



MEETING OF THE BOARD OF COMMISSIONERS

HYBRID MEETING

Monday, October 10, 2022

Webinar Meeting:

**[https://kcha-
org.zoom.us/j/86237509078?pwd=ZUdCUmRwW
k1RWkZDSHkzbjV1Tn1Tdzo9](https://kcha-org.zoom.us/j/86237509078?pwd=ZUdCUmRwWk1RWkZDSHkzbjV1Tn1Tdzo9)**

Webinar ID: 862 3750 9078

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



SPECIAL HYBRID MEETING OF THE BOARD OF COMMISSIONERS AGENDA

October 10, 2022 - 8:30 a.m.

King County Housing Authority - West Wing Conference Room
600 Andover Park West, Tukwila, WA 98188

- I. Call to Order**
- II. Roll Call**
- III. Public Comment**
- IV. Approval of Minutes** **1**
 - A. Board Meeting Minutes – September 19, 2022
- V. Approval of Agenda**
- VI. Consent Agenda** **2**
 - A. Voucher Certification Reports for August 2022
- VII. Resolutions for Discussion**
 - A. Resolution No. 5731** – Moving to work plan **3**
 - B. Resolution No. 5732** – Issaquah TOD Site Acquisition **4**
- VIII. Briefings & Reports**
 - A. Third Quarter CY Procurement Report **5**
- IX. Executive Director Report**
- X. KCHA in the News**
- XI. Commissioner Comments**
- XII. Adjournment**

Members of the public who wish to give public comment: We are now accepting public comment during the meeting or written comments. Please send your requests for public comment to the Board Coordinator via email to 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
KING COUNTY HOUSING AUTHORITY
BOARD OF COMMISSIONERS
HYBRID MEETING**

Monday, September 19, 2022

I. CALL TO ORDER

The monthly meeting of the King County Housing Authority Board of Commissioners was held as a hybrid meeting on Monday, September 19, 2022. There being a quorum, the hybrid meeting was called to order by Chair Barnes at 8:36 a.m.

II. ROLL CALL

Present: Commissioner Doug Barnes (Chair) (via Zoom), Commissioner Susan Palmer (Vice-Chair) (via Zoom), Commissioner John Welch (via Zoom), Commissioner Regina Elmi (via phone) and Commissioner TerryLynn Stewart (via Zoom).

III. PUBLIC COMMENT

No Public Comment.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – August 15, 2022

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner John Welch, the Board unanimously approved the August 15, 2022 Meeting Minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner TerryLynn Stewart with changes of order on the Second Quarter CY 2022 Executive Dashboard Report to be first in Briefings and Reports, and seconded by Commissioner John Welch, the Board unanimously approved the September 19, 2022 hybrid Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Report for July 2022

On motion by Commissioner John Welch, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the September 19, 2022 hybrid Board of Commissioners' meeting consent agenda.

VII. RESOLUTIONS FOR DISCUSSION

A. Resolution No. 5730 – Authorizing Changes to the Administrative Plans (AD PLAN) for KCHA's Tenant-Based Voucher Program.

On motion by Commissioner John Welch, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved Resolution 5730.

VIII. BRIEFINGS & REPORTS

A. Community Indicators

Annie Pennucci, Director of Impact & Evaluation reported about the Community Indicators Dashboard that is intended to provide the Board with a broad backdrop of community trends to inform KCHA's program and policy design, resource allocation decisions, and approaches for measuring agency impact.

- Rent Burden
- Homelessness
- Racial Disparities in Poverty & Homelessness

Questions of Commissioners were answered.

B. Resident Characteristics Report

Anita Rocha, Data Manager for Policy, Research and Social Impact gave a summary of the annual analysis providing a snapshot of who KCHA serves under federally subsidized households.

- Introduction
- Households we serve
- Entries from homelessness
- Household incomes
- Opportunity area access and racial equity
- Exit outcomes
- New product

Questions of Commissioners were answered.

C. Second Quarter CY 2022 Financial Report

Windy Epps, Director of Finance gave a summary of the Financial Report.

D. Second Quarter CY 2022 Executive Dashboard Report

Andrew Calkins, Director of Policy & Intergovernmental Affairs gave a brief overview of the dashboard.

E. Trailhead Development Update

Dan Landes, Development Director gave an update of the acquisition of the TOD Site for the Trailhead Apartments.

Questions of Commissioners were answered.

VIII. EXECUTIVE DIRECTOR REPORT

Executive Director Robin Walls gave news updates.

On Friday, September 9, 2022, we had an all staff event at the museum of flight. It was the first KCHA event since the pandemic. It was a nice outdoor event that was very well attended. It also marked the beginning of the new alternative work schedule implementation which started on Monday, September 12, 2022. Staff who have selected are eligible to work a Hybrid schedule, some are working 60-80% of their time remotely but then having some presence at the KCHA Campus.

Awards

At the end of July, we received notification of an award of 50 mainstream vouchers (non-elderly disabled individuals or families who are also homeless).

In August, we received 56 fair share vouchers that are not special purpose vouchers, these are vouchers are an increase to our general voucher population pool. We remain fully utilized and we will be able to quickly lease up these vouchers.

We have recently submitted applications for Foster Youth to Independence (FYI) vouchers, these are vouchers that are for youth that have aged out or are aging out of the foster care system. We also applied for Veterans Affairs Supportive Housing (VASH) vouchers. We are hopefully waiting for the awards of those vouchers as well.

We selected a Deputy Executive Director, Saeed Hajarizadeh. He will start on October 31, 2022. He will have a couple of months with Craig Violante before he retires at the end of the year. He holds a similar role at the Vancouver Housing Authority. He has been very active with respect to advocacy work within Washington State and is also known nationally in the industry. We look forward to Saeed joining us.

Tomorrow, marks the first agency wide DEI Training initiative, it's a pilot that we call Inclusion Now that will be offered to all staff. We are proud to say that the sessions we offered this month are completely filled.

Our leasing remains robust with respect to Emergency Housing Vouchers and KCHA remains the largest of the 15th awards. From the HUD Dashboard we are at 82.55%, which for large housing authorities far exceeds what any large housing authority is doing nationwide. To put in perspective, Chicago is in the 70th percentile and NYCHA is at 17%. This was really a cross collaborative effort across many departments – HCV, Social Impact to Asset Management as well. Absolutely tremendous.

The HUD field office notified us of a technical assistance initiative that was requested by the King County Regional Homeless Authority. Essentially what is occurring is KCRHA is concerned about the continued number of encampments in Seattle and the homeless

approach. It's unclear of what the specific ask will be, but they have noted that there seems to be concerns of unutilized vouchers in the region. KCHA maintains full utilization on the voucher side. With any efforts on the homeless initiatives, we have had a very robust success. One area in need of technical assistance is around supportive services. A lot of service providers have had staffing issues. That cannot happen successfully without supportive services. We will stay informed with respect to that.

IX. KCHA IN THE NEWS

None.

X. COMMISSIONER COMMENTS

Reminder for Commissioners that staff have been working on our work session on EDIB. We have the October 10th Board meeting and this session will follow.

The March–August Highlight document that was in the Board packets was appreciated. It's great to read about what we are doing in the community and what we are doing with residents, out of school program, early learning and wellness for seniors. Appreciate folks that are checking in with seniors and making sure they are well.

XI. ADJOURNMENT

Vice-Chair Palmer adjourned the meeting at 10:13 a.m.

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

DOUGLAS J. BARNES, Chair
Board of Commissioners

ROBIN WALLS
Secretary

T A B N U M B E R



To: Board of Commissioners

From: Mary Osier, Accounting Manager

Date: October 3, 2022

Re: **VOUCHER CERTIFICATION FOR AUGUST 2022**

I, Mary Osier, 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.

Mary Osier
Accounting Manager
October 3, 2022

Bank Wires / ACH Withdrawals		9,302,042.46
	<i>Subtotal</i>	9,302,042.46
Accounts Payable Vouchers		
Key Bank Checks - #341475-341895		5,195,487.52
Tenant Accounting Checks - #11714-11736		8,665.41
	<i>Subtotal</i>	5,204,152.93
Payroll Vouchers		
Checks - #93155-93187		63,245.43
Direct Deposit		1,954,386.08
	<i>Subtotal</i>	2,017,631.51
Section 8 Program Vouchers		
Checks - #639814-640241 & 640247-640325		338,894.81
ACH - #553308-556044		19,218,024.04
	<i>Subtotal</i>	19,556,918.85
Purchase Card / ACH Withdrawal		389,604.95
	<i>Subtotal</i>	389,604.95
	GRAND TOTAL	\$ 36,470,350.70

TO:

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

FROM:

Wen Xu, Director of Asset Management

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	
Argyle	08/03/2022	\$ 89,382.03	A/P & Payroll	
Ballinger Commons	08/03/2022	\$ 92,104.51	A/P & Payroll	
Emerson	08/03/2022	\$ 37,709.89	A/P & Payroll	
GILMAN SQUARE	08/03/2022	\$ 28,246.02	A/P & Payroll	
Hampton Greens	08/03/2022	\$ 26,103.38	A/P	
Kendall Ridge	08/03/2022	\$ 16,449.72	A/P	
Landmark	08/03/2022	\$ 8,156.71	A/P	
Meadowbrook	08/03/2022	\$ 25,503.63	A/P & Payroll	
Riverstone	08/03/2022	\$ 17,800.32	A/P	
Surrey Downs	08/03/2022	\$ 21,920.47	A/P & Payroll	
Villages at South Station	08/03/2022	\$ 38,115.92	A/P & Payroll	
Woodside East	08/03/2022	\$ 15,355.82	A/P	
ALPINE RIDGE	08/04/2022	\$ 5,996.40	A/P & Payroll	
ARBOR HEIGHTS	08/04/2022	\$ 11,344.85	A/P & Payroll	
Aspen Ridge	08/04/2022	\$ 5,241.90	A/P & Payroll	
Auburn Square	08/04/2022	\$ 30,898.20	A/P & Payroll	
Carriage House	08/04/2022	\$ 20,568.03	A/P & Payroll	
Carrington	08/04/2022	\$ 10,715.12	A/P & Payroll	
CASCADIAN	08/04/2022	\$ 25,502.17	A/P & Payroll	
Colonial Gardens	08/04/2022	\$ 19,066.91	A/P & Payroll	
FAIRWOOD	08/04/2022	\$ 28,242.81	A/P & Payroll	
HERITAGE PARK	08/04/2022	\$ 10,962.42	A/P & Payroll	
LAURELWOOD	08/04/2022	\$ 11,805.53	A/P & Payroll	
Meadows	08/04/2022	\$ 8,388.71	A/P & Payroll	
Newporter	08/04/2022	\$ 13,247.85	A/P & Payroll	
OVERLAKE	08/04/2022	\$ 40,004.08	A/P & Payroll	
Parkwood	08/04/2022	\$ 17,763.03	A/P & Payroll	
Pinewood Village	08/04/2022	\$ 5,181.64	A/P & Payroll	

RAINIER VIEW I	08/04/2022	\$ 949.12	A/P	
RAINIER VIEW II	08/04/2022	\$ 245.68	A/P	
Salish	08/04/2022	\$ 27,562.02	A/P & Payroll	
SALMON CREEK	08/04/2022	\$ 9,292.93	Monthly Fees	
SALMON CREEK	08/04/2022	\$ 2,957.14	Monthly Fees	
Sandpiper East	08/04/2022	\$ 33,917.36	A/P & Payroll	
SI VIEW	08/04/2022	\$ 2,277.07	A/P	
SOUTHWOOD SQUARE	08/04/2022	\$ 8,008.22	A/P & Payroll	
Tall Cedars	08/04/2022	\$ 26,360.78	A/P & Payroll	
Timberwood	08/04/2022	\$ 33,246.35	A/P & Payroll	
Walnut Park	08/04/2022	\$ 17,833.00	A/P & Payroll	
WINDSOR HEIGHTS	08/04/2022	\$ 39,575.12	A/P & Payroll	
Woodridge Park	08/04/2022	\$ 39,556.58	A/P & Payroll	
Cottonwood	08/09/2022	\$ 18,564.30	A/P & Payroll & OCR	
Cove East	08/09/2022	\$ 40,205.26	A/P & Payroll & OCR	
Juanita View	08/09/2022	\$ 23,568.71	A/P & Payroll & OCR	
Kirkland Heights	08/09/2022	\$ 83,794.26	A/P & Payroll & OCR	
NIA	08/09/2022	\$ 62,185.04	A/P & Payroll & OCR	
SALMON CREEK	08/09/2022	\$ 26,481.18	A/P & Payroll & OCR	
SEOLA CROSSING LLC	08/09/2022	\$ 43,382.91	A/P & Payroll & OCR	
SEOLA CROSSING LLC	08/09/2022	\$ 25,829.54	A/P & Payroll & OCR	
Bellepark	08/10/2022	\$ 19,043.09	A/P & Payroll	
Hampton Greens	08/10/2022	\$ 146,840.70	A/P & Payroll	
Kendall Ridge	08/10/2022	\$ 45,627.33	A/P & Payroll	
Landmark	08/10/2022	\$ 23,131.20	A/P & Payroll	
Riverstone	08/10/2022	\$ 51,767.26	A/P & Payroll	
Woodside East	08/10/2022	\$ 49,494.90	A/P & Payroll	
ARBOR HEIGHTS	08/11/2022	\$ 2,253.55	A/P	
Aspen Ridge	08/11/2022	\$ 9,293.39	A/P	
Auburn Square	08/11/2022	\$ 7,662.94	A/P	
Carriage House	08/11/2022	\$ 6,490.80	A/P	
Carrington	08/11/2022	\$ 31,893.94	A/P	
CASCADIAN	08/11/2022	\$ 21,921.92	A/P	
Colonial Gardens	08/11/2022	\$ 6,340.03	A/P	
FAIRWOOD	08/11/2022	\$ 20,716.64	A/P	
HERITAGE PARK	08/11/2022	\$ 15,241.04	A/P	
LAURELWOOD	08/11/2022	\$ 9,534.26	A/P	
Meadows	08/11/2022	\$ 8,424.75	A/P	
Newporter	08/11/2022	\$ 6,451.49	A/P	
OVERLAKE	08/11/2022	\$ 14,288.00	A/P	

Parkwood	08/11/2022	\$ 14,315.43	A/P	
Pinewood Village	08/11/2022	\$ 26,935.84	A/P	
RAINIER VIEW I	08/11/2022	\$ 14,280.99	A/P & Debt Services	
RAINIER VIEW II	08/11/2022	\$ 10,692.56	A/P & Debt Services	
Salish	08/11/2022	\$ 3,819.50	A/P	
Sandpiper East	08/11/2022	\$ 81,843.93	A/P	
SI VIEW	08/11/2022	\$ 5,049.52	A/P & Debt Services	
SOUTHWOOD SQUARE	08/11/2022	\$ 9,336.65	A/P	
Tall Cedars	08/11/2022	\$ 4,087.71	A/P	
Timberwood	08/11/2022	\$ 13,139.69	A/P	
Vashon Terrace	08/11/2022	\$ 4,191.80	A/P & Debt Services	
Walnut Park	08/11/2022	\$ 8,975.22	A/P	
WINDSOR HEIGHTS	08/11/2022	\$ 37,796.07	A/P	
Woodridge Park	08/11/2022	\$ 12,444.15	A/P	
Argyle	08/17/2022	\$ 62,322.75	A/P & Payroll	
Ballinger Commons	08/17/2022	\$ 163,588.81	A/P & Payroll	
Bellepark	08/17/2022	\$ 36,156.83	A/P	
Emerson	08/17/2022	\$ 72,978.40	A/P & Payroll	
GILMAN SQUARE	08/17/2022	\$ 69,102.93	A/P & Payroll	
Hampton Greens	08/17/2022	\$ 15,508.13	A/P	
Kendall Ridge	08/17/2022	\$ 17,678.48	A/P	
Landmark	08/17/2022	\$ 16,858.91	A/P	
Meadowbrook	08/17/2022	\$ 47,036.17	A/P & Payroll	
Riverstone	08/17/2022	\$ 53,743.02	A/P	
Surrey Downs	08/17/2022	\$ 72,600.93	A/P & Payroll	
Villages at South Station	08/17/2022	\$ 55,948.12	A/P & Payroll	
Woodside East	08/17/2022	\$ 3,996.83	A/P	
ALPINE RIDGE	08/18/2022	\$ 14,980.75	A/P & Payroll	
ARBOR HEIGHTS	08/18/2022	\$ 12,976.12	A/P & Payroll	
Aspen Ridge	08/18/2022	\$ 18,467.95	A/P & Payroll	
Auburn Square	08/18/2022	\$ 25,560.89	A/P & Payroll	
Carriage House	08/18/2022	\$ 24,244.64	A/P & Payroll	
Carrington	08/18/2022	\$ 47,011.36	A/P & Payroll	
CASCADIAN	08/18/2022	\$ 34,350.73	A/P & Payroll	
Colonial Gardens	08/18/2022	\$ 18,012.13	A/P & Payroll	
FAIRWOOD	08/18/2022	\$ 26,682.95	A/P & Payroll	
HERITAGE PARK	08/18/2022	\$ 77,630.68	A/P & Payroll	
LAURELWOOD	08/18/2022	\$ 14,151.96	A/P & Payroll	
Meadows	08/18/2022	\$ 12,161.54	A/P & Payroll	
Newporter	08/18/2022	\$ 16,098.99	A/P & Payroll	

