	466		Patricia Harris Manor	213	1	00404660213	3/6/2019	4/23/2019	196	\$12,032	\$11,949	\$23,982	71939
	24	207	466		Patricia Harris Manor	106	1	00404660106	2/7/2020	4/16/2020	200	\$12,920	\$13,390	\$26,310	97804
	25	207	466		Patricia Harris Manor	113	1	00404660113	6/30/2020	10/2/2020	200	\$13,048	\$13,586	\$26,634	106154
	26	207	466		Patricia Harris Manor	115	1	00404660115	6/30/2020	11/4/2020	214	13,968	12,937	26,905	107368
	27	207	466		Patricia Harris Manor	308	1	00404660308	9/30/2020	12/16/2020	200	\$13,048	\$13,102	\$26,150	108877
	28	207	406		Patricia Harris Manor	107	1	00404660107	2/15/2021	4/26/2021	248	\$16,200	\$15,200	\$31,400	114435
			Patricia Harris Manor		Total Units	40	Upgraded	28	Remaining	12			Avg. \$ (since 2017)	\$25,591	
Pickering Court															
	1	144	404		Pickering Court	105	3		1/9/2013	3/20/2012	238	\$14,990	\$10,049	\$25,039	712632
	2	144	404		Pickering Court	104	3		1/4/2013	1/28/2013	259	\$16,483	\$9,389	\$25,872	712180
	3	144	404		Pickering Court	205	2		1/28/2013	3/26/2013	234	\$14,906	\$9,749	\$24,655	713751

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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
		Pickering Court		1980	Total Units	30	Upgraded	16	Remaining	14			Avg. \$ (since 2017)	\$36,189	
Riverton Terrace (Family)															
	1	164	351		Riverton Terrace (Family)	9	4		11/5/2012	4/8/2013	263	\$14,262	\$15,025	\$29,287	708180
	2	164	351		Riverton Terrace (Family)	12	4		12/12/2012	4/10/2013	241	\$15,280	\$13,815	\$29,095	710679
	3	164	351		Riverton Terrace (Family)	13	5		12/14/2012	4/16/2013	264	\$16,775	\$18,352	\$35,127	710861
	4	164	351		Riverton Terrace (Family)	21	2		12/19/2012	4/18/2013	217	\$13,832	\$11,912	\$25,744	715508
	5	164	351		Riverton Terrace (Family)	28	3		2/25/2013	4/19/2013	234	\$14,930	\$13,319	\$28,249	715508
	6	164	351		Riverton Terrace (Family)	23	3		4/30/2013	8/30/2013	222	\$13,769	\$10,272	\$24,041	719765
	7	164	351		Riverton Terrace (Family)	4	2		6/15/2013	8/30/2013	219	\$14,011	\$10,315	\$24,326	723494
	8	164	351		Riverton Terrace (Family)	18	2		7/22/2013	8/30/2013	213	\$13,552	\$10,488	\$24,040	725698
	9	164	351		Riverton Terrace (Family)	10	4		10/2/2013	12/20/2013	373	\$21,283	\$13,411	\$34,694	729981
	10	164	351		Riverton Terrace (Family)	22	3		10/1/2013	12/16/2013	231	\$14,691	\$11,954	\$26,645	730283
	11	509	351		Riverton Terrace (Family)	2	3		5/16/2014	9/15/2014	278	\$16,182	\$10,719	\$26,902	747408
	12	509	351		Riverton Terrace (Family)	27	3		7/15/2014	9/24/2014	288	\$17,126	\$10,508	\$27,634	752023
	13	164	351		Riverton Terrace (Family)	24	3		5/28/2015	6/29/2015	309	\$19,693	\$12,798	\$32,491	777426
	14	164	351		Riverton Terrace (Family)	11	5		3/3/2015	3/30/2015	316	\$20,126	\$17,794	\$37,920	770136
	15	164	351		Riverton Terrace (Family)	30	2		3/24/2015	4/21/2015	219	\$13,939	\$10,099	\$24,037	772107
	16	509	351		Riverton Terrace (Family)	17	2	00303510017	12/4/2015	2/5/2016	217	\$13,863	\$11,893	\$25,756	2376
	17	509	351		Riverton Terrace (Family)	1	2	303510001	8/14/2017	11/15/2017	252	\$16,395	\$11,920	\$28,315	34475
	18	509	351		Riverton Terrace (Family)	14434	4	30351	12/31/2017	2/14/2018	306	\$20,005	\$14,378	\$34,383	43703
	19	509	351		Riverton Terrace (Family)	14424	3	300351	4/23/2018	7/3/2018	336	\$21,991	\$11,893	\$33,883	52329
	20	509	351		Riverton Terrace (Family)	14428	2	303510005	7/24/2018	10/12/2018	322	\$21,183	\$15,170	\$36,353	57663
	21	509	351		Riverton Terrace (Family)	14466	3	00303510026	12/30/2018	3/13/2019	375	\$23,707	\$16,467	\$40,174	68403
	22	509	351		Riverton Terrace (Family)	14452	2	00303510014	5/15/19	7/10/19	301	\$18,960	\$18,330	\$37,290	78828
	23	509	351		Riverton Terrace (Family)	14471	3	00303510030	1/13/2020	4/23/2020	288	\$19,008	\$13,327	\$32,335	96669
	24	509	351		Riverton Family	14458	2	00506541125	2/21/2021	5/11/2021	297	\$19,572	\$18,606	\$38,178	113965
		Riverton Terrace (Family)		1969	Total Units	30	Upgraded	24	Remaining	6			Avg. \$ (since 2017)	\$35,114	
Shoreham															
	1	164	305		Shoreham	B-4	3		8/5/2008	9/23/2008	339	\$20,909	\$9,352	\$30,262	590960

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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	C-4	3		5/4/2009	6/29/2009	381	\$21,456	\$12,101	\$33,556	622668
	4	164	305		Shoreham	A-2	3		5/20/2010	7/13/2010	332	\$19,129	\$12,520	\$31,649	647665
	5	164	305		Shoreham	B-5	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	B-6	3		3/25/2011	5/24/2011	400	\$24,560	\$13,007	\$37,567	666257
	8	164	305		Shoreham	B-1	3		11/1/11	12/30/2011	284	\$18,228	\$12,635	\$30,862	684837
	9	164	305		Shoreham	A-6	3		8/22/12	11/14/2012	391	\$22,427	\$13,353	\$35,780	703301
	10	509	305		Shoreham	A-5	3		2/1/13	4/18/2013	401	\$25,639	\$14,148	\$39,787	714163
	11	509	305		Shoreham	A-4	3		3/2/13	4/26/2013	377	\$24,149	\$16,213	\$40,362	717400
	12	509	305		Shoreham	C-4	3		1/28/13	4/30/2013	315	\$20,165	\$16,479	\$36,644	713590
	13	509	305		Shoreham	C-1	3		7/8/2013	5/9/2014	454	\$26,737	\$19,942	\$46,679	724776
	14	509	305		Shoreham	B-2	3		10/24/2014	12/30/2014	338	\$21,158	\$15,475	\$36,633	758266
	15	509	305		Shoreham	C-5	3		3/5/2015	4/7/2015	328	\$20,828	\$15,070	\$35,898	770157
	16	509	305		Shoreham	A-2	3		5/27/2015	7/15/2015	335	\$21,111	\$19,668	\$40,778	777866
	17	509	305	Damaged	Shoreham	C-4	3		11/27/2017	12/29/2017	298	\$19,361	\$14,021	\$33,382	30305
	18	509	305		Shoreham	C-2	3	303050014	7/23/2018	10/4/2018	383	\$25,032	\$11,819	\$36,851	57520
	19	509	305	Damaged	Shoreham	A-2	3	303050002	8/8/2018	10/11/2018	276	\$18,205	\$15,789	\$33,994	59167
	20	509	305	Damaged	Shoreham	A-1	3	303050001	8/14/2018	11/14/2018	380	\$24,103	\$14,573	\$38,676	57663
	21	509	305		Shoreham	A-4	3	303050004	9/6/2018	12/5/2018	274	\$17,710	\$14,469	\$32,179	60495
	22	509	305	Damaged	Shoreham	C-6	3	303050018	11/8/2018	1/7/2019	357	\$22,793	\$15,359	\$38,152	65156
			Shoreham	1995	Total Units	18	Upgraded	22	Remaining	3			Avg. \$ (since 2017)	\$35,539	
<b>Spiritwood Manor</b>															
	1	110	291		Spiritwood Manor	49	3		5/9/2014	9/30/2014	297	\$18,825	\$13,048	\$31,873	747984
	2	112	291		Spiritwood Manor	86	3		7/31/2014	10/31/2014	221	\$14,141	\$10,989	\$25,130	757236
	3	110	291		Spiritwood Manor	89	2		11/12/2014	1/21/2015	249	\$15,801	\$10,767	\$26,567	732305
	4	110	291		Spiritwood Manor	55	2		10/15/2014	1/22/2015	249	\$15,873	\$11,165	\$27,038	732306
	5	110	291		Spiritwood Manor	(H-1) 66	3		2/2/2015	3/20/2015	237	\$14,957	\$14,429	\$29,386	768051
	6	110	291		Spiritwood Manor	(D-11) 37	3		2/2/2015	3/24/2015	229	\$14,489	\$14,438	\$28,927	768047
	7	110	291		Spiritwood Manor	(N-3) 114	2		3/27/2015	4/29/2015	248	\$15,680	\$10,923	\$26,603	772376
	8	110	291		Spiritwood Manor	(C-8) 27	3		4/2/2015	5/14/2015	318	\$20,386	\$13,645	\$34,031	772957
	9	110	291		Spiritwood Manor	(P-6) 128	2		5/8/2015	6/17/2015	293	\$18,541	\$13,808	\$32,348	776598
	10	110	291		Spiritwood Manor	(F-7) 52	2		6/10/2015	8/19/2015	240	\$15,216	\$12,693	\$27,909	778307
	11	110	291		Spiritwood Manor	(N-6) 116	2		6/25/2015	8/21/2015	241	\$15,225	\$13,177	\$28,402	779246
	12				Spiritwood - Complete Interior/Exterior Renovation by Asset Managment in 2016										
			Spiritwood Manor	1992	Total Units	130	Upgraded	130	Remaining	0			Avg. \$	\$28,928	
<b>Valley Park</b>															
	1	401	501		Valley Park	30	2	Restored Meth Unit	11/20/2014	1/14/2015	254	\$15,964	\$16,821	\$32,784	734040
	2	401	501		Valley Park	29	2	Restored Meth Unit	12/11/2014	1/30/2015	481	\$30,523	\$24,461	\$54,983	718276
	3	181	501	Tax Credit	Valley Park	613	2	00505010054	1/13/2020	3/30/2020	213	\$13,445	\$11,408	\$24,853	96466
	4	181	501	Tax Credit	Valley Park	622	2	00505010033	3/3/2020	4/29/2020	290	\$11,373	\$14,467	\$25,840	98932
	5	181	501	Tax Credit	Valley Park	624	2	00505010031	5/4/2020	7/1/2020	217	\$12,970	\$12,200	\$25,170	101835

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	6	181	501	Tax Credit	Valley Park	609	2	00505010034	5/8/2020	7/8/2020	225	\$14,477	\$12,100	\$26,577	103118
	7	167	552	Tax Credit	Valley Park	636	3	00505010057	12/7/2020	2/2/2021	354	\$23,231	\$16,323	\$39,554	111613
	8	167	552	Tax Credit	Valley Park	608	3	00505010057	2/2/2021	4/22/2021	242	\$15,442	\$17,206	\$32,648	113873
	9	167	552	Tax Credit	Valley Park	1108	2	00505010057	2/12/2021	4/29/2021	250	\$15,248	\$13,301	\$28,549	114333
	10	167	552	Tax Credit	Valley Park	635	2	00505010055	3/31/2021	6/16/2021	263	\$17,293	\$16,312	\$33,605	116786
		Valley Park		1958	Total Units	60	Upgraded	10	Remaining	50	Uncertain	50	Avg. \$ (since 2017)	\$29,599	
Victorian Woods															
	1	164	304		Victorian Woods	301	3		4/4/2007	5/16/2007	332	\$13,955	\$7,356	\$21,311	564264
	2	164	304		Victorian Woods	304	3		7/30/2008	9/4/2008	249	\$16,153	\$9,556	\$25,708	599605
	3	164	304		Victorian Woods	103	3		4/20/2009	5/22/2009	445	\$26,242	\$10,035	\$36,277	621722
	4	164	304		Victorian Woods	201	3		6/30/2010	9/13/2010	355	\$21,367	\$12,553	\$33,920	649685
	5	164	304		Victorian Woods	101	3		7/1/2010	10/1/2010	356	\$21,644	\$12,650	\$34,294	649770
	6	164	304		Victorian Woods	204	3		6/30/2010	10/22/2010	367	\$21,892	\$13,681	\$35,573	649694
	7	164	304		Victorian Woods	202	3		7/29/2010	11/12/2010	317	\$20,241	\$12,635	\$32,876	654583
	8	164	304		Victorian Woods	303	3		1/3/2012	4/27/2012	496	\$31,620	\$17,513	\$49,133	688003
	9	164	304		Victorian Woods	102	3		5/22/2012	8/13/2012	489	\$27,395	\$14,446	\$41,842	696682
	10	164	304		Victorian Woods	205	3		11/19/2012	3/27/2013	457	\$26,436	\$15,639	\$42,075	708961
	11	164	304		Victorian Woods	305	3		1/25/2013	3/28/2013	506	\$30,250	\$15,925	\$46,175	713489
	12	164	304		Victorian Woods	203	3		2/20/2013	5/10/2013	423	\$25,977	\$14,058	\$40,035	715173
	13	164	304		Victorian Woods	104	3		6/15/2015	8/11/2015	313	\$19,211	\$17,961	\$37,172	778617
	14	509	304	509	Victorian Woods	105	3	00303040105	6/23/2020	10/23/2020	502	24,750	17,855	42,605	104610
		Victorian Woods		1993	Total Units	15	Upgraded	14	Remaining	1			Avg. \$ (since 2013)	\$41,613	
Vista Heights															
	1	140	407		Vista Heights	17	3		8/17/2007	10/5/2007	284	\$12,130	\$7,914	\$20,044	576622
	2	140	407		Vista Heights	27	3	Fire Repair	12/6/2007	2/20/2008	713	\$31,884	\$20,978	\$52,862	582569
	3	140	407		Vista Heights	16	3		7/2/2009	8/5/2009	260	\$16,580	\$9,343	\$25,923	628383
	4	140	407		Vista Heights	14	3		11/5/2009	12/14/2009	224	\$10,268	\$13,954	\$24,222	636104
	5	140	407		Vista Heights	7	3		6/2/2010	7/16/2010	305	\$19,425	\$8,168	\$27,592	648496
	6	140	407		Vista Heights	26	3		8/20/2010	9/30/2010	253	\$16,081	\$10,987	\$27,067	652752
	7	140	407		Vista Heights	4	3		11/29/2010	12/28/2010	222	\$14,130	\$10,828	\$24,957	658795
	8	140	407		Vista Heights	28	3		7/29/2011	10/12/2011	254	\$16,206	\$10,584	\$26,790	676924
	9	140	407		Vista Heights	15	3		12/13/2011	3/9/2012	256	\$16,356	\$10,127	\$26,483	687695
	10	140	407		Vista Heights	9	3		12/16/2011	3/23/2012	211	\$13,431	\$10,393	\$23,824	687696
	11	140	407		Vista Heights	20	3		10/1/2012	12/18/2012	200	\$12,922	\$12,911	\$25,833	706032
	12	140	407		Vista Heights	10	3		8/6/2012	12/20/2012	193	\$12,331	\$11,815	\$24,145	702410
	13	140	407		Vista Heights	21	3		8/7/2012	12/31/2012	227	\$14,473	\$10,107	\$24,580	702409
	14	140	407		Vista Heights	22	3		9/11/2012	12/31/2012	213	\$13,429	\$10,728	\$24,156	706033
	15	140	407		Vista Heights	6	3		9/4/2012	12/31/2012	153	\$13,900	\$11,010	\$24,910	704043
	16	140	407		Vista Heights	12	3		10/29/2012	12/31/2012	210	\$13,466	\$11,059	\$24,525	709121
	17	140	407		Vista Heights	13	3		10/29/2012	3/20/2013	237	\$15,085	\$11,359	\$26,443	709122
	18	140	407		Vista Heights	2	3		10/29/2012	4/29/2013	199	\$12,467	\$8,207	\$20,854	709119
	19	140	407		Vista Heights	3	3		10/29/2012	4/30/2013	203	\$12,843	\$7,736	\$20,579	709120

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	20	140	407		Vista Heights	25	3		11/30/2012	5/23/2013	209	\$13,209	\$6,861	\$20,070	712184
	21	140	407		Vista Heights	11	3		9/10/2012	5/24/2013	205	\$12,941	\$6,055	\$18,996	706031
	22	140	407		Vista Heights	19	3	ADA	5/24/2013	6/25/2013	196	\$12,332	\$10,888	\$23,220	721854
	23	140	407		Vista Heights	24	3		5/3/2013	7/22/2013	203	\$12,987	\$12,426	\$25,413	720153
	24	140	407		Vista Heights	8	3		7/12/2013	7/23/2013	207	\$13,119	\$10,589	\$23,708	712188
	25	140	407		Vista Heights	23	3	ADA	3/26/2013	7/24/2013	208	\$13,244	\$11,530	\$24,774	717661
	26	140	407		Vista Heights	29	3		6/7/2013	7/30/2013	162	\$10,298	\$11,685	\$21,983	723598
	27	140	407		Vista Heights	18	3		6/1/2013	7/31/2013	164	\$10,280	\$10,378	\$20,658	723597
	28	140	407		Vista Heights	1	3		5/22/2013	7/31/2013	176	\$11,236	\$10,859	\$22,094	723595
	29	140	407		Vista Heights	5	3		5/22/2013	9/27/2013	261	\$16,481	\$11,517	\$27,998	723596
	30	140	407		Vista Heights	30	3		Resident would not relocate						
		Vista Heights		1995	Total Units	30	Upgraded	30	Remaining	0			Avg. \$ (since 2012)	\$23,583	
Wells Wood															
	1	129	208		Wells Wood	G-1 (17)	3		8/29/2008	10/6/2008	270	\$13,423	\$8,526	\$21,949	601780
	2	129	208		Wells Wood	C-2 (10)	3		9/2/2009	10/13/2009	251	\$14,556	\$11,101	\$25,657	631103
	3	129	208		Wells Wood	F-2 (16)	2		12/7/2009	1/13/2010	225	\$12,441	\$10,039	\$22,480	637511
	4	129	208		Wells Wood	A-2 (2)	2		12/31/2009	1/27/2010	254	\$14,528	\$9,570	\$24,098	638932
	5	129	208		Wells Wood	B-2 (6)	2		6/28/2011	8/25/2011	190	\$11,816	\$9,544	\$21,360	673474
	6	129	208		Wells Wood	L-4 (30)	2	RAFN (GC) - 7		4/1/2011					
	7	129	208		Wells Wood	H-2 (20)	2		9/17/2012	10/8/2012	246	\$14,582	\$11,258	\$25,840	704667
	8	129	208		Wells Wood	A-4 (4)	2		10/29/2012	12/12/2012	243	\$12,871	\$9,373	\$22,245	707813
	9	129	208		Wells Wood	E-2 (14)	2		1/3/2013	1/31/2013	244	\$13,843	\$8,746	\$22,589	712181
	10	129	208		Wells Wood	K-2 (24)	2		2/4/2013	3/18/2013	229	\$12,817	\$10,228	\$23,044	714331
	11	129	208		Wells Wood	D-1 (11)	3		7/15/2013	9/17/2013	232	\$13,116	\$10,435	\$23,551	725474
	12	129	208		Wells Wood	H-1 (19)	2		6/19/2013	9/17/2013	223	\$12,628	\$8,781	\$21,409	723215
	13	129	208		Wells Wood	K-4 (26)	2		7/8/2013	9/17/2013	229	\$12,832	\$9,308	\$22,140	724726
	14	140	208		Wells Wood	L-3 (29)	2		11/12/2013	2/3/2014	199	\$12,679	\$11,634	\$24,313	735556
	15	129	208		Wells Wood	D-2 (12)	2		8/4/2014	10/17/2014	235	\$13,884	\$9,766	\$23,650	753159
	16	129	208		Wells Wood	F-1 (15)	2		8/1/2014	10/20/2014	227	\$13,475	\$9,715	\$23,190	753160
	17	129	208		Wells Wood	B-4 (8)	3		8/4/2015	9/25/2015	225	\$14,305	\$12,186	\$26,491	783448
	18	129	208		Wells Wood	J-22 (22)	3		10/13/2015	12/16/2015	239	\$15,087	\$10,753	\$25,840	786753
	19	509	208		Wells Wood	A-1 (1)	2		10/18/2016	1/17/2017	249	\$15,603	\$11,198	\$26,801	20252
	20	509	208		Wells Wood	B-3 (7)	2	00202080001	2/27/2017	4/17/2017	245	\$15,967	\$12,283	\$28,250	27781
	21	509	208		Wells Wood	L-2 (28)	3	00202080028	4/27/2017	7/31/2017	247	\$16,049	\$11,949	\$27,998	31109
	22	509	208		Wells Wood	A-3 (3)	2	00202080003	10/30/2017	12/15/2017	241	\$15,583	\$12,790	\$28,373	38965
	23	509	208		Wells Wood	C-2 (10)	3	00202080010	10/29/2018	12/14/2018	220	\$13,372	\$11,660	\$25,032	64646
	24	509	208		Wells Wood	K-1 (23)	2	00202080023	6/3/19	7/19/19	242	\$14,512	\$13,105	\$27,616	78181
	25	509	208		Wells Wood	B-2	2	00202080006	7/1/2020	11/18/2020	242	15,702	14,199	29,901	106157
	26	509	208		Wells Wood	E-1	2	00202080013	3/25/2021	6/1/2021	294	\$18,971	\$18,319	\$37,290	117185
	27	509	208		Wells Wood	E-2	2	00202080014	11/23/2020	6/9/2021	299	\$19,437	\$17,552	\$36,989	111175
		Wells Wood		1983	Total Units	30	Upgraded	27	Remaining	3			Avg. \$ (since 2017)	\$29,806	
Woodcreek Lane															



		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	1	190	192		Woodcreek Lane	14	2	00101920014	12/6/2017	2/12/2018	226	\$14,645	\$7,092	\$21,736	42304
	2	190	192		Woodcreek Lane	B17	2	00101920017	5/14/2018	8/3/2018	345	\$20,011	\$10,646	\$30,657	50509
	3	190	192		Woodcreek Lane	B-15	2	00101920015	7/9/2018	10/25/2018	238	\$14,719	\$11,263	\$25,981	57903
	4	190	192		Woodcreek Lane	A-1	2	00101920001	11/15/2018	12/29/2018	240	\$14,456	\$10,977	\$25,433	65585
	5	190	192		Woodcreek Lane	9	2	00101920009	2/27/2019	3/29/2019	276	\$16,948	\$12,970	\$29,918	71859
	6	190	192		Woodcreek Lane	B-10	2	00101920010	7/1/2020	10/30/2020	248	16,200	16,526	32,726	106158
	7	190	192		Woodcreek Lane	A-7	2	00101920007	1/7/2020	2/23/2021	248	\$16,168	\$14,126	\$30,294	112823
		Woodcreek Lane			Total Units	20	Upgraded	7	Remaining	13			Avg. \$ (since 2017)	\$28,106	
Young's Lake															
	1	509	408		Young's Lake	18930 (L-18)	3	00404080018	9/16/2020	10/7/2020	238	\$17,136	\$17,681	\$34,817	107328
	2	509	408		Young's Lake	18929 (L-2)	3	00404080002	8/19/2020	9/20/2020	250	\$18,688	\$18,518	\$37,206	106215
	3	509	408		Young's Lake	11520 (L-21)	3	00404080021	8/20/2020	9/17/2020	254	\$18,987	\$18,356	\$37,343	106212
	4	509	408		Young's Lake	18935 (L-3)	3	00404080003	9/16/2020	10/7/2020	252	\$18,144	\$17,582	\$35,726	103742
	5	509	408		Young's Lake	18923 (L-1)	3	00404080001	5/26/2020	6/22/2020	277	\$18,470	\$19,718	\$38,188	101383
	6	509	408		Young's Lake	18953 (L-6)	3	00404080006	6/8/2020	7/1/2020	254	\$16,976	\$17,360	\$34,336	101389
	7	509	408		Young's Lake	11521 (L-10)	3	00404080010	7/20/2020	8/17/2020	238	\$15,946	\$19,212	\$35,158	104798
	8	509	408		Young's Lake	19021 (L-12)	2	00404080012	8/3/2020	9/1/2020	222	\$15,385	\$17,647	\$33,032	105954
	9	509	408		Young's Lake	18948 (L-15)	3	00404080015	6/22/2020	7/15/2020	250	\$16,700	\$18,721	\$35,421	102772
	10	509	408		Young's Lake	11508 (L-19)	3	00404080019	6/22/2020	7/17/2020	250	\$16,700	\$16,990	\$33,690	102773
	11	509	408		Young's Lake	11514 (L-20)	3	00404080020	7/6/2020	8/3/2020	236	\$15,812	\$16,870	\$32,682	104707
	12	509	408		Young's Lake	19003 (L-26)	3	00404080026	7/20/2020	8/17/2020	250	\$16,750	\$18,679	\$35,429	104800
	13	509	408		Young's Lake	18941 (L-4)	3	00404080004	6/8/2020	7/1/2020	248	\$14,298	\$17,614	\$31,912	101390
	14	509	408		Young's Lake	18947 (L-5)	3	00404080005	5/26/2020	6/23/2020	230	\$15,875	\$19,836	\$35,711	101387
	15	509	408		Young's Lake	18959 (L-7)	3	00404080007	8/3/2020	8/31/2020	248	\$16,616	\$18,141	\$34,757	105955
	16	509	408		Young's Lake	11515 (L-9)	2	00404080009	7/6/2020	8/3/2020	253	\$16,950	\$15,206	\$32,156	104708
	17	509	408		Young's Lake	18936 (L-17)	3	00404080017	9/30/2020	10/27/2020	270	18,555	\$18,140	\$36,695	107335
	18	509	408		Young's Lake	11523 (L-24)	3	00404080024	9/30/2020	10/27/2020	260	17,680	\$14,882	\$32,562	107336
	19	509	408		Young's Lake	19015 (L-28)	3	00404080028	10/12/2020	11/4/2020	217	15,378	\$13,995	\$29,373	108419
	20	509	408		Young's Lake	11527 (L-11)	2	00404080011	8/6/2020	11/5/2020	222	15,318	\$14,210	\$29,528	108701
	21	509	408		Young's Lake	11526 (L-22)	3	00404080022	8/18/2020	11/17/2020	255	17,144	\$16,765	\$33,909	107339
	22	509	408		Young's Lake	19009 (L-27)	3	00404080027	10/22/2020	11/20/2020	250	15,698	\$16,598	\$32,296	107340
	23	509	408		Young's Lake	18925 (L-14)	2	00404080014	7/9/2020	12/4/2020	230	2,640	\$16,114	\$18,754	109598
	24	509	408		Young's Lake	11517 (L-23)	3	00404080023	11/23/2020	12/22/2020	267	\$11,334	\$18,064	\$29,398	110967
	25	509	408		Young's Lake	18954 (L-25)	3	00404080025	8/10/2020	12/11/2020	265	\$17,630	\$17,094	\$34,724	109605
	26	509	408		Young's Lake	11518 (L-13)	3	00404080013	11/23/2020	12/31/2020	356	\$17,420	\$17,097	\$34,517	109607
	27	509	408		Young's Lake	18942 (L16)	3	00404080016	12/17/2020	1/26/2021	299	\$18,512	\$20,817	\$39,329	111072
	28	509	408		Young's Lake	11509 (L-18)	3	00404080008	12/17/2020	1/20/2021	298	\$18,829	\$20,768	\$39,597	109836
		Young's Lake			Total Units	28	Upgraded	28	Remaining	0			Avg. \$ (since 2020)	\$33,866	
Public Housing															
Ballinger Homes															
	1	122	101		Ballinger Homes	119	1		3/10/2010	4/6/2010	182	\$11,590	\$7,841	\$19,430	642523

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	2	122	101		Ballinger Homes	167	2		2/9/2011	3/29/2011	317	\$19,824	\$14,440	\$34,264	663083
	3	122	101		Ballinger Homes	169	2		8/15/2011	11/8/2011	310	\$19,410	\$11,016	\$30,425	679184
	4	122	101		Ballinger Homes	121	1	RAFN (GC) - 8		6/1/2011					
	5	122	101		Ballinger Homes	123	1	RAFN (GC) - 9		6/1/2011					
	6	122	101		Ballinger Homes	124	1	RAFN (GC) - 10		6/1/2011					
	7	122	101		Ballinger Homes	125	1	RAFN (GC) - 11		6/1/2011					
	8	122	101		Ballinger Homes	127	1	RAFN (GC) - 12		6/1/2011					
	9	122	101		Ballinger Homes	128	1	RAFN (GC) - 13		6/1/2011					
	10	122	101		Ballinger Homes	191	3		12/16/2011	3/8/2012	367	\$22,719	\$11,797	\$34,516	688150
	11	122	101		Ballinger Homes	188	3		11/3/2011	3/16/2012	332	\$21,127	\$12,808	\$33,935	685347
	12	122	101		Ballinger Homes	178	2		11/2/2011	3/22/2012	333	\$21,018	\$13,814	\$34,832	684603
	13	122	101		Ballinger Homes	171	3		1/5/2012	3/28/2012	355	\$22,304	\$13,022	\$35,326	688965
	14	122	101		Ballinger Homes	133	2		11/30/2012	12/27/2012	278	\$17,800	\$10,764	\$28,564	709775
	15	122	101		Ballinger Homes	135	3		11/30/2012	12/28/2012	264	\$16,872	\$11,652	\$28,524	709839
	16	122	101		Ballinger Homes	163	2		12/5/2012	12/31/2012	292	\$18,430	\$11,234	\$29,663	710368
	17	122	101		Ballinger Homes	190	2		10/3/2012	10/30/2012	347	\$22,151	\$11,559	\$33,710	706108
	18	122	101		Ballinger Homes	194	3		12/13/2012	1/22/2013	329	\$21,049	\$12,951	\$34,000	710879
	19	122	101		Ballinger Homes	152	4		1/3/2013	1/29/2013	357	\$22,693	\$15,972	\$38,665	711845
	20	122	101		Ballinger Homes	147	5		4/30/2013	8/21/2013	367	\$23,327	\$15,923	\$39,250	720279
	21	122	101		Ballinger Homes	180	2		6/20/2013	10/8/2013	273	\$17,457	\$13,673	\$31,130	724400
	22	122	101		Ballinger Homes	155	2		7/1/2013	10/31/2013	265	\$16,662	\$13,294	\$29,956	724724
	23	122	101		Ballinger Homes	197	3		8/7/2013	11/18/2013	270	\$17,337	\$10,046	\$27,383	726807
	24	122	101		Ballinger Homes	168	3		7/26/2013	11/21/2013	268	\$16,691	\$9,956	\$26,646	726331
	25	122	101		Ballinger Homes	150	4		8/2/2013	11/25/2013	279	\$18,024	\$12,097	\$30,120	726806
	26	122	101		Ballinger Homes	145	4		9/5/2013	11/27/2013	278	\$18,623	\$17,067	\$35,689	728399
	27	122	101		Ballinger Homes	134	3		12/20/2013	2/24/2014	325	\$20,305	\$12,627	\$32,932	735905
	28	122	101		Ballinger Homes	138	5		12/10/2013	2/24/2014	356	\$22,343	\$16,924	\$39,267	735563
	29	122	101		Ballinger Homes	132	4		2/3/2014	4/29/2014	325	\$20,175	\$16,800	\$36,975	738529
	30	122	101		Ballinger Homes	153	2		4/11/2014	7/30/2014	338	\$21,224	\$10,553	\$31,777	745731
	31	122	101		Ballinger Homes	115	2		9/15/2014	12/11/2014	357	\$22,146	\$15,973	\$38,118	756502
	32	122	101		Ballinger Homes	141	2		12/22/2014	2/19/2015	303	\$18,900	\$14,548	\$33,448	763440
	33	122	101		Ballinger Homes	161	3		3/31/2015	5/15/2015	334	\$20,929	\$14,713	\$35,642	772576
	34	122	101		Ballinger Homes	110	3		4/27/2015	6/17/2015	295	\$18,259	\$14,659	\$32,918	775684
	35	122	101		Ballinger Homes	148	4		8/31/2015	10/20/2015	321	\$18,783	\$17,966	\$36,749	783449
	36	122	101		Ballinger Homes	173	2		10/15/2015	12/22/2015	309	\$21,781	\$12,762	\$34,543	758
	37	122	101		Ballinger Homes	157	3	00101010157	10/29/2015	1/7/2016	337	\$21,429	\$13,552	\$34,980	765
	38	122	101		Ballinger Homes	165	3	00101010165	2/1/2016	4/28/2016	337	\$21,121	\$14,943	\$36,064	6476
	39	122	101		Ballinger Homes	120	1	00101010120	3/15/2016	5/27/2016	330	\$20,874	\$11,248	\$32,122	9351
	40	122	101		Ballinger Homes	203	2	00101010203	9/1/2016	11/16/2016	329	\$21,097	\$11,588	\$32,685	18746
	41	122	101		Ballinger Homes	185	3	00101010185	3/7/2017	5/31/2017	347	\$22,773	\$12,311	\$35,084	29203
	42	122	101		Ballinger Homes	170	3	00101010170	5/31/2017	8/23/2017	337	\$20,755	\$10,977	\$31,732	31114
	43	122	101		Ballinger Homes	160	3	00101010160	5/16/2017	10/6/2017	341	\$22,179	\$13,439	\$35,618	31113
	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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	50	122	101		Ballinger Homes	172	2	00101010172	11/30/2018	1/31/2019	344	\$20,780	\$17,504	\$38,284	66882
	51	122	101		Ballinger Homes	175	3	00101010175	12/28/2019	2/28/2019	329	\$20,703	\$18,027	\$38,730	68214
	52	122	101		Ballinger Homes	179	3	00101010179	6/25/19	8/12/19	290	\$17,446	\$18,242	\$35,688	79974
	53	122	101		Ballinger Homes	139	5	00101010139	7/22/19	8/30/19	344	\$20,800	\$21,450	\$42,250	81744
	54	122	101		Ballinger Homes	207	2	00101010207	7/9/19	9/3/19	294	\$17,495	\$19,606	\$37,101	80792
	55	122	101		Ballinger Homes	111	3	00101010111	8/20/19	10/2/19	296	\$18,304	\$20,454	\$38,758	84222
	56	122	101		Ballinger Homes	108	4	00101010108	9/6/19	10/31/19	294	\$17,997	\$23,244	\$41,241	85414
	57	122	101		Ballinger Homes	144	2	00101010144	9/17/2019	11/20/2019	299	\$18,481	\$20,108	\$38,589	85417
	58	122	101		Ballinger Homes	177	2	00101010177	11/1/2019	1/6/2020	297	\$19,997	\$18,102	\$38,099	90402
	59	122	101		Ballinger Homes	166	2	00101010166	11/1/19	2/7/20	269	\$16,315	\$19,486	\$35,801	90403
	60	122	101		Ballinger Homes	146	4	00101010146	11/4/2019	2/13/2020	291	\$20,925	\$20,128	\$41,052	91287
	61	12	101		Ballinger Homes	186	2	00101010186	11/22/2019	2/13/2020	237	\$17,669	\$19,159	\$36,828	91288
	62	122	101		Ballinger Homes	117	3	00101010117	12/30/2019	3/13/2020	344	\$22,596	\$19,347	\$41,943	96996
	63	122	101		Ballinger Homes	187	2	00101810187	1/21/2020	4/1/2020	296	\$19,192	\$20,112	\$39,304	97004
	64	122	101		Ballinger Homes	149	4	00101010149	2/21/2020	4/29/2020	344	\$22,184	\$23,118	\$45,302	98894
	65	122	101		Ballinger Homes	210	2	00101010210	2/21/2020	4/30/2020	288	\$18,184	\$19,352	\$37,536	98895
	66	122	101		Ballinger Homes	101	2	00101010101	2/24/2020	5/1/2020	299	\$19,745	\$21,122	\$40,867	98897
	67	122	101		Ballinger Homes	136	2	00101010136	5/1/2020	7/28/2020	296	\$19,224	\$22,359	\$41,583	103447
	68	122	101		Ballinger Homes	102	3	00101010102	3/16/2020	8/24/2020	296	\$19,416	\$20,680	\$40,096	103449
	69	122	101		Ballinger Homes	151	5	00101010151	5/26/2020	9/25/2020	360	\$23,544	\$31,420	\$54,964	103540
	70	122	101		Ballinger Homes	107	5	00101010107	9/9/2020	12/9/2020	345	\$22,603	\$27,601	\$50,204	107868
	71	122	101		Ballinger Homes	143	3	00101010143	9/14/2020	12/11/2020	296	\$19,320	\$22,695	\$42,015	107869
	72	122	101		Ballinger Homes	140	4	00101010140	9/11/2020	12/16/2020	320	\$20,928	\$27,145	\$48,073	109595
	73	122	101		Ballinger Homes	142	3	00101010142	12/18/2020	3/12/2021	344	\$22,440	\$19,633	\$42,073	113822
	74	122	101		Ballinger Homes	209	3	00101010209	2/1/2021	4/1/2021	344	\$22,376	\$19,653	\$42,029	114813
	75	122	101		Ballinger Homes	191	3	00101010191	10/29/2020	4/23/2021	368	\$24,016	\$24,125	\$48,141	111909
	76	122	101		Ballinger Homes	192	2	00101010192	9/1/2020	4/26/2021	364	\$24,418	\$22,325	\$46,743	111910
	77	122	101		Ballinger Homes	199	3	00101010199	9/1/2020	5/4/2021	368	\$24,080	\$23,966	\$48,046	111911
	78	122	101		Ballinger Homes	200	2	00101010200	10/12/2020	5/20/2021	368	\$24,016	\$21,994	\$46,010	111913
	79	122	101		Ballinger Homes	183	2	00101010183	7/2/2020	5/27/2021	344	\$24,174	\$24,695	\$48,869	106160
	80	122	101		Ballinger Homes	184	3	00101010184	10/15/2019	5/28/2021	304	\$24,351	\$25,552	\$49,903	88831
		Ballinger Homes		1969	Total Units	110	Upgraded	80	Remaining	30			Avg. \$ (since 2017)	\$40,983	
Boulevard Manor															
	1	162	350		Boulevard Manor	120	1		12/1/2006	12/21/2006	166	\$7,293	\$5,118	\$12,411	551361
	2	162	350		Boulevard Manor	214	1		10/19/2007	11/14/2007	167	\$7,628	\$6,027	\$13,654	579584
	3	162	350		Boulevard Manor	308	1		12/21/2007	1/16/2008	189	\$8,505	\$6,239	\$14,744	583681
	4	162	350		Boulevard Manor	418	1		11/17/2008	12/5/2008	167	\$10,361	\$6,670	\$17,031	610880
	5	162	350		Boulevard Manor	222	1		11/25/2008	12/24/2008	184	\$11,928	\$6,866	\$18,793	611528
	6	162	350		Boulevard Manor	306	1		6/30/2008	7/8/2008	244	\$14,914	\$5,922	\$20,836	596217
	7	162	350		Boulevard Manor	118	1		12/1/2008	1/7/2009	209	\$13,585	\$7,357	\$20,942	611891
	8	162	350		Boulevard Manor	210	1		12/24/2008	1/26/2009	319	\$20,740	\$7,037	\$27,777	613483
	9	162	350		Boulevard Manor	206	1		3/16/2009	4/23/2009	328	\$21,089	\$6,738	\$27,826	619257
	10	162	350		Boulevard Manor	216	1		3/16/2009	4/8/2009	248	\$15,837	\$8,148	\$23,985	618963
	11	162	350		Boulevard Manor	405	1		3/2/2009	4/6/2009	288	\$18,638	\$6,816	\$25,454	617968
	12	162	350		Boulevard Manor	216	1		3/16/2009	4/8/2009	248	\$15,837	\$8,148	\$23,985	618963