OVERLAKE	08/18/2022	\$ 70,478.40	A/P & Payroll	
Parkwood	08/18/2022	\$ 24,256.20	A/P & Payroll	
Pinewood Village	08/18/2022	\$ 14,757.21	A/P & Payroll	
RAINIER VIEW I	08/18/2022	\$ 9,140.69	A/P	
RAINIER VIEW II	08/18/2022	\$ 4,321.45	A/P	
Salish	08/18/2022	\$ 37,437.77	A/P & Payroll	
Sandpiper East	08/18/2022	\$ 31,147.31	A/P & Payroll	
SI VIEW	08/18/2022	\$ 2,970.66	A/P	
SOUTHWOOD SQUARE	08/18/2022	\$ 24,994.31	A/P & Payroll	
Tall Cedars	08/18/2022	\$ 397.95	A/P & Payroll	
Timberwood	08/18/2022	\$ 38,697.42	A/P & Payroll	
Vashon Terrace	08/18/2022	\$ 3,106.69	A/P	
Walnut Park	08/18/2022	\$ 28,431.81	A/P & Payroll	
WINDSOR HEIGHTS	08/18/2022	\$ 52,216.01	A/P & Payroll	
Woodridge Park	08/18/2022	\$ 46,923.84	A/P & Payroll	
Cottonwood	08/23/2022	\$ 10,241.10	A/P & Payroll & OCR	
Cove East	08/23/2022	\$ 47,246.06	A/P & Payroll & OCR	
Juanita View	08/23/2022	\$ 23,120.11	A/P & Payroll & OCR	
Kirkland Heights	08/23/2022	\$ 34,606.86	A/P & Payroll & OCR	
NIA	08/23/2022	\$ 23,454.32	A/P & Payroll & OCR	
SALMON CREEK	08/23/2022	\$ 38,639.14	A/P & Payroll & OCR	
SEOLA CROSSING LLC	08/23/2022	\$ 44,370.92	A/P & Payroll & OCR	
SEOLA CROSSING LLC	08/23/2022	\$ 40,432.14	A/P & Payroll & OCR	
Bellepark	08/24/2022	\$ 18,389.57	A/P & Payroll	
Hampton Greens	08/24/2022	\$ 29,424.89	A/P & Payroll	
Kendall Ridge	08/24/2022	\$ 17,846.35	A/P & Payroll	
Landmark	08/24/2022	\$ 24,660.88	A/P & Payroll	
Riverstone	08/24/2022	\$ 44,765.50	A/P & Payroll	
Woodside East	08/24/2022	\$ 35,977.64	A/P & Payroll	
ARBOR HEIGHTS	08/25/2022	\$ 66,674.07	A/P	
Aspen Ridge	08/25/2022	\$ 18,661.38	A/P	
Auburn Square	08/25/2022	\$ 2,659.64	A/P	
Carriage House	08/25/2022	\$ 6,789.29	A/P	
Carrington	08/25/2022	\$ 12,800.46	A/P	
CASCADIAN	08/25/2022	\$ 2,181.44	A/P	
Colonial Gardens	08/25/2022	\$ 4,656.03	A/P	
FAIRWOOD	08/25/2022	\$ 8,605.56	A/P	
HERITAGE PARK	08/25/2022	\$ 2,892.54	A/P	
LAURELWOOD	08/25/2022	\$ 10,819.07	A/P	
Meadows	08/25/2022	\$ 12,748.71	A/P	

Newporter	08/25/2022	\$ 4,270.59	A/P	
OVERLAKE	08/25/2022	\$ 16,286.92	A/P	
Parkwood	08/25/2022	\$ 4,905.82	A/P	
RAINIER VIEW I	08/25/2022	\$ 2,056.00	A/P	
RAINIER VIEW II	08/25/2022	\$ 372.45	A/P	
Salish	08/25/2022	\$ 11,781.21	A/P	
Sandpiper East	08/25/2022	\$ 206,550.92	A/P	
SI VIEW	08/25/2022	\$ 5,067.02	A/P	
SOUTHWOOD SQUARE	08/25/2022	\$ 11,315.28	A/P	
Tall Cedars	08/25/2022	\$ 16,593.77	A/P	
Timberwood	08/25/2022	\$ 7,275.50	A/P	
Vashon Terrace	08/25/2022	\$ 2,747.88	A/P	
Walnut Park	08/25/2022	\$ 8,451.92	A/P	
WINDSOR HEIGHTS	08/25/2022	\$ 18,006.36	A/P	
Woodridge Park	08/25/2022	\$ 7,557.80	A/P	
Argyle	08/31/2022	\$ 15,036.42	A/P & Payroll	
Ballinger Commons	08/31/2022	\$ 127,061.62	A/P & Payroll	
Bellepark	08/31/2022	\$ 14,681.94	A/P	
Emerson	08/31/2022	\$ 22,443.32	A/P & Payroll	
GILMAN SQUARE	08/31/2022	\$ 17,603.12	A/P & Payroll	
Hampton Greens	08/31/2022	\$ 64,964.99	A/P	
Kendall Ridge	08/31/2022	\$ 26,624.09	A/P	
Landmark	08/31/2022	\$ 49,268.11	A/P	
Meadowbrook	08/31/2022	\$ 33,970.81	A/P & Payroll	
Riverstone	08/31/2022	\$ 33,776.81	A/P	
Surrey Downs	08/31/2022	\$ 32,788.79	A/P & Payroll	
Villages at South Station	08/31/2022	\$ 51,276.55	A/P & Payroll	
Woodside East	08/31/2022	\$ 119,930.64	A/P	
TOTAL	176 Wire	\$ 4,925,355.97		

T A B N U M B E R

3



To: Board of Commissioners

From: Kyle Pierce, Moving to Work Program Manager

Date: October 10, 2022

Re: **Resolution No. 5731:** Approval of KCHA's Moving to Work Annual Plan for FY 2023

Summary

Resolution No. 5731 authorizes the approval of KCHA's fiscal year 2023 Moving to Work (MTW) Plan. As a participant in the Department of Housing and Urban Development's (HUD) MTW program, KCHA is required to submit a Board-approved annual plan that outlines the agency's goals, operations, programs, and proposed new MTW activities for HUD's review and approval.

For FY 2023, KCHA is proposing one new activity for HUD approval, entitled: 2023-1: Young Adult Prosperity Program (YAPP). The program is being designed to more effectively tailor youth-centered support services to meet the unique needs of at-risk young adults who are participating in KCHA's Foster Youth Independence or Family Unification-Youth programs. In addition to youth-centered support services, YAPP will provide clients the ability to extend their voucher beyond the current limit of 3 years – allowing eligible participants up to 24 months of added assistance to build life skills and economic independence to help ensure long-term housing stability and self-sufficiency.

At the October 10th Board meeting, staff will present a summary of feedback received during the public comment period, a final version of the plan, and request Board approval.

Summary of the Public Process and Comments

The public comment period began on August 19th and concluded on September 20th, 2022. During this time, KCHA provided opportunities for residents, partner agencies, other stakeholders, and the public to review and comment on the draft plan. KCHA's outreach activities exceed HUD's requirements and included:

- **Advertising the plan's availability** and the date of the public hearing on KCHA's website, in KCHA buildings, on KCHA's Facebook page, and in local newspapers including the Seattle Times, the Daily Journal of

Commerce, and the NW Asian Weekly. These notices were available in the agency's seven most prominent languages.

- **Holding a virtual public hearing** (September 19th) to allow the public and residents to offer valuable comment and feedback on the FY 2023 MTW Draft Plan.
- **Presenting the plan overview to the Resident Advisory Committee (RAC)** (August 16th) and soliciting ways to further engage.

Through the public comment period, KCHA received generally positive feedback on the plan and the agency's direction for 2023. Specific comments received during this period included concerns around the lack of affordable housing in King County, the region's emphasis on prioritizing housing assistance for people experiencing homelessness, and the impact of COVID-19 on site operations.

KCHA also provided a briefing on the MTW Plan to the Resident Advisory Committee (RAC) on September 16th, before the public comment period commenced, which included a presentation on key changes from FY 2022, and discussion on how to further engage during the public comment period. Several meetings were held with RAC members to discuss MTW program specifics, the agency's MTW short-term and long-term goals, and to provide additional opportunities about how to stay engaged via the public comment process and public hearing.

A summary of feedback associated with the public comment period is provided in Section VI of the MTW Plan. KCHA considered all comments received from the public and from residents in finalizing the plan.

Approval of the resolution is recommended.



King County
Housing
Authority



**Moving to Work Annual Plan
Fiscal Year 2023**

KING COUNTY HOUSING AUTHORITY

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Mayra Jacobs

Nikki Parrott

Pam Taylor

Rhonda Rosenberg

Shawli Hathaway

Stephen Hurd

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TABLE OF CONTENTS

Section I: Introduction

- A. OVERVIEW OF SHORT-TERM MTW GOALS AND OBJECTIVES
- B. OVERVIEW OF LONG-TERM MTW GOALS AND OBJECTIVES

Section II: General Housing Authority Operating Information

A. HOUSING STOCK INFORMATION

- Planned New Public Housing Units
- Planned Public Housing Units to be Removed
- Planned New Project-based Vouchers
- Planned Existing Project-based Vouchers
- Planned Other Changes to MTW Housing Stock Anticipated During the Plan Year
- General Description of All Planned Capital Fund Expenditures During the Plan Year

B. LEASING INFORMATION

- Planned Number of Households Served
- Discussion of Any Anticipated Issues/Possible Solutions Related to Leasing

C. WAITING LIST INFORMATION

- Waiting List Information Anticipated
- Planned Changes to Waiting List in the Plan Year

Section III: Proposed MTW Activities

- ACTIVITY 2023-1 Young Adult Prosperity Program (Proposed)

Section IV: Approved MTW Activities

A. IMPLEMENTED ACTIVITIES

- ACTIVITY 2019-1 and 2022-1: Acquire and Develop New Affordable Housing
- ACTIVITY 2018-1: Encouraging the Successful Lease-up of the Housing Choice Voucher Program
- ACTIVITY 2016-2: Conversion of Former Opt-out Developments to Public Housing
- ACTIVITY 2015-2: Reporting on the Use of Net Proceeds from Disposition Activities

- ACTIVITY 2014-1: Stepped-down Assistance for Homeless Youth
- ACTIVITY 2014-2: Revised Definition of "Family"
- ACTIVITY 2013-1: Passage Point Re-entry Housing Program
- ACTIVITY 2013-2: Flexible Rental Assistance
- ACTIVITY 2009-1: Project-based Section 8 Local Program Contract Term
- ACTIVITY 2008-1: Acquire New Public Housing
- ACTIVITY 2008-3: FSS Program Modifications
- ACTIVITY 2008-10 and 2008-11: EASY and WIN Rent Policies
- ACTIVITY 2008-21: Public Housing and Housing Choice Voucher Utility Allowances
- ACTIVITY 2007-6: Develop a Sponsor-based Housing Program
- ACTIVITY 2007-14: Enhanced Transfer Policy
- ACTIVITY 2005-4: Payment Standard Changes
- ACTIVITY 2004-2: Local Project-based Section 8 Program
- ACTIVITY 2004-3: Develop Site-based Waiting Lists
- ACTIVITY 2004-5: Modified Housing Quality Standards (HQS) Inspection Protocols
- ACTIVITY 2004-7: Streamlining Public Housing and Housing Choice Voucher Forms and Data Processing
- ACTIVITY 2004-9: Rent Reasonableness Modifications
- ACTIVITY 2004-12: Energy Performance Contracting
- ACTIVITY 2004-16: Housing Choice Voucher Occupancy Requirements

B. NOT YET IMPLEMENTED ACTIVITIES

- ACTIVITY 2015-1: Flat Subsidy for Local, Non-traditional Housing Programs
- ACTIVITY 2010-1: Supportive Housing for High-need Homeless Families
- ACTIVITY 2010-9: Limit Number of Moves for an HCV Participant
- ACTIVITY 2010-11: Incentive Payments to HCV Participants to Leave the Program
- ACTIVITY 2008-5: Allow Limited Double Subsidy between Programs (Project-based Section 8/Public Housing/Housing Choice Vouchers)

C. ACTIVITIES ON HOLD

D. CLOSED-OUT ACTIVITIES

- ACTIVITY 2016-1: Budget-based Rent Model
- ACTIVITY 2013-3: Short-term Rental Assistance Program
- ACTIVITY 2012-2: Community Choice Program
- ACTIVITY 2012-4: Supplemental Support for the Highline Community Healthy Homes Project
- ACTIVITY 2011-1: Transfer of Public Housing Units to Project-based Subsidy
- ACTIVITY 2011-2: Redesign the Sound Families Program
- ACTIVITY 2010-2: Resident Satisfaction Survey
- ACTIVITY 2010-10: Implement a Maximum Asset Threshold for Program Eligibility
- ACTIVITY 2009-2: Definition of Live-in Attendant

- ACTIVITY 2008-4: Combined Program Management
- ACTIVITY 2008-6: Performance Standards
- ACTIVITY 2008-17: Income Eligibility and Maximum Income Limits
- ACTIVITY 2007-4: Housing Choice Voucher Applicant Eligibility
- ACTIVITY 2007-8: Remove Cap on Voucher Utilization
- ACTIVITY 2007-9: Develop a Local Asset Management Funding Model
- ACTIVITY 2007-18: Resident Opportunity Plan (ROP)
- ACTIVITY 2006-1: Block Grant Non-mainstream Vouchers
- ACTIVITY 2005-18: Modified Rent Cap for Housing Choice Voucher Participants
- ACTIVITY 2004-8: Resident Opportunities and Self-sufficiency (ROSS) Grant Homeownership

Section V: Sources and Uses of MTW Funds

A. PLANNED APPLICATION OF MTW FUNDS

- Estimated Sources of MTW Funds
- Estimated Application of MTW Funds
- Description of Planned Application of MTW Funding Flexibility
- Planned Application of PHA Unspent Operating Fund and HCV Funding

B. LOCAL ASSET MANAGEMENT PLAN

Section VI: Administrative

- A. BOARD OF COMMISSIONERS RESOLUTION AND CERTIFICATIONS OF COMPLIANCE
- B. PUBLIC PROCESS
- C. PLANNED AND ONGOING EVALUATIONS
- D. LOBBYING DISCLOSURES

Appendices

- APPENDIX A: BOARD OF COMMISSIONERS RESOLUTION AND CERTIFICATIONS OF COMPLIANCE
- APPENDIX B: PLANNED EXISTING PROJECT-BASED VOUCHERS
- APPENDIX C: KCHA'S LOCAL ASSET MANAGEMENT PLAN
- APPENDIX D: DISCLOSURE OF LOBBYING ACTIVITIES
- APPENDIX E: DESIGNATION PLAN
- APPENDIX F: UNIT UPGRADE COMPLETION REPORT



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John Welch
TerryLynn Stewart
Regina Elmi

Executive Director/CEO
Robin Walls

Letter from the Executive Director

Dear New Friends and Colleagues,

I am incredibly honored to join the King County Housing Authority (KCHA) as the new Executive Director. As I shift into this role, I am deeply aware of the affordable housing challenges and opportunities facing the individuals and families we support and the communities we serve. I am excited to work beside the agency's thoughtful leadership team, exceptional staff, and community partners in pursuit of agency goals for 2023. Today, KCHA is well positioned to build on the agency's 84-year reputation and 20-year track record of successful innovation through our Moving to Work (MTW) status.

With the combination of funding and regulatory flexibilities available through the U.S. Department of Housing and Urban Development's MTW program, KCHA has developed and implemented a variety of creative, locally driven programs over the past two decades to serve the unique and often complex housing challenges our low-income community members face. KCHA will respond to those challenges by continuing to use every tool available to us to expand housing choice, promote family self-sufficiency, and increase operational effectiveness. As our community still grapples with the lasting health and economic realities brought on by the COVID-19 pandemic, we remain steadfast in our pursuit to fully maximize the agency's MTW status and persistently carry forward our mission to transform lives through housing.

Many challenges remain on the horizon concerning affordable housing and homelessness in our region, requiring an all-hands-on-deck approach. According to the latest Point-in-Time Count in King County, instances of homelessness reached an all-time high in 2022. Simultaneously, nonprofit providers that we rely on as partners are challenged by the increasing demand for quality and appropriate services. All the while, the affordable housing crisis in our county continues to have a disproportionate impact on communities of color. As King County continues the dialogue around race, equity, and affordable housing, we must identify homelessness and the lack of access to the area's housing stock as troubling symptoms of structural racism and racial inequities.

To make progress, we recognize that we cannot accomplish this work alone. Our efforts will require a shared vision and alignment with Continuum of Care partners, the broader homeless sector, private-market housing providers, and local healthcare and workforce systems to complement and strengthen policy coherence and service delivery. This work will be informed through the successful and ongoing collaborative practices and evaluation, reflection, and knowledge sharing that will continue to inform agile and innovative approaches to solutions that achieve household stability and organizational improvement.

We at KCHA are proud of this shared success related to our local partnerships in the provision of the agency's allotted Emergency Housing Vouchers (EHV) in providing housing assistance to those experiencing or at risk of homelessness. As of August 2022, this new enterprise has achieved a utilization rate of 84%, well above the current national average. Together, with the backing of MTW

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EQUAL HOUSING OPPORTUNITY

flexibility, we will build on these successes through the coming year, motivated by the shared belief that we are responsive and consistent in our interactions and that everything starts with the needs of our residents and the communities we serve. This will continue to entail an aggressive pursuit of project-basing additional Housing Choice Vouchers (HCV) and incremental vouchers to not only “house” more extremely low-income households, but also to foster innovative, supportive housing settings that meet the focused needs of families and individuals experiencing formidable barriers to self-sufficiency.

We are at a decisive juncture regionally and nationally. Advancing the agency's mission through our MTW status remains critical, now more than ever. While KCHA’s vision and mission remain the same, the 2023 MTW Annual Plan spotlights essential strategies in: building community; strengthening collaboration; adapting and improving how we work; continuous evaluation for effectiveness and impact; answering the call to serve more community members in need; reducing administrative barriers to advance operational excellence; and advancing equity, diversity, and inclusion in our workplace and the communities we serve.

Each new day offers a chance for us to work together to pursue new opportunities, refine what works, and improve on the past. I am hopeful that we can achieve this work together, and I am confident that KCHA’s MTW flexibility will no doubt remain a key driver of our agency’s ongoing success.

Sincerely,

Robin Walls

Robin Walls

Executive Director/Chief Executive Officer

King County Housing Authority

SECTION I

INTRODUCTION

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 and workforce challenges. As this health crisis slowly retreats, KCHA remains committed to supporting our community's full recovery by continuing to integrate pandemic learnings into standard operations and adapt to the ongoing 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. Throughout the plan year, KCHA will continue to advance MTW policy innovation by embedding research and evaluation into these efforts so as to continually test and improve outcomes, and advance equity measures.

In 2023, KCHA will continue to leverage MTW flexibility to:

⇒ **SUPPORT RESIDENT HEALTH, STABILITY, AND WELL-BEING.** The COVID-19 pandemic made clear the critical importance of client-family physical and behavioral health and housing stability. KCHA will continue to develop and monitor initiatives that respond to resident needs around health and well-being and expand support for residents seeking services from specialized non-profit providers. Our partnership with UnitedHealthcare will move into its next stage of program design and service delivery in partnership with local community-based organizations and health care providers, and be directly informed by residents themselves. A key focus will remain 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 third- party housing providers.

⇒ **ADAPT OPERATIONS, POLICIES, AND PROCEDURES TO SUPPORT RESIDENTS AND STAFF THROUGH THE COVID-19 PANDEMIC WIND DOWN PHASE.**

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. In 2023, KCHA expects that all associated waivers previously employed will not be extended through usage of MTW flexibility. Since the pandemic, we have increased non-contact options available to residents through expanded use of online rent payments and DocuSign for document processing. In 2023, we will consider making these new technology friendly offerings 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 continue to be evidenced in housing outcomes that demonstrate disproportionate rates of homelessness, displacement, and neighborhood access. Furthermore, demographic changes and our emergence from the COVID-19 pandemic continue to inform and impact our understanding of Equity, Diversity and Inclusion (EDI) in the workplace and the communities we serve. In response, KCHA established the Office of EDI to develop an agency-wide strategy aimed to embed EDI principles into every aspect of KCHA's work, acknowledging a range of intersectional identities and placing an intentional emphasis on racial equity.

In 2023, the Office of EDI is expected to implement the first phase of the EDI strategy, which

will help our agency carry out EDI values through our work every day. The EDI strategy was informed by the development of shared definitions of key EDI terms and input provided from previous KCHA efforts, including contributions by KCHA's Race, Equity, Diversity and Inclusion (REDI) committee. This 2022 inclusive planning process also included feedback from the agency's board, staff, residents and community partners. Other broad agency-wide efforts will continue to include staff training, the development of organizational goals and measures of equity, equitable procurement practices that involve open and accessible processes and information, the adoption of a racial equity assessment tool, and increased internal capacity to move this work forward.

The 2022 inclusive planning process also included feedback from the agency's board, staff, residents and community partners.

⇒ **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, housing instability, 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 aimed 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 2023, we will continue working in close collaboration Washington State Department of Children, Youth and Families (DCYF) and the YMCA to successfully complete the lease-up 66 Foster Youth to Independence (FYI) Competitive vouchers, and with our local Continuum of Care partners to

successfully complete the lease-up of 762 new Emergency Housing Vouchers (EHV). As of August 2022, KCHA has leased 84% of the agency's allocation of EHV's, well over the current national average, and expects to be fully leased by end of 2022 to early 2023. KCHA also plans to turn on banked ACC throughout the plan year to include the Village Plaza community.

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

According to the King County Regional Homelessness Authority's most recent Point-in-Time Count, more than 13,368 people in the county lacked housing in March 2022, representing an increase of 1,617 since 2020. Additionally, a recent King County Department of Health and Human Services (DHHS) analysis drawing on multiple administrative data sources estimated that 40,800 people experienced homelessness in the King County region at some point in 2020.

¹In 2021, KCHA was awarded 762 EHV's, and 66 FYI vouchers to help meet the growing needs of King County residents experiencing or at high risk of experiencing homelessness. This federal investment enabled KCHA to strengthen its relationship with the newly formed King County Continuum of Care, King County Regional Homelessness Authority, and to form new partnerships with community-based providers, many of whom specialize in providing culturally relevant outreach to people of color experiencing homelessness. Through these efforts KCHA was well positioned to make meaningful impactful helping King County residents exit homelessness and move in to safe and stable housing. Recent data shows that in 2021, 62% of the households entering KCHA's federally subsidized programs, many which include our Special Purpose Voucher programs, reported they were experiencing homelessness prior to receiving housing our assistance. These households include 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

¹ King County Department of Health and Human Services: [Analysis of Integrated Data Report](#).

individuals with disabilities; and families involved with the child welfare system. In 2023, KCHA will continue to apply for new Special Purpose Vouchers as the opportunity arises and will continue our focus on leveraging local government and community-based partnerships to further advance regional solutions to the ongoing homelessness crisis in King County.

The following highlights from these ongoing and future efforts include:

- **Innovative Partnerships.** 2023 will entail a sustained focus upon our Collaborative Case Management program to expand access to HUD-VASH vouchers through our partnership with the King County Veterans Program. Partnerships with local schools to provide housing assistance to students experiencing homelessness. Deepening our partnership with DCYF to support families involved in the child-welfare system and youth exiting foster care to access rental assistance, and partnering with King County to implement housing stability supportive services to ensure KCHA EHV clients are successful at maintaining long term housing stability. KCHA is also eager to expand self-sufficiency programming for youth accessing our Family Unification Program (FUP) and FYI vouchers so as to further promote economic mobility and to prevent the re-occurrence of homelessness for this highly vulnerable population.
- **Housing Search Navigation Supports.** Through the use of grant funding both from HUD and local sources such as King County, KCHA will build upon its lessons learned through the EHV program to expand housing navigation services to our Special Purpose Voucher clients both through in-house and contracted housing navigators to support clients with being able to exit homelessness and lease-up in King County's highly competitive rental market.
- **Adding Incremental Vouchers to our Portfolio.** In August 2022, KCHA applied for a new allocation of 75 FYI Competitive vouchers, and plans to continue to pursue every available opportunity to apply for new special purpose vouchers that HUD plans to make available during 2023.

- **Project-Basing Assistance.** In partnership with the King County and other public funders including the Continuum of Care, KCHA will continue to seek out opportunities to use project-based voucher assistance to help fund the pipeline of new Permanent Supportive Housing (PSH) developments in Suburban King County. KCHA is anticipating 300 units of PSH from prior commitments outlined via Agreement(s) to enter into a Housing Assistance Payment (AHAP), which are anticipated to be completed and ready for occupancy in 2023.

⇒ **DEEPEN PARTNERSHIPS WITH LOCAL SCHOOL DISTRICTS TO IMPROVE EDUCATIONAL OUTCOMES.**

By end of year 2021, nearly 15,700 children lived in KCHA's federally-subsidized housing over the course of the 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 objective is especially challenging in the context of a pandemic which 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 2023, KCHA will continue to partner with our network of out-of-school time providers to ensure school-aged children living in KCHA-owned properties have access to critical after-school and summer learning programming aimed to help make up lost academic and social and emotional learning over the course of the pandemic. Linking providers to other specialized nonprofit entities, school districts and their respective resources will be a central focus in 2023. Additionally, we will continue implementing innovative programming such as the Neighborhood Early Learning Connectors (NELC), launched in 2021 with an intent to support healthy child development so that young children entering kindergarten are prepared to thrive. The NELC staff are comprised of residents/participants of KCHA's housing programs that reflect the culture and linguistic makeup of the communities in which they serve. Through this pilot, the partnership with Eastside Baby Corner was established in 2021 and will continue to provide NELC families with critical every-day resources such as diapers, baby formula, clothes, and car seats. KCHA will also

continue to partner with local schools, Highline College and regional partners to provide critical housing assistance resources to area households experiencing homelessness.

⇒ **INCREASE GEOGRAPHIC CHOICE.** Recognizing that economic and racial integration is critical to both individual family outcomes and the long-term condition 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, 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. KCHA will continue to draw from CMTO results and insights to inform sustained mobility programming to advance our goal of improving long-term educational and economic outcomes for KCHA families and children.

⇒ **INVEST IN THE ELIMINATION OF ACCRUED CAPITAL REPAIR AND SYSTEM REPLACEMENT NEEDS IN OUR FEDERALLY SUBSIDIZED HOUSING INVENTORY.** In 2023, KCHA will continue our recapitalization efforts and invest \$17.2 million in MTW working capital to upgrade our federal housing stock. As costs for materials continue to rise, we have increased the annual budget for associated unit upgrades for the plan year. Overall, 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 the implementation and ongoing evaluation of KCHA's EDI strategy.
- **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 significantly decreasing homelessness throughout King County.
- **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 ²	22	14	0	0	0	0	36	TBD	TBD	TBD
Village Plaza	1	5	0	0	0	0	6	TBD	TBD	TBD
Future Acquisition and Conversion of Existing Housing to Public Housing								TBD	TBD	TBD
Total Public Housing Units to be Added³							42			

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

² Illahee Apartments was included in previous KCHA MTW plans but has not yet converted to Public Housing. KCHA is continuing to work towards transitioning this property to public housing with an anticipated date of activating ACC in or around 2024.

³ Additional properties yet to be identified or acquired by KCHA, may convert to Public Housing in 2023 should KCHA deem such opportunities appropriate. Additionally, some housing units might be designated MTW Neighborhood Services units in 2023 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
Sunset Gardens	38	No	KCHA elected to non-competitively award KCHA-controlled vouchers to Renton Housing Authority, as allowed per the KCHA Project-based Section 8 Administrative Plan. On 05/19/2022, the AHAP contract was executed with a project completion scheduled for 2023. The project will serve people exiting homelessness in a Permanent Supportive Housing (PSH) environment.
Horizon Housing Totem Lake	8	No	This project was awarded project-based vouchers through the 2021 ARCH Housing Trust Fund, KCHA anticipates executing the AHAP contract in 2023. Anticipated project completion ready for occupancy in 2026 Q1. The project will serve people exiting homelessness in a PSH environment.
King County Combined Funders NOFA	150	No	Project-based vouchers made available through the 2022 Combined Funders NOFA for projects serving people exiting homelessness.
Planned Total Vouchers to be Newly Project-based	196		

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 modifications 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 new Special Purpose and Project-Based Vouchers, along with sponsor-based housing as additional opportunities arise throughout the plan year.

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

In 2023, KCHA will spend nearly \$17.2 million to complete capital improvements critical to maintaining our federally subsidized properties. Expenditures include:

- **UNIT UPGRADES AND SPECIAL PROJECTS (\$4.7 MILLION).** KCHA's ongoing efforts to significantly upgrade the interiors of our affordable housing inventory as units turn over will continue in 2023. 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 (\$4.7 MILLION).** In 2023, a building envelope upgrade that includes new siding, windows, exterior doors, and roofing will be completed at Westminster Manor (Shoreline) and all envelope components but the roof will be replaced at Woodcreek Lane (Woodinville). Burien Park (Burien) will be re-roofed, and the former foodbank building at Burndale Homes (Auburn) will receive new siding, doors, windows and roof, along with new tenant improvements necessary to convert the space from its former use to property management offices.
- **SYSTEMS (HEATING, SEWER, ELEVATOR) IMPROVEMENTS (\$6.6 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 PORTFOLIO" IMPROVEMENTS (\$1.2 MILLION).** Planned improvements in the portfolio of 509 units of former Public Housing properties converted to project-based

Section 8 in 2013 will continue in the plan year. The fire monitoring system at Eastridge House (Issaquah) will be upgraded and improvements will be made to the attic ventilation systems at Juanita Trace (Kirkland). All components of the envelope at Glenview Heights (Renton) will be upgraded and at Vista Heights (Renton) water-damaged subfloor and flooring materials will be replaced.

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.

MTW Households to be Served through:	Planned Number of Households to be Served	Planned Number of Unit Months Occupied/ Leased
MTW Public Housing Units Leased	2,440	29,280
MTW Housing Choice Vouchers (HCV) Utilized ⁴	8,710	104,520
Local, Non-traditional: Tenant-based	125	1,500
Local, Non-traditional: Property-based	0	0
Local, Non-traditional: Homeownership	0	0
Planned Total Households Served	11,275	135,300

⁴ In 2023, KCHA also plans to administer housing assistance to an additional 3,100 households who have ported-in to our jurisdiction and an additional 2,593 households using other non-MTW special purpose vouchers. We also will continue the successful lease up to 762 additional vouchers to households through the Emergency Housing Vouchers program.

Local, Non-traditional Category	MTW Activity Name/Number	Planned Number of Households to be Served	Planned Number of Unit Months Occupied/ Leased
Tenant-based	2007-6: Develop a Sponsor-based Housing Program	65	780
Tenant-based	2013-2: Flexible Rental Assistance	70	840
Tenant-based	2014-1: Stepped-down Assistance for Homeless Youth	0	0
Planned Total Households Served		135	1,620

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 2023.
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 have observed a significant jump in rents since Washington state's moratorium on rent increases during the pandemic expired. To address these challenges, KCHA will continue to deploy a variety of interventions, including: executing contracts with non-profit organizations to provide housing search services; hiring two new housing navigators at KCHA through use of grant funding; 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 aimed to mitigate financial leasing barriers for people accessing special purpose vouchers.
Local, Non-traditional	Successfully leasing an apartment and maintaining housing stability in a tight rental market is a challenge for low-income families. This remains especially true for those 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 specialized programs. The COVID-19 pandemic and its associated economic impacts have significantly heightened these challenges. KCHA and 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 2023?
Housing Choice Voucher	Community-wide	1,700	Partially open (accepting targeted voucher referrals only)	No
Public Housing	Regional	8,869	Open	N/A
Public Housing	Site-based	8,784	Open	N/A
Project-based	Regional	5,458	Open	N/A
Public Housing – Conditional Housing	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

ACTIVITY 2023-1: Young Adult Prosperity Program

TITLE: Young Adult Prosperity Program

MTW Objective: Increase Self-Sufficiency

A. ACTIVITY DESCRIPTION

i. Working with the Washington State Department of Children, Youth Families (DCYF) along with expert local youth-centered provider partners, KCHA administers both Foster Youth to Independence (FYI) vouchers and Family Unification Program (FUP) youth vouchers, dedicated to young adults who are exiting foster care and those who were previously in foster care and are now experiencing homelessness. While these participants are eligible for participation under KCHA's Family Self-Sufficiency (FSS) program, the traditional program model is not tailored or designed in a manner that is developmentally appropriate nor addresses the unique circumstances and all too common barriers faced by youth and young adults in King County. During 2023, KCHA, along with local youth-centered provider partners, plan to develop, enhance and launch the new Young Adult Prosperity Program (YAPP).

ii. In addition to youth-centered support services, the YAPP program will provide clients the ability to extend their voucher beyond the current limit of 3 years, and allow eligible participants up to 24 months of added assistance to build life skills and economic independence to help ensure a pathway to long-term housing stability. Self-sufficiency services will be coordinated and complementary to existing FUP-youth and FYI case management services provided by KCHA's long-time partner, the YMCA, and may incorporate incentives that are tied to program-specific pathways and goal attainment measures. Self-sufficiency services may incorporate attainment of a General Equivalency Diploma (GED), connections to resources to help finance

post-secondary and technical school attendance, job preparedness coaching, job training programs, internships and employment opportunities; and other pathways of interests identified by YAPP young adults.

iii. KCHA expects to begin implementing program features by no later than quarter 4, of fiscal year 2023.