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	13	162	350		Boulevard Manor	206	1		3/16/2009	4/23/2009	328	\$21,089	\$6,738	\$27,826	619257
	14	162	350		Boulevard Manor	320	1		6/2/2009	7/17/2009	265	\$16,233	\$7,569	\$23,802	625008
	15	162	350		Boulevard Manor	314	1		7/15/2009	8/17/2009	216	\$13,740	\$7,359	\$21,098	628006
	16	162	350		Boulevard Manor	410	1		8/3/2009	8/29/2009	241	\$15,529	\$7,068	\$22,597	629113
	17	162	350		Boulevard Manor	128	1		8/3/2009	9/4/2009	269	\$16,307	\$7,160	\$23,466	629166
	18	162	350		Boulevard Manor	215	1		2/2/2010	2/25/2010	253	\$15,803	\$6,943	\$22,746	640824
	19	162	350		Boulevard Manor	213	1		2/19/2010	4/2/2010	357	\$22,251	\$7,920	\$30,172	641800
	20	162	350		Boulevard Manor	207	1		3/24/2010	5/10/2010	313	\$19,435	\$7,021	\$26,456	644002
	21	162	350		Boulevard Manor	212	1		5/19/2010	6/22/2010	276	\$17,327	\$7,949	\$25,277	647574
	22	162	350		Boulevard Manor	221	1		6/28/2010	10/13/2010	265	\$16,783	\$8,891	\$25,674	649576
	23	162	350		Boulevard Manor	316	1		7/6/2010	10/15/2010	248	\$15,149	\$8,139	\$23,288	649985
	24	162	350		Boulevard Manor	123	1		9/24/2010	11/9/2010	258	\$16,218	\$8,582	\$24,800	654826
	25	162	350		Boulevard Manor	121	1		9/24/2010	11/17/2010	225	\$14,259	\$7,967	\$22,226	654827
	26	162	350		Boulevard Manor	125	1		9/24/2010	11/29/2010	298	\$18,914	\$9,128	\$28,042	654828
	27	162	350		Boulevard Manor	319	1		10/19/2010	12/10/2010	216	\$12,450	\$8,247	\$20,697	656304
	28	162	350		Boulevard Manor	321	1		10/26/2010	12/17/2010	282	\$16,901	\$8,387	\$25,288	656718
	29	162	350		Boulevard Manor	219	1		10/21/2010	12/24/2010	301	\$18,118	\$8,527	\$26,645	656305
	30	162	350		Boulevard Manor	317	1		11/15/2010	12/30/2010	254	\$15,593	\$7,367	\$22,960	658045
	31	162	350		Boulevard Manor	312	1		11/29/2010	1/28/2011	226	\$13,561	\$9,322	\$22,883	660528
	32	162	350		Boulevard Manor	406	1		12/10/2010	2/9/2011	286	\$18,248	\$5,447	\$23,695	659582
	33	162	350		Boulevard Manor	124	1		1/18/2011	2/18/2011	238	\$14,529	\$8,256	\$22,785	661479
	34	162	350		Boulevard Manor	129	1		2/28/2011	4/18/2011	284	\$17,393	\$8,023	\$25,416	665029
	35	162	350		Boulevard Manor	420	1		3/1/2011	4/21/2011	274	\$17,052	\$7,318	\$24,370	665030
	36	162	350		Boulevard Manor	409	1		5/4/2011	6/17/2011	261	\$15,820	\$8,719	\$24,539	669027
	37	162	350		Boulevard Manor	130	1		5/25/2011	7/15/2011	268	\$16,578	\$7,918	\$24,496	670578
	38	162	350		Boulevard Manor	322	1		6/23/11	8/3/2011	248	\$15,759	\$5,895	\$21,654	673036
	39	162	350		Boulevard Manor	313	1		7/11/11	8/23/2011	249	\$15,312	\$8,514	\$23,826	674527
	40	162	350		Boulevard Manor	412	1		8/10/11	10/21/2011	277	\$17,557	\$7,313	\$24,870	678295
	41	162	350		Boulevard Manor	310	1		10/12/11	12/28/2011	258	\$15,668	\$7,515	\$23,182	683182
	42	162	350		Boulevard Manor	318	1		1/9/12	2/27/2012	304	\$19,623	\$8,331	\$27,955	688433
	43	162	350		Boulevard Manor	411	1		5/31/12	10/16/2012	318	\$18,922	\$7,176	\$26,098	698311
	44	162	350		Boulevard Manor	315	1		9/28/12	10/30/2012	264	\$16,635	\$6,566	\$23,201	705733
	45	162	350		Boulevard Manor	211	1		10/23/12	12/31/2012	227	\$13,641	\$8,935	\$22,576	707302
	46	162	350		Boulevard Manor	408	1		12/31/2013	3/31/2014	219	\$13,951	\$9,789	\$23,740	736162
	47	162	350		Boulevard Manor	304	1		12/23/2013	3/31/2014	225	\$14,295	\$10,319	\$24,613	736163
	48	162	350		Boulevard Manor	404	1		4/4/2014	6/26/2014	235	\$14,941	\$10,595	\$25,535	744149
	49	162	350		Boulevard Manor	220	1		4/6/2014	6/30/2014	204	\$12,988	\$10,515	\$23,503	744150
	50	162	350		Boulevard Manor	419	1		7/8/2014	10/17/2014	232	\$14,770	\$9,580	\$24,349	751046
	51	162	350		Boulevard Manor	217	1		10/29/2014	12/30/2014	234	\$14,794	\$10,931	\$25,724	759436
	52	162	350		Boulevard Manor	218	1		1/23/2015	2/27/2015	227	\$14,359	\$9,929	\$24,288	766191
	53	162	350		Boulevard Manor	305	1	00303500305	11/10/2016	12/30/2016	201	\$12,761	\$9,712	\$22,473	20936
	54	162	350		Boulevard Manor	119	1	00303500119	01/03/17	3/27/2017	201	\$13,178	\$10,706	\$23,883	23462
	55	22	350		Boulevard 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	1	303500120	10/26/2018	1/29/2019	259	\$16,254	\$14,648	\$30,902	65280
	60	162	350		Boulevard Manor	413	1	00303500413	2/13/2019	4/9/2019	337	\$20,471	\$10,370	\$30,841	70606

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		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	41	124	152		Briarwood	324	1		7/27/2015	8/31/2015	153	\$9,689	\$11,175	\$20,864	781315
	42	124	152		Briarwood	202	1	00101520202	8/2/2016	9/30/2016	193	\$12,353	\$9,810	\$22,163	15651
	43	124	152		Briarwood	322	1	00101520322	11/1/2016	12/21/2016	193	\$12,449	\$10,064	\$22,513	20785
	44	124	152		Briarwood	120	1	00101520120	3/2/2017	5/23/2017	202	\$13,135	\$9,081	\$22,216	29200
	45	124	152		Briarwood	223	1	00101520223	8/29/2017	11/27/2017	194	\$12,330	\$9,459	\$21,789	38256
	46	124	152		Briarwood	315	1	00101520315	1/5/2018	3/27/2018	190	\$12,456	\$11,737	\$24,194	45427
	47	124	152		Briarwood	217	1	00101520217	6/7/2018	9/27/2018	193	\$12,027	\$11,436	\$23,463	57189
	48	124	152		Briarwood	211	1	00101520211	10/2/2018	11/20/2018	196	\$11,698	\$13,230	\$24,927	62310
	49	124	152		Briarwood	117	1	00101520117	7/15/19	8/22/19	195	\$11,285	\$13,160	\$24,445	81116
	50	124	152		Briarwood	319	1	00101520319	12/9/2019	2/21/2020	200	\$12,453	\$13,949	\$26,401	91923
	51	124	152		Briarwood	224	1	00101520224	12/16/2019	2/21/2020	196	\$11,936	\$14,334	\$26,270	93739
			Briarwood	1970	Total Units	70	Upgraded	51	Remaining	19			Avg. \$ (since 2018)	\$24,950	
Burien Park															
	1	188	390		Burien Park	329	1		9/30/2010	11/12/2010	145	\$9,074	\$4,476	\$13,550	655652
	2	188	390		Burien Park	303	1		8/9/11	10/12/2011	288	\$18,203	\$7,662	\$25,864	678160
	3	188	390		Burien Park	306	1		9/12/11	11/30/2011	219	\$13,883	\$6,555	\$20,438	680734
	4	188	390		Burien Park	112	1		10/3/11	12/15/2011	197	\$12,557	\$6,389	\$18,946	682813
	5	188	390		Burien Park	230	1		1/23/12	2/15/2012	209	\$13,445	\$6,406	\$19,851	689423
	6	188	390		Burien Park	230	1		2/21/12	3/21/2012	193	\$12,295	\$6,838	\$19,133	691189
	7	188	390		Burien Park	2	1		9/4/12	10/9/2012	173	\$10,815	\$7,465	\$18,281	703955
	8	188	390		Burien Park	300	1		1/15/13	3/29/2013	230	\$14,278	\$7,618	\$21,896	712967
	9	188	390		Burien Park	206	1		4/15/2013	6/7/2013	259	\$16,569	\$7,775	\$24,344	721008
	10	188	390		Burien Park	114	1		10/2/2013	11/29/2013	174	\$11,046	\$6,674	\$17,720	731184
	11	188	390		Burien Park	311	1		10/2/2013	11/29/2013	161	\$10,213	\$7,244	\$17,462	731185
	12	188	390		Burien Park	109	1		10/21/2013	11/29/2013	164	\$10,318	\$7,345	\$17,663	731610
	13	188	390		Burien Park	120	1		11/6/2013	11/29/2013	163	\$10,257	\$7,349	\$17,606	732368
	14	188	390		Burien Park	203	1		12/23/2014	1/30/2015	180	\$11,492	\$8,406	\$19,898	718992
	15	188	390		Burien Park	118	1		4/2/2015	4/27/2015	197	\$12,521	\$7,663	\$20,184	772883
	16	188	390		Burien Park	319	1		4/6/2015	4/27/2015	195	\$12,331	\$7,606	\$19,937	772992
	17	188	390		Burien Park	8	1		6/19/2015	7/28/2015	199	\$12,691	\$9,073	\$21,764	778890
	18	188	390		Burien Park	316	1		6/30/2015	7/30/2015	204	\$12,932	\$8,958	\$21,889	779399
	19	188	390		Burien Park	217	1		9/1/2015	9/30/2015	173	\$10,945	\$7,729	\$18,673	783666
	20	188	390		Burien Park	322	1		9/3/2015	10/22/2015	196	\$12,205	\$8,338	\$20,543	783773
	21	188	390		Burien Park	104	1		9/3/2015	10/27/2015	174	\$10,572	\$9,338	\$19,910	784005
	22	188	390		Burien Park	7	1		9/8/2015	11/23/2015	218	\$12,945	\$9,210	\$22,155	784006
	23	188	390		Burien Park	208	1		10/9/2015	11/23/2015	192	\$11,688	\$9,197	\$20,884	786279
	24	188	390		Burien Park	205	1	00303900205	12/2/2015	1/11/2016	203	\$12,579	\$7,105	\$19,684	1644
	25	188	390		Burien Park	4	1	00303900004	12/2/2015	1/14/2016	199	\$12,355	\$7,496	\$19,851	1643
	26	188	390		Burien Park	321	1	00303900321	12/18/2015	2/10/2016	193	\$12,283	\$8,880	\$21,163	2697
	27	188	390		Burien Park	111	1	00303900111	01/19/16	2/29/2016	188	\$11,876	\$9,223	\$21,099	4333
	28	188	390		Burien Park	301	1	00303900301	1/26/2016	3/8/2016	190	\$12,050	\$9,050	\$21,100	4518
	29	188	390		Burien Park	128	1	00303900128	1/11/2016	3/11/2016	208	\$13,192	\$8,519	\$21,711	3941
	30	188	390		Burien Park	211	1	00303900211	2/19/2016	3/30/2016	197	\$12,308	\$8,122	\$20,430	6134
	31	188	390		Burien Park	216	1	00303900216	4/6/2016	5/16/2016	207	\$12,743	\$7,847	\$20,589	9068
	32	188	390		Burien Park	323	1	00303900323	01/05/17	2/28/2017	188	\$12,373	\$9,798	\$22,172	23615
	33	188	390		Burien Park	101	1	00303900101	01/06/17	2/22/2017	193	\$12,636	\$9,596	\$22,232	23762

[illegible]

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	19	130	251		Casa Juanita	110	1		3/10/2009	3/31/2009	118	\$6,703	\$4,632	\$11,336	618697
	20	130	251		Casa Juanita	312	1		4/6/2009	4/21/2009	145	\$8,530	\$5,924	\$14,454	620344
	21	130	251		Casa Juanita	16	1		3/30/2009	4/30/2009	172	\$9,935	\$6,595	\$16,529	619963
	22	130	251		Casa Juanita	218	1		4/27/2009	5/12/2009	123	\$7,184	\$4,659	\$11,843	620847
	23	130	251		Casa Juanita	309	1		5/12/2009	6/1/2009	121	\$6,896	\$5,291	\$12,187	623583
	24	130	251		Casa Juanita	223	1		5/15/2009	6/5/2009	126	\$7,123	\$5,996	\$13,119	623771
	25	130	251		Casa Juanita	102	1		5/26/2009	6/15/2009	140	\$8,063	\$6,963	\$15,026	624514
	26	130	251		Casa Juanita	221	1		6/11/2009	7/6/2009	124	\$7,238	\$5,938	\$13,177	625541
	27	130	251		Casa Juanita	117	1		6/16/2009	7/8/2009	127	\$7,317	\$6,171	\$13,489	625881
	28	130	251		Casa Juanita	112	1		6/30/2009	7/20/2009	133	\$7,847	\$5,596	\$13,443	626832
	29	130	251		Casa Juanita	101	1		7/14/2009	8/13/2009	131	\$7,645	\$6,085	\$13,730	627760
	30	130	251		Casa Juanita	215	1		9/28/2009	10/28/2009	127	\$7,186	\$6,225	\$13,411	632620
	31	130	251		Casa Juanita	104	1		2/17/2010	3/1/2010	116	\$6,738	\$5,630	\$12,368	641648
	32	130	251		Casa Juanita	322	1		3/31/2010	4/22/2010	148	\$8,321	\$5,852	\$14,174	644592
	33	130	251		Casa Juanita	107	1		4/19/2010	4/30/2010	149	\$8,963	\$5,797	\$14,761	645505
	34	130	251		Casa Juanita	3	1		10/27/2010	11/29/2010	132	\$7,975	\$5,914	\$13,888	656580
	35	130	251		Casa Juanita	317	1		12/1/2010	12/22/2010	139	\$8,638	\$5,797	\$14,435	658665
	36	130	251		Casa Juanita	301	1		12/10/2010	12/29/2010	142	\$8,381	\$6,832	\$15,213	659318
	37	130	251		Casa Juanita	311	1		4/7/2011	4/27/2011	135	\$7,907	\$6,095	\$14,002	667213
	38	130	251		Casa Juanita	308	1		5/2/2011	5/27/2011	139	\$8,066	\$5,864	\$13,930	668828
	39	130	251		Casa Juanita	1	1		5/2/2011	5/27/2011	137	\$8,006	\$5,821	\$13,827	668829
	40	130	251		Casa Juanita	214	1		5/31/2011	7/18/2011	128	\$7,360	\$5,984	\$13,343	670932
	41	130	251		Casa Juanita	109	1		6/3/2011	7/19/2011	148	\$8,377	\$5,958	\$14,335	671315
	42	130	251		Casa Juanita	121	0	RAFN (GC) - 14		6/1/2011					
	42	130	251		Casa Juanita	122	0	RAFN (GC) - 15		6/1/2011					
	44	130	251		Casa Juanita	123	0	RAFN (GC) - 16		6/1/2011					
	45	130	251		Casa Juanita	124	0	RAFN (GC) - 17		6/1/2011					
	46	130	251		Casa Juanita	106	1	ARRA	1/23/2012	8/23/2012	569	\$36,761	\$26,526	\$63,287	693431
	47	130	251		Casa Juanita	108	1	ARRA	1/23/2012	8/23/2012	566	\$36,398	\$26,186	\$62,584	693432
	48	130	251		Casa Juanita	305	1		9/21/2012	10/12/2012	157	\$9,467	\$6,884	\$16,351	705214
	49	130	251		Casa Juanita	5	1		10/22/2012	11/9/2012	145	\$8,245	\$6,531	\$14,776	707314
	50	130	251		Casa Juanita	219	1		1/2/2014	2/26/2014	137	\$8,745	\$6,992	\$15,737	736432
	51	130	251		Casa Juanita	323	1		3/3/2014	5/28/2014	141	\$9,005	\$6,805	\$15,810	742374
	52	130	251		Casa Juanita	220	1		4/1/2015	5/20/2015	169	\$10,713	\$7,872	\$18,585	772822
	53	130	251		Casa Juanita	208	1	00202510208	12/17/2015	1/27/2016	177	\$11,249	\$9,291	\$20,540	3513
	54	130	251		Casa Juanita	217	1	00202510217	09/01/16	10/28/16	185	\$11,897	\$8,503	\$20,400	18745
	55	130	251		Casa Juanita	213	1	00202510213	1/9/2017	3/29/2017	197	\$12,847	\$9,559	\$22,406	23872
	56	130	251		Casa Juanita	7	1	00202510007	3/27/2017	6/28/2017	191	\$12,613	\$9,015	\$21,628	29205
	57	130	251		Casa Juanita	14	1	00202510014	7/6/2017	9/25/2017	198	\$12,682	\$10,214	\$22,896	33582
	58	130	251		Casa Juanita	10	1	00202510010	11/1/2017	1/22/2018	193	\$12,431	\$11,900	\$24,331	41196
	59	130	251		Casa Juanita	303	1	00202510303	1/22/2018	3/26/2018	198	\$12,729	\$13,236	\$25,965	45558
	60	130	251		Casa Juanita	316	1	00202510316	3/1/2018	6/29/2018	197	\$12,391	\$11,699	\$24,090	49865
	61	130	251		Casa Juanita	124	1	00202510124	2/26/2019	4/1/2019	200	\$12,414	\$10,283	\$22,697	71951
	62	130	251		Casa Juanita	114	1	00202510114	2/8/2021	4/7/2021	200	\$12,832	\$13,998	\$26,830	114029
		Casa Juanita		1970	Total Units	80	Upgraded	62	Remaining	18			Avg. \$ (since 2017)	\$23,856	
Cascade Homes															



		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	1	142	403		Cascade Homes	98	1		4/9/2009	4/24/2009	204	\$12,364	\$6,125	\$18,489	620860
	2	142	403		Cascade Homes	95	1		10/24/2011	12/6/2011	201	\$11,287	\$8,857	\$20,144	684174
	3	142	403		Cascade Homes	93	1	RAFN (GC) - 18		6/1/2011					
	4	142	403		Cascade Homes	97	1	RAFN (GC) - 19		6/1/2011					
	5	142	403		Cascade Homes	99	1	RAFN (GC) - 20		6/1/2011					
	6	142	403		Cascade Homes	100	1	RAFN (GC) - 21		6/1/3011					
	7	142	403		Cascade Homes	Q-103	3	00404030054	3/11/2019	4/30/2019	295	\$18,564	\$3,681	\$22,245	72245
	8	142	403		Cascade Homes	W-103	2	00404030030	3/12/2019	4/30/2019	381	\$23,646	\$3,311	\$26,956	72380
	9	142	403		Cascade Homes	BB-104	2	00404030009	4/29/2019	7/2/2019	273	\$17,325	\$13,151	\$30,476	75623
	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	
Cedar Grove (Sedro Woolley)															
	1	120	103		Cedar Grove	11	3		1/2/2008	2/13/2008	319	\$13,919	\$9,210	\$23,129	584104
	2	120	103		Cedar Grove	8	4		5/1/2009	6/24/2009	317	\$18,252	\$17,137	\$35,389	622731
	3	120	103		Cedar Grove	14	4		6/20/2013	7/26/2013	298	\$18,745	\$10,848	\$29,593	723216
	4	120	103		Cedar Grove	19	3		12/22/2014	2/26/2015	274	\$17,330	\$11,484	\$28,814	763447
	5	120	103		Cedar Grove	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
	8	120	103		Cedar Grove	3	4	00101030003	10/1/2019	12/18/2019	299	\$18,002	\$15,013	\$33,014	86672
	9	120	103		Cedar Grove	20	3	00101030020	6/25/2020	10/22/2020	288	18,912	20,691	39,603	106153
Cedar Grove (Sedro Woolley)				1971	Total Units	20	Upgraded	9	Remaining	11			Avg. \$ (since 2017)	\$33,962	
College Place															
	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
	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					

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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
	38	127	203		College Place	1279 A	3	00202030029	6/30/2020	10/8/2020	332	21,688	16,512	38,200	106098
	39	127	203		College Place	1279-F	3	00202030034	5/12/2021	7/1/2021	224	\$14,624	\$14,952	\$29,576	119239
		College Place		1981	Total Units	51	Upgraded	39	Remaining	12			Avg. \$ (since 2016)	\$31,823	
<b>Eastside Terrace</b>															
	1	127	202		Eastside Terrace	37	2		2/29/2008	3/24/2008	218	\$9,785	\$10,623	\$20,408	589165
	2	127	202		Eastside Terrace	24	2		7/23/2009	8/20/2009	217	\$12,393	\$11,703	\$24,096	628569
	3	127	202		Eastside Terrace	46	3		8/4/2009	9/3/2009	235	\$13,053	\$10,703	\$23,755	629239
	4	127	202		Eastside Terrace	41	3		9/29/2009	11/3/2009	231	\$13,011	\$10,458	\$23,469	632619
	5	127	202		Eastside Terrace	42	3		7/1/2010	7/22/2010	239	\$13,668	\$10,448	\$24,115	649800
	6	127	202		Eastside Terrace	38	2		7/1/2010	7/29/2010	221	\$12,688	\$11,220	\$23,908	649799
	7	127	202		Eastside Terrace	28	2		3/31/2010	4/26/2010	273	\$15,852	\$11,627	\$27,479	644557
	8	127	202		Eastside Terrace	39	2		3/7/2011	4/6/2011	241	\$13,707	\$10,228	\$23,934	664930
	9	127	202		Eastside Terrace	3	2		3/14/2011	4/8/2011	258	\$14,469	\$13,130	\$27,599	665354
	10	127	202		Eastside Terrace	30	1		5/4/2011	6/30/2011	235	\$13,196	\$9,701	\$22,897	668991
	11	127	202		Eastside Terrace	4	2		10/27/2011	12/30/2011	243	\$14,737	\$11,370	\$26,107	683743
	12	127	202		Eastside Terrace	33	1	ADA	11/30/2011	1/27/2012	221	\$12,659	\$10,504	\$23,163	686026
	13	127	202		Eastside Terrace	25	2		8/16/2012	9/17/2012	257	\$13,919	\$10,222	\$24,141	702958
	14	127	202		Eastside Terrace	2	2		11/2/2012	12/14/2012	246	\$12,976	\$10,965	\$23,940	708061
	15	127	202		Eastside Terrace	15	2		3/29/2013	5/7/2013	229	\$13,357	\$11,042	\$24,399	717985
	16	127	202		Eastside Terrace	32	1	ADA	4/23/2013	7/16/2013	250	\$13,557	\$8,820	\$22,377	719448
	17	127	202		Eastside Terrace	8	2		7/15/2013	12/23/2013	232	\$12,580	\$15,993	\$28,572	725159
	18	127	202		Eastside Terrace	21	3		8/14/2013	12/23/2013	263	\$14,154	\$13,165	\$27,319	727219
	19	127	202		Eastside Terrace	6	2		7/31/2014	10/30/2014	245	\$12,823	\$12,842	\$25,665	752687
	20	127	202		Eastside Terrace	34	1		11/10/2014	December	280	\$16,793	\$12,200	\$28,993	760113
	21	127	202		Eastside Terrace	44	3	00202020044	12/28/2015	1/28/2016	320	\$18,757	\$12,091	\$30,848	3510
	22	127	202		Eastside Terrace	27	2	00202020027	5/16/2016	6/14/2016	250	\$14,106	\$13,298	\$27,403	11235
	23	127	202		Eastside Terrace	11	2	00202020011	12/13/2016	1/30/2017	250	\$14,852	\$11,630	\$26,482	22552
	24	127	202		Eastside Terrace	26	2	00202020026	1/30/2017	3/29/2017	247	\$16,165	\$10,742	\$26,907	24793

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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
	33	127	202		Eastside Terrace	31	1	00202020031	5/22/2019	7/16/2019	291	\$17,740	\$14,458	\$32,198	77411
	34	127	202		Eastside Terrace	12	2	00202020012	7/1/2019	8/1/2019	260	\$15,764	\$15,289	\$31,053	80156
	35	127	202		Eastside Terrace	18	2	00202020018	7/31/2019	9/23/2019	248	\$14,599	\$15,247	\$29,847	82376
	36	127	202		Eastside Terrace	17	2	00202020017	8/6/2019	9/26/2019	243	\$14,363	\$15,059	\$29,422	82797
	37	127	202		Eastside Terrace	50	3	00202020050	9/30/2019	11/1/2019	264	\$15,663	\$15,058	\$30,721	86513
	38	125	202		Eastside Terrace	45	3	00202020045	11/3/2019	1/2/2020	258	\$15,712	\$14,698	\$30,410	90124
	39	125	202		Eastside Terrace	13	2	00202020013	1/20/2019	3/20/2020	261	\$16,805	\$15,837	\$32,642	95139
	40	125	202		Eastside Terrace	22	2	00202020022	1/16/2020	3/23/2020	272	\$17,604	\$16,306	\$33,911	95425
	41	125	202		Eastside Terrace	40	3	00202020040	5/13/2020	7/23/2020	273	\$17,571	\$13,063	\$30,634	103145
		Eastside Terrace		1980	Total Units	50	Upgraded	41	Remaining	9			Avg. \$ <sub>(since 2017)</sub>	\$29,951	
Federal Way Houses															
	1	166	508		Federal Way Houses	2	2		4/6/2009	6/8/2009	581	\$36,182	\$10,145	\$46,326	620894
	2	166	508		Federal Way Houses	3	3		9/1/2014	11/24/2014	608	\$38,532	\$15,835	\$54,367	756084
	3	509	508		Federal Way Houses	1	3	00505080001	1/13/2020	5/28/2020	491	\$30,721	\$15,869	\$46,590	97456
		Federal Way Houses		1993	Total Units	3	Upgraded	3	Remaining	0			Avg. \$	\$49,094.51	
Firwood Circle															
	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
		Firwood Circle		1971	Total Units	50	Upgraded	3	Remaining	47			Avg. \$	\$28,392	
Forest Glen															
	-	126	250		Forest Glen	7	1		10/1/2008	11/12/2008	256	\$15,832	\$7,500	\$23,332	604911
	-	126	250		Forest Glen	19	1		5/1/2009	5/22/2009	249	\$14,020	\$8,056	\$22,077	622706
	-	126	250		Forest Glen	8	1		5/29/2009	6/29/2009	204	\$11,802	\$7,923	\$19,724	624581
	-	126	250		Forest Glen	13	1		1/15/2010	2/23/2010	201	\$12,644	\$8,549	\$21,194	639928
	-	126	250		Forest Glen	2	1		3/2/2010	3/22/2010	195	\$12,419	\$7,661	\$20,080	642787
	-	126	250		Forest Glen	35	1		7/2/2010	8/24/2010	194	\$11,292	\$8,322	\$19,615	649991
	-	126	250		Forest Glen	1	1		7/29/2010	8/31/2010	205	\$12,023	\$8,248	\$20,271	651522
	-	126	250		Forest Glen	15	1		9/10/2010	10/8/2010	192	\$11,017	\$7,841	\$18,858	653816
	-	126	250		Forest Glen	38	1		11/3/2010	12/3/2010	194	\$10,924	\$6,748	\$17,672	657166
	-	126	250		Forest Glen	12	1		12/6/2010	12/23/2010	190	\$11,785	\$6,537	\$18,322	658790

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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	37	126	250		Forest Glen	22	1	00202500022	09/06/16	5/26/2017	162	\$10,662	\$10,685	\$21,347	26320
	38	126	250		Forest Glen	17	1	00202500017	09/06/16	5/30/2017	168	\$11,000	\$10,551	\$21,551	26313
	39	126	250		Forest Glen	18	1	00202500018	09/06/16	5/30/2017	168	\$11,096	\$10,625	\$21,721	26315
	40	126	250		Forest Glen	19	1	00202500019	09/06/16	5/30/2017	168	\$11,032	\$9,794	\$20,826	26318
		Forest Glen		1970	Total Units	40	Upgraded	40	Remaining	0			Avg. \$ (since 2016)	\$30,052	
Houghton Court															
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
2021500	4	153	215		Houghton Court	101	3	00202150101	10/15/2018	11/28/2018	297	\$17,695	\$14,816	\$32,511	64391
		Houghton Court			Total Units	15	Upgraded	4	Remaining	11			Avg. \$	\$41,796.42	
Illahee Creekside															
	1	169	158		Illahee	7	2	00202960007	1/7/2021	3/1/2021	344	\$22,376	\$18,964	\$41,340	113430
	2	169	158		Illahee	25	1	00202960025	1/7/2021	3/18/2021	324	\$21,132	\$17,626	\$38,758	113824
		Illahee Creekside		1967	Total Units	36	Upgraded	2	Remaining	34			Avg. \$	\$40,049	
Island Crest															
	1	118	213		Island Crest	16	1	Drywall Contractor	6/30/2012	2/14/2014	371	\$23,691	\$19,598	\$43,289	718276
	2	118	213		Island Crest	17	1	Drywall Contractor	8/31/2011	2/18/2014	417	\$26,597	\$19,972	\$46,569	718992
	3	118	213		Island Crest	27	1	Drywall Contractor	8/31/2011	3/7/2014	343	\$21,967	\$19,184	\$41,151	718282
	4	118	213		Island Crest	28	1	Drywall Contractor	1/17/2013	3/12/2014	373	\$23,777	\$18,430	\$42,207	718285
	5	118	213		Island Crest	6	2	Drywall Contractor	4/16/2013	3/19/2014	439	\$28,067	\$23,252	\$51,319	718996
	6	118	213		Island Crest	21	1		10/31/2012	6/24/2014	334	\$21,294	\$14,938	\$36,232	718993
	7	118	213		Island Crest	15	1		7/31/2013	6/27/2014	343	\$21,771	\$15,169	\$36,940	727331
	8	118	213		Island Crest	22	1		2/26/2014	7/23/2014	381	\$24,323	\$12,776	\$37,098	740947
	9	118	213		Island Crest	24	1		6/10/2013	7/28/2014	413	\$26,195	\$14,993	\$41,188	725659
	10	118	213		Island Crest	9	2		4/8/2014	7/30/2014	348	\$22,364	\$11,654	\$34,018	746771
	11	118	213		Island Crest	30	2		8/4/2014	11/19/2014	349	\$22,115	\$14,736	\$36,851	757239
	12	118	213		Island Crest	19	1		8/15/2014	11/21/2014	359	\$22,583	\$13,857	\$36,440	757242
	13	118	213		Island Crest	5	2		10/3/2014	11/25/2014	351	\$22,191	\$12,990	\$35,181	758621
	14	118	213		Island Crest	11	2	00802130011	1/6/2016	2/24/2016	198	\$12,486	\$9,193	\$21,679	4409
	15	118	213		Island Crest	20	2	802130020	4/12/2017	7/5/2017	293	\$18,748	\$13,858	\$32,606	28560
		Island Crest		1959	Total Units	30	Upgraded	15	Remaining	15		Avg. \$ (since 2014 exc. Contractor)		\$34,823	
Kirkland Place															
	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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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
		Kirkland Place			Total Units	9	Upgraded	9	Remaining	0			Avg. \$ (since 2017)	\$28,330	
Lake House															
	1	124	154		Lake House	106	1		9/15/2006	10/4/2006	121	\$5,628	\$3,641	\$10,771	554392
	2	124	154		Lake House	109	1		12/31/2006	1/16/2007	130	\$5,786	\$4,985	\$12,595	557841
	3	124	154		Lake House	309	1		1/29/2007	2/16/2007	144	\$6,802	\$5,793	\$9,358	559448
	4	124	154		Lake House	105	1		2/7/2007	3/2/2007	115	\$5,376	\$3,982	\$10,308	570621
	5	124	154		Lake House	316	1		7/3/2007	8/1/2007	143	\$6,291	\$4,017	\$11,780	574020
	6	124	154		Lake House	319	1		8/15/2007	9/4/2007	179	\$7,985	\$3,795	\$11,261	577409
	7	124	154		Lake House	13	1		9/25/2007	10/9/2007	137	\$6,080	\$5,181	\$12,679	581610
	8	124	154		Lake House	312	1		11/26/2007	12/14/2007	152	\$6,785	\$5,895	\$12,533	586959
	9	124	154		Lake House	317	1		2/4/2008	2/28/2008	141	\$6,268	\$6,265	\$14,994	590212
	10	124	154		Lake House	201	1		3/19/2008	4/11/2008	171	\$7,650	\$7,344	\$13,947	592350
	11	124	154		Lake House	318	1		4/2/2008	5/16/2008	151	\$7,943	\$6,005	\$13,220	602647
	12	124	154		Lake House	107	1		9/17/2008	10/2/2008	145	\$7,843	\$5,377	\$13,811	603329
	13	124	154		Lake House	8	1		10/8/2008	11/14/2008	136	\$8,417	\$5,393	\$13,811	
	14	124	154		Lake House	212	1		12/15/2008	2/12/2009	145	\$9,253	\$5,454	\$14,707	612982
	15	124	154		Lake House	120	1		11/25/2008	1/29/2009	165	\$9,392	\$5,422	\$14,814	612421
	16	124	154		Lake House	202	1		2/27/2009	3/23/2009	147	\$8,194	\$5,997	\$14,190	617600
	17	124	154		Lake House	314	1		3/31/2009	4/17/2009	148	\$8,220	\$6,310	\$14,531	620132
	18	124	154		Lake House	6	1		4/24/2009	5/15/2009	167	\$9,263	\$6,081	\$15,344	622336
	19	124	154		Lake House	122	1		5/22/2009	6/26/2009	143	\$8,373	\$6,398	\$14,771	624613
	20	124	154		Lake House	304	1		7/6/2009	8/3/2009	147	\$9,072	\$5,858	\$14,930	627243
	21	124	154		Lake House	14	1		8/13/2009	9/14/2009	148	\$8,203	\$6,704	\$14,907	629829
	22	124	154		Lake House	110	1		10/1/2009	10/16/2009	185	\$10,867	\$6,522	\$17,389	632741
	23	124	154		Lake House	302	1		2/12/2010	2/26/2010	150	\$8,737	\$6,745	\$15,482	641560
	24	124	154		Lake House	306	1		6/1/2010	6/29/2010	186	\$9,949	\$6,318	\$16,267	648158
	25	124	154		Lake House	102	2		6/7/2010	6/30/2010	207	\$11,835	\$7,770	\$19,605	648528
	26	124	154		Lake House	108	1		10/6/2010	10/29/2010	176	\$9,861	\$6,381	\$16,242	655593
	27	124	154		Lake House	7	1		12/9/2010	12/30/2010	180	\$10,860	\$6,873	\$17,733	659193
	28	124	154		Lake House	10	1		7/13/2011	9/13/2011	164	\$9,733	\$7,538	\$17,272	675246
	29	124	154		Lake House	112	1	RA - Modified	12/19/2011	1/31/2012	243	\$14,165	\$8,348	\$22,513	687823
	30	124	154		Lake House	208	1		10/15/2012	10/31/2012	179	\$10,159	\$7,821	\$17,980	706722
	31	124	154		Lake House	216	1		2/1/2013	3/13/2013	179	\$9,670	\$7,614	\$17,285	714113
	32	124	154		Lake House	310	1		3/25/2013	5/2/2013	169	\$9,497	\$7,764	\$17,261	717580
	33	124	154		Lake House	204	1		4/1/2013	5/17/2013	169	\$9,715	\$7,740	\$17,454	718037
	34	124	154		Lake House	221	1		7/8/2013	9/19/2013	157	\$9,699	\$6,888	\$16,588	724725
	35	130	154		Lake House	220	1		8/5/2014	10/21/2014	176	\$10,207	\$7,637	\$17,844	753383
	36	130	154		Lake House	111	1		10/1/2014	December	164	\$10,457	\$8,890	\$19,347	758379
	37	124	154		Lake House	303	1		9/1/2015	10/30/2015	173	\$10,925	\$10,011	\$20,935	785140