B. ACTIVITY METRICS INFORMATION

i-iii

SS #5: Households Assisted by Services that Increase Self Sufficiency

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self- sufficiency (increase).	Households receiving self-sufficiency services prior to implementation of the activity (number): 0	Expected number of households receiving self-sufficiency services after implementation of the activity (number): 5	Outcomes will be completed through the corresponding MTW Annual Report.	Benchmark details will be completed through the corresponding MTW Annual Report.

SS #8: Households Transitioned to Self Sufficiency

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase) (maintain housing) . The PHA may create one or more definitions for "self-sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.	Households transitioned to self-sufficiency (<<PHA definition of self-sufficiency>>) (maintain housing): 0	Expected households transitioned to self-sufficiency (maintain housing) after implementation of the activity (number). 5	Outcomes will be completed through the corresponding MTW Annual Report.	Benchmark details will be completed through the corresponding MTW Annual Report.

v. KCHA's data sources utilized to plan will include qualitative data from young adults themselves, and data gathered from our local Workforce Innovation and Opportunity Act partners. Report information will be derived from KCHA administrative data, HUD form 50058, and additional qualitative data collected from partner organizations and young adults served through YAPP.

C. COST IMPLICATIONS

i. In the absence of dedicated state funding, KCHA seeks to utilize its single fund budget authority to support YAPP service delivery either through KCHA staff or through a contract with a non-profit organization. KCHA may also seek grant funding to help augment use of its own single fund budget flexibility.

ii. Potential cost-implications for Fiscal Year 2023 are estimated at \$200,000.

D. NEED/JUSTIFICATION:

i. Applicable MTW authorizations to engage in the following MTW initiative include: Attachment C, Section B.1 (b)(iii) – Single Fund Budget with Full Flexibility.

ii. Cited authorization(s) refer to Section 8(x) of the U.S. Housing Act of 1937 (42 U.S.C. 1437f(x)) and the accompanying provisions, cited per Section 103(b)(1) of The Fostering Stable Housing Opportunities (FSHO) amendments, enacted as section 103 of division Q of the Consolidated Appropriations Act, 2021 on December 27, 2020 (Pub. L. 116-260).

E. RENT REFORM/TERM LIMIT INFORMATION

This activity does not fall under the US Department of Housing and Urban Development's (HUD) definition of a "rent reform activity" per HUD Form 50900, Attachment B of KCHA's Moving to Work Agreement.

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SECTION IV

APPROVED MTW ACTIVITIES

A. IMPLEMENTED ACTIVITIES

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

Year-Activity #	MTW Activity	Statutory Objective	Page
2022-1 & 2019-1	Acquire and Develop New Affordable Housing	Housing Choice	26
2018-1	Encouraging the Successful Lease-up of the Housing Choice Voucher Program	Housing Choice	28
2016-2	Conversion of Former Opt-out Developments to Public Housing	Cost-effectiveness	29
2015-2	Reporting on the Use of Net Proceeds from Disposition Activities	Cost-effectiveness	30
2014-1	Stepped-down Assistance for Homeless Youth	Self-sufficiency	32
2014-2	Revised Definition of "Family"	Housing Choice	33
2013-1	Passage Point Re-entry Housing Program	Housing Choice	34
2013-2	Flexible Rental Assistance	Housing Choice	35
2009-1	Project-based Section 8 Local Program Contract Term	Housing Choice	37
2008-1	Acquire New Public Housing	Housing Choice	37
2008-3	FSS Program Modifications	Self-sufficiency	39
2008-10 & 2008-11	EASY and WIN Rent Policies	Cost-effectiveness	40
2008-21	Public Housing and Housing Choice Voucher Utility Allowances	Cost-effectiveness	41
2007-6	Develop a Sponsor-based Housing Program	Housing Choice	43
2007-14	Enhanced Transfer Policy	Cost-effectiveness	44
2005-4	Payment Standard Changes	Housing Choice	45
2004-2	Local Project-based Section 8 Program	Cost-effectiveness	47
2004-3	Develop Site-based Waiting Lists	Housing Choice	50
2004-5	Modified Housing Quality Standards (HQS) Inspection Protocols	Cost-effectiveness	51
2004-7	Streamlining Public Housing and Housing Choice Voucher Forms and Data Processing	Cost-effectiveness	52
2004-9	Rent Reasonableness Modifications	Cost-effectiveness	54
2004-12	Energy Performance Contracting	Cost-effectiveness	55
2004-16	Housing Choice Voucher Occupancy Requirements	Cost-effectiveness	56

ACTIVITY 2019-1 & 2022-1: Acquire and Develop New Affordable Housing

MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2019

IMPLEMENTED: 2019

CHALLENGE:

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.

SOLUTION: To expand agency and regional efforts, KCHA re-proposed and was granted approval to modify 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.

As stated in the agency's approved 2022 MTW Annual Plan, KCHA may continue to use MTW funds to support local nonprofits in the acquisition, rehabilitation, or development of small- to medium-sized properties in King County, and will continue to leverage previously authorized flexibility under this activity to support KCHA's Trailhead development, a 168-unit non-federally subsidized family complex in Issaquah and similar ventures.

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

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

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

MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2018

IMPLEMENTED: 2018

CHALLENGE: King County's low vacancy rate, coupled with the large in-migration of an affluent and skilled workforce, make it difficult for KCHA's voucher holders to compete on the private market. The shopping success rate after eight months of searching hovers around 56% — 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 continuing efforts to streamline 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 began with newly constructed, not-previously-occupied units issued a Certificate of Occupancy or Temporary Certificate of Occupancy. The second phase, delayed due to pandemic related response efforts, may extend the pilot to KCHA-owned properties built after 1978, and the third phase, not yet implemented, may extend to non-KCHA affiliated LIHTC properties. These efficiencies will enable faster lease-up times and cause less disruption for landlords while ensuring program compliance. Final phases of this approach may remain in delayed status through the plan year.

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 the customer experience.

PROPOSED CHANGES TO ACTIVITY: KCHA has 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 2023, KCHA may make housing search services and other CMTO strategies a standard feature of our broader HCV operations.

Building on the streamlining measures adopted in response to the pandemic, KCHA may adopt additional measures to ease the lease-up process, recruit through grant funding housing navigation staff, and continue to 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

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

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

MTW STATUTORY OBJECTIVE: Increase Self-sufficiency

APPROVAL: 2014

IMPLEMENTED: 2014

CHALLENGE: As of the last day of May 2022 in King County, 1,043 youth and young adult households (defined as under age 25) were identified as experiencing homelessness.⁵ 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 (VCCC) to operate the Coming Up Program (CUP). 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, VCCC engaged with a prospective landlord to shift the program model to a project-base housing contract. This shift was initiated by VCCC in an effort to address challenges that the agency has faced with administering the Sponsor-based stepped rent model through a master-lease. After several months of pursuing this landlords the landlord elected not to enter a project-based contract with KCHA, and VCCC has decided to end the CUP model and terminate their contract with KCHA through attrition. Attrition is expected to conclude in 2023.

⁵ King County Regional Homelessness Authority, Households Served dashboard, accessed August 5, 2022.
<https://kcrha.org/households-served>

CHANGES TO METRICS: The 2023 benchmark has been set to zero to account for this program closing through attrition. KCHA desires to maintain MTW activity 2014-1 in the event that another youth serving agency is interested and able to partner with KCHA on this innovative model.

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

ACTIVITY 2014-2: Revised Definition of “Family”

MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2014

IMPLEMENTED: 2014

CHALLENGE: In May 2022, 1,599 households experiencing homelessness in King County were in families with children.⁶ 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; families with children, and head of households designated as emancipated minors (aged 16 and above) pursuant to Washington State regulations. 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.

⁶ King County Regional Homelessness Authority, Households Served dashboard, accessed August 5, 2022.

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

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

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

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

MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2013

IMPLEMENTED: 2013

CHALLENGE: Between July 2020 and June 2021, 1,253 individuals in King County returned to the community after a period of incarceration.⁷ Nationally, more than half of all inmates are parents who will face barriers to securing housing and employment upon release due to their criminal record or lack of traditional job skills.⁸ Without a home or employment, many of these parents are unable to reunite with their children.

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.

⁷ Washington State Department of Corrections. Number of Prison Releases by County of Release. <https://www.doc.wa.gov/docs/publications/reports/200-RE001.pdf>

⁸ 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>

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

MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2013

IMPLEMENTED: 2013

CHALLENGE: The one-size-fits-all approach of traditional federal housing programs does not provide the flexibility needed to quickly and effectively meet the needs of low-income individuals facing distinct housing crises. In many of these cases, time-limited, short-term rental assistance 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: Through 2021, KCHA engaged in 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 is informing the future direction of the program and modifications to this activity. Overall the feedback garnered from respective participants was positive, and focused on potential program enhancements to current program models and on feelings regarding important equity and inclusivity components of the two programs which comprise this activity. During 2023, KCHA will continue to iterate on this innovate model to ensure that households served have the best chance for long-term housing stability after rent assistance ends.

CHANGES TO METRICS: In addition to the competitive rental market, the ongoing impacts stemming from the 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 complex challenges, we are adjusting the SFSI benchmark downward while continuing to refine approaches and rental assistance supports that help families access rental housing and maintain on-going housing stability.

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	70 households

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

MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2009

IMPLEMENTED: 2009

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

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

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

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

ACTIVITY 2008-1: Acquire New Public Housing

MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2008

IMPLEMENTED: 2008

CHALLENGE: In King County, nearly 70% of extremely low-income renter households are severely rent burdened.⁹ For this group, there are only 30 available affordable units for every 100 households.¹⁰ 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

⁹ U.S. Census Bureau. American Community Survey (ACS), One-Year Public Use Microdata Sample (PUMS). 2007 - 2020. <https://www.census.gov/programs-surveys/acs/data/pums.html>.

¹⁰ 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>

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.¹¹ 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 suitability standards and Faircloth limits, necessitating the flexibility granted in Attachment D, Section D of our MTW Agreement.¹²

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. For ACC units which we own or acquire which meet the definition of physically obsolete, Section 18 will remain a valuable tool in rehabilitation efforts. Combined with this approach through the plan year, KCHA will provide HUD with the respective property's date of construction completion, rather than the DOFA date so that while determining the capital fund subsidy in accordance with CFR 905.400(d)(1)(iii), HUD can calculate the age of the project for estimated accrual need.

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.

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

¹²Some Public Housing units might be designated MTW Neighborhood Services units in 2022 upon approval from the HUD field office.

ACTIVITY 2008-3: FSS Program Modifications

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.¹³ To serve more households with limited resources, subsidized households need to be supported in their efforts to achieve economic independence and cycle out of the program. HUD's standard Family Self-Sufficiency (FSS) program may not provide the full range of services and incentives necessary to support greater self-sufficiency among participants.

SOLUTION: KCHA is implementing modifications to the FSS program that could increase incentives for resident participation, education and training outcomes, and income growth. With KCHA's rent policy, the new Contract of Participation (COP) length can potentially decrease the number of families served. Through MTW flexibility, the COP will begin on the first day of the following month that is signed and will be in effect for five years, with possible extensions for up to two years. Additionally, in order to serve more families, FSS families who are actively seeking employment at contract end date are ready to move to market rate or homeownership housing will be deemed as successful participants, and can graduate from the program. 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 additional 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.

¹³ Worst Case Housing Needs 2019: Report to Congress, page viii. <https://www.huduser.gov/portal/sites/default/files/pdf/Worst-Case-Housing-Needs.pdf>

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

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness

APPROVAL: 2008

IMPLEMENTED: 2008

CHALLENGE: The administration of rental subsidies under existing HUD rules can be complex and confusing to the residents we serve. Significant staff time was being spent complying with federal requirements that do not promote better outcomes for residents, safeguard program integrity, or save taxpayer money. The rules regarding medical deductions, annual reviews and recertifications, and income calculations were cumbersome and often hard to understand. 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%.

PROPOSED CHANGES TO ACTIVITY: No associated COVID-19 pandemic related streamlining will be made permanent. Rent program operations will return to standardized policy, 60 days after the rescinding of KCHA's emergency declaration and accompanying catastrophic plan.

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

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

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness

APPROVAL: 2008

IMPLEMENTED: 2010

CHALLENGE: KCHA was spending 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 2023, 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

MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2007

IMPLEMENTED: 2007

CHALLENGE: According to the King County Regional Homelessness Authority’s most recent Point-in-Time Count, more than 13,368 people in the county lacked housing in March 2022 while approximately 28.6% of all individuals experiencing homelessness were experiencing chronic homelessness.¹⁴

SOLUTION: KCHA provides housing funds directly to our behavioral health care and nonprofit partners, including Sound Health, Navos/MultiCare 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.

PROPOSED CHANGES TO ACTIVITY: As associated program partners continue to experience financial, staffing, and service capacity challenges, KCHA remains engaged with the partners to discern if program modifications are necessary to achieve program objectives through 2023.

CHANGES TO METRICS: In light of the challenges mentioned above, we are adjusting the targeted benchmark downward while continuing to work with our partners to find additional ways to support family success through the securing and safeguarding of quality housing opportunities throughout the county.

MTW Statutory Objective	Unit of Measurement	Baseline	Benchmark
Increase housing choices	HC #1: Number of new units made available for	0 units	75 units

¹⁴King County Regional Homelessness Authority, Households Served dashboard, accessed August 5, 2022.

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

	households at or below 80% AMI		
Increase housing choices	HC #5: Number of households able to move to a better unit	0 households	65 households
Increase self-sufficiency	SS #5: Number of households receiving services aimed to increase self-sufficiency	0 households	65 households
Increase self-sufficiency	SS #8: Number of households transitioned to self-sufficiency ¹⁵	0 households	60 households

ACTIVITY 2007-14: Enhanced Transfer Policy

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness

APPROVAL: 2007

IMPLEMENTED: 2007

CHALLENGE: HUD rules restrict a resident from moving from Public Housing to HCV, or from HCV to Public Housing. 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

¹⁵ Self-sufficiency for this activity is defined as securing and maintaining housing.

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

MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2005

IMPLEMENTED: 2005

CHALLENGE: Currently, 27% of all KCHA's tenant-based voucher households live in high-opportunity neighborhoods. These neighborhoods offer benefits to their residents, including improved educational opportunities, increased access to public transportation, and greater economic opportunities.¹⁶ When market rents exceed allowable subsidy levels provided under HUD's traditional payment standard methodology, participating HCV households must pay the overage directly out of pocket. Therefore, the failure of the payment standards to reflect escalating housing costs, directly increases the amount paid by HCV participants and can also hamper the ability of some households, particularly households coming directly from homelessness with extremely limited incomes, to secure new housing. KCHA's multi-tiered approach to setting payment standards based on location has expanded geographic choice for families.

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

¹⁶ Neighborhood opportunity designations are from the Puget Sound Regional Council and Kirwan Institute's Opportunity Mapping index. <https://www.psrc.org/opportunity-mapping>

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.

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 84% to 134% 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 to account for the rapidly changing rental submarkets.

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

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

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

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness

APPROVAL: 2004

IMPLEMENTED: 2004

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

SOLUTION: The ability to streamline the Project-based Section 8 program is an important factor in addressing the distribution of affordable housing in King County and coordinating effectively with local initiatives. KCHA places Project-based Section 8 subsidies in high-opportunity areas of the county in order to increase access to these neighborhoods for low-income households.¹⁷ 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:

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

- 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)
- 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

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.