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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		Lake House	9	1	00101540009	5/1/2019	6/28/2019	200	\$12,604	\$14,523	\$27,127	75938
	47	124	154		Lake House	217	1	00101540217	7/9/19	8/30/19	200	\$8,797	\$14,027	\$22,825	80619
	48	124	154		Lakehouse	218	1	00101540218	1/25/2021	3/25/2021	200	\$13,080	\$14,865	\$27,945	113826
	49	124	150		Lakehouse	308	1	00101540308	3/4/2021	5/21/2021	200	\$13,080	\$13,952	\$27,032	116565
	50	124	154		Lakehouse	202	1	00101540202	4/5/2021	6/17/2021	213	\$13,855	\$13,195	\$27,050	117425
		Lake House		1972	Total Units	70	Upgraded	50	Remaining	20			Avg. \$ (since 2017)	\$25,051	
Northlake House															
	1	187	290		Northlake House	104	1		7/14/2009	8/17/2009	271	\$14,316	\$10,094	\$24,410	627898
	2	187	290		Northlake House	409	1		7/8/2010	8/10/2010	214	\$12,046	\$7,786	\$19,832	650157
	3	187	290		Northlake House	303	1		9/20/2010	10/11/2010	185	\$10,384	\$5,988	\$16,373	654797
	4	187	290		Northlake House	203	1		10/4/2010	10/22/2010	184	\$10,420	\$7,238	\$17,658	655319
	5	187	290		Northlake House	222	1		11/18/2010	12/14/2010	151	\$9,475	\$5,795	\$15,270	657712
	6	187	290		Northlake House	102	1	Flood unit	12/2/2010	1/14/2011	332	\$17,109	\$7,997	\$25,107	658510
	7	187	290		Northlake House	105	1		2/18/2011	3/21/2011	246	\$13,760	\$9,892	\$23,652	664157
	8	187	290		Northlake House	405	1		9/30/2011	12/27/2011	176	\$11,097	\$8,306	\$19,403	682646
	9	187	290		Northlake House	307	1		12/28/2011	2/8/2012	192	\$12,260	\$8,132	\$20,392	688328
	10	187	290		Northlake House	115	1		10/2/2012	10/16/2012	187	\$11,786	\$6,246	\$18,032	705889
	11	187	290		Northlake House	114	1		10/26/2012	11/9/2012	165	\$10,469	\$7,407	\$17,876	707668
	12	187	290		Northlake House	204	1		5/3/2013	8/30/2013	176	\$11,161	\$7,220	\$18,381	722661
	13	187	290		Northlake House	211	1		3/5/2014	4/30/2014	178	\$11,274	\$6,638	\$17,912	742270
	14	187	290		Northlake House	302	1		9/24/2014	10/30/2014	194	\$11,933	\$6,080	\$18,013	756821
	15	187	290		Northlake House	310	1		11/30/2014	1/14/2015	181	\$11,461	\$8,921	\$20,382	763093
	16	187	290		Northlake House	219	1		1/21/2015	2/26/2015	176	\$11,312	\$9,404	\$20,716	767032
	17	187	290		Northlake House	208	1		4/8/2015	5/13/2015	181	\$11,481	\$8,259	\$19,740	774116
	18	187	290		Northlake House	311	1	00202900311	2/2/2017	3/31/2017	239	\$15,596	\$9,758	\$25,353	26401
	19	187	290		Northlake House	217	1	00202900217	2/27/2017	4/18/2017	239	\$15,596	\$9,758	\$25,353	26401
	20	187	290		Northlake House	309	1	00202900309	4/6/2017	6/28/2017	237	\$15,495	\$10,158	\$25,653	28562
	21	187	290		Northlake House	215	1	00202900215	4/27/2017	7/24/2017	194	\$12,263	\$10,034	\$22,296	31107
	22	187	290		Northlake House	403	1	00202900403	6/30/2017	8/25/2017	200	\$12,636	\$10,008	\$22,644	33578
	23	187	290		Northlake House	209	1	00202900209	7/3/2017	8/25/2017	185	\$11,595	\$10,373	\$21,968	33581
	24	187	290		Northlake House	205	1	00202900206	7/31/2017	9/29/2017	190	\$12,322	\$9,254	\$21,576	34605
	25	187	290		Northlake House	207	1	00202900207	11/19/2018	1/18/2019	193	\$11,395	\$10,613	\$22,008	66711
	26	187	290		Northlake House	308	1	00202900308	3/8/2019	4/30/2019	200	\$11,980	\$13,263	\$25,243	72164
	27	187	290		Northlake House	214	1	00202900214	12/26/2019	2/27/2020	200	\$12,752	\$14,153	\$26,905	94298
	28	187	290		Northlake House	104	1	00202900104	10/1/2020	12/31/2020	200	\$13,080	\$13,985	\$27,065	109596
		Northlake House		1981	Total Units	38	Upgraded	28	Remaining	10			Avg. \$ (since 2017)	\$24,188	

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
Northridge I															
	1	125	151		Northridge I	110	1		8/11/2008	9/12/2008	203	\$9,932	\$8,274	\$18,206	601843
	2	125	151		Northridge I	208	1		10/30/2008	1/2/2009	147	\$8,928	\$3,930	\$12,858	612283
	3	125	151		Northridge I	205	1		12/1/2008	1/12/2009	197	\$11,086	\$6,709	\$17,795	612083
	4	125	151		Northridge I	112	1		12/1/2008	1/15/2009	156	\$8,826	\$5,843	\$14,670	612079
	5	125	151		Northridge I	11	1		1/27/2009	2/18/2009	169	\$9,797	\$7,421	\$17,218	615729
	6	125	151		Northridge I	218	1		3/5/2009	3/20/2009	133	\$7,834	\$6,684	\$14,519	617540
	7	125	151		Northridge I	221	1		5/18/2009	6/8/2009	160	\$8,955	\$6,796	\$15,751	623811
	8	125	151		Northridge I	3	1		6/5/2009	6/24/2009	154	\$8,781	\$7,897	\$16,678	624716
	9	125	151		Northridge I	201	1		6/17/2009	7/10/2009	148	\$8,734	\$7,972	\$16,706	625884
	10	125	151		Northridge I	2	1		12/30/2009	1/26/2010	199	\$11,665	\$7,905	\$19,570	638922
	11	125	151		Northridge I	202	1		1/12/2010	2/2/2010	203	\$11,624	\$7,774	\$19,398	639703
	12	125	151		Northridge I	223	1		3/24/2010	4/21/2010	201	\$11,329	\$7,606	\$18,934	644019
	13	125	151		Northridge I	216	1		11/18/2010	12/21/2010	169	\$9,418	\$7,329	\$16,747	658018
	14	125	151		Northridge I	1	1		3/28/2011	5/3/2011	199	\$11,662	\$6,614	\$18,276	667030
	15	125	151		Northridge I	304	1		6/29/2011	8/16/2011	187	\$10,545	\$7,122	\$17,667	673883
	16	125	151		Northridge I	12	1		8/29/2011	11/28/2011	179	\$10,815	\$8,298	\$19,112	680995
	17	125	151		Northridge I	115	1		9/30/2011	12/5/2011	166	\$10,042	\$8,017	\$18,059	682648
	18	125	151		Northridge I	102	0	RAFN (GC) - 25		7/1/2011					
	19	125	151		Northridge I	104	0	RAFN (GC) - 26		7/1/2011					
	20	125	151		Northridge I	105	1	RAFN (GC) - 27		7/1/2011					
	21	125	151		Northridge I	108	0	RAFN (GC) - 28		7/1/2011					
	22	125	151		Northridge I	111	1	RAFN (GC) - 29		7/1/2011					
	23	125	151		Northridge I	209	1		9/13/2013	12/6/2013	157	\$10,029	\$6,196	\$16,225	728937
	24	125	151		Northridge I	214	1		2/19/2014	5/12/2014	182	\$11,446	\$6,567	\$18,013	741703
	25	125	151		Northridge I	6	1		6/26/2014	9/23/2014	177	\$11,249	\$10,361	\$21,610	752566
	26	125	151		Northridge I	107	1		5/26/2015	7/28/2015	170	\$10,786	\$10,359	\$21,145	777450
	27	125	151		Northridge I	119	1		9/29/2015	11/20/2015	175	\$11,119	\$8,886	\$20,005	328
	28	125	151		Northridge I	211	1		9/30/2015	11/20/2015	182	\$11,574	\$8,597	\$20,171	345
	29	125	151		Northridge I	118	1	00101510118	3/30/2016	6/7/2016	160	\$10,118	\$9,271	\$19,389	11060
	30	125	153		Northridge I	142	1	00101530142	05/30/16	7/25/2016	176	\$11,120	\$9,796	\$20,916	14363
	31	125	151		Northridge I	13	1	00101510013	10/30/2015	1/14/2016	189	\$11,949	\$9,144	\$21,093	796
	32	125	153		Northridge I	224	1	00101510224	11/24/2015	1/14/2016	196	\$12,282	\$8,914	\$21,196	3507
	33	125	151		Northridge I	206	1	00101510206	1/22/2016	3/8/2016	173	\$10,987	\$9,268	\$20,255	5774
	34	125	153		Northridge I	231	1	00101530231	2/19/2016	4/6/2016	196	\$12,004	\$9,813	\$21,817	6506
	35	125	151		Northridge I	9	1	00101510009	5/15/2017	8/23/2017	193	\$12,103	\$10,306	\$22,409	31112
	36	125	151		Northridge I	124	1	00101510124	7/21/2017	9/22/2017	193	\$12,643	\$10,317	\$22,960	33583
	37	125	151		Northridge I	301	1	00101510301	9/18/2017	12/1/2017	193	\$12,411	\$11,149	\$23,560	38264
	38	125	151		Northridge 1	10	1	00101530010	6/1/2018	8/31/2018	200	\$11,999	\$11,068	\$23,067	57900
	39	125	151		Northridge I	123	1	00101510123	4/22/2019	5/31/2019	200	\$11,800	\$13,920	\$25,720	75182
	40	125	151		Northridge I	116	1	00101510116	8/30/19	10/8/19	200	\$11,852	\$13,736	\$25,588	85420
	41	125	151		Northridge I	220	1	00101510220	10/9/2019	12/4/2019	200	\$12,476	\$13,555	\$26,031	87547
	42	125	151		Northridge I	222	1	00101510222	10/31/2019	12/19/2019	200	\$11,460	\$13,509	\$24,969	90401
	43	125	151		Northridge I	203	1	00101510203	12/5/2019	3/6/2020	197	\$12,879	\$14,526	\$27,405	94300
	44	125	151		Northridge I	307	1	00101510307	1/3/2019	3/10/2020	200	\$12,720	\$14,437	\$27,157	94301
	45	125	151		Northridge I	103	1	00101510103	3/7/2020	5/14/2020	200	\$12,952	\$14,495	\$27,447	101220



		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	46	125	151		Northridge I	302	1	00101510302	5/14/2020	7/29/2020	200	\$13,080	\$14,158	\$27,238	104351
		Northridge I		1969	Total Units	70	Upgraded	46	Remaining	24			Avg. \$ (since 2017)	\$25,296	
Northridge II															
	1	125	153		Northridge II	232	1		3/2/2009	3/17/2009	139	\$8,014	\$7,598	\$15,611	617538
	2	125	153		Northridge II	241	1		8/31/2009	9/21/2009	152	\$8,536	\$8,121	\$16,657	630716
	3	125	153		Northridge 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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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
	45	125	153		Northridge II	126	1	00101530126	10/1/2019	11/18/2019	197	\$12,159	\$13,747	\$25,906	86673
	46	125	153		Northridge II	28	1	00101530028	10/5/2019	11/26/2019	198	\$11,499	\$14,191	\$25,690	87546
	47	125	151		Northridge II	336	1	00101530336	11/11/2019	12/23/2019	200	\$11,524	\$14,935	\$26,459	90399
	48	125	153		Northridge II	229	1	00101530229	11/20/2019	3/12/2020	200	\$12,836	\$14,912	\$27,748	94299
	49	125	153		Northridge II	332	1	00101530332	6/12/2020	9/1/2020	200	\$13,048	\$15,202	\$28,250	105050
	50	125	153		Northridge II	245	1	00101530245	1/29/2021	3/17/2021	200	\$12,984	\$13,854	\$26,838	113823
		Northridge II		1975	Total Units	70	Upgraded	50	Remaining	20			Avg. \$ (since 2017)	\$25,610	
Northwood															
	1	187	191		Northwood	205	1		2/25/2010	3/9/2010	175	\$10,483	\$7,139	\$17,621	642337
	2	187	191		Northwood	308	1		3/5/2010	3/29/2010	189	\$10,732	\$7,195	\$17,927	643029
	3	187	191		Northwood	204	1		2/7/2011	2/23/2011	170	\$10,199	\$6,795	\$16,994	662931
	4	187	191		Northwood	208	1		3/22/2011	4/18/2011	171	\$9,794	\$6,812	\$16,606	666566
	5	187	191		Northwood	207	1		11/30/2011	1/24/2012	163	\$9,441	\$7,861	\$17,303	686116
	6	187	191		Northwood	105	1		12/14/2011	1/26/2012	178	\$9,947	\$7,394	\$17,341	687827
	7	187	191		Northwood	314	1		4/24/2013	6/21/2013	151	\$9,555	\$6,548	\$16,103	720280
	8	187	191		Northwood	203	1		5/6/2013	6/21/2013	154	\$9,706	\$6,654	\$16,360	720779
	9	187	191		Northwood	210	1		5/5/2014	8/28/2014	181	\$11,383	\$7,699	\$19,081	746624
	10	187	191		Northwood	201	1		11/15/2014	December	180	\$11,231	\$7,901	\$19,132	759744
	11	187	191		Northwood	109	1		12/30/2014	2/26/2015	162	\$10,386	\$7,364	\$17,750	764227
	12	187	191		Northwood	106	1		3/16/2015	4/29/2015	169	\$10,633	\$8,788	\$19,421	771558
	13	187	191		Northwood	305	1		4/13/2015	5/22/2015	165	\$10,501	\$8,287	\$18,787	774978
	14	187	191		Northwood	102	1		5/11/2015	6/8/2015	166	\$10,502	\$9,115	\$19,617	777449
	15	187	191		Northwood	312	1		5/29/2015	6/29/2015	170	\$10,786	\$8,918	\$19,704	778652
	16	187	191		Northwood	107	1		9/17/2015	10/19/2015	163	\$10,347	\$9,189	\$19,536	785138
	17	187	191		Northwood	301	1		9/23/2015	10/19/2015	163	\$9,998	\$9,315	\$19,313	785146
	18	187	191		Northwood	307	1	00101910307	8/22/2016	9/30/2016	193	\$12,225	\$10,062	\$22,287	17099
	19	189	191		Northwood	309	1	00101910309	2/24/2017	3/31/2017	197	\$12,815	\$10,097	\$22,912	25983
	20	189	191		Northwood	311	1	00101910311	5/15/2017	7/25/2017	193	\$12,559	\$10,125	\$22,684	31111
	21	180	191		Northwood	202	1	00101910180	2/27/2018	4/30/2018	237	\$14,559	\$10,860	\$25,419	49870
	22	189	191		Northwood	108	1	00101910180	3/12/2018	4/30/2018	248	\$15,216	\$10,392	\$25,608	49871
	23	189	191		Northwood	103	1	00101910103	2/28/2020	5/21/2020	200	\$12,952	\$12,934	\$25,886	101219
	24	189	191		Northwood	306	1	00101910306	6/8/2020	9/1/2020	201	\$13,083	\$13,573	\$26,656	106149
	25	189	191		Northwood	313	1	00101910313	6/8/2020	9/30/2020	192	\$12,576	\$13,987	\$26,563	106150
		Northwood			Total Units	34	Upgraded	25	Remaining	9			Avg. \$ (since 2017)	\$25,104	
Northwood Square															
	1	208	467		Northwood Square	B-5	2	00404670013	3/14/2016	4/13/2016	312	\$19,678	\$14,976	\$34,653	7452
	2	208	467		Northwood Square	A-6	3	00404670006	3/2/2016	4/29/2016	333	\$21,147	\$17,179	\$38,325	6947
	3	208	467		Northwood Square	B-9	3	00404670017	5/27/2016	6/29/2016	301	\$18,790	\$12,651	\$31,441	11675
	4	208	467		Northwood Square	A-4	2	00404670004	10/3/2016	12/22/2016	297	\$18,953	\$14,260	\$33,213	18903
	5	208	467		Northwood Square	B-1	3	00404670009	10/24/2016	12/29/2016	287	\$18,319	\$15,210	\$33,529	20026

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	6	208	467		Northwood Square	C-2		00404670020	02/24/17	4/27/2017	276	\$18,084	\$11,771	\$29,855	26023
	7	208	467		Northwood Square	B-8	3	40467	4/4/2017	6/19/2017	280	\$18,328	\$11,605	\$29,933	28062
	8	208	467		Northwood Square	A2	3	504670002	3/1/2018	5/14/2018	323	\$21,156	\$13,711	\$34,867	48277
	9	208	467		Northwood Square	C-6	3	404670024	6/18/2018	8/27/2018	343	\$22,647	\$11,249	\$33,896	55501
	10	208	467		Northwood Square	C1	3	404670019	9/26/2018	12/18/2018	350	\$22,489	\$12,955	\$35,444	61882
	11	208	467		Northwood Square	B4	2	404670012	12/6/2018	1/22/2019	307	\$20,453	\$14,354	\$34,807	66856
	12	208	467		Northwood Square	B-2	3	00404670010	2/28/2019	4/25/2019	397	\$24,288	\$7,887	\$32,175	71510
	13	208	467		Northwood Square	A8	2	00404670008	6/1/2020	8/3/2020	276	\$13,510	\$14,177	\$27,687	104421
	14	208	467		Northwood Square	C4	2	00404670022	8/11/2020	12/1/2020	374	23,302	15,706	39,008	108194
	15	208	467		Northwood Square	B3	2	00404670011	12/14/2020	2/8/2021	300	\$19,800	\$17,317	\$37,117	108194
	16	208	467		Northwood Square	C3	2	00404670022	1/30/2020	4/20/2021	303	\$19,420	\$16,443	\$35,863	113116
	17	208	467		Northwood Square	A3	2	00404670022	2/10/2021	5/5/2021	276	\$17,496	\$18,385	\$35,881	114670
	18	208	467		Northwood Square	C5	2	00404670022	4/31/21	6/30/2021	376	\$23,704	\$17,474	\$41,178	117539
		Northwood Square			Total Units	24	Upgraded	18	Remaining	6			Avg. \$ <small>(since 2017)</small>	\$34,439	
Pacific Court															
	1	164	365		Pacific Court	A 7	2	Fully mod	1/4/2010	4/9/2010	643	\$41,293	\$17,242	\$58,535	639042
	2	164	365		Pacific Court	A 8	1	Fully mod	1/4/2010	4/9/2010	525	\$33,593	\$17,017	\$50,610	639043
	3	164	365		Pacific Court	A8	1	00303650108	3/26/2019	5/17/2019	394	\$25,446	\$12,756	\$38,202	73432
		Pacific Court		2009	Total Units	32	Upgraded	3	Remaining	29			Avg. \$ <small>(since 2019)</small>	\$38,202	
Park Royal															
	1	123	105		Park Royal	1202	2	001010501202	11/20/2020	1/27/2021	272	\$17,776	\$17,896	\$35,672	111908
				2010	Total Units	25	Upgraded	1	Remaining	24			Avg. \$	\$35,672	
Pepper Tree															
	1	122	104		Pepper Tree	10	2		4/1/2009	5/12/2009	309	\$19,813	\$9,411	\$29,224	620574
	2	122	104		Pepper Tree	28	2		6/3/2011	7/26/2011	265	\$16,257	\$10,742	\$26,999	671379
	3	122	104		Pepper Tree	17	2		8/23/2011	10/26/2011	200	\$12,632	\$10,846	\$23,478	680867
	4	122	104		Pepper Tree	21	2		9/2/2011	10/28/2011	217	\$13,721	\$10,171	\$23,892	680868
	5	122	104		Pepper Tree	19	2		4/11/2012	6/19/2012	220	\$14,044	\$9,930	\$23,974	694891
	6	122	104		Pepper Tree	11	2		4/17/2012	6/22/2012	251	\$15,647	\$10,793	\$26,440	695438
	7	122	104		Pepper Tree	32	2		10/24/2012	11/26/2012	192	\$12,200	\$8,765	\$20,965	707669
	8	122	104		Pepper Tree	29	2		4/11/2013	5/24/2013	247	\$15,711	\$9,857	\$25,568	718654
	9	122	104		Pepper Tree	16	1		6/20/2013	10/9/2013	239	\$15,020	\$8,832	\$23,852	724723
	10	122	104		Pepper Tree	20	2		5/8/2014	8/18/2014	229	\$14,349	\$12,702	\$27,051	746706
	11	122	104		Pepper Tree	39	2		5/27/2014	8/29/2014	249	\$15,525	\$12,936	\$28,461	747985
	12	122	104		Pepper Tree	33	2		4/24/2015	6/3/2015	234	\$14,140	\$11,917	\$26,056	775472
	13	122	104		Pepper Tree	15	1		5/26/2015	6/30/2015	230	\$14,356	\$10,644	\$24,999	777547
	14	122	104		Pepper Tree	12	2		9/4/2015	9/30/2015	231	\$13,784	\$10,451	\$24,235	783839
	15	122	104		Pepper Tree	37	2	00101040037	6/6/2016	7/28/2016	262	\$15,583	\$11,616	\$27,199	13311
	16	122	104		Pepper Tree	14	2	00101040014	6/8/2016	7/28/2016	262	\$16,432	\$11,696	\$28,128	13310

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	17	122	104		Pepper Tree	27	2	00101040027	11/13/2017	1/29/2018	232	\$14,240	\$13,256	\$27,497	41465
	18	122	104		Pepper Tree	13	2	00101040013	1/2/2018	2/26/2018	249	\$15,739	\$12,422	\$28,161	44722
	19	122	104		Pepper Tree	24	2	00101040024	1/2/2018	2/26/2018	233	\$14,423	\$13,131	\$27,554	45559
	20	122	104		Pepper Tree	26	2	00101040023	4/10/2018	6/29/2018	249	\$15,771	\$12,299	\$28,070	54309
		Pepper Tree		2009	Total Units	30	Upgraded	20	Remaining	10			Avg. \$ (since 2017)	\$27,821	
Southridge House															
	1	167	552		Southridge House	411	1		7/27/2006	8/9/2006	147	\$6,489	\$5,933	\$12,422	541202
	2	167	552		Southridge House	505	1		12/26/2006	1/21/2007	151	\$6,418	\$5,613	\$12,031	553794
	3	167	552		Southridge House	202	1		7/15/2008	8/6/2008	194	\$11,525	\$6,530	\$18,056	598097
	4	167	552		Southridge House	303	1		7/25/2008	8/25/2008	282	\$17,906	\$6,494	\$24,400	599576
	5	167	552		Southridge House	609	1		7/27/2009	8/13/2009	166	\$10,690	\$6,522	\$17,212	628811
	6	167	552		Southridge House	307	1		8/11/2009	9/3/2009	159	\$10,147	\$7,383	\$17,529	629900
	7	167	552		Southridge House	402	1		12/30/2009	1/27/2010	164	\$10,580	\$6,085	\$16,665	638976
	8	167	552		Southridge House	201	1		8/27/2010	10/25/2010	196	\$12,428	\$6,739	\$19,167	653356
	9	167	552		Southridge House	507	1		9/14/2010	10/27/2010	205	\$12,851	\$6,659	\$19,510	654593
	10	167	552		Southridge House	508	1		transfer	1/6/2010	224	\$13,984	\$6,689	\$20,673	638109
	11	167	552		Southridge House	309	1		3/4/2010	5/7/2010	242	\$15,348	\$6,081	\$21,429	644187
	12	167	552		Southridge House	212	1		4/27/2010	6/2/2010	277	\$17,288	\$7,085	\$24,373	646235
	13	167	552		Southridge House	403	1		6/21/2010	8/18/2010	224	\$13,269	\$7,215	\$20,438	649276
	14	167	552		Southridge House	103	1		5/13/2010	8/23/2010	233	\$14,649	\$7,370	\$22,018	651324
	15	167	552		Southridge House	511	1		1/27/2011	2/23/2011	206	\$13,150	\$6,871	\$20,021	661781
	16	167	552		Southridge House	214	1		3/21/2011	5/9/2011	257	\$15,685	\$6,979	\$22,664	665695
	17	167	552		Southridge House	305	1		3/25/2011	5/12/2011	216	\$13,632	\$6,787	\$20,418	666206
	18	167	552		Southridge House	607	1		5/26/2011	7/26/2011	265	\$16,793	\$4,977	\$21,769	671142
	19	167	552		Southridge House	211	1		7/29/11	8/31/2011	223	\$13,969	\$7,518	\$21,488	677006
	20	167	552		Southridge House	510	1		8/25/11	11/4/2011	252	\$16,604	\$7,217	\$23,821	679370
	21	167	552		Southridge House	101	1	RAFN (GC) - 34		5/1/2010					
	22	167	552		Southridge House	102	1	RAFN (GC) - 35		5/1/2010					
	23	167	552		Southridge House	104	1	RAFN (GC) - 36		5/1/2010					
	24	167	552		Southridge House	106	1	RAFN (GC) - 37		5/1/2010					
	25	167	552		Southridge House	107	1	RAFN (GC) - 38		5/1/2010					
	26	167	552		Southridge House	108	1	RAFN (GC) - 39		5/1/2010					
	27	167	552		Southridge House	204	1		11/16/11	1/26/2012	261	\$16,054	\$7,510	\$23,564	685723
	28	167	552		Southridge House	404	1		12/14/11	2/6/2012	242	\$15,747	\$7,491	\$22,965	687168
	29	167	552		Southridge House	207	1		2/2/12	3/20/2012	244	\$14,673	\$7,668	\$22,341	690009
	30	167	552		Southridge House	612	1		3/5/12	4/3/2012	184	\$11,776	\$7,441	\$19,217	692107
	31	167	552		Southridge House	313	1		4/24/12	7/11/2012	275	\$16,835	\$7,243	\$24,077	695601
	32	167	552		Southridge House	611	1		6/11/12	8/31/2012	233	\$14,022	\$7,267	\$21,289	698443
	33	167	552		Southridge House	407	1		9/9/12	10/18/2012	169	\$10,877	\$7,560	\$18,437	705360
	34	167	552		Southridge House	114	1		9/28/12	11/5/2012	235	\$14,475	\$7,231	\$21,706	705731
	35	167	552		Southridge House	414	1		10/18/12	12/3/2012	137	\$8,749	\$7,278	\$16,027	707095
	36	167	552		Southridge House	505	1		1/7/13	2/27/2013	211	\$12,779	\$6,828	\$19,607	712542
	37	167	552		Southridge House	602	1		1/3/13	2/28/2013	257	\$15,951	\$8,639	\$24,591	711938
	38	167	552		Southridge House	206	1		12/13/12	2/28/2013	248	\$15,210	\$7,814	\$23,041	710745
	39	167	552		Southridge House	205	1		3/27/2013	5/20/2013	242	\$15,288	\$4,424	\$19,711	717758

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	40	167	552		Southridge House	401	1		3/15/2013	5/23/2013	252	\$16,044	\$8,681	\$24,725	717020
	41	167	552		Southridge House	603	1		3/15/2013	5/27/2013	238	\$15,118	\$8,382	\$23,499	717019
	42	167	552		Southridge House	406	1		11/6/2013	12/23/2013	201	\$12,242	\$8,462	\$20,704	732348
	43	167	552		Southridge House	502	1		12/2/2013	12/27/2013	208	\$12,832	\$8,444	\$21,276	734104
	44	167	552		Southridge House	410	1		3/5/2014	5/28/2014	194	\$12,336	\$6,938	\$19,274	741360
	45	167	552		Southridge House	503	1		9/11/2014	10/31/2014	206	\$13,102	\$7,713	\$20,815	755846
	46	167	552		Southridge House	601	1		11/17/2014	12/30/2014	201	\$12,268	\$7,679	\$19,948	760617
	47	167	552		Southridge House	308	1		5/18/2015	6/23/2015	220	\$13,087	\$8,593	\$21,680	777031
	48	167	552		Southridge House	405	1	00505520405	11/16/2016	12/30/2016	179	\$11,980	\$10,404	\$22,384	21280
	49	167	552		Southridge House	509	1	00505520509	12/8/2016	1/17/2017	209	\$12,747	\$11,145	\$23,893	22364
	50	167	552		Southridge House	412	1	00505520412	12/29/16	3/15/2017	210	\$13,068	\$9,202	\$22,271	23278
	51	167	552		Southridge House	208	1	00505520208	03/02/17	4/28/2017	206.0	\$13,450	\$10,477	\$23,927	26526
	52	167	552		Southridge House	613	1	505520612	12/27/2017	1/31/2018	220	\$14,399	\$9,673	\$24,072	43068
	53	167	552		Southridge House	413	1	505520413	1/30/2018	3/12/2018	216	\$14,215	\$8,842	\$23,056	45790
	54	167	552		Southridge House	301	1	00505520301	3/17/2020	6/17/2020	251	\$15,275	\$12,500	\$27,775	99749
	55	167	552		Southridge House	105	1	00505520105	3/24/2020	6/19/2020	210	\$13,650	\$12,680	\$26,330	100153
	56	167	552		Southridge	302	1	00505520302	8/10/2020	12/22/2020	265	\$17,424	\$16,259	\$33,683	108719
	57	167	552		Southridge	604	1	00505520604	9/1/2020	12/30/2020	261	\$17,209	\$18,100	\$35,309	108714
		Southridge House		1970	Total Units	80	Upgraded	57	Remaining	23			Avg. \$ (since 2017)	\$26,702	
Valli Kee															
	1	140	401		Valli Kee	89	4		11/22/2010	1/25/2011	338	\$21,454	\$11,587	\$33,041	658052
	2	140	401		Valli Kee	12	3		9/9/2013	9/23/2013	184	\$11,800	\$10,405	\$22,205	728429
	3	140	401		Valli Kee	11	3		9/9/2013	9/23/2013	188	\$11,916	\$11,019	\$22,935	728430
	4	140	401		Valli Kee	3	2		9/9/2013	9/24/2013	168	\$10,632	\$9,793	\$20,425	727052
	5	140	401		Valli Kee	8	2		9/9/2013	9/26/2013	170	\$10,826	\$10,145	\$20,971	728431
	6	140	401		Valli Kee	1	2		9/9/2013	10/1/2013	164	\$10,596	\$9,414	\$20,010	726553
	7	140	401		Valli Kee	2	2		9/9/2013	10/2/2013	162	\$10,338	\$9,836	\$20,174	726979
	8	140	401		Valli Kee	5	2		9/9/2013	10/3/2013	164	\$10,486	\$9,420	\$19,906	727195
	9	140	401		Valli Kee	6	2		9/9/2013	10/4/2013	167	\$10,603	\$9,880	\$20,483	728433
	10	140	401		Valli Kee	4	2		9/9/2013	10/7/2013	160	\$10,160	\$9,541	\$19,701	727126
	11	140	401		Valli Kee	7	2		9/9/2013	10/8/2013	167	\$10,699	\$9,001	\$19,700	728435
	12	140	401		Valli Kee	9	2		9/9/2013	10/9/2013	160	\$10,304	\$9,107	\$19,411	728432
	13	140	401		Valli Kee	10	2		9/9/2013	10/10/2013	161	\$10,305	\$8,996	\$19,301	728436
	14	140	401		Valli Kee	17	4		10/1/2013	11/1/2013	178	\$11,314	\$11,961	\$23,275	729704
	15	140	401		Valli Kee	18	4		10/1/2013	11/4/2013	179	\$11,283	\$11,147	\$22,430	729705
	16	140	401		Valli Kee	19	4		10/1/2013	11/6/2013	177	\$11,201	\$11,277	\$22,478	729706
	17	140	401		Valli Kee	20	4		10/1/2013	11/8/2013	175	\$11,023	\$11,897	\$22,920	729707
	18	140	401		Valli Kee	13	3		10/1/2013	11/12/2013	164	\$10,436	\$9,882	\$20,318	729708
	19	140	401		Valli Kee	14	3		10/1/2013	11/13/2013	160	\$10,128	\$10,015	\$20,143	729709
	20	140	401		Valli Kee	15	3		10/1/2013	11/15/2013	163	\$10,371	\$10,378	\$20,749	729710
	21	140	401		Valli Kee	16	3		10/1/2013	11/20/2013	160	\$10,208	\$9,941	\$20,149	729711
	22	140	401		Valli Kee	22	3		10/30/2013	12/5/2013	160	\$10,224	\$9,806	\$20,030	732868
	23	140	401		Valli Kee	23	3		10/30/2013	12/9/2013	160	\$10,256	\$9,932	\$20,188	732871
	24	140	401		Valli Kee	24	3		10/30/2013	12/10/2013	144	\$9,216	\$9,218	\$18,434	732872
	25	140	401		Valli Kee	25	3		10/30/2013	12/13/2013	160	\$10,160	\$8,653	\$18,813	732873