PROPOSED CHANGES TO ACTIVITY: In 2023, 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

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 2023, KCHA will may continue to incorporate related lessons learned during the pandemic. 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, using virtual inspections to ensure the most efficient use of KCHA resources, and implement additional video/phone client communications/documentation procedures, to increase time savings for clients and staff. KCHA is waiting for further HUD guidance regarding implementation of NSPIRE standards that are scheduled to replace HQS in September 2023, and may utilize MTW flexibility to modify these new standards associated with forthcoming information. 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

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 20th 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)

CHANGES TO VERIFICATION AND INCOME CALCULATION PROCESSES:

- Exclude state Department of Social and Health Services (DSHS) payments made to a landlord on behalf of a tenant from the income and rent calculation under the HCV program. (FY 2004)
- Allow HCV residents to self-certify income of \$50 or less received as a pass-through DSHS childcare subsidy. (FY 2004)
- Extend to 180 days the term over which verifications are considered valid. (FY 2008)
- Modify the definition of "income" to exclude income from assets with a value less than \$50,000 and income from Resident Service Stipends less than \$500 per month. (FY 2008)

- Apply any change in Payment Standard at the time of the resident's next annual review or update, and for entering households, on the effective date. (FY 2004)
- Allow HCV residents who are at \$0 HAP to self-certify income at the time of review. (FY 2004)

PROPOSED CHANGES TO ACTIVITY: As of this plan's writing, many of KCHA's related COVID-19 emergency measures have ended. In 2023, building on what we have learned from measures previously adopted in response to the pandemic, KCHA will continue to explore further streamlining policies in response to shifting resident and operational needs, as normal operations are re-instated. KCHA may explore opportunities to increase the Resident Service Stipend maximum income exclusion allowance of \$500 per month to keep pace with drastic cost of living increases in the region, and to further expand opportunities for clients to build work experience and achieve self-sufficiency. 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

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

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

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

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

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

APPROVAL: 2010

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

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

APPROVAL: 2010

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

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

APPROVAL: 2008

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

C. Activities on Hold

None

D. Closed-Out Activities

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

ACTIVITY 2016-1: Budget-based Rent Model

APPROVAL: 2016

CLOSEOUT YEAR: 2018

This activity 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

APPROVAL: 2013

CLOSEOUT YEAR: 2015

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

ACTIVITY 2012-2: Community Choice Program

APPROVAL: 2012

CLOSEOUT YEAR: 2016

This initiative was designed to encourage and enable HCV households with young children to relocate to areas of the county with higher achieving school districts and other community benefits. 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

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

APPROVAL: 2011

CLOSEOUT YEAR: 2012

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

ACTIVITY 2011-2: Redesign the Sound Families Program

APPROVAL: 2011

CLOSEOUT YEAR: 2014

KCHA developed an alternative model to the Sound Families program that combines HCV funds with 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

APPROVAL: 2010

CLOSEOUT YEAR: 2010

KCHA developed our own resident survey in lieu of the requirement to comply with the Resident Assessment Subsystem portion of HUD's Public Housing Assessment System (PHAS). The Resident

Assessment Subsystem is no longer included in PHAS so this activity is obsolete. KCHA nevertheless continues to survey residents on a regular basis.

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

APPROVAL: 2010

CLOSEOUT YEAR: 2016

This activity 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

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

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

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

APPROVAL: 2008

CLOSEOUT YEAR: 2016

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

ACTIVITY 2007-4: Housing Choice Voucher Applicant Eligibility

APPROVAL: 2007

CLOSEOUT YEAR: 2007

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

ACTIVITY 2007-8: Remove Cap on Voucher Utilization

APPROVAL: 2007

CLOSEOUT YEAR: 2014

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

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

APPROVAL: 2007

CLOSEOUT YEAR: 2007

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

ACTIVITY 2007-18: Resident Opportunity Plan (ROP)

APPROVAL: 2007

CLOSEOUT YEAR: 2015

An expanded and locally designed version of FSS, ROP's mission was to advance families toward self-sufficiency through the provision of case management, supportive services, and program incentives, with the goal of positive transition from Public Housing or HCV into private market rental housing or home ownership. KCHA implemented this five-year pilot in collaboration with community partners, including Bellevue College and the YWCA. These partners provided education and employment-focused case management, such as individualized career planning, a focus on wage progression, and asset-building assistance. In lieu of a standard FSS escrow account, each household received a monthly deposit into a savings account, which 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

APPROVAL: 2006

CLOSEOUT YEAR: 2006

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

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

APPROVAL: 2005

CLOSEOUT YEAR: 2005

This modification allowed a tenant's portion of rent to be capped at up to 40% 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

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 FUNDS¹⁸

i. Estimated Sources of MTW Funds

FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$8,789,738
70600	HUD PHA Operating Grants	\$198,294,489
70610	Capital Grants	\$6,770,000
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$0
71100+72000	Interest Income	\$142,787
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$65,698,170
70000	Total Revenue	\$279,695,184

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	\$20,353,617
91300+91310+92000	Management Fee Expense	\$6,964,597
91810	Allocated Overhead	\$0
92500 (92100+92200+92300+92400)	Total Tenant Services	\$10,754,188
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$3,621,073
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$6,668,463

¹⁸ The MTW Plan is due to HUD in advance of KCHA completing a final budget for our 2023 Fiscal Year. These numbers are preliminary and are subject to change in the budgeting process.

95000 (95100+95200+95300+95500)	Total Protective Services	\$0
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$726,426
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	\$4,720,324
97300+97350	Housing Assistance Payments + HAP Portability-in	\$205,228,422
97400	Depreciation Expense	\$8,879,419
97500+97600+97700+97800	All Other Expenses	\$20,658,074
90000	Total Expenses	\$288,574,603

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 through the COVID-19 pandemic. Adapting associated learnings from the pandemic will continue to be a focus in 2023, 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 2023, KCHA will continue to focus on leveraging partnerships both with

local government and with community based organizations to further advance regional solutions to the ongoing homelessness crisis in King County.

- **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. In 2023, KCHA will continue to partner with our network of out-of-school time providers to ensure school aged children living in KCHA-owned properties have access to critical after-school and summer learning programming aimed to help make up lost academic and social and emotional learning over the course of the pandemic. Linking providers to other nonprofit entities and school districts and their resources in this arena will be a central focus in 2023. Additionally we will continue implementing innovative programming such as the Neighborhood Early Learning Connectors (NELC), with an intent to support healthy child development so that young children enter kindergarten prepared to thrive.
- **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 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, if and when feasible opportunities arise.

- **INCREASE ACCESS TO HEALTHCARE THROUGH PARTNERSHIPS AND COLLABORATIVE PLANNING.** KCHA is increasingly partnering with local healthcare delivery systems to support residents in accessing the services they need to maintain housing stability and a high quality of life. 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 S&P Global), and enabling our continued access to private capital markets.
- **REMOVAL OF THE CAP ON VOUCHER UTILIZATION.** This flexibility 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.
- **SUPPORTING ROBUST AND EFFICIENT OPERATIONS.** As part of our efforts to streamline business processes and support efficient delivery of housing assistance and services, KCHA will utilize single-fund budget flexibility to assist with the conversion of its core housing management software platform.

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

Original Funding Source	Beginning of FY – Unspent Balances	Planned Application of PHA Unspent Funds during FY
HCV HAP	\$10,749,133	\$10,749,133
HCV Admin Fee	\$0	\$0
PH Operating Subsidy	\$6,445,433	\$0
Total:	\$17,194,566	\$10,749,133

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.

Updated changes have been made to the LAMP for 2023, per appendix C of this plan.

SECTION VI

ADMINISTRATIVE

A. BOARD OF COMMISSIONERS RESOLUTION AND CERTIFICATIONS OF COMPLIANCE

Attached as Appendix A.

B. PUBLIC PROCESS

The public comment period for KCHA's FY 2023 MTW Plan was held between August 19th and September 20th, 2022.

MEETINGS & HEARINGS:

August 16: Resident Advisory Committee Meeting

September 19: Public Hearing

PUBLISHING AND POSTING

August 17: Notice published in the Seattle Times.

August 18: Notice published in the Northwest Asian Weekly.

August 19: Notice published in the Daily Journal of Commerce.

August 19: Notice and Draft 2023 MTW Plan posted on KCHA's website (www.kcha.org).

August 19: Notice posted in KCHA's Public Housing and Project-Based Section 8 developments in the seven most prominent languages of KCHA residents (English, Korean, Russian, Ukrainian, Somali, Spanish, and Vietnamese).

SUMMARY OF COMMUNITY & RESIDENTS MEETINGS:

August 16: a special Resident Advisory Committee meeting was held to provide membership a 2023 MTW Plan overview, to discuss key changes to the plan for the year, to discuss one new proposed activity, per section III of this plan, and to explore together, the plan timeline and ways to further engage via the 30-day public comment period and public hearing. Several individual meeting sessions took place to coach newer RAC members on MTW program specifics and to hear feedback and answer any additional questions related to the proposed 2023 MTW Plan Draft.

Through the public comment period, KCHA received generally positive feedback on the plan and the agency's direction for 2023. Specific comments received during this period included concerns around the lack of affordable housing in King County, availability of housing assistance for elderly populations, and the impact of COVID-19 on site operations.

WRITTEN COMMENTS

One written comment was submitted by a Resident Advisory Committee member but since, has been rescinded.

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

Associated and signed documentation will be included in the final 2023 MTW Plan, prior to submission to the U.S. Department of Housing and Urban Development.

APPENDIX B

PLANNED EXISTING PROJECT-BASED VOUCHERS

Project-Based Voucher Contract List (7/20/2022)

Property Name	Number of Project-based	Status as of End of 2021	Population Served	RAD?
30Bellevue	23	Leased	Mainstream/NED	No
30Bellevue	8	Leased	Low Income Families	No
Andrew's Glen	30	Leased	Low Income Families	No
Appian Way	5	Leased	Homeless Families	No
Athene	8	Leased	Low Income Seniors	No
August Wilson Place	8	Leased	Homeless Veterans	No
August Wilson Place	8	Leased	Homeless Families	No
Avondale Manor	20	Leased	Low Income Families, Elderly, or Disabled	No
Avondale Park	43	Leased	Homeless Families	No
Bellepark East	12	Leased	Low Income Families	No
Bellevue House # 1	1	Leased	Homeless Families	No
Bellevue House # 2	1	Leased	Homeless Families	No
Bellevue House # 3	1	Leased	Homeless Families	No
Bellevue House # 4	1	Leased	Homeless Families	No
Bellevue House # 5	1	Leased	Homeless Families	No
Bellevue House # 6	1	Leased	Homeless Families	No
Bellevue House # 7	1	Leased	Homeless Families	No
Bellevue House # 8	1	Leased	Homeless Families	No
Bellevue Manor	66	Leased	Low Income Seniors/Disabled	No
Birch Creek	262	Leased	Low Income Families	No
Burien Heights	15	Leased	Homeless Young Adults	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
Carriage House	13	Leased	Homeless Veterans	No
Cedarwood	25	Leased	Low Income Families, Elderly, or Disabled	No
Chalet	4	Leased	Homeless Families	No
Chalet	5	Leased	Low Income Families	No
City Park Townhomes	11	Leased	Homeless Families	No
Compass Housing Renton	58	Leased	Homeless Veterans	No
Copper Lantern	4	Leased	Homeless Individuals	No
Copper Lantern	7	Leased	Low Income Families	No

Project-Based Voucher Contract List (7/20/2022)

Project-Based Voucher Contract List (7-20-2022)

Cove East Apartments	16	Leased	Homeless Veterans	No
Creston Point	5	Leased	Homeless Families	No
Discovery Heights	10	Leased	Homeless Individuals	No
Eastbridge	31	Leased	Low Income Families	No
Eastridge House	40	Leased	Low Income Seniors/Disabled	No
Eernisse	13	Leased	Low Income Families	No
Enumclaw Fourplex	5	Leased	Homeless Families	No
Evergreen Court	30	Leased	Low Income Families	No
Evergreen Court Apartments	15	Leased	Low Income Seniors	No
Family Village	10	Leased	Homeless Families	No
Family Village	26	Leased	Low Income Families	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
Foster Commons	2	Leased	Homeless Families	No
Francis Village	3	Leased	Low Income Families	No
Francis Village	10	Leased	Homeless Young Families	No
Francis Village	10	Leased	Homeless Veterans	No
Gilman Square	25	Leased	Low Income Families	No
Glenview Heights	10	Leased	Low Income Seniors/Disabled	No
Green Leaf	27	Leased	Low Income Families, Elderly, or Disabled	No
Green River Homes	59	Leased	Low Income Families, Elderly, or Disabled	No
Harrison House	48	Leased	Low Income Seniors	No
Heritage Park	15	Leased	Homeless Families	No
Heritage Park	36	Leased	Low Income Families	No
Hidden Village	78	Leased	Low Income Families, Elderly, or Disabled	No
Highland Village	8	Leased	Low Income Families	No
Houser Terrace	25	Leased	Homeless Veterans	No
Independence Bridge	24	Leased	Homeless Young Adults	No
Inland Empire Group Home	1	Leased	Disabled Individuals	No
Inland Empire Group Home	1	Leased	Disabled Individuals	No

Project-Based Voucher Contract List (7/20/2022)

Project-Based Voucher Contract List (7-20-2022)

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
Inland Empire Group Home	1	Leased	Disabled Individuals	No
Inland Empire Group Home	1	Leased	Disabled Individuals	No
Johnson Hill	8	Leased	Low Income Families	No
Joseph House	10	Leased	Low Income Seniors	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
Kensington Square	6	Leased	Homeless Families	No
Kings Court	30	Leased	Low Income Families	No
Kirkland Avenue Townhomes	2	Leased	Homeless Veterans	No
Kirkwood Terrace	28	Leased	Low Income Families, Elderly, or Disabled	No
Landmark Apartments	28	Leased	Low Income Families	No
Laurelwood Gardens	8	Leased	Low Income Families	No
Lauren Heights	5	Leased	Homeless Families	No
Linden Highlands	2	Leased	Homeless Families	No
New Arcadia	5	Leased	Homeless Young Adults	No
Newport	23	Leased	Low Income Families, Elderly, or Disabled	No
Newporter Apartments	22	Leased	Low Income Families	No
NIA Apartments	42	Leased	Low Income Seniors	No
Northwood Square	24	Leased	Low Income Families, Elderly, or Disabled	No
Parkview Group Home	1	Leased	Disabled Individuals	No
Parkview Group Home	1	Leased	Disabled Individuals	No
Parkview Group Home	1	Leased	Disabled Individuals	No
Parkview Group Home	1	Leased	Disabled Individuals	No
Passage Point	46	Leased	Homeless Families/Re-entry	No
Patricia Harris Manor	41	Leased	Low Income Seniors/Disabled	No
Petter Court	4	Leased	Homeless Families	No
Phoenix Rising	24	Leased	Homeless Young Adults	No

Project-Based Voucher Contract List (7/20/2022)

Project-Based Voucher Contract List (7-20-2022)		Low Income Families, Elderly, or Disabled		
Pickering Court	30	Leased		No
Plum Court	10	Leased	Low Income Families	No
Providence John Gabriel House	8	Leased	Low Income Seniors	No
Renton Commons	12	Leased	Homeless Families	No
Renton Commons	14	Leased	Homeless Veterans	No
Riverton Terrace I	30	Leased	Low Income Families	No
Ronald Commons	8	Leased	Homeless Veterans	No
Rose Crest	10	Leased	Homeless Families	No
Rose Crest	8	Leased	Homeless Families	No
Salmon Creek	9	Leased	Low Income Families	No
Seola Crossing I & II	63	Leased	Low Income Families	No
Shoreham	18	Leased	Low Income Families, Elderly, or Disabled	No
Shoreline Veteran's Center	25	Leased	Homeless Veterans	No
Somerset Gardens	8	Leased	Low Income Families	No
Sophia's Home - Bellepark East	1	Leased	Homeless Individuals	No
Sophia's Home - Timberwood	2	Leased	Homeless Individuals	No
Sophia's Home - Woodside East	4	Leased	Homeless Individuals	No
Southwood Square	104	Leased	Low Income Families	No
Spiritwood Manor	128	Leased	Low Income Families, Elderly, or Disabled	No
Summerfield Apartments	13	Leased	Low Income Families	No
Summerwood	25	Leased	Low Income Families	No
The Willows	15	Leased	Homeless Families	No
Timberwood	20	Leased	Low Income Families	No
Timberwood Apartments	18	Leased	Homeless Veterans	No
Unity Village of White Center	6	Leased	Homeless Families	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
Vashon Terrace	16	Leased	Low Income Seniors/Disabled	No

Project-Based Voucher Contract List (7/20/2022)

Project-Based Voucher Contract List (7-20-2022)

Velocity Apartments	8	Leased	Homeless Families	No
Velocity Apartments	8	Leased	Homeless Veterans	No
Victorian Woods	15	Leased	Low Income Families, Elderly, or Disabled	No
Villa Capri	5	Leased	Homeless Families	No
Villa Esperanza	23	Leased	Homeless Families	No
Village at Overlake Station	8	Leased	Disabled Individuals	No
Village at Overlake Station	12	Leased	Low Income Families	No
Villages at South Station	20	Leased	Homeless Veterans	No
Vista Heights	30	Leased	Low Income Families, Elderly, or Disabled	No
Wellswood	30	Leased	Low Income Families, Elderly, or Disabled	No
William J. Wood Veterans House	44	Leased	Homeless Veterans	No
Woodcreek Lane	20	Leased	Low Income Families, Elderly, or Disabled	No
Woodland North	10	Leased	Homeless Veterans	No
Woodland North	5	Leased	Low Income Families	No
Woodside East	23	Leased	Low Income Families	No
Young's Lake	28	Leased	Low Income Families	No
Juanita View	51	Leased	Low Inome Families	No
Kent PSH	36	Leased	Homeless Veterans	No
Kent PSH	44	Leased	Mainstream/NED	No

APPENDIX C

Local Asset Management Plan

KCHA'S LOCAL ASSET MANAGEMENT PLAN

As detailed in KCHA's FY 2008 MTW Annual Plan and adopted by the Board of Commissioners under Resolution No. 5116, KCHA implemented a Local Asset Management Plan (LAMP). Much has changed since the LAMP was originally adopted. Therefore, a revised LAMP is being adopted.