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	26	140	401		Valli Kee	26	3		10/30/2013	12/18/2013	158	\$10,206	\$8,599	\$18,805	732874
	27	140	401		Valli Kee	28	3		10/30/2013	12/24/2013	151	\$9,528	\$8,892	\$18,419	732875
	28	140	401		Valli Kee	29	3		12/9/2013	1/2/2014	151	\$9,655	\$8,800	\$18,455	734866
	29	140	401		Valli Kee	30	3		12/9/2013	1/6/2014	144	\$9,072	\$7,952	\$17,024	734868
	30	140	401		Valli Kee	31	3		12/9/2013	1/14/2014	152	\$9,752	\$6,616	\$16,368	734870
	31	140	401		Valli Kee	32	3		12/9/2013	1/17/2014	152	\$9,720	\$10,585	\$20,305	734871
	32	140	401		Valli Kee	33	4		12/9/2013	1/24/2014	160	\$10,192	\$13,745	\$23,937	734872
	33	140	401		Valli Kee	34	4		12/9/2013	1/30/2014	160	\$10,224	\$10,089	\$20,313	734873
	34	140	401		Valli Kee	35	4		12/9/2013	1/31/2014	160	\$10,208	\$10,694	\$20,902	734874
	35	140	401		Valli Kee	36	4		12/9/2013	1/31/2014	159	\$10,110	\$10,051	\$20,161	734875
	36	140	401		Valli Kee	37	3		1/2/2014	2/7/2014	150	\$9,558	\$10,642	\$20,200	736606
	37	140	401		Valli Kee	38	3		1/2/2014	2/10/2014	148	\$9,492	\$8,791	\$18,283	736607
	38	140	401		Valli Kee	39	3		1/2/2014	2/12/2014	151	\$9,655	\$7,491	\$17,146	736608
	39	140	401		Valli Kee	40	3		1/2/2014	2/14/2014	156	\$9,852	\$8,187	\$18,039	736609
	40	140	401		Valli Kee	41	3		1/2/2014	2/19/2014	150	\$9,982	\$8,341	\$18,323	736610
	41	140	401		Valli Kee	42	3		1/2/2014	2/21/2014	150	\$9,558	\$8,224	\$17,782	736611
	42	140	401		Valli Kee	43	3		1/2/2014	2/28/2014	158	\$10,334	\$8,007	\$18,341	736613
	43	140	401		Valli Kee	44	3		1/2/2014	2/28/2014	166	\$11,002	\$8,200	\$19,202	736615
	44	140	401		Valli Kee	45	3		1/2/2014	3/6/2014	155	\$10,471	\$6,937	\$17,408	738960
	45	140	401		Valli Kee	46	3		1/2/2014	3/10/2014	150	\$9,998	\$7,416	\$17,414	738961
	46	140	401		Valli Kee	301	2		2/6/2014	3/12/2014	154	\$10,358	\$8,970	\$19,328	738963
	47	140	401		Valli Kee	302	2		2/6/2014	3/14/2014	146	\$9,658	\$8,856	\$18,513	738965
	48	140	401		Valli Kee	305	2		2/6/2014	3/24/2014	146	\$9,202	\$8,854	\$18,056	738956
	49	140	401		Valli Kee	306	2		2/6/2014	2/25/2014	146	\$9,330	\$8,660	\$17,990	738958
	50	140	401		Valli Kee *	97	3		2/14/2014	3/26/2014	199	\$2,990	\$23,161	\$26,151	739578
	51	140	401		Valli Kee *	98	3		2/14/2014	3/26/2014	205	\$3,315	\$22,830	\$26,145	739580
	52	140	401		Valli Kee *	99	3		2/14/2014	3/26/2014	201	\$3,120	\$22,841	\$25,961	739582
	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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	74	140	401		Valli Kee	86	2		2/16/2014	5/29/2014	143	\$9,087	\$7,774	\$16,861	744722
	75	140	401		Valli Kee	81	3		2/16/2014	5/30/2014	154	\$9,818	\$8,446	\$18,263	745579
	76	140	401		Valli Kee	82	3		2/16/2014	6/9/2014	148	\$9,428	\$10,344	\$19,772	745580
	77	140	401		Valli Kee	89	4		2/16/2014	6/12/2014	159	\$10,053	\$12,317	\$22,370	744725
	78	140	401		Valli Kee	65	4		2/16/2014	6/16/2014	152	\$9,560	\$11,406	\$20,966	750050
	79	140	401		Valli Kee	66	4		2/16/2014	6/17/2014	140	\$8,812	\$11,667	\$20,479	750053
	80	140	401		Valli Kee	83	2		2/16/2014	6/24/2014	149	\$9,397	\$10,005	\$19,402	744719
	81	140	401		Valli Kee	84	2		2/16/2014	6/25/2014	161	\$10,209	\$9,009	\$19,218	744720
	82	140	401		Valli Kee	85	4		2/16/2014	6/30/2014	166	\$10,470	\$11,387	\$21,857	744721
	83	140	401		Valli Kee	90	4		2/16/2014	7/7/2014	149	\$9,429	\$10,857	\$20,286	744726
	84	140	401		Valli Kee	77	3		6/6/2014	7/14/2014	154	\$9,658	\$9,210	\$18,868	750333
	85	140	401		Valli Kee	78	3		6/6/2014	7/17/2014	163	\$10,275	\$9,670	\$19,945	750334
	86	140	401		Valli Kee	50	1		6/6/2014	7/18/2014	151	\$9,639	\$7,064	\$16,702	750335
	87	140	401		Valli Kee	51	1		6/6/2014	7/22/2014	156	\$9,916	\$7,707	\$17,623	750336
	88	140	401		Valli Kee	49	1		6/6/2014	7/24/2014	140	\$9,088	\$7,419	\$16,507	750338
	89	140	401		Valli Kee	52	1		6/6/2014	7/24/2014	138	\$8,990	\$7,843	\$16,833	750339
	90	140	401		Valli Kee	64	3		6/6/2014	7/29/2014	155	\$9,787	\$9,211	\$18,998	750342
	91	140	401		Valli Kee	63	3		6/6/2014	7/31/2014	156	\$10,792	\$9,954	\$20,746	750343
	92	140	401		Valli Kee	58	1		7/8/2014	8/12/2014	134	\$8,422	\$7,324	\$15,745	752181
	93	140	401		Valli Kee	57	1		7/8/2014	8/13/2014	128	\$8,064	\$7,441	\$15,505	752654
	94	140	401		Valli Kee	55	1		7/8/2014	8/14/2014	135	\$8,487	\$7,193	\$15,680	752655
	95	140	401		Valli Kee	56	1		7/8/2014	8/15/2014	128	\$8,160	\$7,309	\$15,469	752658
	96	140	401		Valli Kee	59	3		7/8/2014	8/18/2014	160	\$10,208	\$10,034	\$20,242	752183
	97	140	401		Valli Kee	60	3		7/8/2014	8/19/2014	164	\$10,436	\$6,043	\$16,479	752659
	98	140	401		Valli Kee	61	3		7/8/2014	8/20/2014	152	\$9,656	\$9,303	\$18,959	752660
	99	140	401		Valli Kee	62	3		7/8/2014	8/22/2014	152	\$9,528	\$9,949	\$19,477	753263
	100	140	401		Valli Kee	101	2		7/8/2014	9/11/2014	140	\$8,780	\$9,132	\$17,912	754871
	101	140	401		Valli Kee	72	3		6/10/2014	9/17/2014	152	\$9,624	\$9,211	\$18,835	754858
	102	140	401		Valli Kee	69	3		7/8/2014	9/18/2014	154	\$9,722	\$9,301	\$19,023	754859
	103	140	401		Valli Kee	70	3		6/10/2014	9/19/2014	151	\$9,495	\$9,194	\$18,689	754860
	104	140	401		Valli Kee	71	3		6/10/2014	9/22/2014	153	\$9,625	\$9,433	\$19,058	754861
	105	140	401		Valli Kee	53	1		6/10/2014	9/26/2014	136	\$8,616	\$7,179	\$15,795	754862
	106	140	401		Valli Kee	54	1		6/10/2014	9/29/2014	141	\$9,403	\$9,826	\$19,229	754863
	107	140	401		Valli Kee	73	4		7/8/2014	9/30/2014	160	\$10,112	\$11,600	\$21,712	754864
	108	140	401		Valli Kee	74	4		7/8/2014	10/2/2014	165	\$10,437	\$11,444	\$21,881	754867
	109	140	401		Valli Kee	75	4		7/8/2014	10/6/2014	168	\$10,632	\$10,935	\$21,567	754868
	110	140	401		Valli Kee	76	4		7/8/2014	10/7/2014	166	\$10,598	\$10,550	\$21,148	754869
	111	140	401		Valli Kee	82	3	00404010082	8/1/19	9/4/19	231	\$14,162	\$14,570	\$28,732	82066
		Valli Kee		1968	Total Units	114	Upgraded	111	Remaining	3			Avg. \$ <small>(since 2019)</small>	\$28,731.82	
Wayland Arms															
	1	485	550		Wayland Arms	408	0 to a 1		9/5/2006	9/28/2006	185	\$8,369	\$5,252	\$13,622	543541
	2	485	550		Wayland Arms	318	1		9/20/2006	10/6/2006	188	\$8,379	\$6,324	\$14,703	544474
	3	485	550		Wayland Arms	303	0 to a 1		11/1/2006	11/14/2006	181	\$4,852	\$8,125	\$12,977	548860
	4	485	550		Wayland Arms	106	0 to a 1		2/1/2007	2/22/2007	188	\$8,525	\$4,932	\$13,458	558686
	5	485	550		Wayland Arms	216	1		5/29/2007	6/13/2007	188	\$8,054	\$3,537	\$11,590	567945

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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
	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
		Wayland Arms	1968		Total Units	67	Upgraded	51	Remaining	16			Avg. \$ (since 2017)	\$31,729	



		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
Westminster Manor															
	1	250	156		Westminster Manor	412	1		10/1/2014	12/30/2014	281	\$17,783	\$9,031	\$26,815	758625
	2	250	156		Westminster Manor	401	1		8/28/2014	12/30/2014	290	\$18,466	\$11,839	\$30,305	756114
	3	250	156		Westminster Manor	109	1		11/14/2014	1/28/2015	249	\$15,355	\$10,839	\$26,194	760803
	4	250	156		Westminster Manor	112	1		11/17/2014	1/30/2015	244	\$15,636	\$12,759	\$28,395	760805
	5	250	156		Westminster Manor	402	1		11/21/2014	2/26/2015	239	\$13,673	\$9,795	\$23,468	762513
	6	250	156		Westminster Manor	405	1		12/15/2014	3/23/2015	211	\$13,491	\$10,087	\$23,578	764056
	7	250	156		Westminster Manor	213	1		3/20/2015	5/13/2015	242	\$14,500	\$10,357	\$24,857	771788
	8	250	156		Westminster Manor	103	1		4/13/2015	6/2/2015	230	\$13,306	\$10,261	\$23,567	774017
	9	250	156		Westminster Manor	115	1		5/1/2015	6/18/2015	223	\$12,937	\$10,087	\$23,024	776157
	10	250	156		Westminster Manor	114	1		6/26/2015	7/27/2015	235	\$14,403	\$10,429	\$24,832	779316
	11	250	156		Westminster Manor	101	1		8/13/2015	10/22/2015	205	\$12,273	\$10,086	\$22,359	783450
	12	250	156		Westminster Manor	409	1		9/11/2015	10/23/2015	203	\$12,052	\$9,048	\$21,100	784281
	13	250	156		Westminster Manor	305	1	00101560305	11/4/2015	2/3/2016	232	\$14,572	\$10,400	\$24,972	1051
	14	125	156		Westminster Manor	208	1	00101560208	1/22/2016	2/29/2016	209	\$13,297	\$10,244	\$23,541	5248
	15	125	156		Westminster Manor	316	1	00101560316	1/18/2016	2/29/2016	217	\$13,745	\$10,154	\$23,899	5246
	16	125	156		Westminster Manor	204	1	00101560204	2/9/2016	3/24/2016	232	\$14,208	\$8,178	\$22,386	6042
	17	125	156		Westminster Manor	212	1	00101560212	3/7/2016	4/29/2016	223	\$14,111	\$10,063	\$24,174	8230
	18	125	156		Westminster Manor	403	1	00101560403	08/02/16	10/28/16	241	\$15,409	\$8,655	\$24,064	15650
	19	125	156		Westminster Manor	116	1	00101560116	08/02/16	10/28/16	240	\$15,318	\$8,665	\$23,983	15648
	20	125	156		Westminster Manor	413	1	00101560413	8/8/2016	11/21/2016	233	\$14,857	\$9,356	\$24,213	16452
	21	125	156		Westminster Manor	210	1	00101560210	10/5/2016	12/16/2016	249	\$15,833	\$9,098	\$24,931	20246
	22	125	156		Westminster Manor	302	1	00101560302	11/14/2016	12/20/2016	233	\$14,889	\$9,216	\$24,105	21558
	23	125	156		Westminster Manor	311	1	00101560311	2/21/2017	4/24/2017	250	\$16,370	\$10,325	\$26,695	26402
	24	250	156		Westminster Manor	215	1	00101560215	3/31/2017	6/29/2017	189	\$12,387	\$10,293	\$22,680	29207
	25	250	156		Westminster Manor	104	1	00101560104	8/15/2017	10/31/2017	249	\$15,855	\$9,426	\$25,281	35372
	26	124	156		Westminster Manor	209	1	00101560209	5/12/2018	9/28/2018	198	\$12,180	\$10,564	\$22,744	54662
	27	124	156		Westminster Manor	308	1	00101560308	8/3/2018	10/26/2018	200	\$12,236	\$12,711	\$24,947	58683
	28	124	156		Westminster Manor	404	1	00101560404	10/17/2018	12/19/2018	190	\$11,614	\$11,335	\$22,949	63578
	29	250	156		Westminster Manor	111	1	00101560111	9/1/2020	11/24/2020	240	15,600	14,646	30,246	107867
	30	250	156		Westminster Manor	205	1	00101560205	3/1/2021	6/11/2021	217	\$14,123	\$12,051	\$26,174	117822
		Westminster		2013	Total Units	60	Upgraded	30	Remaining	30			Avg. \$ (since 2017)	\$25,215	
Yardley Arms															
	1	162	353		Yardley Arms	110	1		7/6/2006	7/28/2006	154	\$6,886	\$6,746	\$13,633	538979
	2	162	353		Yardley Arms	211	1		7/26/2006	8/8/2006	131	\$5,773	\$6,488	\$12,261	540028
	3	162	353		Yardley Arms	216	1		5/10/2007	5/25/2007	134	\$5,695	\$4,680	\$10,375	566855
	4	162	353		Yardley Arms	315	1		7/1/2008	7/23/2008	243	\$15,075	\$7,440	\$22,516	597569
	5	162	353		Yardley Arms	313	1		7/1/2008	7/28/2008	228	\$13,354	\$7,440	\$20,794	597570
	6	163	353		Yardley Arms	218	1		1/23/2009	2/20/2009	284	\$17,674	\$7,993	\$25,667	614611
	7	163	353		Yardley Arms	311	1		2/5/2009	3/11/2009	229	\$14,643	\$7,473	\$22,115	616071
	8	163	353		Yardley Arms	205	1		3/31/2009	4/22/2009	278	\$17,670	\$6,953	\$24,623	620151
	9	163	353		Yardley Arms	103	1		6/2/2009	7/27/2009	200	\$12,424	\$8,467	\$20,891	625030
	10	163	353		Yardley Arms	106	1		8/19/2009	9/17/2009	233	\$15,091	\$7,313	\$22,404	630229

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	11	163	353		Yardley Arms	319	1		12/21/2009	Complete	262	\$16,009	\$6,410	\$22,419	638555
	12	163	353		Yardley Arms	203	1		6/3/2010	7/15/2010	229	\$13,450	\$7,109	\$20,559	648499
	13	163	353		Yardley Arms	105	1		5/28/2010	7/22/2010	223	\$13,669	\$8,004	\$21,673	648240
	14	163	353		Yardley Arms	108	1		6/21/2010	7/27/2010	225	\$13,889	\$6,391	\$20,279	649293
	15	163	353		Yardley Arms	220	1		7/6/2010	9/29/2010	234	\$13,786	\$8,193	\$21,979	649984
	16	163	353		Yardley Arms	223	1		7/27/2010	10/1/2010	148	\$9,396	\$8,268	\$17,664	651321
	17	163	353		Yardley Arms	202	1		7/28/2010	10/4/2010	211	\$13,371	\$6,820	\$20,191	651332
	18	163	353		Yardley Arms	219	1		10/8/2010	12/6/2010	254	\$15,339	\$7,068	\$22,407	655909
	19	163	353		Yardley Arms	316	1		11/30/2010	1/21/2011	256	\$16,029	\$7,673	\$23,702	658616
	20	163	353		Yardley Arms	104	1		12/9/2010	1/28/2011	240	\$14,587	\$6,023	\$20,610	659212
	21	163	353		Yardley Arms	117	1		1/27/2011	3/23/2011	258	\$15,767	\$8,126	\$23,893	662168
	22	163	353		Yardley Arms	309	1		2/7/2011	3/24/2011	283	\$17,455	\$6,485	\$23,940	662886
	23	163	353		Yardley Arms	101	1		3/31/2011	5/31/2011	241	\$14,997	\$7,662	\$22,659	667497
	24	163	353		Yardley Arms	118	1		6/12/11	7/22/2011	231	\$14,041	\$7,407	\$21,448	672670
	25	163	353		Yardley Arms	301	1		8/2/11	9/20/2011	275	\$17,429	\$8,093	\$25,523	677242
	26	163	353		Yardley Arms	107	1		8/4/11	9/27/2011	200	\$12,802	\$7,222	\$20,024	677497
	27	163	353		Yardley Arms	102	1	RAFN (GC) - 43		4/1/2011					
	28	163	353		Yardley Arms	113	1	RAFN (GC) - 44		4/1/2011					
	29	163	353		Yardley Arms	119	1	RAFN (GC) - 45		4/1/2011					
	30	163	353		Yardley Arms	221	1		3/30/12	6/7/2012	258	\$15,019	\$8,678	\$23,697	694097
	31	163	353		Yardley Arms	314	1		4/23/12	7/3/2012	259	\$15,727	\$9,147	\$24,874	69595
	32	163	353		Yardley Arms	224	1		6/12/12	8/28/2012	300	\$18,681	\$6,558	\$25,238	698803
	33	163	353		Yardley Arms	321	1		11/15/12	1/25/2013	303	\$18,648	\$7,892	\$26,540	707904
	34	163	353		Yardley Arms	206	1		11/20/12	1/30/2013	297	\$18,039	\$10,233	\$28,272	709134
	35	163	353		Yardley Arms	112	1		12/26/12	1/31/2013	250	\$14,525	\$7,677	\$22,202	711578
	36	163	353		Yardley Arms	114	1		2/7/13	4/1/2013	235	\$14,192	\$7,917	\$22,109	714697
	37	163	353		Yardley Arms	222	1		2/6/13	4/10/2013	249	\$15,592	\$8,752	\$24,532	714614
	38	163	353		Yardley Arms	305	1		6/27/2014	10/15/2014	264	\$16,225	\$8,442	\$24,668	750346
	39	163	353		Yardley Arms	110	1		8/28/2015	10/2/2015	186	\$11,738	\$7,477	\$19,214	783348
	40	163	353		Yardley Arms	302	1		9/14/2015	11/10/2015	193	\$12,103	\$10,468	\$22,571	784416
	41	163	353		Yardley Arms	322	1		9/25/2015	11/13/2015	211	\$13,358	\$11,013	\$24,370	785579
	42	163	353		Yardley Arms	303	1		10/30/2015	12/23/2015	207	\$13,143	\$10,112	\$23,255	162
	43	163	353		Yardley Arms	204	1	00303530204	1/6/2015	2/16/2016	200	\$12,662	\$9,776	\$22,438	3780
	44	163	353		Yardley Arms	307	1	00303530307	2/24/2016	4/20/2016	222	\$13,660	\$9,206	\$22,865	6367
	45	163	353		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
	52	163	353		Yardley Arms	113	1	00303533113	6/11/19	7/30/19	294	\$18,801	\$12,675	\$31,475	78704
	53	163	352		Yardley Arms	312	1	00303533312	12/16/2019	2/21/2020	235	\$14,132	\$12,747	\$26,879	92772
	54	163	352		Yardley Arms	318	1	00303533318	12/10/2019	2/27/2020	229	\$14,656	\$15,064	\$29,720	88615
	55	163	352		Yardley Arms	213	1	00303533213	12/29/2020	2/24/2021	260	\$16,433	\$13,358	\$29,791	112111
		Yardley Arms		1970	Total Units	67	Upgraded	55	Remaining	12			Avg. \$ (since 2017)	\$25,927	

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
EGIS Partnership															
Brittany Park															
	1	485	354	EGIS	Brittany Park	206	1		11/27/2006	12/19/2006	123	\$5,412	\$5,763	\$11,175	551307
	2	485	354	EGIS	Brittany Park	110	1		6/1/2007	7/5/2007	158	\$6,715	\$5,028	\$11,743	569061
	3	485	354	EGIS	Brittany park	114	1		3/4/2010	4/26/2010	229	\$13,779	\$6,558	\$20,337	642864
	4	485	354	EGIS	Brittany Park	209	1	ARRA	5/3/2010	8/18/2010	425	\$27,275	\$15,729	\$43,004	646868
	5	485	354	EGIS	Brittany Park	315	1		5/11/2011	6/23/2011	258	\$16,630	\$7,753	\$24,383	669555
	6	485	354	EGIS	Brittany Park	113	1	ARRA	6/1/2011	9/1/2011	390	\$25,110	\$15,217	\$40,327	670909
	7	485	354	EGIS	Brittany Park	115	1	ARRA	7/5/2011	9/30/2011	366	\$23,692	\$18,085	\$41,778	674110
	8	485	354	EGIS	Brittany Park	310	1		5/21/2012	7/30/2012	234	\$13,277	\$7,518	\$20,795	697417
	9	485	354	EGIS	Brittany Park	204	1		3/31/2013	5/30/2013	249	\$15,985	\$8,727	\$24,712	720063
	10	485	354	EGIS	Brittany Park	107	1		1/22/2014	4/18/2014	293	\$16,831	\$9,827	\$26,658	737807
	11	485	354	EGIS	Brittany Park	311	1		3/2/2014	4/28/2014	251	\$15,935	\$9,949	\$25,884	741100
	12	485	354	EGIS	Brittany Park	312	1		2/23/2015	3/30/2015	216	\$13,470	\$9,857	\$23,327	768049
	13	485	354	EGIS	Brittany Park	112	1		2/9/2015	3/24/2015	229	\$14,525	\$10,261	\$24,786	768312
	14	485	354	EGIS	Brittany Park	301	1		7/29/2015	9/28/2015	213	\$13,425	\$10,279	\$23,703	781294
	15	485	354	EGIS	Brittany Park	203	1		8/20/2015	9/24/2015	239	\$14,986	\$10,193	\$25,179	782791
	16	485	354	EGIS	Brittany Park	305	1	00303540305	1/29/2016	3/10/2016	201	\$12,741	\$10,994	\$23,735	4713
	17	485	354	EGIS	Brittany Park	314	1	00303540314	3/1/2016	4/29/2016	202	\$12,750	\$9,759	\$22,509	6576
	18	485	354	EGIS	Brittany Park	202	1	00303540202	7/6/2016	9/29/2016	300	\$18,795	\$10,567	\$29,362	14184
	19	485	354	EGIS	Brittany Park	308	1	00303540308	01/04/17	3/22/2017	201	\$13,212	\$11,300	\$24,513	23616
	20	485	354	EGIS	Brittany Park	206	1	303540206	3/24/2017	4/28/2017	196.0	\$12,780	\$9,447	\$22,227	27585
	21	485	354	EGIS	Brittany Park	215	1	00303540215	03/10/17	5/8/2017	198	\$13,010	\$9,944	\$22,954	26872
	22	485	354	EGIS	Brittany Park	205	1	303540205	5/22/2017	7/13/2017	206	\$13,482	\$8,943	\$22,425	30320
	23	164	354	EGIS	Brittany Park	201	1	00303540201	5/28/2020	7/29/2020	246	\$15,286	\$13,030	\$28,316	103282
	24	164	354	EGIS	Brittany Park	316	1	00303540316	5/28/2020	8/18/2020	250	\$16,500	\$13,867	\$30,367	103126
	25	164	354	EGIS	Brittany Park	207	1	00303540207	7/29/2020	10/22/2020	275	18,425	13,834	32,259	106039
	26	164	354	EGIS	Brittany Park	304	1	00303540304	8/18/2020	10/27/2020	270	19,642	13,949	33,591	106952
	27	164	354	EGIS	Brittany Park	105	1	00303540105	10/27/2020	1/5/2021	287	\$18,319	\$16,375	\$14,852	109990
	28	164	354	EGIS	Brittany Park	210	1	00303540210	1/4/2021	3/4/2021	254	\$16,782	\$14,451	\$31,233	112380
	29	164	354	EGIS	Brittany Park	313	1	00303540313	2/2/2021	4/13/2021	250	\$15,337	\$12,988	\$28,325	113706
		Brittany Park		1970	Total Units	43	Upgraded	29	Remaining	14			Avg. \$ (since 2017)	\$26,460	
Casa Madrona															
	1	485	553	EGIS	Casa Madrona	106	1		6/28/2007	7/13/2007	134	5,695	\$5,313	\$11,008	570357
	2	485	553	EGIS	Casa Madrona	123	1		1/23/2009	1/23/2009	184	10,991.18	\$6,134	\$17,125	614311
	3	485	553	EGIS	Casa Madrona	266	1		2/27/2009	3/24/2009	160	9,678.39	\$7,411	\$17,090	617954
	4	485	553	EGIS	Casa Madrona	118	1		2/24/2011	3/23/2011	194	11,582.07	\$5,371	\$16,953	664610
	5	485	553	EGIS	Casa Madrona	112	1		4/20/2011	6/6/2011	279	17,003.64	\$6,475	\$23,479	668188
	6	485	553	EGIS	Casa Madrona	107	1	Capital Const - 3		1/1/2010					
	7	485	553	EGIS	Casa Madrona	132	1	Capital Const - 4		1/1/2010					
	8	485	553	EGIS	Casa Madrona	103	1	Capital Const - 5		1/1/2010					
	9	485	553	EGIS	Casa Madrona	121	1		1/9/2012	2/27/2012	229	\$14,533	\$6,584	\$21,117	688546
	10	485	553	EGIS	Casa Madrona	268	1		4/2/2012	5/29/2012	180	\$11,616	\$6,473	\$18,088	694307
	11	485	553	EGIS	Casa Madrona	269	1		4/2/2012	5/26/2012	185	\$11,839	\$5,792	\$17,631	694309

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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	08/04/16	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
	44	485	553	EGIS	Casa Madrona	235	1	00505530235	5/2/2019	6/22/2019	173	\$10,263	\$11,182	\$21,444	75789
	45	485	553	EGIS	Casa Madrona	115	1	00505530115	10/8/19	1/10/20	286	\$22,029	\$13,050	\$35,079	86903
	46	485	553	EGIS	Casa Madrona	233	1	00505530115	11/30/19	1/24/20	263	\$17,055	\$12,880	\$29,935	93707
	47	485	553	EGIS	Casa Madrona	104	1	00505530104	12/17/2020	3/12/2020	238	\$15,778	\$11,323	\$27,101	96464
	48	485	553	EGIS	Casa Madrona	107	1	00505530107	12/20/2020	3/13/2020	196	\$12,099	\$11,234	\$23,333	96465
	49	168	553	EGIS	Casa Madrona	242	1	00505530242	3/27/2020	6/3/2020	247	\$15,210	\$12,825	\$28,035	100626
	50	168	553	EGIS	Casa Madrona	125	1	00505530125	8/4/2020	10/2/2020	231	\$15,708	\$13,217	\$28,925	107397
	51	168	553	EGIS	Casa Madrona	116	2	00505530116	1/14/2021	4/2/2021	250	\$16,162	\$13,003	\$29,165	113190
	52	168	553	EGIS	Casa Madrona	241	2	00505530241	4/30/2021	6/24/2021	262	\$17,254	\$11,553	\$28,807	117108
		Casa Madrona		1973	Total Units	70	Upgraded	52	Remaining	18			Avg. \$ (since 2017)	\$28,603	
		Eastbridge		2010	Total Units	13	Newly Built	13							

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
		Fairwind		2013	Total Units	87	Newly Built	87							
		Greenriver Homes			CCD Renovated 2012										
				1958	Total Units	70	Upgraded	70	Remaining	0					
		Gustaves Manor													
	1	485	554	EGIS	Gustaves Manor	506	1		1/6/2009	1/22/2009	184	\$11,603	\$7,763	\$19,367	614156
	2	485	554	EGIS	Gustaves Manor	309	1		3/2/2009	3/13/2009	213	\$13,254	\$6,638	\$19,892	617931
	3	485	554	EGIS	Gustaves Manor	102	1		4/2/2009	4/14/2009	156	\$9,592	\$4,240	\$13,832	620294
	4	485	554	EGIS	Gustaves Manor	402	1		10/12/2009	10/27/2009	202	\$12,708	\$6,170	\$18,878	633568
	5	149	554	EGIS	Gustaves Manor	166	1		1/1/2010	1/21/2010	178	\$10,845	\$7,093	\$17,937	639082
	6	149	554	EGIS	Gustaves Manor	308	1		2/7/2011	2/28/2011	228	\$14,652	\$7,281	\$21,933	663007
	7	149	554	EGIS	Gustaves Manor	405	1		5/6/2011	6/13/2011	195	\$12,363	\$6,979	\$19,342	670491
	8	149	554	EGIS	Gustaves Manor	206	1		1/1/2012	2/17/2012	164	\$10,532	\$6,852	\$17,384	688559
	9	485	554	EGIS	Gustaves Manor	101	1	00505540101	2/16/2016	4/6/2016	199	\$12,715	\$9,254	\$21,969	5886
	10	485	554	EGIS	Gustaves Manor	313	1	00505540313	5/2/2016	5/27/2016	200	\$12,302	\$9,691	\$21,993	10598
	11	485	554	EGIS	Gustaves Manor	311	1	00505540311	6/28/2016	7/27/2016	246	\$15,710	\$9,678	\$25,388	13515
	12	485	554	EGIS	Gustaves Manor	304	1	00505540304	7/5/2016	7/29/2016	198	\$12,404	\$9,540	\$21,943	14051
	13	485	554	EGIS	Gustaves Manor	502	1	00505540502	7/29/2016	8/31/2016	241	\$15,273	\$9,771	\$25,044	15653
	14	485	554	EGIS	Gustaves Manor	314	1	00505540314	8/8/2016	9/20/2016	237	\$15,027	\$10,612	\$25,639	16011
	15	485	554	EGIS	Gustaves Manor	404	1	00505540404	09/16/16	10/31/16	260	\$16,507	\$9,489	\$25,996	18791
	16	485	554	EGIS	Gustaves Manor	201	1	00505540201	10/13/2016	12/6/2016	239	\$15,223	\$10,746	\$25,969	19555
	17	485	554	EGIS	Gustaves Manor	202	1	00505540202	12/15/16	2/7/2017	222	\$14,555	\$10,247	\$24,802	22792
	18	485	554	EGIS	Gustaves Manor	503	1	00505540503	2/1/2017	2/28/2017	193	\$12,643	\$10,961	\$23,604	24884
	19	485	554	EGIS	Gustaves Manor	302	1	00505540302	02/24/17	4/10/2017	219	\$14,301	\$9,096	\$23,397	26022
	20	485	554	EGIS	Gustaves Manor	305	1	505540305	4/19/2017	6/23/2017	199	\$13,104	\$10,674	\$23,777	28828
	21	485	554	EGIS	Gustaves Manor	403	1	505540403	6/26/2017	7/25/2017	230	\$15,186	\$10,802	\$25,988	32039
	22	485	554	EGIS	Gustaves Manor	203	1	505540203	7/5/2017	8/17/2017	211	\$13,793	\$11,511	\$25,304	32415
	23	485	554	EGIS	Gustaves Manor	103	1	505540103	8/21/2017	9/29/2017	205	\$13,338	\$11,357	\$24,695	35021
	24	485	554	EGIS	Gustaves Manor	310	1	505540310	8/21/2017	11/28/2017	198	\$12,921	\$11,994	\$24,915	35830
	25	485	554	EGIS	Gustaves Manor	504	1	505540504	9/11/2017	11/30/2017	198	\$12,729	\$11,361	\$24,090	35975
	26	485	554	EGIS	Gustaves Manor	303	1	505540303	12/4/2017	1/18/2018	240	\$15,731	\$11,826	\$27,556	41168
	27	485	554	EGIS	Gustaves Manor	501	1	505540501	2/20/2018	3/30/2018	212	\$13,955	\$10,474	\$24,429	47327
	28	485	554	EGIS	Gustaves Manor	505	1	505540505	5/1/2018	6/14/2018	215	\$14,125	\$12,551	\$26,676	52620
	29	149	554	EGIS	Gustaves Manor	406	1	00505540406	7/1/19	8/9/19	276	\$17,301	\$14,836	\$32,137	80197
	30	149	554	EGIS	Gustaves Manor	401	1	00505540401	7/3/19	8/15/19	298	\$18,887	\$14,427	\$33,314	80685
	31	149	554	EGIS	Gustaves Manor	306	1	00505540306	7/3/19	8/27/19	221	\$13,580	\$14,762	\$28,342	80648
	32	149	554	EGIS	Gustaves Manor	312	1	00505540312	9/6/19	10/11/19	281	\$17,370	\$14,659	\$32,029	86149
	33	149	554	EGIS	Gustaves Manor	307	1	00505540307	11/4/2019	12/31/2019	306	\$20,910	\$12,234	\$33,144	89103
		Gustaves Manor		1982	Total Units	35	Upgraded	33	Remaining	2			Avg. \$ (since 2017)	\$26,953	
		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	

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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
	20	146	450	EGIS	Mardi Gras	115	1	00404500115	8/14/19	9/20/19	259	\$16,219	\$13,322	\$29,541	83182
	21	146	450	EGIS	Mardi Gras	109	1	00404500109	10/4/2019	11/23/2019	244	\$14,955	\$13,245	\$28,200	86288
	22	146	450	EGIS	Mardi Gras	113	1	00404500113	8/28/19	10/2/19	225	\$13,980	\$13,452	\$27,432	84800
	23	146	450	EGIS	Mardi Gras	306	1	00404500306	1/4/2021	3/3/2021	254	\$16,813	\$11,323	\$28,136	112414
	24	146	450	EGIS	Mardi Gras	206	1	00404500206	4/19/2021	6/17/2021	265	\$16,542	\$12,598	\$29,140	117567
		Mardi Gras		1970	Total Units	35	Upgraded	24	Remaining	11			Avg. \$ (since 2019)	\$28,490	
Munro Manor															
	1	485	352	EGIS	Munro Manor	11	1		10/2/2006	10/23/2006	187	\$8,228	\$4,019	\$12,237	546285
	2	485	352	EGIS	Munro Manor	103	1		10/16/2007	10/22/2007	183	\$8,235	\$5,596	\$13,831	578705
	3	485	352	EGIS	Munro Manor	10	1		1/8/2009	2/5/2009	212	\$13,780	\$6,751	\$21,189	613895
	4	485	352	EGIS	Munro Manor	121	1		2/22/2010	4/8/2010	216	\$13,728	\$7,675	\$21,403	641972
	5	485	352	EGIS	Munro Manor	119	1		3/5/2010	4/16/2010	191	\$11,642	\$7,259	\$18,901	643021
	6	485	352	EGIS	Munro Manor	20	1	ARRA	7/26/2010	7/26/2010	400	\$25,968	\$29,168	\$55,136	646424
	7	485	352	EGIS	Munro Manor	212	1		2/7/2011	3/10/2011	294	\$17,945	\$6,598	\$24,543	662887
	8	485	352	EGIS	Munro Manor	14	1	ARRA	3/21/2011	5/20/2011	415	\$26,741	\$17,367	\$44,107	665971
	9	485	352	EGIS	Munro Manor	118	1		5/26/2011	6/30/2011	254	\$15,467	\$8,149	\$23,616	671031
	10	485	352	EGIS	Munro Manor	21	1	ARRA	7/12/2011	11/14/2011	428	\$27,626	\$16,477	\$44,103	674698
	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 #
	22	485	352	EGIS	Munro Manor	116	1		4/29/2015	6/8/2015	216	\$13,553	\$10,579	\$24,133	775608
	23	485	352	EGIS	Munro Manor	319	1		6/16/2015	7/29/2015	196	\$11,408	\$10,180	\$21,588	778618
	24	485	352	EGIS	Munro Manor	208	1		8/28/2015	10/9/2015	174	\$10,922	\$10,081	\$21,002	783349
	25	485	352	EGIS	Munro Manor	16	1		10/5/2015	12/8/2015	197	\$12,517	\$10,920	\$23,437	785656
	26	485	352	EGIS	Munro Manor	201	1	00303520201	11/30/2015	1/20/2016	225	\$14,253	\$9,797	\$24,050	1454
	27	485	352	EGIS	Munro Manor	18	1	00303520018	2/1/2016	3/16/2016	199	\$12,663	\$12,116	\$24,778	5184
	28	485	352	EGIS	Munro Manor	15	1	00303520015	3/28/2016	5/26/2016	248	\$15,287	\$10,841	\$26,128	8169
	29	485	352	EGIS	Munro Manor	111	1	00505320111	11/17/2016	1/30/2017	213	\$13,910	\$11,814	\$25,724	21264
	30	485	352	EGIS	Munro Manor	314	1	00303520314	12/28/2016	1/31/2017	209	\$13,612	\$11,197	\$24,809	23274
	31	485	352	EGIS	Munro Manor	214	1	303520214	3/29/2017	6/13/2017	203	\$13,225	\$10,955	\$24,180	27809
	32	485	352	EGIS	Munro Manor	217	1	303520217	6/22/2017	8/28/2017	200	\$13,576	\$11,496	\$25,072	31874
	33	485	352	EGIS	Munro Manor	107	1	303520107	8/2/2017	10/17/2017	200	\$13,091	\$12,126	\$25,217	33916
	34	485	352	EGIS	Munro Manor	209	1	303520209	8/4/2017	10/23/2017	199	\$12,984	\$13,119	\$26,103	34101
	35	485	352	EGIS	Munro Manor	321	1	303520321	4/3/2018	5/29/2018	238	\$15,651	\$10,910	\$26,560	50778
	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
	39	163	352	EGIS	Munro Manor	221	1	00303520221	5/31/19	7/17/19	275	\$17,147	\$13,215	\$30,362	77925
	40	163	352	EGIS	Munro Manor	109	1	00303520109	5/30/19	7/18/19	292	\$18,591	\$13,616	\$32,207	78442
	41	163	352	EGIS	Munro Manor	203	1	00303520203	8/1/19	9/16/19	255	\$16,094	\$14,523	\$30,617	82292
	42	163	352	EGIS	Munro Manor	207	1	00303520207	9/30/2019	11/19/2019	252	\$15,808	\$14,423	\$30,231	86013
	43	163	352	EGIS	Munro Manor	202	1	00303520202	10/4/2019	11/24/2019	279	\$15,248	\$14,216	\$29,464	87244
	44	485	352	EGIS	Munro Manor	17	1	00303520017	11/21/2019	2/14/2020	274	\$1,338	\$14,242	\$15,580	92107
	45	485	352	EGIS	Munro Manor	206	1	00303520206	11/26/2019	2/21/2020	218	\$13,952	\$13,630	\$27,582	92108
	46	485	352	EGIS	Munro Manor	121	1	00303520121	12/21/2019	2/28/2020	237	\$14,963	\$14,442	\$29,405	93598
	47	485	352	EGIS	Munro Manor	313	1	00303520313	2/21/2020	5/5/2020	294	\$19,404	\$13,692	\$33,096	97936
		Munro Manor		1971	Total Units	60	Upgraded	47	Remaining	13			Avg. \$ (since 2017)	\$28,234	
		Nia Apartments		2008	Total Units	40	Newly Built	40	Remaining	0					
		Paramount House													
	1	485	150		Paramount House	312	1		8/28/2006	9/15/2006	168	\$7,545	\$3,905	\$11,450	542913
	2	485	150		Paramount House	212	1		10/30/2006	11/20/2006	161	\$7,266	\$6,165	\$13,431	548584
	3	485	150		Paramount House	317	1		1/29/2007	2/23/2007	132	\$5,841	\$7,433	\$13,274	558068
	4	485	150		Paramount House	116	Alcove		3/13/2007	3/30/2007	167	\$7,469	\$5,391	\$12,860	562619
	5	485	150		Paramount House	207	Alcove		4/3/2007	5/1/2007	186	\$8,137	\$5,303	\$13,439	563880
	6	485	150		Paramount House	311	Alcove		4/26/2007	6/1/2007	147	\$6,562	\$5,122	\$11,684	565902
	7	485	150		Paramount House	203	Alcove		7/2/2007	8/8/2007	130	\$5,733	\$5,757	\$11,490	570673
	8	485	150		Paramount House	323	Alcove		7/13/2007	8/8/2007	127	\$5,673	\$4,982	\$10,656	571601
	9	485	150		Paramount House	315	Alcove		9/26/2007	10/16/2007	152	\$6,754	\$4,823	\$11,577	577489
	10	485	150		Paramount House	107	Alcove		10/12/2007	10/31/2007	151	\$6,704	\$5,203	\$11,907	578545
	11	485	150		Paramount House	217	1		3/24/2009	4/10/2009	196	\$11,372	\$8,666	\$20,038	619649
	12	485	150		Paramount House	302	1		3/8/2011	4/13/2011	185	\$10,483	\$9,119	\$19,602	665121
	13	485	150		Paramount House	109	1		4/29/2011	5/20/2011	178	\$10,098	\$6,745	\$16,843	668667
	14	485	150		Paramount House	204	1		1/5/2012	3/9/2012	166	\$9,032	\$7,199	\$16,231	688333

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	15	485	150		Paramount House	202	1		3/29/2012	5/10/2012	179	\$10,111	\$6,128	\$16,239	694286
	16	485	150		Paramount House	103	1		4/2/2012	5/10/2012	171	\$9,873	\$6,895	\$16,768	694285
	17	485	150		Paramount House	121	1		5/2/2012	6/21/2012	169	\$10,697	\$7,759	\$18,455	696502
	18	485	150		Paramount House	108	1		6/5/2012	7/20/2012	176	\$9,542	\$8,236	\$17,778	698342
	19	485	150		Paramount House	210	1		7/6/2012	8/21/2012	171	\$9,726	\$7,488	\$17,214	700271
	20	485	150		Paramount House	209	1		10/22/2012	11/15/2012	170	\$9,974	\$7,194	\$17,168	707258
	21	485	150		Paramount House	316	1		1/30/2013	3/15/2013	189	\$10,707	\$6,856	\$17,562	714112
	22	485	150		Paramount House	102	1		6/27/2013	8/30/2013	150	\$9,526	\$6,808	\$16,334	723212
	23	485	150		Paramount House	215	1		6/27/2013	8/30/2013	154	\$9,199	\$6,432	\$15,631	724727
	24	485	150		Paramount House	310	1		12/2/2013	1/31/2014	149	\$9,065	\$7,862	\$16,927	734625
	25	485	150		Paramount House	123	1		1/2/2014	1/31/2014	147	\$8,958	\$7,253	\$16,211	736348
	26	485	150		Paramount House	319	1		2/3/2014	2/28/2014	150	\$9,494	\$6,777	\$16,271	740146
	27	485	150		Paramount House	119	1		9/29/2014	12/30/2014	169	\$10,293	\$7,337	\$17,630	758622
	28	485	150		Paramount House	304	1		2/20/2015	4/10/2015	182	\$11,148	\$8,254	\$19,402	769746
	29	485	150		Paramount House	311	1		3/16/2015	5/5/2015	183	\$11,266	\$9,253	\$20,519	772534
	30	485	150		Paramount House	303	1	00101500303	8/30/2016	11/18/2016	185	\$11,801	\$9,201	\$21,002	18783
	31	485	150		Paramount House	313	1	00101500313	12/1/2016	2/6/2017	193	\$12,707	\$9,251	\$21,958	22663
	32	485	150		Paramount House	309	1	00101500309	12/2/2016	2/6/2017	198	\$12,977	\$9,694	\$22,671	22665
	33	485	150		Paramount House	120	1	00101500120	1/3/2017	2/24/2017	193	\$12,611	\$9,846	\$22,457	28373
	34	485	150		Paramount House	308	1	00101500308	3/10/2017	5/26/2017	191	\$12,509	\$9,392	\$21,901	29201
	35	485	150		Paramount House	112	1	00101500112	3/7/2017	5/26/2017	198	\$12,919	\$9,630	\$22,549	29202
	36	485	150		Paramount House	113	1	00101500113	4/9/2017	6/29/2017	193	\$12,643	\$9,150	\$21,793	29211
	37	485	150		Paramount House	110	1	00101500110	12/1/2017	1/31/2018	214	\$13,647	\$11,535	\$25,182	42001
	38	485	150		Paramount House	322	1	00101500322	3/10/2018	5/18/2018	254	\$16,306	\$25,834	\$42,140	48865
	39	485	150		Paramount House	117	1	00101500117	3/12/2019	5/2/2019	197	\$12,397	\$12,693	\$25,090	72488
	40	485	150		Paramount House	200	1	00101500200	5/1/2019	6/26/2019	200	\$12,772	\$14,465	\$27,237	75785
	41	128	150		Paramount House	101	2	00101500101	6/21/19	7/31/19	199	\$12,218	\$14,610	\$26,828	79613
	42	128	150		Paramount House	105	1	00101500105	7/8/19	8/21/19	199	\$12,477	\$12,712	\$25,189	80486
	43	128	150		Paramount House	216	1	00101500216	9/3/19	10/22/19	195	\$11,405	\$13,851	\$25,256	85422
	44	128	150		Paramount House	213	1	00101500213	10/23/2019	12/18/2019	200	\$11,312	\$13,631	\$24,943	88832
	45	128	150	Fire Restoration	Paramount House	101	2	00101500101	2/28/2020	4/2/2020	245	\$15,767	\$10,744	\$26,511	97247
	46	128	150		Paramount House	201	1	00101520201	2/5/2020	4/3/2020	244	\$15,816	\$14,001	\$29,817	97248
	47	128	150	EGIS	Paramount House	321	1	00101500321	11/9/2020	1/21/2021	192	\$12,544	\$15,857	\$28,401	111172
	48	128	150	EGIS	Paramount House	106	1	00101500106	12/22/2020	2/19/2021	224	\$14,656	\$14,852	\$29,508	112821
		Paramount House	1969		Total Units	70	Upgraded	48	Remaining	22			Avg. \$ (since 2017)	\$26,079	
Plaza Seventeen															
	1	485	551	EGIS	Plaza Seventeen	508	1		11/1/2006	11/22/2006	161	\$7,154	\$4,846	\$12,000	549437
	2	485	551	EGIS	Plaza Seventeen	408	1		2/25/2008	3/17/2008	199	\$8,856	\$5,161	\$14,017	589068
	3	485	551	EGIS	Plaza Seventeen	612	1		4/2/2008	3/18/2008	165	\$9,637	\$4,941	\$14,578	591464
	4	485	551	EGIS	Plaza Seventeen	307	1		4/30/2008	5/19/2008	181	\$8,062	\$4,994	\$13,056	593346
	5	485	551	EGIS	Plaza Seventeen	101	1		7/29/2008	8/20/2008	203	\$12,724	\$5,351	\$18,074	599619
	6	150	551	EGIS	Plaza Seventeen	310	1		8/11/2009	9/4/2009	190	\$13,261	\$6,577	\$19,837	629724
	7	485	551	EGIS	Plaza Seventeen	605	1		1/10/2010	2/5/2010	193	\$12,329	\$5,155	\$17,484	640070
	8	485	551	EGIS	Plaza Seventeen	109	1		4/15/2010	5/3/2010	230	\$14,529	\$5,800	\$20,329	645362
	9	485	551	EGIS	Plaza Seventeen	102	0	Capital Const - 9		9/1/2009					



		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	10	485	551	EGIS	Plaza Seventeen	103	0	Capital Const - 10		9/1/2009					
	11	485	551	EGIS	Plaza Seventeen	110	0	Capital Const - 11		9/1/2009					
	12	485	551	EGIS	Plaza Seventeen	108	1		4/11/2012	5/9/2012	189	\$12,029	\$6,128	\$18,157	695297
	13	485	551	EGIS	Plaza Seventeen	509	1		4/27/2012	6/20/2012	202	\$12,875	\$6,857	\$19,732	696045
	14	485	551	EGIS	Plaza Seventeen	106	1		12/27/2013	1/29/2013	243	\$15,547	\$6,279	\$21,826	712209
	15	485	551	EGIS	Plaza Seventeen	206	1		1/7/2013	1/31/2013	253	\$16,083	\$6,592	\$22,675	712208
	16	485	551	EGIS	Plaza Seventeen	104	1		11/25/2013	1/31/2014	236	15,084	6,916	22,000	733698
	17	485	551	EGIS	Plaza Seventeen	511	1		11/13/2014	12/30/2014	230	14,518	7,704	22,222	760032
	18	485	551	EGIS	Plaza Seventeen	501	1		1/30/2015	2/27/2015	202	\$12,838	\$7,068	\$19,906	767206
	19	485	551	EGIS	Plaza Seventeen	502	1		7/7/2015	8/5/2015	203	\$12,787	\$8,966	\$21,753	779924
	20	485	551	EGIS	Plaza Seventeen	402	1		6/30/2015	8/21/2015	190	\$11,974	\$7,849	\$19,822	780257
	21	485	551	EGIS	Plaza Seventeen	210	1		8/20/2015	10/13/2015	198	\$12,450	\$8,047	\$20,497	782792
	22	485	551	EGIS	Plaza Seventeen	510	1		10/27/2015	12/15/2015	230	\$14,454	\$7,544	\$21,978	163
	23	485	551	EGIS	Plaza Seventeen	407	1	00505510407	6/2/2016	6/30/2016	209	\$13,303	\$8,229	\$21,532	12200
	24	485	551	EGIS	Plaza Seventeen	309	1	00505510309	12/13/2016	2/15/2017	209	\$13,704	\$7,693	\$21,397	22893
	25	485	551	EGIS	Plaza Seventeen	306	1	00505510306	1/17/2017	4/13/2017	227	\$14,882	\$10,113	\$24,995	24266
	26	485	551	EGIS	Plaza Seventeen	609	1	00505510609	02/28/17	5/16/2017	195	\$12,690	\$9,920	\$22,609	26544
	27	485	551	EGIS	Plaza Seventeen	304	1	505510304	4/28/2017	7/11/2017	200	\$13,096	\$9,018	\$22,114	29355
	28	485	551	EGIS	Plaza Seventeen	410	1	505510305	8/11/2017	10/27/2017	196	\$12,504	\$8,650	\$21,154	34474
	29	485	551	EGIS	Plaza Seventeen	411	1	505510411	8/18/2017	10/31/2017	197	\$12,820	\$8,486	\$21,306	35829
	30	485	551	EGIS	Plaza Seventeen	301	1	00505510301	2/6/2019	4/2/2019	301	\$19,083	\$7,683	\$26,766	71038
	31	485	551	EGIS	Plaza Seventeen	209	1	00505510209	3/29/2019	5/26/2019	304	\$19,196	\$10,546	\$29,742	73598
	32	485	551	EGIS	Plaza Seventeen	202	1	00505510202	5/13/2019	6/26/2019	251	\$15,745	\$8,305	\$24,049	76699
	33	150	551	EGIS	Plaza Seventeen	212	1	00505510212	9/27/2019	11/7/2019	259	\$16,027	\$11,852	\$27,879	87812
	34	150	551	EGIS	Plaza Seventeen	405	1	00505510405	10/10/2019	12/6/2019	255	\$15,810	\$12,114	\$27,924	87816
	35	150	551	EGIS	Plaza Seventeen	503	1	00505510503	10/7/2019	12/9/2019	239	\$14,775	\$12,289	\$27,064	87815
	36	485	551	EGIS	Plaza Seventeen	601	1	00505510601	4/3/2020	5/14/2020	268	\$16,996	\$12,898	\$29,894	100679
	37	485	551	EGIS	Plaza Seventeen	311	1	00505510311	6/23/2020	9/8/2020	265	\$17,490	\$12,892	\$30,382	105472
	38	485	551	EGIS	Plaza Seventeen	610	1	00505510610	8/31/2020	11/24/2020	269	18,254	10,011	28,265	109609
	39	485	551	EGIS	Plaza Seventeen	607	1	00505510607	1/20/2021	3/3/2021	250	\$15,396	\$13,455	\$28,851	113191
	40	485	551	EGIS	Plaza Seventeen	611	1	00505510611	1/25/2021	3/8/2021	250	\$16,206	\$12,447	\$28,653	113192
	41	485	551	EGIS	Plaza Seventeen	504	1	00505510504	2/8/2021	3/18/2021	250	\$16,250	\$12,168	\$28,418	114382
	42	485	551	EGIS	Plaza Seventeen	211	1	00505510211	1/27/2021	3/23/2021	250	\$16,433	\$11,647	\$28,080	113603
	43	485	551	EGIS	Plaza Seventeen	506	1	00505510506	2/17/2021	3/29/2021	250	\$16,280	\$11,289	\$27,569	114381
	44	485	551	EGIS	Plaza Seventeen	505	1	00505510505	2/18/2021	4/8/2021	250	\$16,041	\$10,783	\$26,824	114238
	45	485	551	EGIS	Plaza Seventeen	207	1	00505510207	3/15/2021	5/19/2021	250	\$15,643	\$10,785	\$26,428	115296
	46	485	551	EGIS	Plaza Seventeen	208	1	00505510608	3/20/2021	5/25/2021	252	\$16,211	\$11,436	\$27,647	114383
	47	485	551	EGIS	Plaza Seventeen	608	1	00505510208	3/25/2021	5/28/2021	254	\$16,273	\$10,803	\$27,076	114383
		Plaza Seventeen		1971	Total Units	70	Upgraded	47	Remaining	23			Avg. \$ (since 2017)	\$26,462	
		Riverton Terrace (Senior)													
	1	485	358	EGIS	Riverton Terrace (Senior)	110	1		2/8/2010	3/12/2010	154	\$9,880	\$5,805	\$15,684	641664
	2	485	358	EGIS	Riverton Terrace (Senior)	203	1	ARRA	4/5/2010	7/7/2010	400	\$26,000	\$21,543	\$47,543	644559
	3	485	358	EGIS	Riverton Terrace (Senior)	208	1		3/7/2011	4/29/2011	266	\$16,270	\$7,010	\$23,280	664845
	4	485	358	EGIS	Riverton Terrace (Senior)	106	1		3/15/2012	5/7/2012	242	\$14,497	\$7,269	\$21,766	693154
	5	485	358	EGIS	Riverton Terrace (Senior)	311	1		4/6/2012	6/8/2012	223	\$12,850	\$8,316	\$21,165	695046

[illegible]

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	6	500	485		Anita Vista	203	2		7/22/2015	9/11/2015	266	\$16,830	\$10,506	\$27,336	781008
	7	500	485		Anita Vista	108	2	00404850108	3/4/2016	3/29/2016	228	\$14,260	\$13,833	\$28,093	7254
	8	500	485		Anita Vista	101	2	00404850101	08/05/16	11/2/2016	252	\$15,827	\$13,286	\$29,113	16423
		Anita Vista			Total Units	15	Upgraded	8	Remaining	7			Avg. \$ (since 2016)	\$28,603	
Brookside				1983	Total Units	16	Upgraded	0	Remaining		Uncertain	16			
Campus Green															
	1	500	582		Campus Green	20-F	1	00505800004	11/15/2019	1/3/2020	57	\$4,225	\$3,500	\$7,725	89876
	2	500	582		Campus Green	23-D	1	00505800014	8/10/2020	12/17/2020	310	\$20,150	\$15,396	\$35,546	108190
	3	500	582		Campus Green	20-E	1	00505800003	12/31/2020	2/18/2021	250	\$16,004	\$15,178	\$31,182	112323
		Campus Green			Total Units	15	Upgraded	3	Remaining	12			Avg. \$	\$24,817.76	
Echo Cove															
	1	500	183		Echo Cove	326	1		7/1/2010	7/30/2010	188	\$11,425	\$8,843	\$20,268	649819
	2	500	183		Echo Cove (227)	26	2		2/27/2015	4/15/2015	280	\$17,862	\$10,972	\$28,834	769940
	3	500	183		Echo Cove (328)	28	2		8/14/2015	9/28/2015	275	\$16,750	\$11,471	\$28,221	782411
		Echo Cove			Total Units	4	Upgraded	3	Remaining	1			Avg. \$	\$25,774.25	
Federal Way Duplexes															
	1	166	508		Fed Way Duplex	1	3		5/20/2009	7/13/2009	343	19,992.67	10,286.63	30,279.30	624211
	2	166	508		Fed Way Duplex	3	2		7/21/2015	9/10/2015	383	\$24,419	\$14,111	\$38,530	781722
	3	166	508		Fed Way Duplex	4	2		10/14/2015	12/7/2015	426	\$27,260	\$13,134	\$40,394	1089
	4	500	581		Fed Way Duplex	2	2	00505810002	2/10/2016	3/22/2016	400	\$25,496	\$14,332	\$39,828	5647
	5	500	581		Fed Way Duplex	1	2	00505810001	3/4/2016	4/15/2016	368	\$23,464	\$9,698	\$33,162	7050
		Federal Way Duplexes			Total Units	6	Upgraded	5	Remaining	1			Avg. \$ (since 2015)	\$37,979	
Harbour Villa															
	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
		Harbour Villa			Total Units	5	Upgraded	5	Remaining	0			Avg. \$ (since 2017)	\$26,020	
Holt House															
	1		387		Holt House	-	3			9/14/2012	405	25,849.00	10,666.81	39,515.81	703142

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		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
						2016	Spiritwood	117							
								821				152			
					Housing Management Portfolio		Unit Upgrades	1961	Since 2006						

## **APPENDIX H**

### Hardship Policies

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# Admission and Continued Occupancy Policy

# ACOP

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GOVERNING ADMISSION TO AND CONTINUED OCCUPANCY OF THE PUBLIC HOUSING  
PROJECTS OPERATED BY THE HOUSING AUTHORITY OF THE COUNTY OF KING,  
WASHINGTON

## **HARDSHIP POLICY**

Households notified of a rent increase will be informed, in writing, of their ability to seek a waiver based on financial hardship through the Housing Authority's established **Hardship Policy**. The policy is designed to allow KCHA flexibility to address unique, unforeseeable circumstances that may occur and to protect families in crisis. In order to receive a hardship rent, the household must apply for all benefits for which it may be eligible. Zero income households will be required to submit monthly budgets (KCHA Form #409) to their Property Manager, until income is restored to the household.

1. **Hardship Criteria.** The following categories for Hardship will apply to all program participants under KCHA's EASY Rent and WIN Rent programs:
  - a. **Extraordinary Cost of Living:** A household may apply for a hardship review when they experience an extraordinary cost of living that exceeds 50% of the household's monthly income. Examples of when a family might meet this criterion include:
    - ☐ Any household whose combined **gross rent** plus monthly out-of-pocket medical or childcare expenses exceeds 50% of household monthly income. Gross Rent is defined as actual monthly rent paid plus the assigned energy assistance supplement, or, minimum rent (if applicable). Only unreimbursed medical expenses incurred for the care of an elderly and/or disabled household member will be considered in determining extraordinary costs. Childcare expenses will only be allowed when the expense meets eligibility thresholds for all other WIN Rent households as defined by the Housing Authority and when the amount is not reimbursed from another source.
  - b. **Waiver of \$25 Minimum Rent / Extension of Energy Assistance Reimbursement beyond six (6) months:** A household may apply for an extension of its energy assistance reimbursement (credit rent) beyond the initial six month cap. To be eligible for hardship relief, the household would need to demonstrate that: (1) the loss of additional energy assistance would put the household at risk of losing their housing; and (2) their continued lack of income has not been through the fault of the household (3) the household has applied for but been unsuccessful in connecting to available financial resources for which they might be eligible.
    - ☐ Exception: Residents with exempt or excluded income and those who have been denied assistance (TANF, etc.) due to non-compliance with program requirements would not be considered to have a hardship meeting this category.
  - c. **Additional Interim Review:** A WIN Rent household that has previously requested the maximum number of interim reviews to decrease their rent, but experiences an additional unforeseen decrease in income may request a hardship review. To be eligible for relief (1) the family's decrease in income could not have been due to



the action or inaction of a member of the household; and (2) if the interim review was not applied, the family's shelter burden would exceed 50% of monthly income. No hardship will be granted if KCHA determines the family could (but is not) accessing an available alternate income source.

- d. **Deduction for Medical or Childcare Expenses above the \$10,000 Cap:** A household eligible to receive a reduction from gross income for medical or childcare related expenses may request a hardship review to request a reduction of gross income above the \$10,000 cap. In order to be eligible for relief under this criterion, the family must document that (1) the claimed expense is not reimbursable from an outside source; and (2) annualized costs for rent and out-of-pocket medical and/or childcare expenses would exceed 50% of gross income. In the case of childcare expenses, the amount of childcare assistance paid is reasonable in relation to amounts charged for similar care available in close proximity to the household's current childcare provider.
  - e. **Mandatory Reductions to Fixed Income in excess of \$500.** Households who experience a reduction in a "fixed" source of income (GAU, SSI, and Social Security) may be eligible for a reduction in rent when KCHA determines the loss of income was out of the control of the recipient. In such cases, KCHA will:
    - ☐ Conduct an interim review for reductions to a fixed income source in an amount greater than \$500 per year. [Rather than the standard \$2,000 threshold required under KCHA's Interim Review policy].
    - ☐ Coordinate with state and/or federal agencies as possible to document the income change and streamline the interim review process using its existing tenant database to re-calculate rent "in mass" in order to limit the impact upon the participating household. Under such circumstances, a modified interim review policy will be utilized to allow KCHA to adjust rent based ONLY upon the revised income reported by the state and/or federal agency. Additional income and deduction amounts for the household will be carried over from the previous Recertification completed for the household. Any errors in rent resulting from the use of data supplied directly from the state and/or federal agency will be considered caused by KCHA action and will be corrected as outlined in Section 10 of this ACOP. Such reviews will not count against a WIN Rent household's limit of 2 interim reviews during the 2-year Recertification cycle.
2. **Hardship Committee.** A KCHA appointed Hardship Committee will be responsible for review of all Hardship Requests. The Committee shall be comprised of KCHA staff, including the Director of Housing Initiatives, the Senior Programs Manager, and an additional Resident Services Department staff person. Once a hardship review request has been submitted, the Committee will examine each family's circumstances on a case-by-case basis. The Committee has a choice of remedies it can recommend (including permanent, family-specific rent caps) as deemed appropriate, to reduce a qualifying household's rent burden.

## Admission and Continued Occupancy Policy (ACOP)

- a. **Remedies Available under the Hardship Policy:** The Hardship Committee has a number of determinations that can be made under the policy including:
  - No hardship exists;
  - Rent should be set at a permanent, family specific cap;
  - The energy assistance reimbursement (credit rent) should be extended for a specific period of time;
  - The rent increase should be phased in over a specific period of time;
  - The \$100 per month rent increase cap should be extended for up to one year – resulting in a two year maximum (Available only to families in occupancy when the Easy Rent and WIN Rent programs were implemented);
  - The \$100 per month rent increase cap should be phased out over a specific period of time – not to exceed three years for Easy Rent households and two years for WIN Rent households; (Available only to families in occupancy when the Easy Rent and WIN Rent programs were implemented);
  - Approval of an additional interim review for a family that has previously exhausted the established limit of 2 interim reviews per every 2-year cycle for WIN Rent households. In order to be considered for relief, the household must first meet the criteria for an interim review established above.
  - Approval of a Medical or Childcare Expense reduction from gross income in an amount above the \$10,000 maximum. Relief may be granted for a specific period of time, or indefinitely, as determined by the Committee. However, no relief will be granted without documentation of extraordinary circumstances beyond the control of the household.
  - Authorize completion of an interim rent recalculation for reductions in income below established thresholds. [**Note:** Available only to households affected by a reduction in a “fixed” source of income through no fault of their own.]
  - Appropriate combination of above listed options.
3. **Appeals:** Families, who disagree with the recommendation of the Hardship Committee and/or final approval of the Director of Housing Management or Director of Resident Services, as applicable, may appeal the determination through the Housing Authority’s existing Grievance Procedure.

**King County Housing Authority**

# Section 8 Administrative Plan

S8 Voucher Program

This is the latest version as of: 8/2/2021

### **Hardship Policy:**

Households notified of a rent increase will be informed, in writing, of their ability to seek a waiver based on financial hardship through the Housing Authority's established **Hardship Policy**. The policy is designed to allow KCHA flexibility to address unique, unforeseeable circumstances that may occur and to protect families in crisis. In order to receive a hardship rent, the household must apply for all benefits for which it may be eligible. Zero income Household will be required to report income changes on a quarterly basis, until income is restored to the household.

- a. **Hardship Criteria.** The following categories for Hardship will apply to all program participants under KCHA's EASY Rent and WIN Rent programs:
- b. **Extraordinary Cost of Living:** A household may apply for a hardship review when they experience an extraordinary cost of living that exceeds 50% of the household's monthly income. Examples of when a family might meet this criterion include:
  - Any household whose combined **gross rent** plus monthly out-of-pocket medical or childcare expenses exceeds 50% of household monthly income. Gross Rent is defined as actual monthly rent paid plus the assigned energy assistance supplement, or, minimum rent (if applicable). Only unreimbursed medical expenses incurred for the care of an elderly and/or disabled household member will be considered in determining extraordinary costs. Childcare expenses will only be allowed when the expense meets eligibility thresholds for all other WIN Rent households as defined by the Housing Authority and when the amount is not reimbursed from another source.
- c. **Waiver of \$25 Minimum Rent / Extension of Energy Assistance Reimbursement beyond six (6) months:** A household may apply for an extension of its energy assistance reimbursement (credit rent) beyond the initial six month cap. To be eligible for hardship relief, the household would need to demonstrate that: (1) the loss of additional energy assistance would put the household at risk of losing their housing; (2) their continued lack of income has not been through the fault of the household, and (3) the household has applied for, but been unsuccessful in connecting to available financial resources for which they might be eligible.
  - Exception: Residents with exempt or excluded income and those who have been denied assistance (TANF, etc.) due to non-compliance with program requirements would not be considered to have a hardship meeting this category.
- d. **Additional Interim Review:** A WIN Rent household that has previously requested the maximum number of interim reviews to decrease their rent, but experiences an additional unforeseen decrease in income may request a hardship review. To be eligible for relief (1) the family's decrease in income could not have been due to the action or inaction of a member of the household; and (2) if the interim review was not applied, the family's shelter burden would exceed 50% of monthly income. No hardship will be granted if KCHA determines the family could (but is not) accessing an available alternate income source.

- e. **Deduction for Medical or Childcare Expenses above the \$10,000 Cap:** A household eligible to receive a reduction from gross income for medical or childcare related expenses may request a hardship review to request a reduction of gross income above the \$10,000 cap. In order to be eligible for relief under this criterion, the family must document that (1) the claimed expense is not reimbursable from an outside source; and (2) annualized costs for rent and out-of-pocket medical and/or childcare expenses would exceed 50% of gross income. In the case of childcare expenses, the amount of childcare assistance paid is reasonable in relation to amounts charged for similar care available in close proximity to the household's current childcare provider.
- f. **Mandatory Reductions to Fixed Income in excess of \$500.** Households who experience a reduction in a "fixed" source of income (GAU, Disability Lifeline, SSI, Social Security, TANF, and Government of Private Pensions) may be eligible for a reduction in rent when KCHA determines the loss of income was out of the control of the recipient. In such cases, KCHA will:
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  - Coordinate with state and/or federal agencies as soon as possible to document the income changes and streamline the interim review process using its existing tenant database to recalculate rent "in mass" in order to limit the impact upon the participating household. Under such circumstances, a modified interim review policy will be utilized to allow the HA to adjust rent based ONLY upon the revised income reported by the state and/or federal agency. Additional income and deduction amounts for the household will be carried over from the previous Recertification completed for the household. Any errors in rent resulting from use of data supplied directly from the state and/or federal agency will be considered caused by HA action and will be corrected as outlined in [Section 10](#) of this plan.
- g. **Hardship Committee.** A KCHA appointed Hardship Committee will be responsible for review of all Hardship Requests. The Committee shall be comprised of KCHA staff, including the Director of Housing Initiatives, the Senior Programs Manager, and an additional Resident Services Department staff person. Once a hardship review request has been submitted, the Committee will examine each family's circumstances on a case-by-case basis. The Committee has a choice of remedies it can recommend (including permanent, family-specific rent caps) as deemed appropriate, to reduce a qualifying household's rent burden.
- h. **Remedies Available under the Hardship Policy:** The Hardship Committee has a number of determinations that can be made under the policy including:

- No hardship exists;
  - Rent should be set at a permanent, family specific cap;
  - The energy assistance reimbursement (credit rent) should be extended for a specific period of time;
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  - Approval of a Medical or Childcare Expense reduction from gross income in an amount above the \$10,000 maximum. Relief may be granted for a specific period of time, or indefinitely, as determined by the Committee. However, no relief will be granted without documentation of extraordinary circumstances beyond the control of the household.
  - Authorize completion of an interim rent recalculation for reductions in income below established thresholds. (NOTE: Available only to households affected by a reduction in a “fixed” source of income through no fault of their own.)
  - Appropriate combination of above listed options.
- i. **Appeals:** Families, who disagree with the recommendation of the Hardship Committee and/or final approval of the Director of Housing Management or Director of Resident Services, as applicable, may appeal the determination through the Housing Authority’s existing Informal Review process.

# Project-based Section 8 Administrative Plan

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King County Housing Authority

## **Hardship Policy:**

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- **Waiver of Minimum Rent / Extension of Energy Assistance Reimbursement beyond six (6) months:** A household may apply for an extension of its energy assistance reimbursement (credit rent) beyond the initial six month cap. To be eligible for hardship relief, the household would need to demonstrate that: (1) the loss of additional energy assistance would put the household at risk of losing their housing; (2) their continued lack of income has not been through the fault of the household, and (3) the household has applied for, but been unsuccessful in connecting to available financial resources for which they might be eligible.
  - **Exception:** Residents with exempt or excluded income and those who have been denied assistance (TANF, etc.) due to non-compliance with program requirements would not be considered to have a hardship meeting this category.



- **Additional Interim Review:** A WIN Rent household that has previously requested the maximum number of interim reviews to decrease their rent, but experiences an additional unforeseen decrease in income may request a hardship review. To be eligible for relief (1) the family's decrease in income could not have been due to the action or inaction of a member of the household; and (2) if the interim review was not applied, the family's shelter burden would exceed 50% of monthly income. No hardship will be granted if KCHA determines the family could (but is not) accessing an available alternate income source.
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staff, including the Director of Housing Initiatives, the Senior Programs Manager, and an additional Resident Services Department staff person. Once a hardship review request has been submitted, the Committee will examine each family's circumstances on a case-by-case basis. The Committee has a choice of remedies it can recommend (including permanent, family-specific rent caps) as deemed appropriate, to reduce a qualifying household's rent burden.

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- Appropriate combination of above listed options.
- ii. **Appeals:** Families, who disagree with the recommendation of the Hardship Committee and/or final approval of the Director of Housing Management or Director of Resident Services, as applicable, may appeal the determination through the Housing Authority's existing Informal Review process.

# T A B N U M B E R

6



**TO:** Board of Commissioners

**FROM:** Dan Watson, Deputy Executive Director

**DATE:** September 16, 2021

**RE:** **Mid-Year 2021 Capital Expenditure Report**

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This report provides a detailed summary of construction related capital expenditures reported to date.

The total amount originally budgeted in 2021 for capital construction projects planned and managed by various KCHA departments is \$65,968,058. The actual construction related capital expenditures reported as of September are \$29,190,925 or 44% of budgeted expenditures. A summary of expenditures is as follows:

Dept.	Project Category	No. of projects	2021 Budget	2021 YTD Expenditures	% Expended
Construction	Public Housing	12	\$9,256,427	\$4,184,094	31%
Construction	509 Properties	4	\$1,743,598	\$1,901,114	109%
Construction	Other	0	\$796,215	\$723,423	91%
Weatherization	KCHA-Owned	5	Unbudgeted	\$205,679	N/A
	<b>Subtotal</b>	<b>21</b>	<b>\$11,796,240</b>	<b>\$5,303,310</b>	<b>45%</b>
Greenbridge	Greenbridge land dev.	1	\$1,343,842	\$1,077,595	80%
	<b>Subtotal</b>	<b>1</b>	<b>\$1,343,842</b>	<b>\$1,077,595</b>	<b>80%</b>
Abbey Ridge	Tax credit rehab	1	\$21,945,547	\$9,631,287	44%
Bellevue Manor	Tax credit rehab	1	\$7,597,667	\$2,632,408	35%
Woodland North	Tax credit rehab	1	\$10,661,314	\$4,130,464	39%
	<b>Subtotal</b>	<b>3</b>	<b>\$40,204,528*</b>	<b>\$16,394,159**</b>	<b>41%</b>
Asset Mgmt.	Bond/ HOP/TC Properties	31	\$5,383,540	\$3,880,151***	72%
Asset Mgmt.	Rainier View Expansion	1	\$1,433,750	\$0	0%
	<b>Subtotal</b>	<b>32</b>	<b>\$6,817,290</b>	<b>\$3,880,151</b>	<b>57%</b>
Housing Mgmt.	Unit Upgrades	135	\$3,924,081	\$2,231,636	57%
Housing Mgmt.	Small repairs	105	\$1,882,077	\$304,148	17%
	<b>Subtotal</b>	<b>240</b>	<b>\$5,806,158</b>	<b>\$2,535,784</b>	<b>44%</b>
<b>All</b>	<b>Total Construction</b>	<b>297</b>	<b>\$65,968,058</b>	<b>\$29,190,999</b>	<b>44%</b>

\* Multiyear Project Budgets – Total project budget \$72m (2020 - \$32m, 2021 - \$40m)

\*\*Expenditures for 2021 only

\*\*\* Includes \$836.839 in unbudgeted projects

## Overall Construction Progress

KCHA expects to fully expend the entire \$66 million 2021 budget by year end but planned construction work on budgeted projects has been slowed again this year by the COVID-19 pandemic. Most interior work not involving relocation again was delayed but other projects not involving interior work were substituted. Supply chain delays, worker shortages, and a lack of competitive bids have also impacted project progress. Expenditures have increased on some projects due to supply shortages and rising material costs. The substitution of unbudgeted projects have filled the budget gap. The \$1.4 million expansion of the Rainier View Manufactured Housing Park has again been delayed due to the City of Black Diamond's reluctance to approve the full project. KCHA is working with the City to gain full approval.

## Capital Construction

The Capital Construction and Weatherization Department primarily handles major renovation projects and construction of community facilities within KCHA managed housing developments.

Construction work on budgeted projects continues to be impacted by the COVID-19 pandemic. Contractors have suffered from shortages of both workers and materials. Material prices and availability have fluctuated depending on the adequacy of specific supply chains. For example, delivery dates for the materials needed to upgrade heating systems are now eight to 12 weeks out rather than the previous two to four weeks. In Capital Construction several projects received no bids and required re-bidding impacting planned project schedules.