Definitions

HCV Block Grant is the term used to describe Housing Choice Voucher program revenue for Housing Assistance Payments (HAP) and Administrative fees for the ACC vouchers that are considered as part of the MTW program.

MTW Block Grant is the term used to describe the revenue sources of the Public Housing Operating Fund Subsidy (OpSub), the Capital Fund Program (CFP), and the HCV Block grant which are all considered to be fungible and can be used for any allowed purpose in Section 8 or 9 of the 1937 Act.

The **MTW Fund** is a self-balancing set of accounts that will be the focal point for most MTW financial activity and will account for program inflows and outflows.

An **AMP** is an Asset Management Property and is a term used by HUD to describe a grouping of Public Housing Properties.

Overview

KCHA will use its own local funding model for the Public Housing (PH) and Housing Choice Voucher (HCV) programs. As allowed under the current MTW contract, KCHA will use funds from the Public Housing Operating Fund Subsidy, the Capital Fund Program, and the HCV Block interchangeably as part of its MTW Block Grant.

The MTW Fund will be the accounting vehicle to track MTW activity.

- Inflows will consist of revenue from the HCV Block Grant and OpSub revenue intended to support resident services which will be recorded in the MTW fund along with other sources such as interest income. CFP grant revenue will be recorded directly on the books of each AMP as funds are drawn.
- Outflows will occur in multiple ways:
 - Certain expenses will be charged directly to the MTW fund, such as resident service costs, administrative costs, and other expenses directly related to MTW program activity.
 - Transfers will be made to and from Public Housing AMPs in support of operations. This is explained further below under Public Housing Program Considerations.
 - Transfers will be made to the HCV fund to pay for the costs of HCV Block Grant HAP costs and related administrative expenses.
 - Transfers will be made to Public Housing AMPs and other eligible properties to pay for rehabilitation projects, along with amounts to support related management fees
 - Loans will be made, both internally and externally, in support of eligible program purposes. Once the loans are made, the funds are considered as expended.

Public Housing Program Considerations

In contrast to regulations found in 990.280 which allows 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 the MTW Block Grant. KCHA will maintain a budgeting and accounting system that gives each property sufficient funds to support annual operations, including fees that have been determined to be reasonable under the LAMP. Actual revenues will include those provided by HUD and those allocated by KCHA from the MTW fund based on annual property-based budgets.

- KCHA will record OpSub revenue directly to each AMP. As the OpSub formula results in some AMPs being over-funded and others under-funded, transfers will be made to and from the MTW fund to insure adequate budget-based funding.
- CFP grant revenue will be recorded directly on the books of each AMP as funds are drawn.
- Resident services costs will be accounted for in a centralized fund that is a sub-fund of the MTW fund and not assigned to individual programs or AMPs. The portion of the Operating Fund Subsidy that is specifically intended to support Resident Services will be allocated directly to this sub-fund and not to the AMP.
- KCHA will maintain a public housing operating reserve equivalent of at least two months' expenses, but will not be less than any amounts required by HUD.
- KCHA may establish Replacement Reserves for Public Housing Properties.
- KCHA will provide accounting for each site AMP; however, KCHA, as owner of the properties will determine how much revenue will be included as each project's federal support.
- Central Office Cost Center (COCC) fees will be charged to each AMP at the amounts detailed below. However, in all cases, if federal funding is insufficient to support such fee levels, lower amounts may be substituted.
 - Property Management fees shall be set at the HUD-published 80th percentile Administrative Costs in FHA Housing by Field Office for the Seattle area.
 - Bookkeeping fees shall be set at the rate of \$7.50 PUM (as authorized under original Asset Management guidelines, and inflated annually from the 2006 baseline of 203.8, using the Bureau of Labor Statistics CPI-W for the Seattle-Tacoma-Bellevue area, as published for June for each year. The fee of \$7.50 has been in effect since 2006, and per HUD guidance (Federal Register, Volume 71, number 172, page 52712, section IX), "if a PHA considers the fees in this notice to be inadequate to address their individual circumstances, a PHA may use data that reflects the conditions of the local or national market". As KCHA considers a fee set in 2006 and never increased to be inadequate, it will use the index listed above as the basis for adjusting to local conditions.
 - Asset Management fees shall be set at the rate of \$10.00 PUM (as authorized under original Asset Management guidelines, and inflated annually from the 2006 baseline of 203.8, using the Bureau of Labor Statistics CPI-W for the Seattle-Tacoma-Bellevue area, as published for June for each year. The fee of \$10.00 has been in effect since 2006, and per HUD guidance (Federal Register, Volume 71, number 172, page 52712, section IX), "if a PHA considers the fees in this notice to be inadequate to address their individual circumstances, a PHA may use data that reflects the conditions of the local or national market". As KCHA considers a fee set in 2006 and never increased to be adequate, it will use the index listed above as the basis for adjusting to local conditions.

Housing Choice Voucher Program Considerations

- Amounts needed for Housing Assistance Payments (HAP) and program administrative costs will be transferred to the Housing Choice Voucher program fund, including sufficient funds to pay all management and bookkeeping 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.
- HCV block grant revenue may be used to support other voucher types that are not part of the MTW program, such as FUP, NED or VASH vouchers. This will be done via an internal transfer.
- Central Office Cost Center (COCC) fees will be charged to each property at the amounts detailed below. However, in all cases, if federal funding is insufficient to support such fee levels, lower amounts may be substituted.
 - Management fees will be set at the HUD authorized amount of \$12.00 PUM or 20% of the Administrative Fee whichever is greater. KCHA is defining the Administrative Fee amount as the Column B rate for the Authority for each calendar year.
 - Bookkeeping fees shall be set at the rate of \$7.50 PUM (as authorized under original Asset Management guidelines, and inflated annually from the 2006 baseline of 203.8, using the Bureau of Labor Statistics CPI-W for the Seattle-Tacoma-Bellevue area, as published for June for each year. The fee of \$7.50 has been in effect since 2006, and per HUD guidance (Federal Register, Volume 71, number 172, page 52712, section IX), “if a PHA considers the fees in this notice to be inadequate to address their individual circumstances, a PHA may use data that reflects the conditions of the local or national market”. As KCHA considers a fee set in 2006 and never increased to be inadequate, it will use the index listed above as the basis for adjusting to local conditions.

APPENDIX D

DISCLOSURE OF LOBBYING ACTIVITIES

Associated and signed documentation will be included in the final 2023 MTW Plan, prior to submission to the U.S. Department of Housing and Urban Development.

APPENDIX E

Designation Plan

Designation Plan Status as of 6/30/2022

Project #	Project	Units	Occupied	%Target	Target	#Elderly	%Elderly	Pre-Imp.	Status	Action
NORTH MIXED POPULATION										
150TC	Paramount House	70	70	0.78	55	59	84	-12	4	No restrictions on younger households
151	Northridge I	70	70	0.78	55	55	78	-7	0	Monitor for next vacancy
152	Briarwood	70	69	0.78	55	62	88	-2	7	No restrictions on younger households
153	Northridge II	70	69	0.78	55	59	84	-2	4	No restrictions on younger households
154	The Lake House	70	68	0.78	55	58	82	-5	3	No restrictions on younger households
156	Westminster Manor	60	58	0.78	47	49	81	-	2	No restrictions on younger households
191	Northwood	34	34	0.78	27	33	97	-	6	No restrictions on younger households
251	Casa Juanita	80	80	0.78	63	71	88	4	8	No restrictions on younger households
290	Northlake House	38	38	0.78	30	34	89	-	4	No restrictions on younger households
EASTSIDE MIXED POPULATION										
250	Forest Glen	40	40	0.78	32	38	95	-2	6	No restrictions on younger households
487TC	Vantage Point	77	76	0.78	61	67	87		6	No restrictions on younger households
SOUTHEAST MIXED POPULATION										
550	Wayland Arms	67	66	0.78	53	54	80	2	1	No restrictions on younger households
552	Southridge House	80	79	0.78	63	70	87	14	7	No restrictions on younger households
551TC	Plaza 17	70	68	0.78	55	60	85	7	5	No restrictions on younger households
553TC	Casa Madrona	70	70	0.78	55	53	75	6	-2	Freeze admission of younger households
554TC	Gustaves Manor	35	35	0.78	28	28	80	6	0	Monitor for next vacancy
SOUTHWEST MIXED POPULATION										
350	Boulevard Manor	70	70	0.78	55	64	91	-11	9	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	100	0.78	80	89	87	-	9	No restrictions on younger households
342TC	Nia	82	79	0.78	64	73	89	0	9	No restrictions on younger households
352TC	Munro Manor	60	60	0.78	47	51	85	-5	4	No restrictions on younger households
354TC	Brittany Park	43	42	0.78	34	35	81	-8	1	No restrictions on younger households
358TC	Riverton Terrace EGIS	30	29	0.78	24	25	83	-3	1	No restrictions on younger households
450TC	Mardi Gras	61	61	0.78	48	50	81	10	2	No restrictions on younger households
HOPA										
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	65	0.9	60	61	92	5	1	No restrictions on younger households
SEDRO WOOLLEY										
155	Hillview	60	59		-	46	76	-	-	

APPENDIX F

UNIT UPGRADE COMPLETION REPORT

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
Project Based Section 8 Housing															
Avondale Manor															
	1	509	201		Avondale Manor	12	2		6/30/2006	7/14/2006	153	\$6,820	\$3,808	\$10,628	537911
	2	509	201		Avondale Manor	16	3		11/13/2006	12/27/2006	261	\$11,540	\$5,885	\$17,424	550131
	3	509	201		Avondale Manor	2	3		12/13/2006	2/5/2007	319	\$13,203	\$8,492	\$21,695	553484
	4	509	201		Avondale Manor	9	3		11/23/2011	2/29/2012	316	\$18,307	\$11,361	\$29,668	686115
	5	509	201		Avondale Manor	17	3		5/31/2012	8/23/2012	323	\$19,681	\$11,197	\$30,878	698083
	6	509	201		Avondale Manor	11	3		10/19/2012	11/21/2012	282	\$18,010	\$12,876	\$30,886	707107
	7	509	201		Avondale Manor	8	3		2/20/2013	3/27/2013	289	\$17,668	\$11,594	\$29,262	715412
	8	509	201		Avondale Manor	10	3		4/16/2013	6/26/2013	331	\$18,957	\$10,995	\$29,952	718995
	9	509	201		Avondale Manor	4	2		7/9/2013	10/29/2013	266	\$15,861	\$11,749	\$27,610	725072
	10	509	201		Avondale Manor	14	4		8/8/2013	1/16/2014	346	\$20,279	\$13,207	\$33,486	726808
	11	509	201		Avondale Manor	18	4		11/29/2013	2/18/2014	305	\$19,065	\$11,877	\$30,942	735904
	12	509	201		Avondale Manor	19	4		8/21/2015	9/29/2015	327	\$20,679	\$13,986	\$34,664	782805
	13	509	201		Avondale Manor	12	2		8/19/2015	9/30/2015	276	\$17,436	\$11,429	\$28,865	782806
	14	509	201		Avondale Manor	5	3		10/13/2015	11/25/2015	337	\$21,489	\$14,215	\$35,704	786607
	15	509	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
		Avondale Manor		1970	Total Units	20	Upgraded	19	Remaining	1			Avg. \$ (since 2017)	\$35,786	
Bellevue Houses															
	1	509	211		Bellevue Houses	3	3		11/3/2008	1/30/2009	323	\$19,970	\$13,383	\$33,353	611404
	2	509	211		Bellevue Houses	4	3		2/22/2011	3/30/2011	313	\$18,337	\$11,901	\$30,237	663972
	3	509	211		Bellevue Houses	2	3		7/1/2013	10/15/2013	276	\$14,454	\$9,668	\$24,121	724028
	4	509	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
		Bellevue Houses			Total Units	8	Upgraded	5	Remaining	3			Avg. \$ (since 2017)	\$34,483	
Bellevue Manor															
	1	482	465		Bellevue Manor	101	1	00404650101	2/3/2016	3/23/2016	228	\$13,603	\$9,950	\$23,553	7642
	2	482	465		Bellevue Manor	Key Keeper	3	00404650200	3/11/2016	5/4/2016	322	\$20,678	\$11,530	\$32,208	9352
	3	482	465		Bellevue Manor	111	1	00404650111	6/8/2016	7/1/2016	222	\$13,790	\$12,292	\$26,082	12456
	4	482	465		Bellevue Manor	108	1	00404650108	6/8/2016	7/26/2016	222	\$13,379	\$11,771	\$25,150	12454
	5	482	465		Bellevue Manor	104	1	00404650104	7/11/2016	8/19/2016	218	\$13,565	\$12,002	\$25,566	14447
	6	482	465		Bellevue Manor	205	1	00404650205	7/11/2016	8/23/2016	222	\$13,684	\$11,182	\$24,866	14448
	7	482	465		Bellevue Manor	115	1	00404650115	10/30/2016	12/14/2016	233	\$14,793	\$10,317	\$25,110	19977
	8	482	465		Bellevue Manor	319	1	00404650319	9/30/2016	1/4/2017	233	\$14,531	\$9,939	\$24,470	20249
	9	482	465		Bellevue Manor	219	1	00404650219	4/7/2017	6/23/2017	218	\$14,335	\$9,509	\$23,844	29209
	10	482	465		Bellevue Manor	121	1	00404650121	6/30/2017	8/30/2017	179	\$11,512	\$10,241	\$21,753	32254
	11	482	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	482	465		Bellevue Manor	202	1	00404650202	10/25/2017	1/18/2018	250	\$15,195	\$9,815	\$25,009	38998
	13	482	465		Bellevue Manor	120	1	00404650120	1/23/2018	4/30/2018	292	\$18,842	\$14,582	\$33,424	47046
	14	482	465		Bellevue Manor	117	1	00404650117	6/22/2018	9/6/2018	250	\$16,418	\$7,796	\$24,214	55965
	15	482	465		Bellevue Manor	109	1	00404650109	4/22/2019	5/17/2019	203	\$12,893	\$11,611	\$24,504	75099
	16	482	465		Bellevue Manor	318	1	00404650318	6/14/19	7/23/19	195	\$11,731	\$11,585	\$23,316	79219
	17	482	465		Bellevue Manor	317	1	00404650317	7/9/19	7/31/19	196	\$11,351	\$11,879	\$23,231	80282
	18	482	465		Bellevue Manor	106	1	00404650106	8/30/19	10/17/19	194	\$11,651	\$12,215	\$23,866	84584
	19	482	465		Bellevue Manor	215	1	00404650215	10/25/2019	12/4/2019	196	\$11,531	\$12,371	\$23,902	88511
	20	482	465		Bellevue Manor	323	1	00404650323	10/28/2019	12/9/2019	195	\$11,759	\$12,358	\$24,117	88799
	21	482	465		Bellevue Manor	322	1	00404650322	11/5/2019	12/31/2019	196	\$12,347	\$12,689	\$25,036	89566
	22	482	465		Bellevue Manor	221	1	00404650221	11/26/19	1/14/20	196	\$10,739	\$13,210	\$23,949	91276
	23	482	465		Bellevue Manor	207	1	00404650207	7/1/2020	8/25/2020	200	\$12,776	\$12,762	\$25,538	105048
	24	482	465		Bellevue Manor	303	1	00404650303	7/7/2020	9/29/2020	208	\$13,552	\$13,088	\$26,640	105049
	25	482	465		Bellevue Manor	312	1	00404650312	10/12/2020	12/22/2020	212	\$14,522	\$13,102	\$27,624	109599
	26	482	465		Bellevue Manor	321	1	00404650321	4/30/2021	6/29/2021	216	\$12,984	\$13,875	\$26,859	118325
	27	482	465	EGIS	Bellevue Manor	310	1	00404650310	6/1/2021	7/13/2021	216	\$14,056	\$12,991	\$27,047	119243
	28	482	465	EGIS	Bellevue Manor	320	1	00404650320	7/9/2021	8/30/2021	216	\$14,024	\$12,855	\$26,879	121184
	29	482	465	EGIS	Bellevue Manor	113	1	00404650113	7/30/2021	9/23/2021	216	\$14,184	\$13,175	\$27,359	122641
	30	482	465	EGIS	Bellevue Manor	216	1	00404650216	8/18/2021	10/29/2021	216	\$13,400	\$13,884	\$27,284	123217
	31	482	465		Bellevue Manor	306	1	00404650306	2/16/2022	4/1/2022	217	\$14,152	\$15,000	\$29,152	131354
	32	482	465		Bellevue Manor	307	1	00404650307	3/15/2022	5/10/2022	220	\$14,308	\$15,371	\$29,679	132757
		Bellevue Manor			Total Units	65	Upgraded	32	Remaining	33			Avg. \$ (since 2017)	\$25,756.54	
Birch Creek															
	1	182	402	EGIS	Birch Creek	79	2	00404010011	7/11/2021	9/21/2021	166	\$10,146	\$7,323	\$17,469	121105
				2009	Total Units	262	Upgraded	1	Remaining	261					
Campus Court															
	1	509	303		Campus Court	1	3		8/3/2007	9/20/2007	322	\$14,329	\$6,485	\$20,814	574891
	2	509	303		Campus Court	8	3		10/1/2008	10/21/2008	228	\$14,124	\$9,445	\$23,569	604226
	3	509	303		Campus Court	3	3		2/6/2009	3/23/2009	308	\$17,610	\$11,350	\$28,961	615456
	4	509	303		Campus Court	2	3		1/12/2009	2/13/2009	272	\$17,810	\$10,159	\$27,969	614814
	5	509	303		Campus Court	12	3		9/8/2009	10/1/2009	282	\$16,884	\$9,789	\$26,673	631431
	6	509	303		Campus Court	7	3		8/30/11	11/22/2011	395	\$24,975	\$10,028	\$35,003	679507
	7	509	303		Campus Court	11	3		9/4/12	12/19/2012	248	\$15,880	\$15,543	\$31,422	703941
	8	509	303		Campus Court	6	3		11/7/12	12/27/2012	270	\$17,045	\$13,998	\$31,043	708340
	9	509	303		Campus Court	4	3		10/31/12	12/31/2012	362	\$23,441	\$14,282	\$37,722	707928
	10	509	303		Campus Court	5	3		11/7/12	12/31/2012	303	\$19,359	\$16,350	\$35,709	708249
	11	509	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