Sixteen (16) major projects were planned and budgeted for 2021 for a total of \$11,796,240. A number of the projects were originally planned for construction in 2020 but were delayed due to the COVID-19 pandemic. Projects requiring entry into units, particularly into units for elderly or disabled residents, were rescheduled into 2021. In 2021, the focus has remained on addressing envelope upgrades and major building systems such as hydronic heating, waste lines, and aging electrical panels. Projects continue to be implemented with the most stringent COVID-19 protocols in place for contractors working inside buildings/units. The current status of each of the 2021 projects is summarized in the table below.

<b>2021 BUDGETED PROJECTS</b>	<b>CURRENT STATUS as of September</b>
Avondale Manor Envelope Upgrade	Underway
Ballinger Homes Envelope Upgrade	Underway
Brookside Roof	Underway
Casa Madrona Heat System Upgrade	Underway
Evergreen Court Water Line Replacement	Complete
Houghton II Envelope Upgrade	Complete
Kirkland Place Envelope Upgrade	Underway
Lake House Deck Repair	Required scope modification. Work rescheduled to 2022.
Lake House Lining Waste Lines	Contracting
Mardi Gras Heat System Upgrade	Contracting
Munro Manor Lining Waste Line	Contracting
Munro Manor Electrical Panels	4 <sup>th</sup> Quarter Start
Northlake House Elevator	Underway

UV Air Filters (multiple sites)	Underway
Wayland Arms Electrical Panels	4 <sup>th</sup> Quarter Start
Westminster Fire Suppression System	Underway
Woodcreek Lane Envelope Upgrade	Contracting
Yardley Arms Lining Waste Lines	Complete
Youngs Lake Water Main	Complete

#### Projected vs. Planned Expenditures in 2021

By completing all of the projects described above, as well as several unbudgeted projects that required immediate attention, Capital Construction estimates final 2021 expenditures to exceed the budgeted amount of \$11,796,240 by about \$2,000,000. The increases are largely related to pricing increases for materials in a number of projects, particularly the envelope upgrades at Ballinger Homes (28 buildings), and the addition of unbudgeted projects such as new pin piles at several Ballinger Homes buildings, a new roof for the Brookside property, and installing UV air filtration devices in resident buildings and property management offices.

Weatherization funds will be spent to insulate walls, floors, and rim joists at Juanita View and to install Ductless Mini-split Heat Pumps at Greenleaf and Houghton.

#### **Greenbridge**

The Greenbridge budget for 2021 is \$1,343,842 which primarily supports land and infrastructure development. 80% of the budgeted funds have been expended as of September 1. Project progress in 2021 is highlighted by the following:

- Division 8 Land Sale: Advertisement of 18.3 acres of construction permitted land resulted in 6 top national and northwest builders presenting offers. Division 8 features 107 single family homes and 6 parks. Conner Homes was selected in the competitive process. A purchase and sale agreement was negotiated with a phased land sale to Conner Homes with total price of \$21,400,000. Conner Homes met or exceeded all Greenbridge design guideline criteria. Completed Phase 1 land sale closing on May 4, 2021 and received \$5,400,000 in revenue. Conner Homes completed all site grading to within 1' of finished grade on July 1, 2021 meeting a required deadline of the State of Washington drainage code. Home construction for the phase 1 area is expected to begin in 1<sup>st</sup> quarter of 2022.
- Wind Rose Notch Entitlement Preservation: Submitted Modification 12 and obtained approval from King County to clarify continued vesting under the original development conditions. The approval allows confirmation storm water, zoning, uses and affordability code requirements. One remaining clarification of vesting of State drainage code remains.
- Modification 13 Lot 1 Head Start: This modification confirms vesting of development conditions for the old Head Start site. As with Modification 12, storm water, zoning and uses are intended to be confirmed. This is the last site at Greenbridge left to be developed.

- Cornerstone Park Construction: Cornerstone Park is located at the corner of 4<sup>th</sup> Avenue SW and SW Roxbury. An artist's sign highlights Greenbridge, framed with 4 saved pine trees. Landscaping, walking paths and a bus stop with shelter are near completion.
- Art Projects: The Cornerstone Park Treasure Stone is under construction. A 5-foot diameter round granite rock was found and salvaged at Greenbridge. The rock is being carved with inspirational theme poetry inlay. Bus stop shelter art is also planned.
- Division 8 Phase 1: Construction of frontage infrastructure, landscaping and drainage improvements at 4<sup>th</sup> Ave SW, SW 102nd, 5<sup>th</sup> Ave SW and SW 100<sup>th</sup> is near complete.
- 2021 Home Sales: BDR Homes has not closed the remaining 6 homes at the Brio development due to financial difficulties. KCHA is working with BDR Homes to attempt to complete and close the homes by the end of the year. Conner Homes at Materra closed 28 homes. Conner Homes closed 6 homes at Wind Rose which completes sales in that phase. Profit participation revenue for home sales through August is \$919,133.
- Pandemic Impacts: Staff are working from home with supervisor approved essential site visits to stay safe. Design and Construction meetings using virtual format have worked well. Approvals from agencies have been delayed but staff are working to compensate.

## Asset Management

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

In 2021, Asset Management budgeted \$5,383,540 for typical repair and upgrade projects at its bond, Home Ownership Program, and tax credit properties and \$1,433,750 for the Rainier View Manufactured Home Park expansion. Major projects that are underway or already completed are as follows:

<b>BOND PROGRAM</b>		
Auburn Square Exterior Stairs	Completed	\$ 146,500
Ballinger Commons Roof	Completed	\$ 74,500
Cottonwood Windows	Completed by 10/29/2021	\$ 42,000
Cove East Roof	Completed by 11/4/2021	\$ 29,300
Fairwood Lockers	Completed	\$ 35,467
Heritage Park Asphalt	Completed	\$ 75,000
Landmark Roof	Completed	\$ 47,019
Laurelwood Asphalt	Completed by 10/1/2021	\$ 73,580
Meadowbrook Elevator	Completed by 4/12/2022	\$ 889,734
Parkwood Asphalt	Completed by 10/1/2021	\$ 47,975
Riverstone Stairs & Deck	Awarded	\$ 89,138
Timberwood Asphalt	Completed by 10/1/2021	\$ 96,548



Mid-Year 2021 Capital Expenditure Report  
September 20, 2021 KCHA Board Meeting  
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Villages at South Station Roof	Awarded	\$ 79,300
Walnut Park Asphalt	Completed by 10/1/2021	\$ 99,713
Windsor Heights Asphalt	Completed by 10/1/2021	\$ 51,050
Woodridge Park Entry Doors - REBID	Completed by 11/15/2021	\$ 173,624
Woodridge Park Asphalt	Completed	\$ 78,185
Woodside East Asphalt	Completed	\$ 93,935
Woodside East Windows	Completed by 11/26/2021	\$ 107,000
<b><u>HOP</u></b>		
Friendly Village Asphalt	Completed	\$ 49,950
Friendly Village Lift Station	Construction	\$ 32,000
Friendly Village Mail Station	Completed by 12/31/2021	\$ 50,000
Vantage Glen Asphalt	Completed	\$ 49,889
<b><u>TAX CREDIT</u></b>		
Overlake Exterior Painting	Completed by 10/4/2021	\$ 480,000
Salmon Creek Exterior Painting	Completed	\$ 51,905
<b><u>NON BUDGETED ITEMS</u></b>		
Riverstone Fire Restoration Bldg 29	Completed by 12/31/2021	\$ 520,735
Riverstone Fire Restoration Bldg 6	Completed	\$ 128,125
Sandpiper Exterior Paint	Completed by 10/1/2021	\$ 27,350
Cottonwood Fire Restoration Bldg D	Completed	\$ 77,321
Fairwood Fire Restoration Bldg O	Completed by 12/31/2021	\$ 50,000
Emerson Decks	Completed by 10/8/2021	\$ 33,308

Projected vs. Planned Expenditures in 2021

Asset Management expects to spend approximately 57% of its capital budget (excluding tax credit rehab projects) in 2021 with the shortfall primarily due to:

- The \$1,433,750 Rainier View manufactured home park expansion in the City of Black Diamond has been delayed due to the City's reluctance to allow the development.
- Projects requiring unit entry have been deferred as non-essential activities including HVAC work and plumbing replacement at Cascadian.
- Staff focus is on completing tax credit projects with schedule drift for other projects due to the pandemic.

**Development/Asset Management – 2021 Budget: LIHTC Projects**

KCHA is in the midst of rehabbing three of its properties using Low-Income Housing Tax Credit financing: Abbey Ridge, Bellevue Manor and Woodland North. The total rehab budget for these projects, including construction, design, permitting and development costs, is \$72 million. \$32 million of these expenditures were incurred in 2020, and the remaining \$40 million is budgeted for 2021. Almost \$22 million of this amount is budgeted for Abbey Ridge in 2021, where KCHA is undertaking a complete gut rehab of the residential buildings, extensive site and utility improvements, and the adding of solar panels. \$7.6 million is budgeted for Bellevue Manor, which is getting comprehensive envelope improvements, a new fire sprinkler system, seismic upgrades,

new landscaping, solar panels, and upgrades for units that turned over. At Woodland North \$10.7 million has been budgeted for 2021. The work there includes envelope improvements, seismic upgrades, new decks and stairs, construction of new retaining walls, full upgrades for many of the units, and new solar panels.

#### Projected vs. Planned Expenditures in 2021

- Abbey Ridge has spent 44% of the budgeted amount through the first half of 2021. The project has been slowed down by COVID-related delays in receiving construction materials and more extensive rot repair than had originally been anticipated. Completion is still scheduled for the end of 2021, although the last building will probably be turned over in the last week of the year.
- Bellevue Manor was originally scheduled to be completed in 2020, but construction was postponed to avoid work in occupied units. In order to complete the work in 2021, residents were relocated offsite while interior work was completed on their units. Through the first half of the year 35% of the budgeted funds were expended, but all work is projected to be completed by November 2021.
- Because of safety considerations involved in performing work in occupied units at Woodland North, construction proceeded at a slower pace than planned through 2021. 39% of the work budgeted for 2021 had been completed by the end of June, and it is anticipated that all work will be done by October 2021.

#### Financial Impact of Delay on LIHTC Projects

All three of these projects were modeled as two year projects with some completed buildings and tax credits delivered in 2020 and the rest in 2021. Although KCHA was unable to finish the building renovations and deliver tax credits to investors in 2020, the impact is modest compared to the overall budgets and well within the contingencies and cash fees for these projects. Because of the delay in credit delivery, there will be a downward timing adjustment on the tax equity of about \$400,000, which would reduce KCHA's cash developer fee by that amount.

### **Housing Management**

For 2021, the Department has budgeted the completion of 135 unit upgrades at various properties throughout the Property Management inventory, which represents an investment of \$3,924,081. By mid-year, 67 units were completed or roughly 50% of the total. The average cost per unit of \$33,308 is \$4,697 more per unit than budgeted. This overage is due to extensive, unbudgeted additional structural repairs in units being upgraded (e.g. Ballinger & Illahee) and the overall increase in larger, family style units being upgraded. In addition, there are 105 small projects included in the budget for 2021, estimated to cost \$1,882,077. As of mid-year, 27 projects had been completed along with an additional 53 miscellaneous projects. 2021 spending is projected to expend all of the budgeted funds for these projects. Staff have substituted unbudgeted projects such as security camera system installations for scheduled projects due to safety considerations around entering resident units due to the COVID-19 pandemic. 2021 spending is projected to fully expend budgeted funds. Examples of both budgeted and substitute projects (with progress updates for each) include the following:

- Property Management office preparations for re-opening related to COVID-19. The major remodels have been completed and include COVID-19 protective measures for staff and residents.
- Unit entry door replacements at Newport and Hidden Village. These will be completed in the 4<sup>th</sup> quarter of 2021.
- HVAC system replacement at Harrison House. Completion is planned for 2021 but equipment availability may delay completion.
- Seal coat and restriping of Wiley Center Parking lot at Greenbridge
- Replacement of damaged windows and skylights at the Birch Creek youth center
- Security camera system installations at seven properties (Park Royal, Burien Vet's House, Evergreen Court, Greenleaf, Mardi Gras, Northlake House and Harrison House) and adding cameras to existing systems at four properties (Fairwind, Cascade, Casa Madrona and the 700 building parking lot). 70% of these have been completed thus far.
- Parking lot repairs- 85% of these have been completed to date.
- Concrete/sidewalk repairs (trip hazards). 85% of these have been completed thus far.
- Keyscan repairs/board replacements. These repairs are complete.
- Fire alarm panel replacements and repairs. Two panels have been replaced and Casa Juanita is requiring a complete system replacement.
- Common area/hallway carpet replacements at six mixed population properties (Plaza 17, Boulevard Manor, Munro Manor, Yardley Arms, Casa Juanita and Northridge II.
- Common area lobby furniture at several properties to replace existing worn out items with easier to clean and disinfect items. Most of these will be completed in the 4<sup>th</sup> quarter of 2021.
- Installing outdoor smoking shelters at Paramount House and Pacific Court. These are in process.
- Miscellaneous fencing repairs have been completed
- Exterior painting of selected buildings at Birch Creek and Seola Gardens. Birch Creek's scheduled buildings have been completed. Seola Gardens is in process.

# T A B N U M B E R

7



**To:** Board of Commissioners

**From:** Windy K. Epps, Interim Director of Finance

**Date:** September 10, 2021

**Re:** **Financial results through June, 2021**

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## ***OVERVIEW***

Attached are the financial statements through the second quarter of 2021 in the format used over the past several years. Appended to the end is a different version of the same financial information, presented in a more succinct, easier-to-read format. Staff intends to use the new format exclusively beginning in the third quarter.

## ***EXECUTIVE SUMMARY***

Agency financial performance through the first half of the year was strong as both operating income and expenses reflected positive variances to budget. Cash reserves remained solid, with \$124.5 million in unrestricted and program reserves and \$150.8 million in designated and restricted cash.

Operating revenues exceeded budget projections by 4.2% through June. The two primary drivers were a draw of \$5 million from HUD held reserves from the 2020 block grant and higher than anticipated tenant revenues. The Greenbridge Division 8 land sale, which was restructured from a single land sale into a mutually beneficial phased takedown agreement over 3 years, partially offset these amounts by bringing in less revenue during the period than originally anticipated.

Operating expenses were 7.2% below budget through June as maintenance and other programmatic expenses were not yet incurred due to pandemic-related delays.

The budget for the Public Housing Operating fund subsidy was calculated using an estimated prorate of 90.0%, while the actual prorate through June was 96.29%. HUD's interim proration has since dropped slightly to 95.88%. If this rate holds, KCHA can expect \$1.63 million more subsidy by year's end than originally projected.

During the second-quarter HCV HAP expense from all programs (excluding ports-in) was close to budget expectations, coming in higher by \$101,000 or 0.2%. Compared to the second quarter of 2020, total HAP expense climbed \$2.0 million or 5.4%. The HCV program was an aggregated 347 unit months over target for the quarter, a

variance of 0.7%, and the average HAP payment per voucher was \$9.82 lower than budget estimates.

## ***SECOND-QUARTER HIGHLIGHTS***

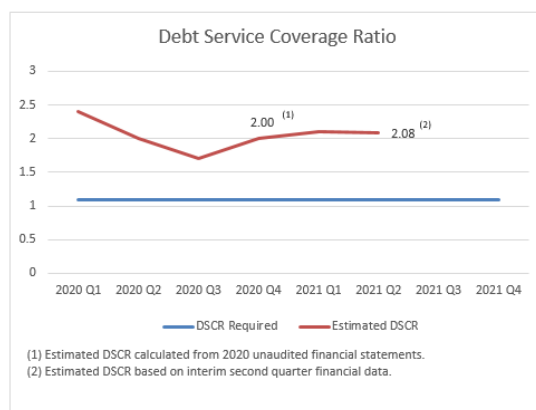
In May, KCHA was awarded 762 Emergency Housing Vouchers (EHV) to assist individuals and families most at risk for homelessness. This award is the most significant single voucher award in KCHA's history. In addition to the standard HAP and Administrative Fees, funding for this program also includes \$304,800 to support immediate start-up costs, an estimated \$75,000 to fund initial lease-up costs for expedited leasing, as well as \$2.7 million for implementing an effective EHV services program. Approximately \$1.6 million of this supplemental funding has been received this year and the balance is expected to be received in 2022.

The first phase of the Greenbridge Division 8 land sale to Conner Homes closed during the quarter, with KCHA receiving \$5.4 million out of the total sales price of \$21.4 million. The 18.3-acre property, consisting of 107 homeownership lots, will be completed in three phases. The second phase of the sale, expected to be completed in June of 2022, will yield \$5.8 million, with the remaining \$10.2 million to be received in the summer of 2023.

Acquisitions of the Sandpiper East Apartments, Carrington Apartments, and Surrey Downs Apartments closed in the second quarter. These properties are located in Bellevue and combined add 454 residential units to the workforce housing portfolio.

## ***DEBT SERVICE COVERAGE RATIO***

Due to certain debt covenants, KCHA must maintain a debt service coverage ratio (DSCR) of 1.1 or better. The DSCR is a measure of a borrower's ability to meet current debt obligations. A ratio of 1.0 or greater means the borrower has sufficient income to cover its obligations. KCHA is meeting this covenant with a debt service coverage ratio of 2.08, a 0.08 increase over last year. KCHA's official DSCR is only calculated annually and is based on the audited financial statements. All other calculations shown below are estimates based solely on interim financial data.



## ***CASH AND INVESTMENT SUMMARIES***

Overall, cash balances increased by \$21.0 million during the quarter. Primary drivers included \$5.4 million from the Greenbridge Division 8 land sale, a \$7.2 million draw from the Key Bank line of credit to establish the Sandpiper Apartments property improvement reserve, \$1.6 million from HUD for the newly-awarded EHV program start-up costs, and cash generated from the workforce housing portfolio. For a complete report on KCHA's overall cash position at the end of the quarter, please see page 11.

The overall Return on Investment (ROI) on KCHA investments, including loans made for low-income housing and EPC project purposes, was 0.50%, down from 0.61% last quarter, reflecting continued downward pressure on rates. The Washington State Treasurer's Local Government Investment Pool (LGIP) average interest rate for the quarter was 0.08%. Total investment returns for the quarter were \$886,000 against a projected return of \$977,000.

<b>Investment Summary (in millions) as of June, 2021</b>	<b>Amount</b>	<b>Yield</b>	<b>% of Total</b>
Invested in the Local Government Investment Pool & Masterfund	\$0.0	0.08%	0.0%
Invested by KCHA	66.4	0.65%	23.1%
Cash held by trustees	17.9	0.02% *	6.2%
Cash held in checking and savings accounts	184.2	0.02% *	63.9%
Invested by KCHA	\$268.5	0.19%	93.2%
Cash loaned for low income housing & EPC project purposes	19.7	4.96%	6.8%
Loaned by KCHA	19.7	4.96%	6.8%
Total	<u>\$288.2</u>	<u>0.50%</u>	<u>100.0%</u>

\*Estimate

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

Reserve Balances

(in millions of dollars)

MTW Cash, Beginning of Quarter	\$22.1
--------------------------------	--------

*Quarterly change:*

Block grant cash receipts from HUD	45.7
Operating Fund subsidy related to resident service activities	0.1
Quarterly HAP payments sourced from the block grant	(32.5)
Quarterly block grant administrative fees paid to Section 8	(2.4)
Direct social service expenses	(1.3)
Homeless Housing expenses	(0.4)
Funding for capital construction	(2.0)
Funding for Debt Service Payments	0.0
Other net changes	(0.7)
MTW Cash, End of Quarter	\$28.6

*Less Reserves:*

Restricted reserve-Green River collateral	(3.5)
Restricted reserve-FHLB collateral	(2.3)
FSS reserves	(0.4)

MTW Available Cash, End of Quarter	\$22.4
------------------------------------	--------

COCC Cash, Beginning of Quarter	\$60.8
---------------------------------	--------

*Quarterly change:*

Fee revenue	3.3
Used for construction projects	(0.3)
Short-term receivable	(2.0)
Administrative expenses	(3.6)
Other net change	

COCC Cash, End of Quarter	\$58.3
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*Less Reserves:*

Liquidity reserves for King County credit enhancement	(13.0)
Exit tax reserve transferred from Egis	(3.0)

COCC Working Capital Cash, End of Quarter	\$42.2
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## ***CAPITAL INVESTMENTS (Including tax credit partnerships)***

The following schedule shows the budget versus actual costs of both KCHA-owned properties and KCHA-managed tax credit partnerships' capital projects for the second quarter of 2021.

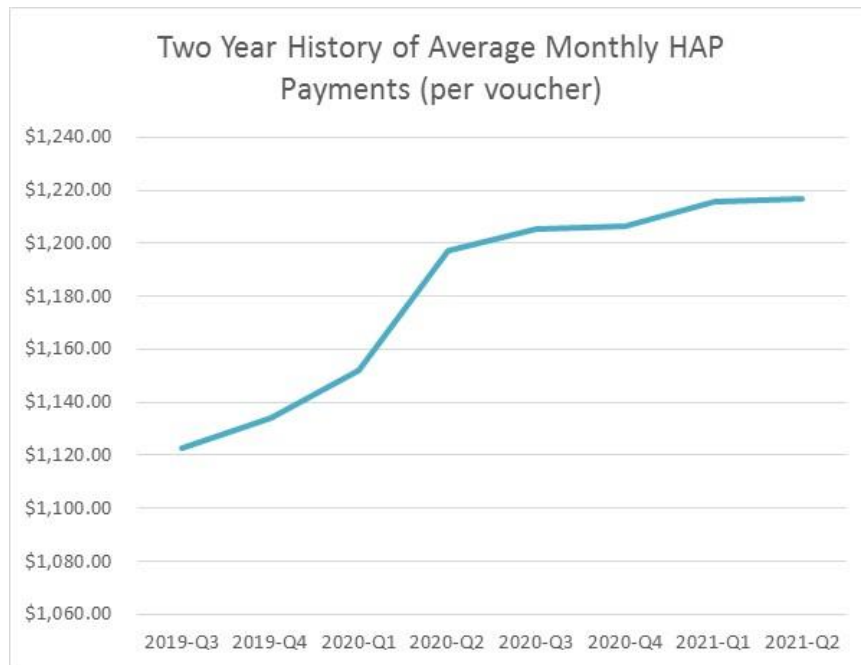
	Actuals Thru 06/30/2021	Budget Thru 06/30/2021	YTD Variance	Percent of Annual Budget	2021 Annual Budget
<b>CONSTRUCTION ACTIVITIES</b>					
<i>Managed by Capital Construction Department</i>					
Public Housing	\$2,667,209	\$3,443,259	(\$776,050) (1)	32.0%	\$8,346,467
509 Properties	1,376,769	1,255,633	121,136 (2)	79.0%	1,743,598
Other Properties	178,253	536,870	(358,617) (3)	10.4%	1,706,175
	4,222,231	5,235,762	(1,013,531)	35.8%	11,796,240
<i>Managed by Housing Management Department</i>					
Unit Upgrade Program	2,013,783	1,902,370	111,413	52.9%	3,804,610
Energy Performance Contract	1,582	-	1,582	N/A	-
Other Projects	1,440	110,801	(109,360) (4)	0.8%	191,600
	2,016,806	2,013,171	3,635	50.5%	3,996,210
<i>Managed by Asset Management Department</i>					
Homeownership Projects-Managed by Internal staff	(102,809)	1,300,000	(1,402,809) (5)	(6.0%)	1,703,750
Bond Properties-Projects Managed by Internal Staff	182,763	3,713,850	(3,531,087) (6)	4.2%	4,363,700
	79,954	5,013,850	(4,933,896)	1.3%	6,067,450
<b>Subtotal Construction Activities</b>	<b>6,318,991</b>	<b>12,262,783</b>	<b>(5,943,792)</b>	<b>28.9%</b>	<b>21,859,900</b>
<b>DEVELOPMENT ACTIVITY</b>					
<i>Managed by Hope VI Department</i>					
Seola Gardens	1,046	6,005	(4,959)	8.7%	12,000
Greenbridge	459,335	275,455	183,880 (7)	100.0%	459,413
	460,381	281,459	178,922	97.7%	471,413
<i>Managed by Development Department</i>					
Bellevue Manor	2,632,408	2,992,322	(359,914) (8)		7,594,667
Other Projects	221,592	1,150,920	(929,328) (9)	9.6%	2,300,000
	2,854,000	4,143,242	(1,289,242)	28.8%	9,894,667
<b>Subtotal Development Activity</b>	<b>3,314,381</b>	<b>4,424,701</b>	<b>(1,110,320)</b>	<b>32.0%</b>	<b>10,366,080</b>
<b>TOTAL CONSTRUCTION &amp; DEVELOPMENT</b>	<b>\$9,633,372</b>	<b>\$16,687,484</b>	<b>(\$7,054,112)</b>	<b>29.9%</b>	<b>\$32,225,980</b>
<b>PROPERTY ACQUISITIONS &amp; OTHER ASSETS</b>					
Acquisitions-Nia	13,098,095 (10)				
Acquisitions- Oaks at Forest Bay	7,330,000				
Acquisitions- Carrington Apartments	39,850,000				
Acquisitions- Sandpiper East	57,800,000				
Acquisitions- Surrey Downs	48,750,000				
Other adjustments	(4,206,354)				
<b>TOTAL PER CASH RECONCILIATION REPORT</b>	<b>172,255,113</b>				

- 1) The Ballinger Homes envelope project, Casa Madrona heating system repair, and Westminster Manor fire protection systems project had work budgeted throughout the year. Due to delays with materials and labor shortages, the Ballinger Homes envelope project began later than anticipated and likely to carry over into 2022. The Casa Madrona heating system repair is delayed to the middle of August, and Westminster Manor fire protection systems project was delayed while waiting for design/build approval by the fire department. Actual work at Westminster Manor began in the third quarter.
- 2) The Avondale Manor envelope & roof project was budgeted in 2020. Due to COVID-19 delays, the project was postponed to 2021 and expected to be completed in the third quarter. This is partially offset as the Youngs Lake water main project came in under budget due to project scope changes. Also, the bulk of the Evergreen Court water lines project was budgeted in the second quarter but the actual project was completed in the third quarter.
- 3) The Capital Construction department budgeted a placeholder for Architecture and Engineering project costs, however, actual costs are coded directly to projects.
- 4) The Spiritwood roof replacement project was delayed as bids were significantly higher than anticipated in the budget.
- 5) Due to permit delays, the Rainier View site improvement project is under target. A technical accounting entry for a prior-year correction was posted in June.
- 6) The Riverstone capital projects such as pool resurfacing, roofing project and window projects were cancelled for 2021 and will be included in 2022. The bulk of the Woodside East asphalt project was budgeted in first half of the year, but is expected to be completed in the third quarter. Finally, the Bellepark East windows project bid price came in over budget. Asset Management is expected go ahead with the project if a better bid price is obtained. Otherwise, the project will be postponed to 2022.
- 7) Construction-Site Work/Infrastructure greater than expected in the budget.
- 8) The Bellevue Manor rehab project was below budget due to permit delays and other delays related to COVID-19. Abbey Ridge and Woodland North rehab projects are managed by Development department. As disbursements are made through third parties, the project costs are excluded from KCHA's books.
- 9) The timeline for the Issaquah TOD project has been extended as there were delays related to working with Lumen.
- 10) KCHA acquired the investor's interest in Nia Apartments.

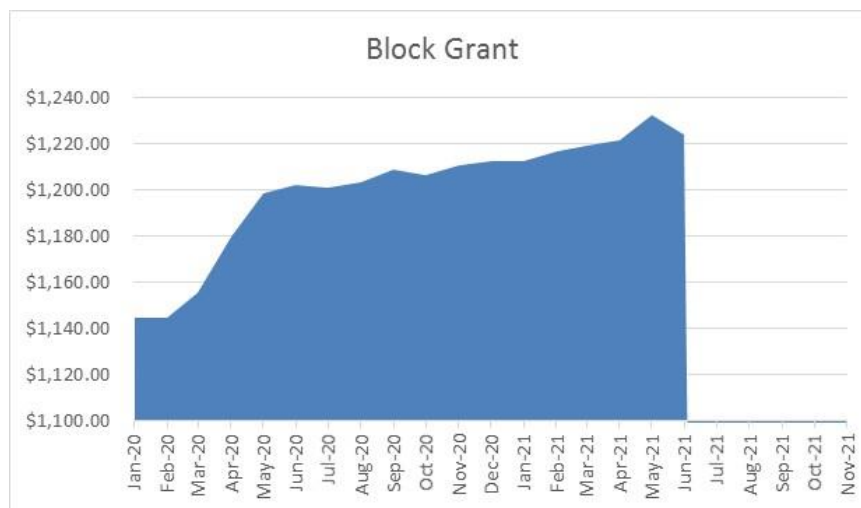
## ***PROGRAM ACTIVITIES***

### ***HOUSING CHOICE VOUCHERS***

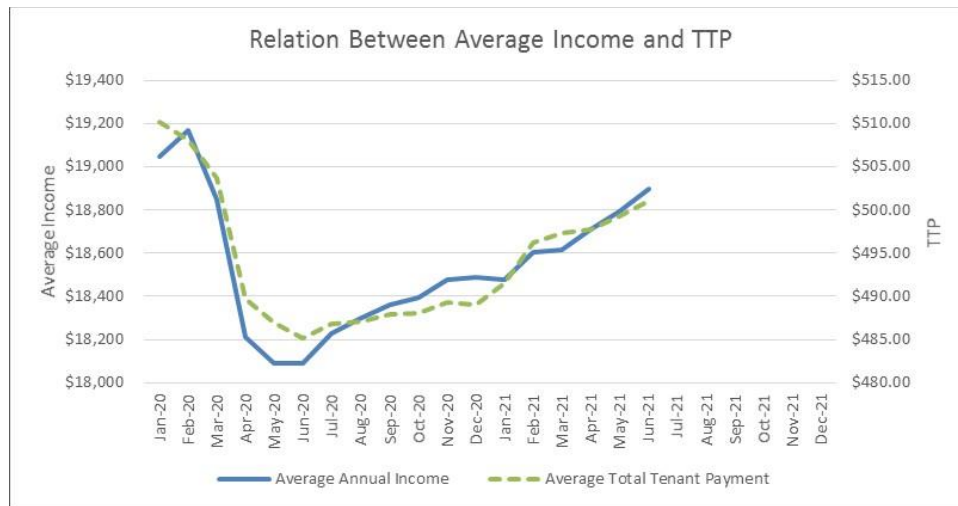
The average quarterly HAP payment to landlords for all HCV vouchers was \$1,216.81, compared to \$1,215.60 last quarter and \$1,197.33 one year ago.



KCHA's average Block Grant HAP payments continued to rise during the second quarter, with the most significant increase in May. The block grant per unit cost in June was \$1,223.95, up \$4.98 or 0.41% from March. The block grant average per-unit cost for the second quarter was lower than the budgeted forecast.



Total Tenant Payment (TTP) is the tenant's monthly contribution towards rent and utilities and is benchmarked at 28.3% of their income. The average TTP for the quarter was \$499.36, up slightly from \$495.00 the previous quarter and up from \$487.26 one year ago. As indicated by the chart below, this increase appears to be closely connected to the increase in average tenant annual incomes and is trending toward pre-pandemic levels.



## MTW PROGRAM

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

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

HCV Block Grant revenue tends to vary given the multi-step process for receiving block grant payments from HUD. Funding of Section 8 administrative costs and HAP payments to landlords tracked very close to budget in the second quarter.

(In thousands of dollars)	Actual	Budget	Variance	% Var	(1)
			Favorable (Unfavorable)		
HCV Block Grant Revenue	84,629.7	75,779.0	\$8,850.7	11.7%	
Funding of HAP Payments to Landlords	(65,349.0)	(65,499.0)	150.0	0.2%	
Funding of Section 8 Administrative Costs	(4,969.9) <sup>(1)</sup>	(4,866.0)	(103.9)	(2.1%)	
Excess of HCV Block Grant Funding over Expenses	<u>\$ 14,310.8</u>	<u>\$ 5,414.0</u>	<u>\$ 8,896.9</u>	<u>164.3%</u>	

1) Receiving block grant payments from HUD is a three-stage process. First, HUD must issue budget authority to housing authorities, which it does on a periodic basis. Second, cash is advanced to each PHA based on prior-year expense levels. Finally, additional cash is requested from HUD when sufficient budget authority exists, and KCHA has a need for additional cash. Accordingly, quarterly cash receipts vary.

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

Traditional Public Housing properties are budgeted to receive an additional subsidy from MTW above the standard operating subsidy to support operations. The necessity of additional subsidy allocations is evaluated quarterly. Due to the deferment of maintenance projects caused by COVID-19, Traditional Public Housing properties did not require as much additional support in the second quarter as anticipated. Transfers to tax-credit-owned Public Housing properties were made as planned.

<i>(In thousands of dollars)</i>	Actual	Budget	Variance	% Var	
Transfers to PH AMPs Based on Need	(\$1,899.2)	(\$2,166.1)	(\$266.9)	12.3%	(1)
Net Flow of Cash(from)/to MTW from/(to) PH	(\$1,899.2)	(\$2,166.1)	\$266.9	(12.3%)	

- 1) Subsidy transfers from MTW to public housing projects were budgeted evenly through out the year, but actual transfers are based on the needs of the properties.

## **3. Expenditures for homeless and resident service programs**

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

<i>(In thousands of dollars)</i>	Actual	Budget	Variance	% Var	
Public Housing Subsidy earmarked for resident services	\$275.4	\$228.7	\$46.7	20.4%	(1)
Homeless Initiatives	(619.0)	(1,232.8)	\$613.8	(49.8%)	(2)
Resident Services	(2,460.2)	(2,800.1)	\$340.0	(12.1%)	(3)
Use of MTW Funds for Special Programs	(\$2,803.7)	(\$3,804.2)	\$1,000.5	(26.3%)	

- 1) The 2021 operating subsidy exceeded target as the budget assumed a 90% proration level while the actual funding was 96.29%.  
2) Highline School District Student Families Stability Initiative (SFSI) program expenses were below target as utilization has been impacted due to school closures with COVID-19.  
3) Community events and travel expenses were below budget, mainly due to COVID-19. Resident services salaries were below budget due to unfilled positions.

## **4. Other uses of MTW funds**

MTW working capital is used for a variety of other purposes. Second-quarter expenditures include:

<i>(In thousands of dollars)</i>	Actual	Budget	Variance	% Var	
Construction Activity & Management Fees	\$3,992.0	\$3,734.2	\$257.7	6.9%	
Green River and Birch Creek debt payments	0.0	1,185.1	(1,185.1)	(100.0%)	(1)
Misc. Other Uses	186.3	175.0	11.3	6.4%	
	\$4,178.2	\$5,094.4	(\$916.1)	(18.0%)	

- 1) Transfer in from MTW for Green River and Birch Creek debt payments are budgeted evenly throughout the year. However, the Birch Creek debt payment was funded from operations and the transfer for the Green River debt service payment is expected to occur in the 4th quarter.

## 5. *Costs to administer the MTW program*

Administrative costs are primarily salaries and benefits of those who manage or analyze MTW-funded programs. Expenses through the second quarter, totaling \$485,000, were 0.57% of gross program revenues and below the budget of \$788,000 due to unfilled positions and lower than anticipated professional services.

### **AGENCY OVERHEAD**

The Central Office Cost Center (COCC) aggregates overhead costs for the Authority. The COCC is supported by fees charged to both Federal and non-Federal programs and housing properties and by transfers of excess cash from non-Federal housing programs. KCHA continues to administer its programs in a fiscally prudent manner and within HUD guidelines. The net change in available COCC resources was greater than anticipated in the budget, primarily due lower salaries and benefits and administrative expenses. The chart below reflects a summary of COCC activity.

*(In thousands of dollars)*

	YTD Actual	YTD Budget	Variance	% Var	
<b>Revenues</b>					
Management fees	5,590.3	5,450.0	\$140.3	2.5%	
Cash transferred-in from properties	5,927.6	5,755.0	172.6	2.9%	
Investment income	832.0	872.8	(40.8)	(4.9%)	
Other income	685.4	720.5	(35.1)	(5.1%)	
	<u>\$13,035.3</u>	<u>\$12,798.2</u>	<u>\$237.0</u>	<u>1.8%</u>	
<b>Expenses</b>					
Salaries & Benefits	6,478.7	7,125.6	(\$646.8)	(10.0%)	(1)
Administrative Expenses	1,463.0	2,095.8	(632.8)	(43.3%)	(2)
Occupancy Expenses	125.8	154.5	(28.7)	(22.8%)	
Other Expenses	426.4	422.3	4.1	1.0%	
	<u>\$8,493.9</u>	<u>\$9,798.2</u>	<u>(\$1,304.3)</u>	<u>(15.4%)</u>	
Net Change in Available COCC Resources	<u><u>\$4,541.3</u></u>	<u><u>\$3,000.1</u></u>	<u><u>\$1,541.3</u></u>		

1) Salaries and benefits were below target due to unfilled positions.

2) Various categories were under target: professional services, admin contracts, and training.

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**King County Housing Authority**  
**Consolidated Cash Report**  
**As of 6/30/2021**

	KCHA Cash		Cash of Other Entities
	Current Quarter	Prior Quarter	
Unrestricted	\$84,723,269	\$81,372,740	\$3,976,252
Designated, but Available for General Use			
Excess Cash Flow from Birch Creek	13,758,024	13,745,658	0
Excess Cash Flow from Green River	5,145,340	5,142,042	0
Voluntary Debt Service Reserve-Birch Creek	2,538,296	2,534,603	0
Exit Tax Reserve, Birch Creek	3,018,846	3,013,899	0
Exit Tax Reserve, Egis	3,000,000	3,000,000	0
Liquidity Reserve-County Credit Enhancement Program	13,000,000	13,000,000	0
Total Cash Available for General Use	<b>125,183,775</b>	<b>121,808,943</b>	3,976,252
Other Designated Cash			
Voluntary Replacement Reserves	35,914,689	35,346,322	0
Funds Held by Outside Property Management Companies	15,539,258	14,844,384	0
Excess Cash Reserve	136,900	136,900	400,000
EPC Project Reserves	3,000,000	2,800,000	0
Unspent Debt Proceeds Reserves	(170,001)	(170,001)	0
Hope VI Loan Interest Income Reserves	0	0	0
Other Designated Funds	7,282,302	71,094	268,919
Total Other Designated Cash	61,703,148	53,028,699	668,919
Programmatic Cash			
MTW Program	21,022,384	16,022,392	0
Public Housing	4,706,656	8,903,873	695,044
Housing Choice Voucher Program	928,903	440,688	0
Energy Performance Contract Project	1,024,520	(616,431)	0
Greenbridge/Seola Gardens General Cash Balances	1,669,561	1,872,567	0
Other Programmatic Cash	3,612,870	2,201,634	0
Total Programmatic Cash	32,964,893	28,824,723	695,044
Restricted Cash			
MTW Pledged as Collateral	5,772,615	5,772,615	0
Bond Reserves-1 Year Payment	2,412,664	2,382,338	0
Bond Reserves-P & I	9,190,356	11,568,177	0
Hope VI Lot Sales Proceeds	16,381,181	12,171,118	0
Replacement Reserves	661,758	657,345	1,239,703
Highland Village/Somerset Projects	0	0	0
FSS Reserves	1,776,635	1,755,373	0
Overlake Interest Mitigation Reserve	1,952,026	1,855,243	0
Residual Receipts	283,839	116,124	0
Security Deposits	3,220,854	3,147,183	119,958
Other Restricted Cash	7,041,489	7,156,940	0
Total Restricted Cash	48,693,418	46,582,455	1,359,661
<b>TOTAL CASH</b>	<b>\$268,545,234</b>	<b>\$250,244,820</b>	<b>\$6,699,875</b>

<b>King County Housing Authority Statements of Financial Position As of June 30, 2021</b>	Public Housing Not For Profit Properties	Other LIH Not for Profit Properties	Housing Net Cash Flow Properties	Other LIH Net Cash Flow Properties	Housing Choice Voucher Program	MTW Program	Development Program	Other Funds	COCC Overhead	Total
<b>Assets</b>										
Cash-Unrestricted	\$5,332,008	\$2,235,121	\$27,301,999	\$11,676,881	\$2,439,248	\$21,022,384	\$2,463,490	\$1,916,834	\$47,971,494	\$122,359,458
Cash-Designated	1,111,640	4,979,777	49,717,451	27,542,987	0	0	0	3,444,581	16,036,136	102,832,572
Cash-Restricted	957,908	1,947,474	16,057,359	1,247,917	3,699,718	6,185,253	19,957,450	0	0	50,053,079
Accounts Receivable	417,365	185,226	11,999,202	4,327,611	564,130	1,950,142	0	401,058	963,826	20,808,561
Other Short-term Assets	121,074	507,703	459,539	(47,324)	16,042	439	53	30,416	110,404	1,198,346
Long-term Receivables	66,845,836	442,108	199,380,980	96,000,731	0	20,365,195	321,078	209,641	38,613,165	422,178,733
Capital Assets	256,731,975	143,162,437	854,584,761	157,090,709	0	0	44,607,560	27,915,301	13,725,672	1,497,818,415
Other Assets	490,866	86	100	191,730	(195)	0	99,680	2,258	501,729	1,286,254
Total Assets	<u>\$332,008,672</u>	<u>\$153,459,931</u>	<u>\$1,159,501,391</u>	<u>\$298,031,242</u>	<u>\$6,718,943</u>	<u>\$49,523,414</u>	<u>\$67,449,311</u>	<u>\$33,920,089</u>	<u>\$117,922,425</u>	<u>\$2,218,535,417</u>
<b>Liabilities and Equity</b>										
Short-term Liabilities	\$3,907,756	\$961,016	\$8,737,450	\$1,329,768	\$4,197,074	\$1,903,196	\$554,225	\$3,453,049	\$2,556,454	\$27,599,988
Current Portion of Long-term Debt	170,000	2,521,344	12,066,769	1,895,886	0	0	0	0	1,184,674	17,838,673
Long-term Debt	56,218,930	47,198,643	955,694,808	127,771,108	0	0	25,413,608	0	24,785,965	1,237,083,062
Other Long-term Liabilities	3,363,128	1,539,628	537,145	5,743,399	0	0	17,427,127	24,183,564	0	52,793,992
Total Liabilities	<u>63,659,814</u>	<u>52,220,631</u>	<u>977,036,172</u>	<u>136,740,162</u>	<u>4,197,074</u>	<u>1,903,196</u>	<u>43,394,961</u>	<u>27,636,613</u>	<u>28,527,093</u>	<u>1,335,315,715</u>
Equity	268,348,858	101,239,300	182,465,219	161,291,080	2,521,869	47,620,218	24,054,350	6,283,476	89,395,332	883,219,702
Total Liabilities and Equity	<u>\$332,008,672</u>	<u>\$153,459,931</u>	<u>\$1,159,501,391</u>	<u>\$298,031,242</u>	<u>\$6,718,943</u>	<u>\$49,523,414</u>	<u>\$67,449,311</u>	<u>\$33,920,089</u>	<u>\$117,922,425</u>	<u>\$2,218,535,417</u>



King County Housing Authority  
Cash Reconciliation Report  
Combined Operations  
Through June 30, 2021

	Actuals	Budget	Favorable (Unfavorable) \$ Variance	Favorable (Unfavorable) % Variance	
<b>BEGINNING UNRESTRICTED/PROGRAM CASH</b>					
	\$103,728,301				
<i>Rental Revenue and Subsidy</i>					
Tenant Revenue	\$69,199,391	\$65,466,074	\$3,733,317	5.7%	
Federal Operating Support	6,195,891	5,349,070	846,821	15.8%	(1)
<i>Total Rental Revenue and Federal Support</i>	75,395,282	70,815,144	4,580,138	6.5%	
<i>Other Operating Revenue</i>					
Federal Support for HCV Program	100,635,582	91,446,997	9,188,585	10.0%	
Other Revenue	38,604,343	43,690,127	(5,085,784)	-11.6%	(2)
<i>Total Other Operating Revenue</i>	139,239,925	135,137,124	4,102,801	3.0%	
<i>Total Operating Revenue</i>	214,635,207	205,952,268	8,682,939	4.2%	
<i>Operating Expenses</i>					
Salaries and Benefits	(27,665,829)	(29,132,614)	1,466,784	5.0%	
Administrative Expenses	(7,014,642)	(7,805,202)	790,560	10.1%	(3)
Maintenance Expenses and Utilities	(18,135,212)	(25,310,136)	7,174,924	28.3%	(4)
Management Fees Charged to Properties and Programs	(4,564,786)	(4,396,537)	(168,249)	-3.8%	
HCV Housing Assistance Payments to Landlords	(104,514,029)	(104,883,847)	369,818	0.4%	
Other Programmatic Expenses	(2,982,492)	(5,540,895)	2,558,403	46.2%	(5)
Other Expenses	580,153	0	580,153	n/a	(6)
<i>Total Operating Expenses</i>	(164,296,837)	(177,069,230)	12,772,394	7.2%	
<i>Net Operating Income</i>	50,338,370	28,883,038	21,455,332	74.3%	
<i>Non Operating Income/(Expense)</i>					
Interest Income from Loans	5,784,761	4,925,641	859,120	17.4%	(7)
Interest Expense	(15,207,778)	(15,395,110)	187,332	1.2%	
Other Non-operating Income/(Expense)	(1,869,216)	(1,840,827)	(28,389)	-1.5%	
<i>Total Non Operating Income/(Expense)</i>	(11,292,232)	(12,310,196)	1,018,064	8.3%	
<i>Capital Activity</i>					
Capital Project Funding, Excluding Debt Issuance	4,114	1,571,053	(1,566,939)	-99.7%	(8)
Capital Project Expenditures	(172,255,113)	(43,404,517)	(128,850,596)	-296.9%	(9)
<i>Total Change in Capital Assets, net of Direct Funding and Debt</i>	(172,250,999)	(41,833,464)	(130,417,535)	-311.8%	
<i>Change in Assets/Liabilities</i>					
Change in Designated/Restricted Cash	(20,344,519)	(16,395,418)	(3,949,102)	-24.1%	(10)
Change in Receivables	(7,148,299)	(11,274,199)	4,125,900	36.6%	(11)
Change in Other Assets	1,515,833	40,874	1,474,959	3608.5%	(12)
Change in Short-term Liabilities	(2,815,532)	(96,978)	(2,718,554)	-2803.3%	(13)
Change in Long-term Debt	170,507,970	29,944,823	140,563,146	469.4%	(14)
Change in Other Liabilities	1,057,935	(276,865)	1,334,801	482.1%	(15)
Change in Equity	3,952,925	0	3,952,925	n/a	(16)
<i>Change in Other Assets/Liabilities</i>	146,726,312	1,942,238	144,784,075	7454.5%	
<i>Change in Unrestricted/Program Cash</i>	\$13,521,450	(\$23,318,385)	\$36,839,935	158.0%	
<b>ENDING UNRESTRICTED/PROGRAM CASH</b>	<u><u>\$117,249,751</u></u>				

<b>BEGINNING DESIGNATED/RESTRICTED CASH</b>					
	\$137,650,838				
Change in Replacement Reserves	1,687,920	1,245,404	442,516	35.5%	(10)
Change in Debt Service Reserves	2,652,594	0	2,652,594	n/a	(10)
Change in Other Reserves	16,004,005	15,150,014	853,992	5.6%	(10)
<i>Change in Designated/Restricted Cash</i>	20,344,519	16,395,418	3,949,102	24.1%	
<b>ENDING DESIGNATED/RESTRICTED CASH</b>	<u><u>\$157,995,357</u></u>				

- 1) The 2021 operating subsidy exceeded the target as the budget assumed a 90% proration level while the actual funding was 96.29%.
- 2) Greenbridge Division 8 land sale was budgeted in the first quarter. However, due to changing market conditions, the sale has been broken up into three parts. The first part of the sale occurred in the second quarter, and the remaining sales will occur in 2022 and 2023. Also, due to project delays resulting from the COVID-19 pandemic, spending and reimbursements on weatherization projects were below target.
- 3) Various categories were under target: professional services, admin contracts, and training.
- 4) Seasonal and periodic contracts are low, partially due to project delays related to the pandemic. Timing of invoicing from utilities; some properties have not yet been billed for water and sewer expenses in June. Finally, unit turnover maintenance at Vantage Glen and Rainier View was budgeted evenly throughout the year. Work is ongoing, but billing has been slow. It is expected to pick up in the third quarter.
- 5) Spending and reimbursements on weatherization projects were below target due to project delays as a result of the COVID-19 pandemic. Also, Highline School District Student Families Stability Initiative (SFSI) program expenses were below target as utilization has been impacted due to school closures with COVID-19.
- 6) Technical accounting entry recording Overlake operating expenses from prior year. In addition, insurance proceeds received for Riverstone fire damages occurred in December.
- 7) Interest income from Highland Village and Somerset subordinate debt and Bellevue Manor permanent loan inadvertently was not budgeted.
- 8) The Ballinger Homes envelope project and Casa Madrona heating system repair were budgeted to be financed from CFP grant draw in the first quarter. However, actual draws occurred in the third quarter.
- 9) Acquisitions of Sandpiper East, Carrington Apartments, and Surrey Downs Apartments. \$70M was budgeted evenly throughout the year to acquire new properties in the Development fundgroup. Also, an increase in capital assets resulting from KCHA acquiring the investor's interest in Nia Apartments.
- 10) Deposit to program income reserves from Greenbridge lot sales proceeds and profit participation was below target. Due to changing market conditions, the sale has been broken into three parts. See footnote No. 2. This is partially offset from increases in security deposit, debt service and replacement reserves, which exceeded target in the Workforce Housing fundgroup.
- 11) Draws on Abbey Ridge, Bellevue Manor, and Woodland North subordinate debts were less than anticipated in the budget.
- 12) Unbudgeted decrease in prepaid insurance.
- 13) Decrease in accounts payable and current portion of long-term debt offset by an increase in accrued payroll liabilities, deferred revenue related to the EHV vouchers, and accrued interest payable.
- 14) Increase in long-term debts resulting from KCHA acquiring Carrington Apartments, Surrey Downs, and Sandpiper East. A draw of \$70 million from the Key Bank line of credit was budgeted in the Development fundgroup. Also, an increase in long-term debts resulting from KCHA acquiring the investor's interest in Nia Apartments.
- 15) Draws from the COCC internal loan for Greenbridge projects were higher than anticipated in the budget. This is partially offset as repayment of the COCC internal loans from lots sale proceeds was below target. Also, with the delay of the Rainier View mobile home project, the \$1 million loan from COCC has not occurred.
- 16) Technical accounting entry for blending of Nia Apartments accounts into KCHA financials.

King County Housing Authority  
Cash Reconciliation Report  
Public Housing Not for Profit  
Through June 30, 2021

	Actual	Budget	Favorable (Unfavorable) \$ Variance	Favorable (Unfavorable) % Variance	
<b>BEGINNING UNRESTRICTED/PROGRAM CASH</b>	<b>\$6,236,170</b>				
<i>Rental Revenue and Subsidy</i>					
Tenant Revenue	\$4,847,542	\$4,540,220	\$307,322	6.8%	
Federal Operating Support	3,945,943	3,276,388	669,555	20.4%	(1)
Transfer- Operating fund Support	1,899,240	2,214,588	(315,348)	-14.2%	(2)
<i>Total Rental Revenue and Federal Support</i>	10,692,725	10,031,196	661,529	6.6%	
<i>Other Operating Revenue</i>					
Other Revenue	71,014	103,056	(32,043)	-31.1%	
<i>Total Other Operating Revenue</i>	71,014	103,056	(32,043)	-31.1%	
<i>Total Operating Revenue</i>	10,763,739	10,134,252	629,486	6.2%	
<i>Operating Expenses</i>					
Salaries and Benefits	(3,674,754)	(3,462,183)	(212,571)	-6.1%	
Administrative Expenses	(651,914)	(608,722)	(43,191)	-7.1%	
Maintenance Expenses and Utilities	(3,505,231)	(4,574,769)	1,069,538	23.4%	(3)
Management Fees Charged to Properties and Programs	(1,245,600)	(1,166,250)	(79,349)	-6.8%	
Other Programmatic Expenses	(51,453)	(104,798)	53,346	50.9%	(4)
Other Expenses	(21,915)	0	(21,915)	n/a	
Transfers Out for Operating Purposes	(624,580)	(372,682)	(251,898)	-67.6%	(5)
<i>Total Operating Expenses</i>	(9,775,446)	(10,289,405)	513,959	5.0%	
<i>Net Operating Income</i>	988,293	(155,153)	1,143,445	737.0%	
<i>Non Operating Income/(Expense)</i>					
Interest Income from Loans	1,206,102	1,209,466	(3,364)	-0.3%	
Interest Expense	(934,613)	(333,606)	(601,007)	-180.2%	(6)
Other Non-operating Income/(Expense)	(539,421)	(462,135)	(77,286)	-16.7%	(7)
<i>Total Non Operating Income/(Expense)</i>	(267,932)	413,725	(681,657)	-164.8%	
<i>Capital Activity</i>					
Capital Project Funding, Excluding Debt Issuance	3,655,102	4,820,944	(1,165,842)	-24.2%	(8)
Capital Project Expenditures	(17,527,665)	(4,837,601)	(12,690,063)	-262.3%	(8,9)
<i>Total Change in Capital Assets, net of Direct Funding and Debt</i>	(13,872,563)	(16,658)	(13,855,905)	-83180.3%	
<i>Change in Other Assets/Liabilities/Equity</i>					
Change in Designated/Restricted Cash	(593,627)	(37,572)	(556,055)	-1480.0%	(10)
Change in Receivables	164,886	(455,623)	620,509	136.2%	(11)
Change in Other Assets	292,108	0	292,108	n/a	(12)
Change in Debt	7,233,000	(120,000)	7,353,000	6127.5%	(13)
Change in Other Liabilities	975,457	0	975,457	n/a	(14)
<i>Change in Other Assets/Liabilities/Equity</i>	12,248,040	(613,195)	12,861,235	2097.4%	
Change in Unrestricted/Program Cash	(\$904,163)	(\$371,281)	(\$532,882)	-143.5%	
<b>ENDING UNRESTRICTED/PROGRAM CASH</b>	<b>\$5,332,008</b>				

<b>BEGINNING DESIGNATED/RESTRICTED CASH</b>	<b>\$1,475,921</b>				
Change in Replacement Reserves	241,460	37,482	203,978	544.2%	(10)
Change in Debt Service Reserves	91,886	0	91,886	n/a	
Change in Other Reserves	260,280	90	260,190	289099.8%	(10)
Change in Designated/Restricted Cash	593,627	37,572	556,055	1480.0%	
<b>ENDING DESIGNATED/RESTRICTED CASH</b>	<b>\$2,069,548</b>				

- 1) The 2021 operating subsidy exceeded the target as the budget assumed a 90% proration level while the actual funding was 96.29%.
- 2) Subsidy transfers from MTW to public housing projects are based on the needs of the properties. Through the second quarter, the transfers were less than budget due to less need than anticipated.
- 3) Timing of invoicing; some properties have not yet been billed for water and sewer expenses in June. Also, seasonal and periodic contracts are low partially due to project delays related to the pandemic but are expected to increase as the year progresses.
- 4) Security Patrols expense was lower than budget due reduced needs.
- 5) Transfer of restricted cash to the Development Activities fundgroup was greater than anticipated in the budget.
- 6) Interest expense for Illahee Apartments was not budgeted as the property was purchased after the 2021 budget was adopted. Also, interest expense for Vantage Point and Fairwind Apartments was inadvertently not budgeted, but an adjustment was included in the mid-year budget.
- 7) Subsidy payments to tax credit partnerships are budgeted evenly though out the year. Due to timing, the July subsidy payment was made in June.
- 8) The Ballinger Homes envelope project and Casa Madrona heating system repair had work budgeted to be funded from CFP grant draws. Due to delays with materials and labor shortages, the Ballinger Homes envelope project began later than anticipated and will likely carry over into 2022. The Casa Madrona heating system repair is delayed until the middle of August. In addition, the Westminster Manor Fire Protection Systems was budgeted for the whole year but was delayed while waiting for design/build approval by the fire department. Actual work began in the third quarter. These variances are partially offset by unbudgeted UV panel installation at various sites.
- 9) Increase in capital assets resulting from KCHA acquiring the investor's interest in Nia Apartments.
- 10) Increase in Nia replacement and management depository accounts. See Note 9.
- 11) Mainly due to receipt of lease interest receivables from net cash flow distributions of Seola Crossing and Nia.
- 12) Reduction in prepaid insurance.
- 13) Increase in long-term debts resulting from KCHA acquiring the investor's interest in Nia Apartments.
- 14) Decrease in accounts payable and deferred revenue.

King County Housing Authority  
Cash Reconciliation Report  
Other Low Income Housing-Not for Profit  
Through June 30, 2021

	Actual	Budget	Favorable (Unfavorable) \$ Variance	Favorable (Unfavorable) % Variance	
<b>BEGINNING UNRESTRICTED/PROGRAM CASH</b>	<b>\$2,511,575</b>				
<i>Rental Revenue and Subsidy</i>					
Tenant Revenue	\$8,005,186	\$7,991,271	\$13,916	0.2%	
<i>Total Rental Revenue and Federal Support</i>	8,005,186	7,991,271	13,916	0.2%	
<i>Other Operating Revenue</i>					
Federal Support for HCV Program	129,463	189,392	(59,929)	-31.6%	(1)
Other Revenue	2,771,386	2,730,961	40,424	1.5%	
<i>Total Other Operating Revenue</i>	2,900,849	2,920,354	(19,505)	-0.7%	
<i>Total Operating Revenue</i>	10,906,035	10,911,624	(5,589)	-0.1%	
<i>Operating Expenses</i>					
Salaries and Benefits	(1,488,233)	(1,544,132)	55,899	3.6%	
Administrative Expenses	(228,467)	(287,704)	59,236	20.6%	(2)
Maintenance Expenses and Utilities	(1,972,386)	(3,275,580)	1,303,194	39.8%	(3)
Management Fees Charged to Properties and Programs	(540,983)	(527,434)	(13,549)	-2.6%	
Other Programmatic Expenses	(20,181)	(26,541)	6,359	24.0%	
<i>Total Operating Expenses</i>	(4,256,584)	(5,661,390)	1,404,806	24.8%	
<i>Net Operating Income</i>	6,649,451	5,250,235	1,399,217	26.7%	
<i>Non Operating Income/(Expense)</i>					
Interest Expense	(997,403)	(974,214)	(23,189)	-2.4%	
Other Non-operating Income/(Expense)	(3,743,964)	(3,583,740)	(160,224)	-4.5%	
<i>Total Non Operating Income/(Expense)</i>	(4,741,366)	(4,557,953)	(183,413)	-4.0%	
<i>Capital Activity</i>					
Capital Project Funding, Excluding Debt Issuance	1,688,451	1,516,614	171,836	11.3%	(4)
Capital Project Expenditures	(9,130,935)	(2,907,353)	(6,223,582)	-214.1%	(5)
<i>Total Change in Capital Assets, net of Direct Funding and Debt</i>	(7,442,484)	(1,390,738)	(6,051,745)	-435.1%	
<i>Change in Other Assets/Liabilities/Equity</i>					
Change in Designated/Restricted Cash	(4,210)	(35,460)	31,250	88.1%	
Change in Receivables	187,312	0	187,312	n/a	(6)
Change in Other Assets	55,094	0	55,094	n/a	(7)
Change in Debt	5,995,541	(1,326,292)	7,321,833	552.1%	(8)
Change in Other Liabilities	(775,516)	950,724	(1,726,240)	-181.6%	(9)
<i>Change in Other Assets/Liabilities/Equity</i>	5,458,221	(411,028)	5,869,249	1427.9%	
<i>Change in Unrestricted/Program Cash</i>	(\$76,178)	(\$1,109,485)	\$1,033,307	93.1%	
<b>ENDING UNRESTRICTED/PROGRAM CASH</b>	<b>\$2,435,397</b>				

<b>BEGINNING DESIGNATED/RESTRICTED CASH</b>	<b>\$6,722,766</b>				
Change in Replacement Reserves	233,425	35,460	197,965	558.3%	(6)
Change in Debt Service Reserves	(50,369)	0	(50,369)	n/a	(6)
Change in Other Reserves	(178,847)	0	(178,847)	n/a	(6)
<i>Change in Designated/Restricted Cash</i>	4,210	35,460	(31,250)	-88.1%	
<b>ENDING DESIGNATED/RESTRICTED CASH</b>	<b>\$6,726,975</b>				

- 1) The Parkway May and June HAP payments from Bremerton Housing Authority were late and were not received until July.
- 2) Insurance premium reimbursement from USDA for three Rural Housing properties was unbudgeted. Seola Gardens had a budget to replace broken chairs and tables this quarter, which is no longer needed. SAO auditing expense was evenly budgeted over the year but is not expected to begin until August.
- 3) Unit turnover maintenance at Vantage Glen and Rainier View was budgeted evenly throughout the year. Work is ongoing, but billing has been slow but is expected to pick up in the third quarter. Some properties have not yet been billed for June water and sewer expenses. Also, seasonal and periodic contracts are low but expected to increase as the year progresses. A switch in landscaping vendor resulted in a lapse of service, which contributed to this variance.
- 4) MKCRF unit upgrade expenses and the related capital transfers exceeded the budget as more units became available than anticipated.
- 5) The increase in capital expenditures is due to the Acquisition of Oaks at Forest Bay for \$7.33 million. The budget for the acquisition was included in the Development Activities Fund group.
- 6) Decrease in tenant receivables.
- 7) Decrease in prepaid insurance.
- 8) Draw from Key Bank LOC for the purchase of Oakes at Forest Bay. The budget was included in the Development Activities Fund group.
- 9) Decrease in accounts payable. With the delay of the Rainier View mobile home project, the loan from COCC has not occurred.

King County Housing Authority  
Cash Reconciliation Report  
Workforce Housing-Net Cash Flow  
Through June 30, 2021

	Actual	Budget	Favorable (Unfavorable) \$ Variance	Favorable (Unfavorable) % Variance	
<b>BEGINNING UNRESTRICTED/PROGRAM CASH</b>	<b>\$18,132,675</b>				
<i>Rental Revenue and Subsidy</i>					
Tenant Revenue	\$47,480,243	\$44,309,913	\$3,170,330	7.2%	
<i>Total Rental Revenue and Federal Support</i>	47,480,243	44,309,913	3,170,330	7.2%	
<i>Other Operating Revenue</i>					
Other Revenue	443,149	2,440,577	(1,997,429)	-81.8%	(1)
<i>Total Other Operating Revenue</i>	443,149	2,440,577	(1,997,429)	-81.8%	
<i>Total Operating Revenue</i>	47,923,392	46,750,491	1,172,901	2.5%	
<i>Operating Expenses</i>					
Salaries and Benefits	(5,309,641)	(5,590,610)	280,969	5.0%	
Administrative Expenses	(3,241,692)	(3,005,254)	(236,437)	-7.9%	
Maintenance Expenses and Utilities	(10,586,785)	(14,504,830)	3,918,044	27.0%	(2)
Management Fees Charged to Properties and Programs	(867,375)	(867,375)	0	0.0%	
Other Programmatic Expenses	(122,835)	(127,283)	4,448	3.5%	
Other Expenses	633,705	0	633,705	n/a	(3)
Transfers Out for Operating Purposes	(4,215,000)	(4,215,000)	0	0.0%	
<i>Total Operating Expenses</i>	(23,709,623)	(28,310,352)	4,600,729	16.3%	
<i>Net Operating Income</i>	24,213,768	18,440,139	5,773,630	31.3%	
<i>Non Operating Income/(Expense)</i>					
Interest Income from Loans	2,195,561	1,407,799	787,762	56.0%	(4)
Interest Expense	(10,261,438)	(10,592,114)	330,676	3.1%	
Other Non-operating Income/(Expense)	(244,517)	0	(244,517)	n/a	(5)
<i>Total Non Operating Income/(Expense)</i>	(8,310,394)	(9,184,315)	873,922	9.5%	
<i>Capital Activity</i>					
Capital Project Funding, Excluding Debt Issuance	383,762	0	383,762	n/a	(6)
Capital Project Expenditures	(146,980,717)	(3,686,000)	(143,294,717)	-3887.5%	(7)
<i>Total Change in Capital Assets, net of Direct Funding and Debt</i>	(146,596,955)	(3,686,000)	(142,910,955)	-3877.1%	
<i>Change in Other Assets/Liabilities/Equity</i>					
Change in Designated/Restricted Cash	(11,699,302)	501,718	(12,201,021)	-2431.8%	(8)
Change in Receivables	(12,125,849)	(15,931,935)	3,806,086	23.9%	(9)
Change in Other Assets	709,272	0	709,272	n/a	(10)
Change in Debt	156,650,761	(1,508,666)	158,159,426	10483.4%	(11)
Change in Other Liabilities	1,047,825	0	1,047,825	n/a	(12)
<i>Change in Other Assets/Liabilities/Equity</i>	134,359,414	(16,938,882)	151,298,296	893.2%	
<i>Change in Unrestricted/Program Cash</i>	\$3,665,834	(\$11,369,059)	\$15,034,893	132.2%	
<b>ENDING UNRESTRICTED/PROGRAM CASH</b>	<b>\$21,798,509</b>				

<b>BEGINNING DESIGNATED/RESTRICTED CASH</b>	<b>\$59,578,998</b>				
Change in Replacement Reserves	1,167,791	966,486	201,305	20.8%	(8)
Change in Debt Service Reserves	2,545,785	(1,524,739)	4,070,524	267.0%	(8)
Change in Other Reserves	7,985,726	56,535	7,929,192	14025.4%	(8)
<i>Change in Designated/Restricted Cash</i>	11,699,302	(501,718)	12,201,021	2431.8%	
<b>ENDING DESIGNATED/RESTRICTED CASH</b>	<b>\$71,278,301</b>				

- 1) The budgeted transfers to certain properties to assist with their debt service payments has not yet occurred.
- 2) Maintenance expenses and utilities are lower than budgeted due to slower spending on maintenance contracts and projects due to the COVID-19 pandemic and the timing of utility bills. Some properties have not been billed for water and sewer expenses for June.
- 3) Technical accounting entry to record the Overlake operating expenses from the prior year. In addition, insurance proceeds were received for Riverstone fire damages that occurred in December.
- 4) Interest income from Highland Village and Somerset subordinate debt and Bellevue Manor permanent loan inadvertently was not budgeted.
- 5) Closing costs of newly acquired properties were not budgeted.
- 6) Technical accounting entry to close out the old Bellevue Manor fund.
- 7) Acquisitions of Sandpiper East, Carrington Apartments, and Surrey Downs Apartments. \$70M was budgeted evenly throughout the year to acquire new properties in the Development fund group.
- 8) Increases in security deposit, debt service and replacement reserves.
- 9) Draws on Abbey Ridge, Bellevue Manor, and Woodland North subordinate debts were less than anticipated in the budget.
- 10) Mainly due to a decrease in prepaid insurance.
- 11) Increase in long-term debts resulting from KCHA acquiring Carrington Apartments, Surrey Downs, and Sandpiper East. A draw of \$70 million from the Key Bank line of credit was budgeted in the Development fund group.
- 12) Mainly due to an increase in accrued interest and accounts payable, which was not budgeted.

**King County Housing Authority  
Cash Reconciliation Report  
Other Low Income Housing-Net Cash Flow  
Through June 30, 2021**

	Actual	Budget	Favorable (Unfavorable) \$ Variance	Favorable (Unfavorable) % Variance	
<b>BEGINNING UNRESTRICTED/PROGRAM CASH</b>	<b>\$12,381,749</b>				
<i>Rental Revenue and Subsidy</i>					
Tenant Revenue	\$8,903,285	\$8,542,103	\$361,181	4.2%	
Federal Operating Support	14,846	(36,135)	50,981	141.1%	(1)
<i>Total Rental Revenue and Federal Support</i>	8,918,131	8,505,968	412,162	4.8%	
<i>Other Operating Revenue</i>					
Other Revenue	(32,924)	1,304,125	(1,337,050)	-102.5%	(2)
<i>Total Other Operating Revenue</i>	(32,924)	1,304,125	(1,337,050)	-102.5%	
<i>Total Operating Revenue</i>	8,885,206	9,810,094	(924,888)	-9.4%	
<i>Operating Expenses</i>					
Salaries and Benefits	(1,209,907)	(1,264,960)	55,054	4.4%	
Administrative Expenses	(577,483)	(547,462)	(30,021)	-5.5%	
Maintenance Expenses and Utilities	(1,759,532)	(2,381,334)	621,802	26.1%	(3)
Management Fees Charged to Properties and Programs	(153,570)	(146,236)	(7,335)	-5.0%	
Other Programmatic Expenses	(72,183)	(102,925)	30,742	29.9%	
Transfers Out for Operating Purposes	(1,712,611)	(1,540,000)	(172,611)	-11.2%	(4)
<i>Total Operating Expenses</i>	(5,510,357)	(5,982,917)	472,560	7.9%	
<i>Net Operating Income</i>	3,374,849	3,827,177	(452,328)	-11.8%	
<i>Non Operating Income/(Expense)</i>					
Interest Income from Loans	1,223,240	1,132,788	90,452	8.0%	
Interest Expense	(1,927,762)	(1,894,001)	(33,760)	-1.8%	
Other Non-operating Income/(Expense)	(62,300)	(53,400)	(8,900)	-16.7%	
<i>Total Non Operating Income/(Expense)</i>	(766,822)	(814,613)	47,791	5.9%	
<i>Capital Activity</i>					
Capital Project Funding, Excluding Debt Issuance	(258,785)	145,758	(404,542)	-277.5%	(5)
Capital Project Expenditures	239,101	(432,242)	671,343	155.3%	(5,6)
<i>Total Change in Capital Assets, net of Direct Funding and Debt</i>	(19,684)	(286,484)	266,800	93.1%	
<i>Change in Other Assets/Liabilities/Equity</i>					
Change in Designated/Restricted Cash	(2,445,547)	(1,331,330)	(1,114,217)	-83.7%	(7)
Change in Receivables	4,887,472	4,142,184	745,288	18.0%	(8)
Change in Other Assets	247,116	0	247,116	n/a	(9)
Change in Debt	(5,071,928)	(4,233,411)	(838,517)	-19.8%	(8,10)
Change in Other Liabilities	(773,495)	(76,827)	(696,669)	-906.8%	(11)
<i>Change in Other Assets/Liabilities/Equity</i>	(3,156,381)	(1,499,384)	(1,656,998)	-110.5%	
<i>Change in Unrestricted/Program Cash</i>	(\$568,038)	\$1,226,696	(\$1,794,734)	-146.3%	
<b>ENDING UNRESTRICTED/PROGRAM CASH</b>	<b>\$11,813,711</b>				

<b>BEGINNING DESIGNATED/RESTRICTED CASH</b>	<b>\$26,342,428</b>				
Change in Replacement Reserves	646	161,378	(160,732)	-99.6%	(7)
Change in Debt Service Reserves	94,519	0	94,519	n/a	(7)
Change in Other Reserves	2,350,382	1,169,952	1,180,430	100.9%	(7)
<i>Change in Designated/Restricted Cash</i>	2,445,547	1,331,330	1,114,217	83.7%	
<b>ENDING DESIGNATED/RESTRICTED CASH</b>	<b>\$28,787,975</b>				

- 1) Additional subsidy transfers from MTW to Eastbridge were budgeted evenly throughout the year, but actual transfers are based on the property's needs.
- 2) Transfer in from MTW for Green River and Birch Creek debt payments budgeted evenly throughout the year. Actual payments have yet to be made.
- 3) Maintenance contract and project expenses were also low during the first half of the year due to a combination of lack of need, lack of accessibility into units, and staffing availability. Work is expected to pick up over the second half of the year to complete projects by the end of the year. Also, due to the timing of utility bills, some properties have not been billed for water and sewer expenses for June.
- 4) Transfer of Bellevue Manor replacement reserves to COCC local as the property was sold to a tax credit partnership.
- 5) Technical accounting entry to close out the Bellevue Manor old fund.
- 6) Spiritwood roof project was budgeted in the 2nd quarter. However, work was delayed due to bids doubling from what was quoted last year. Also, due to a reversal of prior year accrued expenses for Patricia Harris.
- 7) Deposit to Birch Creek and Green River Homes 2 excess cash reserves from net cash flow distribution were budgeted evenly throughout the year, however the net cash flow distribution is made once a year in the first quarter. A deposit of \$2.3 million was made in March 2021.
- 8) Due to higher than budgeted payments on Birch Creek, Green River, and Spiritwood leases and notes payable as net cash flow distributions from the partnerships exceeded expectations.
- 9) Decrease in prepaid insurance.
- 10) Birch Creek bond principal payment was evenly budgeted throughout the year, but the annual payment was made in the second quarter.
- 11) Mainly due to a decrease in accounts payable and short-term liabilities.