Page 3

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	22	509	451		Eastridge House	110	1	RAFN (GC) - 1		5/1/2011					
	23	509	451		Eastridge House	112	1	RAFN (GC) - 2		5/1/2011					
	24	509	451		Eastridge House	113	1	RAFN (GC) - 3		5/1/2011					
	25	509	451		Eastridge House	307	1		5/16/2012	6/27/2012	195	\$10,123	\$7,650	\$17,773	697087
	26	509	451		Eastridge House	309	1		10/15/2012	10/26/2012	170	\$9,576	\$6,720	\$16,296	706738
	27	509	451		Eastridge House	214	1		12/26/2012	1/15/2013	159	\$9,315	\$6,886	\$16,201	711458
	28	509	451		Eastridge House	206	1		6/15/2015	7/22/2015	197	\$10,613	\$10,272	\$20,884	778551
	29	509	451		Eastridge House	213	1		9/2/2015	10/16/2015	194	\$10,471	\$10,824	\$21,295	783657
	30	509	451		Eastridge House	311	1	00204510311	12/21/2015	1/22/2016	175	\$9,688	\$10,382	\$20,070	3508
	31	509	451		Eastridge House	203	1	00204510203	9/30/2016	1/10/2017	189	\$11,181	\$9,893	\$21,074	18776
	32	509	451		Eastridge House	202	1	00204510202	1/5/2018	3/26/2018	200	\$12,006	\$11,599	\$23,605	44663
	33	509	451		Eastridge House	208	1	00204510208	3/16/2018	7/10/2018	227	\$14,418	\$8,645	\$23,063	50161
	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	509	505		Evergreen Court	5	2		10/13/2006	10/30/2006	186	\$8,140	\$7,110	\$15,250	547641
	2	509	505		Evergreen Court	26	2		5/27/2008	6/20/2008	302	\$19,598	\$8,707	\$28,305	595322
	3	509	505		Evergreen Court	28	2		6/14/2009	7/29/2009	207	\$13,053	\$8,682	\$21,735	627189
	4	509	505		Evergreen Court	11	3		5/1/2010	6/11/2010	324	\$19,732	\$10,527	\$30,528	647193
	5	509	505		Evergreen Court	14	3		7/1/2010	9/13/2010	299	\$18,947	\$12,468	\$31,415	649763
	6	509	505		Evergreen Court	13	3		11/9/2010	12/30/2010	227	\$14,427	\$12,040	\$26,466	657853
	7	509	505		Evergreen Court	25	2		1/3/2011	2/10/2011	269	\$17,031	\$8,332	\$25,363	660440
	8	509	505		Evergreen Court	3	2	RAFN (GC) - 4		5/1/2011					
	9	509	505		Evergreen Court	4	2	RAFN (GC) - 5		5/1/2011					
	10	509	505		Evergreen Court	21	3		9/3/2012	11/28/2012	412	\$24,867	\$12,512	\$37,379	705361
	11	509	505		Evergreen Court	8	2		1/17/2013	2/21/2013	225	\$13,648	\$12,170	\$25,819	713001
	12	509	505		Evergreen Court	10	2		1/17/2013	2/25/2013	227	\$13,853	\$12,535	\$26,389	712999
	13	509	505		Evergreen Court	12	3		1/17/2013	2/26/2013	268	\$15,782	\$14,033	\$29,814	713524
	14	509	505		Evergreen Court	9	2		1/28/2013	2/28/2013	244	\$14,625	\$11,442	\$26,068	714027
	15	509	505		Evergreen Court	30	2		4/1/2013	6/26/2013	316	\$20,132	\$11,394	\$31,526	718421
	16	509	505		Evergreen Court	1	2		4/14/2013	7/23/2013	296	\$18,944	\$10,703	\$29,647	719736
	17	509	505		Evergreen Court	27	3		5/13/2013	7/31/2013	302	\$19,403	\$11,015	\$30,417	720744
	18	509	505		Evergreen Court	7	2		5/22/2013	7/31/2013	269	\$17,064	\$11,435	\$28,498	721329
	19	509	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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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
	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
	14	509	204		Forest Grove	7	2	00202040007	12/14/2021	2/16/2022	272	\$17,648	\$18,206	\$35,854	128631
	15	509	204		Forest Grove	18	3	00202040018	4/22/2022	6/28/2022	272	\$17,520	\$18,222	\$35,742	134284
		Forest Grove		1981	Total Units	25	Upgraded	15	Remaining	10			Avg. \$ (since 2017)	\$32,326	
Glenview Heights															
	1	509	405		Glenview Heights	7	2		8/8/2008	9/12/2008	234	\$14,312	\$7,971	\$22,283	600453
	2	509	405		Glenview Heights	8	2		7/22/2010	8/12/2010	288	\$17,739	\$8,873	\$26,611	650947
	3	509	405		Glenview Heights	10	2		12/16/2010	12/30/2010	210	\$11,611	\$8,637	\$20,249	659901
	4	509	405		Glenview Heights	3	3		5/4/2009	5/22/2009	229	\$14,199	\$8,140	\$22,340	622814
	5	509	405		Glenview Heights	6	2		10/5/2011	11/10/2011	206	\$9,756	\$10,021	\$19,777	683126
	6	509	405		Glenview Heights	9	2		8/15/2012	9/10/2012	241	\$15,395	\$9,666	\$25,061	703089
	7	509	405		Glenview Heights	5	2		8/27/2012	9/27/2012	233	\$14,531	\$9,507	\$24,038	703637
	8	509	405		Glenview Heights	1	3		9/4/2012	10/11/2012	274	\$17,472	\$11,769	\$29,240	704042
	9	509	405		Glenview Heights	4	2		10/24/2012	11/27/2012	240	\$15,296	\$11,389	\$26,684	707910
	10	509	405		Glenview Heights	2	3		12/31/2012	1/25/2013	246	\$15,646	\$11,482	\$27,128	712182
	11	509	405	Heavily Damaged	Glenview Heights	4	2	00404050004	10/4/2021	2/3/2022	336	\$21,952	\$22,618	\$44,570	124181
	12	509	405	Heavily Damaged	Glenview Heights	2	2	00404050002	11/2/2021	2/28/2022	311	\$20,476	\$24,492	\$44,968	125485
	13	509	405	Heavily Damaged	Glenview Heights	8	2	00404050008	1/31/2022	4/8/2022	216	\$15,632	\$16,909	\$32,541	131355
		Glenview Heights		1981	Total Units	10	Upgraded	13	Remaining	0			Avg. \$ (since 2012)	\$31,779	
Green Leaf															
	1	509	102		Green Leaf	7	2		4/26/2007	5/16/2007	220	\$9,842	\$8,618	\$18,460	565719
	2	509	102		Green Leaf	26	2		7/30/2007	8/24/2007	188	\$8,390	\$9,150	\$17,541	572957
	3	509	102		Green Leaf	17	2		7/1/2008	7/29/2008	203	\$12,365	\$10,267	\$22,632	597733
	4	509	102		Green Leaf	18	2		8/21/2009	9/30/2009	212	\$12,444	\$9,834	\$22,278	630427

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	5	509	102		Green Leaf	22	3		7/1/2010	8/16/2010	224	\$12,302	\$11,204	\$23,506	649812
	6	509	102		Green Leaf	19	2		9/15/2011	11/16/2011	227	\$13,342	\$11,156	\$24,498	680997
	7	509	102		Green Leaf	16	2		11/30/2011	2/24/2012	256	\$14,319	\$10,386	\$24,704	686027
	8	509	102		Green Leaf	6	2		7/2/2012	8/30/2012	206	\$13,150	\$12,444	\$25,594	700105
	9	509	102		Green Leaf	25	2		10/31/2012	12/10/2012	200	\$12,744	\$10,430	\$23,618	707940
	10	509	102		Green Leaf	15	2		11/26/2012	12/19/2012	218	\$13,264	\$10,301	\$23,565	709661
	11	509	102		Green Leaf	27	3		8/27/2012	9/28/2012	243	\$14,436	\$12,419	\$26,855	703760
	12	509	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
	21	509	509		Green Leaf	5	3	00101020005	11/20/2018	1/25/2019	248	\$15,132	\$11,932	\$27,064	66881
	22	509	102		Green Leaf	E-5	2	00101020025	8/26/2021	10/1/2021	275	\$17,963	\$13,998	\$31,960	122868
		Green Leaf		1983	Total Units	27	Upgraded	22	Remaining	5			Avg. \$ (since 2017)	\$29,923	
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
	4	180	484		Harrison House	114	2	00404840114	5/4/2021	7/27/2021	257	\$15,965	\$17,797	\$33,762	118139
		Harrison House		1992	Total Units	94	Upgraded	4	Remaining	90			Avg. \$	\$31,912	
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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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	114	293		Hidden Village	B-304	3	802930070	1/11/2018	3/15/2018	296	\$19,263	\$15,640	\$34,903	44892
	31	114	293		Hidden Village	A108	3	0080293	2/1/2018	3/28/2018	312	\$20,399	\$17,313	\$37,712	45917
	32	114	293		Hidden Village	B311	3	80293000	2/8/2018	4/24/2018	360	\$23,615	\$15,255	\$38,870	47328
	33	114	293		Hidden Village	A306	3	0080293A306	3/29/2018	5/31/2018	312	\$20,496	\$16,290	\$36,786	50580
	34	114	293		Hidden Village	A312	2	0080293A312	5/2/2018	7/2/2018	315	\$20,497	\$14,544	\$35,041	52725
	35	114	293		Hidden Village	A204	3	802930018	6/7/2018	8/22/2018	317	\$20,867	\$16,732	\$37,599	54953
	36	114	293		Hidden Village	B309	3	802930075	8/24/2018	11/16/2018	293	\$19,020	\$16,079	\$35,099	59648
	37	114	293		Hidden Village	A209	3	802930023	8/24/2018	11/21/2018	387	\$24,326	\$14,726	\$39,052	59647
	38	114	293		Hidden Village	B208	2	00802930062	10/1/2018	11/29/2018	273	\$16,743	\$15,458	\$32,201	62237
	39	114	293		Hidden Village	B201	3	00802930055	8/27/2018	11/30/2018	288	\$16,781	\$16,158	\$32,938	60067
	40	114	293		Hidden Village	A-303	3	00802930031	11/30/2018	1/30/2019	280	\$16,460	\$14,635	\$31,095	66678
	41	118	293		Hidden Village	A-205	2	00802930019	11/20/2018	1/31/2019	281	\$16,475	\$14,799	\$31,274	66791
	42	114	293		Hidden Village	B305	2	802930071	10/17/2018	2/8/2019	295	\$18,486	\$17,929	\$36,415	64729
	43	114	293		Hidden Village	B310	3	802930076	11/15/2018	2/20/2019	395	\$25,179	\$17,687	\$42,866	66177
	44	114	293		Hidden Village	B301	3	00802930067	12/10/2018	2/27/2019	272	\$17,638	\$14,314	\$31,952	68318
	45	114	293		Hidden Village	B212	3	00802930066	12/10/2018	2/28/2019	276	\$17,768	\$14,676	\$32,444	68319
	46	114	293		Hidden Village	B-112	3	00802930054	3/7/2019	5/1/2019	292	\$17,847	\$15,172	\$33,019	72527
	47	114	293		Hidden Village	B-303	3	00802930069	3/21/2019	5/13/2019	288	\$17,228	\$14,887	\$32,115	73570
	48	114	293		Hidden Village	A-112	2	00802930012	4/10/2019	5/24/2019	286	\$17,230	\$14,343	\$31,573	75077
	49	114	293		Hidden Village	A-309	2	00802930037	4/18/2019	5/29/2019	286	\$17,282	\$15,327	\$32,609	75078
	50	114	293		Hidden Village	B-107	2	00802930049	5/2/2019	6/12/2019	284	\$17,188	\$15,916	\$33,104	75909
	51	114	293		Hidden Village	A-103	3	00802930004	6/6/19	7/25/19	288	\$17,144	\$15,288	\$32,432	78542
	52	114	293		Hidden Village	B-211	2	00802930065	6/15/2020	7/2/2020	242	\$14,565	\$11,381	\$25,946	104345
	53	114	293		Hidden Village	A202	3	00802930016	5/7/2020	8/4/2020	292	\$19,742	\$17,479	\$37,221	103448
	54	114	293		Hidden Village	A-113	1	00802930013	6/29/2020	10/28/2020	292	19,801	16,493	36,294	105782
	55	114	293		Hidden Village	B-210	3	00802930064	6/29/2020	10/29/2020	296	20,247	16,966	37,213	107367
	56	114	293		Hidden Village	A308	3	00802930036	9/8/2020	12/18/2020	264	\$17,240	\$18,265	\$35,505	107487
	57	114	293		Hidden Village	A-210	3	00802930024	10/11/2021	12/20/2021	293	\$18,959	\$17,126	\$36,085	124478
	58	114	293		Hidden Village	B 102	2	00802930044	3/17/2022	5/20/2022	272	\$17,520	\$20,008	\$37,528	131630
		Hidden Village		1992	Total Units	78	Upgraded	58	Remaining	20			Avg. \$ (since 2017)	\$34,636	
Hillsview (Sedro Woolley)															
	1	121	155		Hillsview	347	1		11/13/2007	12/19/2007	193	\$8,641	\$6,982	\$15,623	581306