King County Housing Authority  
Cash Reconciliation Report  
Housing Choice Voucher Program  
Through June 30, 2021

	Actual	Budget	Favorable (Unfavorable) \$ Variance	Favorable (Unfavorable) % Variance	
<b>BEGINNING UNRESTRICTED/PROGRAM CASH</b>	<b>\$84,964</b>				
<i>Operating Revenue</i>					
Federal Support for HCV Program-HAP Revenue	\$79,598,209	\$79,885,081	(\$286,872)	-0.4%	
Federal Support for HCV Program-Admin Fee Revenue	6,597,087	5,958,558	638,529	10.7%	(1)
Revenue from Collection	97,034	82,566	14,468	17.5%	
Portability Income	24,756,917	25,079,870	(322,953)	-1.3%	
Other Revenue	1,165,851	818,076	347,775	42.5%	(2)
<i>Total Operating Revenue</i>	<i>112,215,099</i>	<i>111,824,151</i>	<i>390,948</i>	<i>0.3%</i>	
<i>Operating Expenses</i>					
Salaries and Benefits	(3,985,250)	(4,447,931)	462,680	10.4%	(3)
Administrative Expenses	(453,158)	(560,414)	107,256	19.1%	(4)
Maintenance Expenses and Utilities	(148,160)	(142,818)	(5,341)	-3.7%	
Management Fees Charged to Properties and Programs	(1,707,749)	(1,687,617)	(20,131)	-1.2%	
HCV Housing Assistance Payments to Landlords	(79,703,358)	(79,803,977)	100,619	0.1%	
HCV Housing Assistance Payment-Ports In	(24,810,671)	(25,079,870)	269,199	1.1%	
Other Programmatic Expenses	(11,542)	(1,251)	(10,291)	-822.6%	
Transfers Out for Operating Purposes	(100,000)	0	(100,000)	n/a	(5)
<i>Total Operating Expenses</i>	<i>(110,924,716)</i>	<i>(111,723,878)</i>	<i>799,162</i>	<i>0.7%</i>	
<i>Net Operating Income</i>	<i>1,290,383</i>	<i>100,273</i>	<i>1,190,110</i>	<i>1186.9%</i>	
<i>Non Operating Income/(Expense)</i>					
Other Non-operating Income/(Expense)	(40,003)	(205,164)	165,161	80.5%	(6)
<i>Total Non Operating Income/(Expense)</i>	<i>(40,003)</i>	<i>(205,164)</i>	<i>165,161</i>	<i>80.5%</i>	
<i>Capital Activity</i>					
<i>Total Change in Capital Assets, net of Direct Funding and Debt</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>n/a</i>	
<i>Change in Other Assets/Liabilities/Equity</i>					
Change in Designated/Restricted Cash	74,880	(24)	74,904	312101.1%	(7)
Change in Receivables	(175,411)	0	(175,411)	n/a	(8)
Change in Other Assets	59,458	0	59,458	n/a	(9)
Change in Other Liabilities	1,144,977	0	1,144,977	n/a	(10)
<i>Change in Other Assets/Liabilities/Equity</i>	<i>1,103,904</i>	<i>(24)</i>	<i>1,103,928</i>	<i>4599699.5%</i>	
<i>Change in Unrestricted/Program Cash</i>	<i>\$2,354,284</i>	<i>(\$104,915)</i>	<i>\$2,459,199</i>	<i>2344.0%</i>	
<b>ENDING UNRESTRICTED/PROGRAM CASH</b>	<b>\$2,439,248</b>				

<b>BEGINNING DESIGNATED/RESTRICTED CASH</b>	<b>\$3,774,598</b>				
Change in Replacement Reserves	0	0	0	n/a	
Change in Debt Service Reserves	0	0	0	n/a	
Change in Other Reserves	(74,880)	24	(74,904)	-312101.1%	(7)
<i>Change in Designated/Restricted Cash</i>	<i>(74,880)</i>	<i>24</i>	<i>(74,904)</i>	<i>-312101.1%</i>	
<b>ENDING DESIGNATED/RESTRICTED CASH</b>	<b>\$3,699,718</b>				

- 1) HCV Admin Fee was higher than planned as the CARES Act admin fee was not budgeted.
- 2) Port-in admin income was higher than budgeted.
- 3) Salaries expense was lower than budgeted due to a combination of an unfilled position, timing gaps when filling positions, and several employees working part-time.
- 4) Various categories of administrative expenses were under target
- 5) The budgeted transfer of \$100k from Section 8 to support the HASP program for 2020 was not completed until 2021.
- 6) Flex Funds are under budget as the issuance of CMTO/Tenant-Based vouchers has slowed, and VASH voucher referrals have been less than anticipated.
- 7) Mainly due to a decrease in FSS escrow accounts. KCHA does not budget for changes in escrow accounts.
- 8) Increase in grant receivables and receivables from other PHAS.
- 9) Decrease in prepaid insurance.
- 10) Increase in deferred revenue related to service fees for EHV vouchers.

King County Housing Authority					
Cash Reconciliation Report					
MTW Program				Favorable (Unfavorable)	Favorable (Unfavorable)
Through June 30, 2021		Actual	Budget	\$ Variance	% Variance
<b>BEGINNING UNRESTRICTED/PROGRAM CASH</b>		<b>\$13,591,613</b>			
<i>Federal Support</i>					
Block Grant Revenue	\$84,629,679	\$75,779,007	\$8,850,672	11.7%	(1)
Less: Used for HAP	(65,348,993)	(65,499,029)	150,036	0.2%	
Less: Used HCV Administrative Program Support	(4,969,863)	(4,866,012)	(103,851)	-2.1%	
Federal Operating Support	275,403	228,671	46,733	20.4%	(2)
<i>Total Net Federal Support</i>	14,586,226	5,642,637	8,943,589	158.5%	
<i>Other Operating Revenue</i>					
Other Revenue	40,895	211,540	(170,645)	-80.7%	(3)
<i>Total Other Operating Revenue</i>	40,895	211,540	(170,645)	-80.7%	
<i>Total Operating Revenue</i>	14,627,121	5,854,176	8,772,944	149.9%	
<i>Program Expenses</i>					
Resident Service Salaries and Benefits	(1,580,871)	(1,721,403)	140,532	8.2%	
Resident Service Program and Administrative Expenses	(879,288)	(1,078,737)	199,449	18.5%	(5)
Homeless Salaries and Benefits	(167,642)	(340,578)	172,936	50.8%	(4)
Homeless Program and Administrative Expenses	(451,309)	(892,183)	440,873	49.4%	(6)
Policy Salaries and Benefits	(354,783)	(575,106)	220,323	38.3%	(4)
Policy Administrative Expenses	(25,737)	(126,126)	100,389	79.6%	(7)
Other Policy Expenses	(668,820)	(663,851)	(4,969)	-0.7%	
Additional Support of Public Housing Program	(1,899,240)	(2,166,126)	266,886	12.3%	(8)
Other Programmatic Expenses	(174,990)	(174,990)	0	0.0%	
<i>Total Programmatic Expenses</i>	(6,202,679)	(7,739,099)	1,536,420	19.9%	
<i>Used for Rehabilitation, Development or Debt Service Purposes</i>					
Funding for Capital Construction Projects	(2,234,984)	(1,971,979)	(263,005)	-13.3%	(9)
Funding for Unit Upgrades	(1,394,065)	(1,423,668)	29,604	2.1%	
Management Fees Charged by COCC	(362,905)	(339,565)	(23,340)	-6.9%	
Used for Debt Service Payments	0	(1,185,138)	1,185,138	100.0%	(10)
<i>Total Rehab, Development and Debt Service Expenses</i>	(3,991,954)	(4,920,351)	928,397	18.9%	
<i>Administrative Expenses</i>					
Salaries and Benefits	(92,751)	(84,678)	(8,073)	-9.5%	
Administrative Expenses	(84,797)	(72,661)	(12,135)	-16.7%	
Maintenance Expenses and Utilities	(148)	0	(148)	n/a	
Internal Management Fees	(11,271)	0	(11,271)	n/a	
Other Expenses	6,539	0	6,539	n/a	
<i>Total Administrative Expenses</i>	(182,426)	(157,339)	(25,087)	-15.9%	
<i>Total Operating Expenses</i>	(10,377,059)	(12,816,790)	2,439,730	19.0%	
<i>Net Operating Income</i>	4,250,061	(6,962,613)	11,212,675	161.0%	
<i>Non Operating Income/(Expense)</i>					
Interest Income from Loans	452,079	473,385	(21,305)	-4.5%	
<i>Total Non Operating Income/(Expense)</i>	452,079	473,385	(21,305)	-4.5%	
<i>Capital Activity</i>					
Capital Project Expenditures	0	(445,846)	445,846	100.0%	(11)
<i>Total Change in Capital Assets, net of Direct Funding and Debt</i>	0	(445,846)	445,846	100.0%	
<i>Change in Other Assets/Liabilities/Equity</i>					
Change in Designated/Restricted Cash	(30,169)	431,818	(461,987)	-107.0%	(12)
Change in Receivables	2,374,566	3,259,313	(884,746)	-27.1%	(13)
Change in Other Assets	1,510	0	1,510	n/a	
Change in Other Liabilities	382,722	0	382,722	n/a	(14)
<i>Change in Other Assets/Liabilities/Equity</i>	2,728,630	3,691,131	(962,501)	-26.1%	
<b>Change in Unrestricted/Program Cash</b>	<b>\$7,430,770</b>	<b>(\$3,243,944)</b>	<b>\$10,674,715</b>	<b>329.1%</b>	
<b>ENDING UNRESTRICTED/PROGRAM CASH</b>	<b>\$21,022,384</b>				

<b>BEGINNING DESIGNATED/RESTRICTED CASH</b>		<b>\$6,155,085</b>			
Change in Replacement Reserves	0	0	0	n/a	
Change in Debt Service Reserves	0	0	0	n/a	
Change in Other Reserves	30,169	(431,818)	461,987	107.0%	(12)
<b>Change in Designated/Restricted Cash</b>	<b>30,169</b>	<b>(431,818)</b>	<b>461,987</b>	<b>107.0%</b>	
<b>ENDING DESIGNATED/RESTRICTED CASH</b>	<b>\$6,185,253</b>				

- 1) Receiving block grant payments from HUD is a three-stage process. First, HUD issues budget authority to housing authorities, which it does on a periodic basis. Second, cash is advanced to each PHA based on prior-year expense levels. Finally, additional cash is requested from HUD when sufficient budget authority exists, and KCHA has a need for additional cash. Accordingly, quarterly cash receipts vary.
- 2) The 2021 operating subsidy exceeded expectations as the budget assumed a 90% proration level while the actual funding was 96.29%.
- 3) The Homeless program's special voucher fees were budgeted evenly throughout the year. The actual HUD grant awards have yet to be announced.
- 4) Unfilled positions.
- 5) Various categories were under target: professional services, relocation expenses, community events.
- 6) Highline School District Student Families Stability Initiative (SFSI) program expenses were below target as utilization has been impacted due to school closures with COVID-19.
- 7) Various categories were under target: professional services, training, and travel.
- 8) Subsidy transfers from MTW to public housing projects were below target as actual transfers are based on the needs of the properties.
- 9) There were delays in various capital construction projects last year, but construction activity has increased resulting in funding transfers from MTW being above budget.
- 10) Transfers from MTW to fund Green River and Birch Creek debt payments were budgeted evenly throughout the year, but actual payments have yet to occur.
- 11) The Capital Construction department budgeted a placeholder for Architecture and Engineering project costs. However, actual costs are coded directly to projects.
- 12) Budgeted reduction of Green River Collateral Reserves has yet to occur.
- 13) Repayments of the Greenbridge internal loans were less than anticipated in the budget. Payments are made from proceeds of lot sales.
- 14) Increase in short-term liabilities.

King County Housing Authority  
Cash Reconciliation Report  
Development Activities  
Through June 30, 2021

	Actual	Budget	Favorable (Unfavorable) \$ Variance	Favorable (Unfavorable) % Variance	
<b>BEGINNING UNRESTRICTED/PROGRAM CASH</b>	<b>\$2,139,401</b>				
<i>Rental Revenue and Subsidy</i>					
<i>Total Rental Revenue and Federal Support</i>	0	0	0	n/a	
<i>Other Operating Revenue</i>					
Other Revenue	2,249,613	3,501,706	(1,252,093)	-35.8%	(1)
<i>Total Other Operating Revenue</i>	2,249,613	3,501,706	(1,252,093)	-35.8%	
<i>Total Operating Revenue</i>	2,249,613	3,501,706	(1,252,093)	-35.8%	
<i>Operating Expenses</i>					
Salaries and Benefits	(428,236)	(513,696)	85,460	16.6%	(2)
Administrative Expenses	(107,010)	(129,194)	22,184	17.2%	
<i>Total Operating Expenses</i>	(536,907)	(657,016)	120,110	18.3%	
<i>Net Operating Income</i>	1,712,706	2,844,690	(1,131,984)	-39.8%	
<i>Non Operating Income/(Expense)</i>					
Interest Income from Loans	56	0	56	n/a	
Other Non-operating Income/(Expense)	0	0	0	n/a	
<i>Total Non Operating Income/(Expense)</i>	56	(525,000)	525,056	100.0%	
<i>Capital Activity</i>					
Capital Project Funding, Excluding Debt Issuance	240,892	124,979	115,913	92.7%	(3)
Capital Project Expenditures	1,319,167	(30,917,962)	32,237,129	104.3%	(4)
<i>Total Change in Capital Assets, net of Direct Funding and Debt</i>	1,560,060	(30,792,982)	32,353,042	105.1%	
<i>Change in Other Assets/Liabilities/Equity</i>					
Change in Designated/Restricted Cash	(5,383,611)	(15,474,970)	10,091,359	65.2%	(5)
Change in Receivables	(56)	0	(56)	n/a	
Change in Other Assets	(50,024)	0	(50,024)	n/a	(6)
Change in Debt	2,530,000	37,725,529	(35,195,529)	-93.3%	(4)
Change in Other Liabilities	(45,043)	(695,429)	650,386	93.5%	(7)
<i>Change in Other Assets/Liabilities/Equity</i>	(2,948,734)	21,555,130	(24,503,864)	-113.7%	
<i>Change in Unrestricted/Program Cash</i>	\$324,089	(\$6,918,162)	\$7,242,251	104.7%	
<b>ENDING UNRESTRICTED/PROGRAM CASH</b>	<b>\$2,463,490</b>				

<b>BEGINNING DESIGNATED/RESTRICTED CASH</b>	<b>\$14,573,839</b>				
Change in Replacement Reserves	0	0	0	n/a	
Change in Debt Service Reserves	0	0	0	n/a	
Change in Other Reserves	5,383,611	15,474,970	(10,091,359)	-65.2%	(5)
<i>Change in Designated/Restricted Cash</i>	5,383,611	15,474,970	(10,091,359)	-65.2%	
<b>ENDING DESIGNATED/RESTRICTED CASH</b>	<b>\$19,957,450</b>				

- 1) Revenue is less than budget as the Greenbridge Division 8 land sale was budgeted in the first quarter. However, due to changing market conditions, the sale has been broken up into three parts. The first part of the sale occurred in the second quarter; the remaining sales will occur in 2022 and 2023.
- 2) Unfilled position.
- 3) Technical accounting entry to clear negative cash balance in the Development fund.
- 4) \$70M draw from the line of credit was budgeted evenly throughout the year to acquire five new properties. Actual purchases are recorded in the property fund groups. Three properties were purchased and booked in the Workforce Housing-Net Cash Flow fund group during the first and second quarters.
- 5) Deposits to program income reserves from Greenbridge lot sales proceeds and profit participation were less than anticipated in the budget. See Note #1.
- 6) The Seola Crossing Partnership exit fee payment was booked to suspense in June but subsequently cleared in July.
- 7) Draws from the COCC internal loan for Greenbridge projects were higher than anticipated in the budget. This is partially offset as repayment of the COCC internal loans from lots sale proceeds was below target.



King County Housing Authority  
Cash Reconciliation Report  
Other Activities  
Through June 30, 2021

	Actual	Budget	Favorable (Unfavorable) \$ Variance	Favorable (Unfavorable) % Variance
<b>BEGINNING UNRESTRICTED/PROGRAM CASH</b>	<b>\$1,077,707</b>			
<i>Rental Revenue and Subsidy</i>				
Federal Operating Support	1,959,699	1,831,685	128,014	7.0%
<i>Total Rental Revenue and Federal Support</i>	1,959,699	1,831,685	128,014	7.0%
<i>Other Operating Revenue</i>				
Other Revenue	2,386,422	5,370,533	(2,984,111)	-55.6% (1)
<i>Total Other Operating Revenue</i>	2,386,422	5,370,533	(2,984,111)	-55.6%
<i>Total Operating Revenue</i>	4,346,121	7,202,218	(2,856,097)	-39.7%
<i>Operating Expenses</i>				
Salaries and Benefits	(1,003,582)	(1,082,773)	79,191	7.3%
Administrative Expenses	(19,440)	(38,309)	18,870	49.3%
Maintenance Expenses and Utilities	(12,979)	(12,214)	(765)	-6.3%
Management Fees Charged to Properties and Programs	(18,778)	(17,486)	(1,292)	-7.4%
Other Programmatic Expenses	(830,887)	(2,831,640)	2,000,753	70.7% (1)
Transfers Out for Operating Purposes	(588,681)	(693,858)	105,177	15.2% (2)
<i>Total Operating Expenses</i>	(2,474,346)	(4,676,279)	2,201,933	47.1%
<i>Net Operating Income</i>	1,871,775	2,525,939	(654,164)	-25.9%
<i>Non Operating Income/(Expense)</i>				
Interest Expense	(660,698)	(653,837)	(6,861)	-1.0%
<i>Total Non Operating Income/(Expense)</i>	(663,083)	(653,837)	(9,246)	-1.4%
<i>Capital Activity</i>				
Capital Project Expenditures	(28,435)	0	(28,435)	n/a
<i>Total Change in Capital Assets, net of Direct Funding and Debt</i>	(28,435)	0	(28,435)	n/a
<i>Change in Other Assets/Liabilities/Equity</i>				
Change in Designated/Restricted Cash	(443,016)	(444,600)	1,584	0.4%
Change in Receivables	(55,543)	0	(55,543)	n/a (3)
Change in Other Assets	3,910	0	3,910	n/a
Change in Other Liabilities	153,520	(552,312)	705,832	127.8% (4)
<i>Change in Other Assets/Liabilities/Equity</i>	(341,130)	(996,912)	655,782	65.8%
Change in Unrestricted/Program Cash	\$839,127	\$875,190	(\$36,062)	-0,004.1%
<b>ENDING UNRESTRICTED/PROGRAM CASH</b>	<b>\$1,916,834</b>			

<b>BEGINNING DESIGNATED/RESTRICTED CASH</b>	<b>\$3,001,565</b>			
Change in Replacement Reserves	44,598	44,598	0	0.0%
Change in Debt Service Reserves	0	0	0	n/a
Change in Other Reserves	398,418	400,002	(1,584)	-0.4%
Change in Designated/Restricted Cash	443,016	444,600	(1,584)	-0.4%
<b>ENDING DESIGNATED/RESTRICTED CASH</b>	<b>\$3,444,581</b>			

1) Due to project delays resulting from the COVID-19 pandemic, spending and reimbursements on weatherization projects were below target.  
2) Allocation of Weatherization program support expenses is under target due to slow spending of grants. See footnote 1 above.  
3) Unbudgeted increase in grant receivables.  
4) Increase in short-term liabilities and accrual of payroll liabilities. Offset by decreases in accrued interest.

King County Housing Authority  
Cash Reconciliation Report  
Central Office Cost Center  
Through June 30, 2021

	Actual	Budget	Favorable (Unfavorable) \$ Variance	Favorable (Unfavorable) % Variance	
<b>BEGINNING UNRESTRICTED/PROGRAM CASH</b>	<b>\$47,572,447</b>				
<i>Operating Revenue</i>					
Property Management Fees	\$2,637,182	\$2,634,342	\$2,840	0.1%	
Bookkeeping Fees	1,175,976	1,107,754	68,222	6.2%	
Asset Management Fees	764,400	765,600	(1,200)	-0.2%	
Construction Fees	1,009,963	939,565	70,399	7.5%	
Other Revenue	432,207	510,383	(78,176)	-15.3%	(1)
<i>Total Operating Revenue</i>	<i>6,019,728</i>	<i>5,957,644</i>	<i>62,083</i>	<i>1.0%</i>	
<i>Operating Expenses</i>					
Salaries and Benefits	(6,478,730)	(7,125,566)	646,836	9.1%	(2)
Administrative Expenses	(1,185,879)	(1,844,490)	658,611	35.7%	(3)
Maintenance Expenses and Utilities	(125,766)	(154,465)	28,699	18.6%	
Management Fees Charged to Properties and Programs	(33,514)	0	(33,514)	n/a	
Other Programmatic Expenses	(539)	0	(539)	n/a	
Transfers Out for Operating Purposes	(196,625)	(1,970,000)	1,773,375	90.0%	(4)
<i>Total Operating Expenses</i>	<i>(8,022,993)</i>	<i>(11,094,521)</i>	<i>3,071,528</i>	<i>27.7%</i>	
<i>Other Operating Sources</i>					
Transfer in of Excess Cash	5,927,611	5,755,000	172,611	3.0%	
Central Maintenance Cash Flow	(413,815)	(186,492)	(227,323)	-121.9%	(5)
Central Vehicle Cash Flow	143,847	(45,444)	189,292	416.5%	(6)
<i>Total Other Operating Sources</i>	<i>5,657,643</i>	<i>5,523,064</i>	<i>134,579</i>	<i>2.4%</i>	
<i>Net Operating Income</i>	<i>3,654,378</i>	<i>386,187</i>	<i>3,268,191</i>	<i>846.3%</i>	
<i>Non Operating Income/(Expense)</i>					
Interest Income from Loans	707,723	702,204	5,519	0.8%	
Interest Expense	(425,864)	(422,338)	(3,527)	-0.8%	
COCC Capital Projects	(67,395)	0	(67,395)	n/a	(7)
Funding for Capital Construction Projects Outside of COCC	(433,256)	(124,880)	(308,376)	-246.9%	(8)
<i>Total Non Operating Income/(Expense)</i>	<i>(218,792)</i>	<i>154,986</i>	<i>(373,778)</i>	<i>-241.2%</i>	
<i>Change in Other Assets/Liabilities/Equity</i>					
Change in Designated/Restricted Cash	(10,498)	(4,998)	(5,500)	-110.0%	
Change in Receivables	(2,405,675)	(2,288,137)	(117,538)	-5.1%	
Change in Other Assets	75,059	40874.04	34,185	83.6%	
Change in Debt	(591,717)	(592,337)	620	0.1%	
Change in Other Liabilities	(103,709)	0	(103,709)	n/a	(9)
<i>Change in Other Assets/Liabilities/Equity</i>	<i>(3,036,539)</i>	<i>(2,844,598)</i>	<i>(191,941)</i>	<i>-6.7%</i>	
<i>Change in Unrestricted/Program Cash</i>	<i>\$399,047</i>	<i>(\$2,303,424)</i>	<i>\$2,702,471</i>	<i>117.3%</i>	
<b>ENDING UNRESTRICTED/PROGRAM CASH</b>	<b>\$47,971,494</b>				
<b>BEGINNING DESIGNATED/RESTRICTED CASH</b>	<b>\$16,025,638</b>				
Change in Replacement Reserves	0	0	0	n/a	
Change in Debt Service Reserves	0	0	0	n/a	
Change in Other Reserves	10,498	4,998	5,500	110.0%	
<i>Change in Designated/Restricted Cash</i>	<i>10,498</i>	<i>4,998</i>	<i>5,500</i>	<i>110.0%</i>	
<b>ENDING DESIGNATED/RESTRICTED CASH</b>	<b>\$16,036,136</b>				

- Interest income on invested cash was lower than anticipated. Also, Conduit Loan fees were below target as several agencies are behind target on their payments. This is slightly offset by Comcast revenue exceeding expectations.
- Unfilled positions.
- Various categories were under target: professional services, admin contracts, and training.
- Transfer from the COCC to support local properties was budgeted evenly throughout the year. Actual transfers are made as needed by the properties.
- Union benefit expenses for temporary employees are not budgeted. Additionally, retirement payouts for three employees occurred in the first half of the year, and various employees took COVID-19 related leave.
- Seven vehicles were budgeted to be purchased during the first half of the year but were acquired in July. Also, due to a decrease in prepaid insurance.
- Final invoices on the 600 building renovation projected were paid in March 2021, while the project was budgeted in 2020.
- Transfers from COCC for Illahee unit upgrade were not budgeted. Also, due to technical equity transfer accounting entry to adjust Development fund account balances.
- Decreases in short-term liabilities.

**King County Housing Authority**  
**Statement of Financial Position**  
**Combined Operations (excluding development activity)**  
**As of June 30, 2021**

	2021 Actual
Cash-Unrestricted	\$102,589,265
Cash-Held by Management Agent	15,539,258
Cash-Designated	87,293,314
Cash-Restricted	29,441,368
Total Cash	234,863,205
Current Assets	13,437,047
Long-term Assets	1,707,608,535
Total Other Assets	1,721,045,583
<b>Total Assets</b>	<b>\$1,955,908,788</b>
Current Liabilities	\$43,170,978
Long-Term Liabilities	1,146,786,241
Total Liabilities	1,189,957,220
Equity	765,951,568
<b>Total Liabilities and Equity</b>	<b>\$1,955,908,788</b>

**Cash Reconciliation Report**  
**Combined Operations (excluding development activity)**  
**For the Period Ended June 30, 2021**

	<b>2021 YTD Actual</b>	<b>2021 YTD Budget</b>
Beginning Cash Balance-Unrestricted/Held by Mgmt Agent	\$103,347,779	
Beginning Cash Balance-Designated	75,773,269	
Beginning Cash Balance-Restricted	25,882,075	
Total Beginning Resources	\$205,003,123	
Tenant Revenue	\$69,199,391	\$65,466,074
Operating Subsidy from HUD-HCV	100,635,582	91,446,997
Operating Subsidy from HUD-PH	6,195,891	5,349,070
Port-In Income	24,756,917	25,079,870
Other Operating Income	13,930,973	16,607,755
Total Operating Income	214,718,754	203,949,766
Salaries	(19,846,675)	(20,801,126)
Benefits	(7,230,798)	(7,768,052)
Occupancy Expenses	(13,886,395)	(16,755,868)
Maintenance Projects	0	0
HAP Expense-KCHA	(79,703,358)	(79,803,977)
HAP Expense-Ports In	(24,810,671)	(25,079,870)
Other Social Service Expenses	(4,323,624)	(6,877,719)
Administrative Expenses	(12,442,106)	(12,944,072)
Total Operating Costs	(162,243,628)	(170,030,683)
Total Operating Income before P & I	52,475,126	33,919,083
Principal Payments	(14,249,586)	(15,379,250)
Interest Payments	(14,687,954)	(14,114,971)
Operating Cash Flow	23,537,586	4,424,863
Non-Operating income	4,931,570	6,661,097
Non-Operating Expenses	(1,769,378)	(2,067,125)
Capital Expenditures	(317,909,901)	(21,024,442)
Acquisitions/LIHTC Return to KCHA	140,485,760	(7,330,000)
Change in Designated Cash	(11,520,045)	(2,744,622)
Change in Restricted Cash	(3,559,293)	1,824,175
Transfers In/Out	(1,249,234)	(497,561)
Other Changes in Debt	168,288,658	7,330,000
Others Sources/(Uses of Cash)	13,545,021	6,714,248
Non Operating Net Sources (Uses) of Cash	(8,756,842)	(11,134,230)
Net Change in Unrestricted Cash	\$14,780,744	(\$6,709,367)
Ending Cash Balance-Unrestricted/Held by Mgmt Agent	\$118,128,523	
Ending Cash Balance-Designated	87,293,314	
Ending Cash Balance-Restricted	29,441,368	
Total Ending Resources	\$234,863,205	

**King County Housing Authority**  
**Statement of Financial Position**  
**Development Activity**  
**As of June 30, 2021**

	2021 Actual
Cash-Unrestricted	\$19,770,193
Cash-Held by Management Agent	0
Cash-Designated	0
Cash-Restricted	20,611,710
Total Cash	40,381,904
Current Assets	8,569,859
Long-term Assets	213,674,866
Total Other Assets	222,244,726
<b>Total Assets</b>	<b>\$262,626,629</b>
Current Liabilities	\$2,267,682
Long-Term Liabilities	143,090,813
Total Liabilities	145,358,495
Equity	117,268,134
<b>Total Liabilities and Equity</b>	<b>\$262,626,629</b>

**King County Housing Authority**  
**Cash Reconciliation Report**  
**Development Activity**  
**For the Period Ended June 30, 2021**

	2021 Actual	2021 Budget
Beginning Cash Balance-Unrestricted/Held by Mgmt Agent	\$21,029,487	
Beginning Cash Balance-Designated	0	
Beginning Cash Balance-Restricted	15,346,529	
Total Beginning Resources	\$36,376,016	
Operating Revenue	\$1,606,713	\$3,105,969
Operating Expenses	(737,302)	(777,050)
Total Operating Income before P & I	869,411	2,328,920
Change in Debt	12,046,661	37,325,850
Interest Payments	(519,823)	(1,280,139)
Non-Operating income	1,998,448	1,234,438
Non-Operating Expenses	7	0
Capital Expenditures	921,872	(23,587,962)
Change in Designated Cash	0	(572,680)
Change in Restricted Cash	(5,265,181)	(14,902,290)
Transfers In/Out	1,249,234	497,661
Others Sources/(Uses of Cash)	(12,559,923)	(17,653,193)
Non Operating Net Sources (Uses) of Cash	(2,128,705)	(18,938,316)
Net Change in Unrestricted Cash	(\$1,259,294)	(\$16,609,396)
Ending Cash Balance-Unrestricted	\$19,770,193	
Ending Cash Balance-Designated	0	
Ending Cash Balance-Restricted	20,611,710	
Total Ending Resources	\$40,381,904	

## PROGRAM OPERATING SUMMARIES

### FEDERAL PROGRAMS

	2021 Actual	2021 Budget
<b>Combined Federal</b>		
Operating Cash Flow	\$9,281,153	(\$3,147,011)
Other Changes in Cash	(1,188,279)	(2,154,018)
Change in Unrestr/Prog Cash	<u>\$8,092,874</u>	<u>(\$5,301,029)</u>

	2021 Actual	2021 Budget
<b>MTW</b>		
Operating Cash Flow	\$10,265,858	\$272,232
Other Changes in Cash	(2,835,087)	(3,516,176)
Change in Unrestr/Prog Cash	<u>\$7,430,770</u>	<u>(\$3,243,944)</u>

	2021 Actual	2021 Budget
<b>HCV</b>		
Operating Cash Flow	\$1,354,743	(\$113,429)
Other Changes in Cash	978,540	8,514
Change in Unrestr/Prog Cash	<u>\$2,333,284</u>	<u>(\$104,915)</u>

	2021 Actual	2021 Budget
<b>Public Housing</b>		
Operating Cash Flow <sup>(1)</sup>	(\$1,658,106)	(\$2,709,295)
Transfer from MTW for Ops	1,607,397	1,821,150
Other Changes in Cash	(598,232)	466,991
Change in Unrestr/Prog Cash	<u>(\$648,941)</u>	<u>(\$421,154)</u>

<sup>(1)</sup> Without transfers from MTW to support operations

	2021 Actual	2021 Budget
<b>Other Federal</b>		
Operating Cash Flow	(\$681,342)	(\$596,518)
Other Changes in Cash	1,266,500	886,653
Change in Unrestr/Prog Cash	<u>\$585,158</u>	<u>\$290,134</u>

### LOCAL PROGRAMS

	2021 Actual	2021 Budget
<b>Combined Local</b>		
Operating Cash Flow	\$14,256,433	\$7,571,874
Other Changes in Cash	(15,103,571)	(16,556,362)
Change in Unrestr/Prog Cash	<u>(\$847,138)</u>	<u>(\$8,984,488)</u>

	2021 Actual	2021 Budget
<b>Asset Management/Other</b>		
Operating Cash Flow	\$15,996,009	\$10,397,819
Other Changes in Cash	(9,761,927)	(11,816,014)
Change in Unrestr/Prog Cash	<u>\$6,234,082</u>	<u>(\$1,418,196)</u>

	2021 Actual	2021 Budget
<b>Other Housing Management</b>		
Operating Cash Flow	\$1,515,278	\$1,582,126
Other Changes in Cash	(3,067,934)	(1,089,994)
Change in Unrestr/Prog Cash	<u>(\$1,552,656)</u>	<u>\$492,132</u>

	2021 Actual	2021 Budget
<b>COCC</b>		
Operating Cash Flow <sup>(1)</sup>	(\$3,254,854)	(\$4,408,071)
Excess Cash from Properties	5,927,611	5,755,000
Other Changes in Cash	(2,273,709)	(3,650,353)
Change in Unrestr/Prog Cash	<u>\$399,047</u>	<u>(\$2,303,424)</u>

<sup>(1)</sup> Without transfers of excess cash to support operations

## FINANCIAL DASHBOARD

<b>CORE OPERATING REVENUE SOURCES</b>	<b>2021 YTD Actual</b>	<b>2021 YTD Budget</b>	<b>Favorable (Unfavorable) \$ Variance</b>	<b>Favorable (Unfavorable) % Variance</b>
<b><i>Tenant Revenue</i></b>				
Public Housing	\$4,174,180	\$4,102,622	\$71,559	1.7%
Local-Asset Management	51,335,588	48,151,361	3,184,226	6.6%
Local-Housing Management	13,136,164	12,691,926	444,238	3.5%
Other	553,459	520,165	33,294	6.4%
	<u>\$69,199,391</u>	<u>\$65,466,074</u>	<u>\$3,733,317</u>	<u>5.7%</u>
<b><i>Block Grant</i></b>				
Gross Receipts	\$84,629,679	\$75,779,007	\$8,850,672	11.7%
Less: Used for HAP	(65,348,993)	(65,499,029)	150,036	0.2%
Less: Used for Admin Fees	(4,969,863)	(4,866,012)	(103,851)	(2.1%)
Available for Other Purposes	<u>\$14,310,823</u>	<u>\$5,413,966</u>	<u>\$8,896,857</u>	<u>164.3%</u>
<b><i>Other Core Revenues</i></b>				
Special Purpose Voucher Revenue	\$12,784,030	\$12,891,522	(\$107,492)	(0.8%)
HCV Administrative Fee Revenue	6,597,087	5,958,558	638,529	10.7%
Public Housing Operating Fund Subsidy	6,195,891	5,349,070	846,821	15.8%
	<u>\$25,577,009</u>	<u>\$24,199,150</u>	<u>\$1,377,859</u>	<u>5.7%</u>

<b>CORE OPERATING EXPENSES</b>	<b>2021 YTD Actual</b>	<b>2021 YTD Budget</b>	<b>Favorable (Unfavorable) \$ Variance</b>	<b>Favorable (Unfavorable) % Variance</b>
Salaries and Benefits	\$27,077,473	\$28,569,178	(\$1,491,704)	(5.2%)
Occupancy Expenses	13,886,395	16,755,868	(2,869,472)	(17.1%)
Administrative Expenses	12,442,106	12,944,072	(501,966)	(3.9%)
HAP Expenses-Block Grant	66,606,814	66,823,003	(216,189)	(0.3%)
HAP Expenses-Special Purpose Vouchers	12,889,119	12,857,518	31,601	0.2%
	<u>\$132,901,907</u>	<u>\$137,949,638</u>	<u>(\$5,047,730)</u>	<u>(3.7%)</u>

### CASH REPORT

(Excluding development activities)

	<b>As of June 30, 2021</b>	<b>Beginning of Year</b>
<b><i>Cash Available for General KCHA Use</i></b>		
Unrestricted Cash	\$70,111,824	\$59,528,011
Cash Set-aside but Available for General Use	40,460,506	38,108,966
Total	<u>110,572,330</u>	<u>97,636,977</u>
<b><i>Cash Designated for Specific Purposes</i></b>		
Held by Outside Property Management Companies	15,539,258	20,648,964
Replacement Reserves	35,914,689	34,377,515
Other	10,918,120	3,286,788
Total	<u>62,372,067</u>	<u>58,313,268</u>
<b><i>Cash that Must be Spent Within Specific Programs</i></b>		
Federal	30,227,031	20,717,339
Local	2,250,410	2,461,714
Total	<u>32,477,441</u>	<u>23,179,053</u>
<b><i>Cash that is Legally Restricted for Specific Purposes</i></b>		
Federal	10,837,529	10,682,270
Local	18,603,840	15,199,805
	<u>29,441,368</u>	<u>25,882,075</u>
<b>TOTAL CASH</b>	<u><u>\$234,863,205</u></u>	<u><u>\$205,011,373</u></u>



## S & P RATIOS (Estimates)

### EBITDA\* as a % of Operating Revenue

22.2%

>50%	40% to 50%	30% to 40%	20% to 30%	10% to 20%	<10%
1	2	3	4	5	6

Best



Worst

KCHA had a score of 4 in its most recent ratings report

### Liquidity-the ability of KCHA to pay all expected cash outflows in the coming 12 months, calculated by dividing all forecast resources by forecast uses

5.7

>2.5	1.75 to 2.5	1.25 to 1.75	1.00 to 1.25	0.75 to 1.00	<0.75
1	2	3	4	5	6

Best



Worst

KCHA had a score of 1 in its most recent ratings report

### Debt Profile-The Ability of KCHA to Pay Its Debt Obligations

Ratio of Outstanding Debt to EBITDA*	9.69
Ratio of EBITDA* to Annual Interest Payments	3.76

#### Ratio of EBITDA\* to Annual Interest Payments

	>2.5	1.75 to 2.5	1.25 to 1.75	1.00 to 1.25	0.75 to 1.00	<0.75
<10	1					
10 to 15						
15 to 20						
>20						

Best



Worst

KCHA had a score of 1 in its most recent ratings report

\* Earnings Before Interest, Taxes, Depreciation and Amortization

# OTHER KEY METRICS