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	2	121	155		Hillsvie	348	1		12/17/2007	1/22/2008	199	\$8,598	\$7,398	\$15,996	583232
	3	121	155		Hillsvie	345	1		2/2/2009	3/18/2009	166	\$9,027	\$6,669	\$15,696	616164
	4	121	155		Hillsvie	358	1		3/4/2009	3/25/2009	162	\$9,334	\$7,901	\$17,235	618141
	5	121	155		Hillsvie	228	1		1/3/2011	1/25/2011	163	\$10,044	\$7,505	\$17,549	660392
	6	121	155		Hillsvie	107	1		1/25/2011	2/15/2011	168	\$10,856	\$8,088	\$18,944	661925
	7	121	155		Hillsvie	359	1		4/25/2011	5/19/2011	179	\$10,201	\$8,547	\$18,749	668617
	8	121	155		Hillsvie	102	1		5/5/2011	6/29/2011	170	\$9,585	\$7,479	\$17,064	669295
	9	121	155		Hillsvie	350	1		5/5/2011	6/29/2011	177	\$9,412	\$7,627	\$17,039	669296
	10	121	155		Hillsvie	109	1		7/6/2011	9/22/2011	181	\$10,712	\$7,405	\$18,117	674231
	11	121	155		Hillsvie	346	1		7/30/2012	8/22/2012	195	\$11,499	\$7,676	\$19,175	701908
	12	121	155		Hillsvie	115	1	RA-Shower	8/7/2012	8/29/2012	226	\$13,407	\$10,378	\$23,785	702379
	13	121	155		Hillsvie	340	1		3/29/2013	5/13/2013	157	\$10,045	\$6,827	\$16,872	717862
	14	121	155		Hillsvie	232	1		4/29/2014	6/30/2014	165	\$10,501	\$7,992	\$18,493	747680
	15	121	155		Hillsvie	344	1		4/30/2014	6/30/2014	162	\$10,306	\$8,266	\$18,572	747681
	16	121	155		Hillsvie	360	1		9/30/2014	11/25/2014	177	\$11,313	\$9,802	\$21,115	757252
	17	121	155		Hillsvie	221	1		10/14/2014	11/25/2014	176	\$11,120	\$10,536	\$21,656	758279
	18	121	155		Hillsvie	217	1		1/31/2015	3/27/2015	223	\$13,773	\$11,474	\$25,247	768693
	19	121	155		Hillsvie	110	1		3/9/2015	4/21/2015	227	\$13,861	\$8,855	\$22,716	770967
	20	121	155		Hillsvie	222	1		3/9/2015	4/21/2015	216	\$13,142	\$8,910	\$22,052	770968
	21	121	155		Hillsvie	339	1	00101550339	4/27/2016	6/30/2016	175	\$11,087	\$10,561	\$21,648	10114
	22	121	155		Hillsvie	354	1	00101550354	1/10/2017	3/31/2017	194	\$12,755	\$10,505	\$23,260	24847
	23	121	155		Hillsvie	218	1	00101550218	4/25/2017	7/21/2017	197	\$12,403	\$9,687	\$22,090	30692
	24	121	155		Hillsvie	227	1	00101550227	11/21/2017	2/21/2018	203	\$12,777	\$12,946	\$25,723	42189
	25	121	155		Hillsvie	235	1	00101550343	8/7/2018	10/31/2018	199	\$12,079	\$11,797	\$23,876	58458
	26	121	155		Hillsvie	116	1	00101550116	12/2/2019	1/3/2020	200	\$11,576	\$14,445	\$26,021	92289
	27	121	155		Hillsvie	219	1	00101550219	1/28/2020	4/2/2020	200	\$13,112	\$14,769	\$27,881	97005
	28	121	155		Hillsvie	108	1	00101550108	3/23/2021	6/22/2021	219	\$14,301	\$14,151	\$28,452	118322
	Hillsvie (Sedro Woolley)			1971	Total Units	60	Upgraded	28	Remaining	32			Avg. \$ (since 2017)	\$25,329	
Juanita Court															
	1	509	206		Juanita Court	16	2		12/11/2006	12/29/2006	181	\$8,015	\$6,415	\$14,430	553625
	2	509	206		Juanita Court	29	2		6/15/2007	7/3/2007	199	\$8,811	\$8,187	\$16,998	569645
	3	509	206		Juanita Court	1	2		4/1/2008	5/13/2008	235	\$13,359	\$6,818	\$20,176	591541
	4	509	206		Juanita Court	4	2		7/3/2008	7/30/2008	215	\$13,045	\$9,073	\$22,118	597816
	5	509	206		Juanita Court	2	2		8/18/2008	9/10/2008	207	\$11,966	\$8,613	\$20,579	598715
	6	509	206		Juanita Court	26	2		10/30/2008	12/16/2008	187	\$11,452	\$9,220	\$20,673	610654
	7	509	206		Juanita Court	18	2		11/24/2008	1/15/2009	225	\$14,176	\$8,523	\$22,699	612090
	8	509	206		Juanita Court	23	2		9/9/2009	10/20/2009	200	\$11,459	\$9,238	\$20,697	631464
	9	509	206		Juanita Court	17	2		8/27/2010	9/30/2010	241	\$12,590	\$9,051	\$21,641	653353
	10	509	206		Juanita Court	28	2		1/7/2010	1/29/2010	232	\$13,627	\$9,131	\$22,758	639385
	11	509	206		Juanita Court	15	2		3/1/2010	3/15/2010	232	\$13,635	\$8,906	\$22,542	642513
	12	509	206		Juanita Court	9	2		10/18/2010	11/12/2010	233	\$14,002	\$9,166	\$23,168	656067
	13	509	206		Juanita Court	14	3		8/12/2011	9/27/2011	221	\$12,977	\$9,979	\$22,955	679106
	14	509	206		Juanita Court	21	2		7/6/2011	9/28/2011	223	\$13,569	\$11,020	\$24,589	674213
	15	509	206		Juanita Court	6	2		10/31/2011	12/29/2011	244	\$14,647	\$10,486	\$25,133	684602
	16	509	206		Juanita Court	12	2		10/31/2012	11/29/2012	241	\$14,305	\$9,857	\$24,162	707941

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	17	509	206		Juanita Court	24	2		12/27/2012	1/24/2013	237	\$14,458	\$10,596	\$25,054	711569
	18	509	206		Juanita Court	3	3		5/3/2013	6/14/2013	214	\$13,630	\$8,949	\$22,579	720778
	19	509	206		Juanita Court	13	3		6/21/2013	7/15/2013	225	\$13,834	\$9,228	\$23,062	723880
	20	509	206		Juanita Court	10	2		6/26/2013	10/17/2013	233	\$14,118	\$11,911	\$26,029	725069
	21	509	206		Juanita Court	5	2		7/8/2013	10/21/2013	240	\$14,515	\$11,511	\$26,025	725071
	22	509	206		Juanita Court	11	2		10/1/2013	1/29/2014	217	\$13,817	\$12,774	\$26,590	735553
	23	509	206		Juanita Court	27 (J3)	3		10/29/2015	12/14/2015	245	\$15,509	\$11,627	\$27,136	781
	24	509	206		Juanita Court	19 (G3)	3	00202060019	12/23/2015	1/26/2016	238	\$15,054	\$13,765	\$28,818	3509
	25	509	206		Juanita Court	I-1	2	00202060022	1/23/2017	2/28/2017	243	\$16,025	\$10,887	\$26,912	24848
	26	509	206		Juanita Court	8	3	00202060008	03/08/17	4/28/2017	246	\$16,142	\$11,393	\$27,535	28773
	27	509	206		Juanita Court	20	2	00202060020	2/27/2017	3/30/2017	249	\$16,299	\$9,748	\$26,047	26404
		Juanita Court		1982	Total Units	30	Upgraded	27	Remaining	3			Avg. \$ (since 2017)	\$26,831	
Juanita Trace															
	1	509	207		Juanita Trace	6	2		8/28/2006	9/8/2006	129	\$5,767	\$6,388	\$12,155	542795
	2	509	207		Juanita Trace	11	2		10/11/2006	10/23/2006	172	\$7,588	\$8,287	\$15,874	546860
	3	509	207		Juanita Trace	25	2		11/30/2007	1/7/2008	243	\$10,847	\$6,882	\$17,728	582116
	4	509	212		Juanita Trace	106	2		3/31/2008	4/23/2008	194	\$8,687	\$6,825	\$15,512	591045
	5	509	207		Juanita Trace	7	2		4/2/2008	5/2/2008	187	\$8,402	\$6,939	\$15,341	591293
	6	509	207		Juanita Trace	17	2		7/29/2008	8/15/2008	184	\$10,941	\$7,033	\$17,974	
	7	509	212		Juanita Trace	105	2		7/14/2008	8/18/2008	206	\$11,639	\$7,305	\$18,944	598472
	8	509	207		Juanita Trace	13	2		10/20/2008	12/12/2008	209	\$12,565	\$8,534	\$21,099	607380
	9	509	207		Juanita Trace	26	2		10/17/2008	12/10/2008	256	\$15,715	\$11,112	\$26,827	607823
	10	509	207		Juanita Trace	2	2		11/3/2008	2/5/2009	201	\$11,652	\$9,524	\$21,176	612418
	11	509	207		Juanita Trace	9	3		4/30/2009	5/22/2009	252	\$14,715	\$10,391	\$25,106	622602
	12	509	207		Juanita Trace	5	3		6/29/2009	7/17/2009	194	\$10,687	\$11,085	\$21,771	626719
	13	509	207		Juanita Trace	29	2		6/29/2009	7/24/2009	152	\$8,606	\$9,040	\$17,646	626743
	14	509	207		Juanita Trace	30	2		7/13/2009	8/10/2009	180	\$10,969	\$8,317	\$19,285	627758
	15	509	207		Juanita Trace	18	3		8/10/2009	9/22/2009	211	\$12,336	\$11,703	\$24,039	629664
	16	509	207		Juanita Trace	3	2		12/28/2009	1/19/2010	207	\$12,598	\$8,836	\$21,434	638740
	17	509	207		Juanita Trace	15	2		3/30/2010	4/21/2010	214	\$13,036	\$9,322	\$22,357	644558
	18	509	207		Juanita Trace	8	2		10/18/2010	11/8/2010	222	\$12,685	\$8,502	\$21,187	656008
	19	509	207		Juanita Trace	19	2		10/29/2010	11/19/2010	221	\$12,357	\$8,949	\$21,306	656731
	20	509	207		Juanita Trace	103	3		1/28/2009	2/19/2010	211	\$12,464	\$10,687	\$23,151	640439
	21	509	207		Juanita Trace	102	3		1/25/2010	2/22/2010	220	\$12,616	\$10,258	\$22,874	640330
	22	509	207		Juanita Trace	10	2		1/3/2011	1/26/2011	237	\$13,577	\$9,044	\$22,621	660639
	23	509	207		Juanita Trace	28	2		5/4/2011	6/17/2011	241	\$13,385	\$10,455	\$23,839	668975
	24	509	207		Juanita Trace	14	1	RAFN (GC) - 6		7/1/2011					
	25	509	207		Juanita Trace	1	2		4/20/2012	5/25/2012	217	\$12,953	\$9,724	\$22,678	695591
	26	509	207		Juanita Trace	108	2		4/3/2012	5/31/2012	259	\$14,720	\$9,794	\$24,514	694371
	27	509	207		Juanita Trace	104	3		5/31/2012	7/19/2012	233	\$13,643	\$10,391	\$24,034	698337
	28	509	207		Juanita Trace	27	2		9/7/2012	9/26/2012	226	\$13,768	\$10,514	\$24,282	704336
	29	509	207		Juanita Trace	23	3		10/30/2012	11/28/2012	238	\$13,565	\$9,607	\$23,172	707814
	30	509	207		Juanita Trace	20	2		1/28/2013	3/8/2013	210	\$12,429	\$10,556	\$22,984	713753
	31	509	207		Juanita Trace	4	2		9/20/2013	1/16/2014	219	\$13,400	\$10,323	\$23,723	729740
	32	509	207		Juanita Trace	101	2		12/9/2013	1/30/2014	208	\$13,200	\$12,407	\$25,606	735566

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	33	509	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		Juanita Trace	12	3	00207020012	3/18/2020	6/23/2020	248	\$16,104	\$14,637	\$30,741	100167
	36	509	207		Juanita Trace	6	2	00202070006	8/31/2021	12/3/2021	248	\$16,040	\$14,663	\$30,703	124617
		Juanita Trace		1983	Total Units	39	Upgraded	36	Remaining	3			Avg. \$ (since 2012)	\$30,557	
King's Court															
	1	509	506		King's Court	C-1	2			2/15/2007	138	\$5,853	\$5,774	\$11,627	557089
	2	509	506		King's Court	F5	2	Fire Repair	8/15/2006	3/2/2007	226	\$9,584	\$6,819	\$16,403	559809
	3	509	506		King's Court	F4	2	Fire Repair	8/15/2006	4/10/2007	142	\$6,035	\$7,120	\$13,155	559807
	4	509	506		King's Court	F2	2	Fire Repair	8/15/2006	5/11/2007	141	\$5,971	\$6,263	\$12,235	559805
	5	509	506		King's Court	F3	2	Fire Repair	8/15/2006	5/11/2007	146	\$6,111	\$6,183	\$12,294	559806
	6	509	506		King's Court	F1	2	Fire Repair	8/15/2006	5/11/2007	110	\$4,654	\$6,801	\$11,455	559804
	7	509	506		King's Court	H-1	3		3/11/2008	4/1/2008	334	\$15,197	\$7,746	\$22,943	589929
	8	509	506		King's Court	D-3	2		8/14/2008	9/23/2008	233	\$14,529	\$8,184	\$22,713	600616
	9	509	506		King's Court	D-2	2		9/3/2008	10/6/2008	258	\$16,194	\$8,225	\$24,420	602025
	10	509	506		King's Court	4	3		7/1/2010	9/2/2010	268	\$17,064	\$8,959	\$26,022	649418
	11	509	506		King's Court	22	2		2/28/2011	3/30/2011	241	\$15,357	\$8,987	\$24,344	664511
	12	509	506		King's Court	8	3		3/20/2012	5/16/2012	341	\$20,063	\$13,127	\$33,190	693529
	13	509	506		King's Court	3	2		4/16/2012	6/22/2012	254	\$15,156	\$10,617	\$25,773	695252
	14	509	506		King's Court	28	3		7/31/2012	10/2/2012	452	\$27,726	\$10,655	\$38,381	702393
	15	509	506		King's Court	6	3		10/1/2012	2/7/2012	420	\$25,875	\$14,891	\$40,766	705848
	16	509	506		King's Court	2	2		12/31/2012	2/15/2013	277	\$15,794	\$10,971	\$26,765	711935
	17	509	506		King's Court	25	2		1/17/2013	2/20/2013	249	\$14,593	\$12,232	\$26,825	713525
	18	509	506		King's Court	24	2		4/1/2013	6/21/2013	314	\$20,078	\$10,946	\$31,024	718420
	19	509	506		King's Court	20	3		12/2/2013	4/4/2014	314	\$18,797	\$13,624	\$32,421	739480
	20	509	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		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	509	209		Kirkwood Terrace	7	3		6/29/2007	7/23/2007	157	\$7,042	\$6,212	\$13,253	570514
	2	509	209		Kirkwood Terrace	10	3		10/30/2007	11/19/2007	188	\$8,400	\$8,818	\$17,218	580193
	3	509	209		Kirkwood Terrace	5	2		11/7/2007	11/30/07	175	\$7,860	\$9,004	\$16,865	580487
	4	509	209		Kirkwood Terrace	16	3		8/11/2008	9/4/2008	187	\$11,254	\$7,573	\$18,827	600329
	5	509	209		Kirkwood Terrace	15	2		3/2/2009	3/28/2009	220	\$12,171	\$10,262	\$22,432	618135
	6	509	209		Kirkwood Terrace	6	2		7/8/2010	7/30/2010	232	\$13,492	\$9,763	\$23,255	650143
	7	509	209		Kirkwood Terrace	1	2		3/24/2011	4/27/2011	201	\$11,437	\$13,189	\$24,626	666174

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	8	509	209		Kirkwood Terrace	26	2		5/16/2011	7/11/2011	240	\$12,479	\$10,542	\$23,021	669862
	9	509	209		Kirkwood Terrace	4	3		6/21/2011	8/12/2011	227	\$13,741	\$7,428	\$21,168	672483
	10	509	209		Kirkwood Terrace	19	3		4/4/2012	4/30/2012	208	\$12,435	\$8,194	\$20,630	694545
	11	509	209		Kirkwood Terrace	13	3		4/6/2012	6/20/2012	239	\$13,858	\$10,661	\$24,519	694546
	12	509	209		Kirkwood Terrace	28	2		5/24/2012	7/10/2012	231	\$13,596	\$12,205	\$25,801	697559
	13	509	209		Kirkwood Terrace	25	2		5/25/2012	7/10/2012	221	\$12,740	\$10,633	\$23,373	697683
	14	509	209		Kirkwood Terrace	27	2		6/27/2012	7/24/2012	230	\$13,366	\$9,653	\$23,019	699717
	15	509	209		Kirkwood Terrace	24	2		7/5/2012	7/26/2012	225	\$13,347	\$9,657	\$23,005	700181
	16	509	209		Kirkwood Terrace	22	2		7/3/2012	7/27/2012	227	\$13,349	\$10,869	\$24,218	700099
	17	509	209		Kirkwood Terrace	23	2		7/5/2012	7/30/2012	236	\$13,663	\$10,911	\$24,574	700180
	18	509	209		Kirkwood Terrace	21	2		7/19/2012	8/20/2012	228	\$14,300	\$9,843	\$24,143	701156
	19	509	209		Kirkwood Terrace	14	2		1/10/2013	2/19/2013	239	\$13,192	\$8,662	\$21,855	712628
	20	509	209		Kirkwood Terrace	11	2		2/27/2013	3/25/2013	235	\$13,384	\$9,077	\$22,460	715687
	21	509	209		Kirkwood Terrace	8	2		3/28/2013	5/10/2013	249	\$14,041	\$10,736	\$24,777	717800
	22	509	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
	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	209		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	112	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	112	292		Newport	38	2		11/4/2014	1/30/2015	238	\$14,966	\$12,752	\$27,717	733698
	5	112	292		Newport	35	2	00802920035	3/1/2016	3/30/2016	240	\$14,696	\$13,326	\$28,022	7255
	6	112	292		Newport	25	2	802920025	5/31/2017	8/8/2017	301	\$19,718	\$17,644	\$37,362	30849
	7	112	292		Newport	4	2	802920004	6/29/2017	9/6/2017	280	\$18,424	\$15,397	\$33,821	32373
	8	112	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
	13	112	292		Newport	6	3	00802920006	11/1/2021	2/8/2022	296	\$19,384	\$21,911	\$41,295	127482
	14	112	292		Newport	8	2	00802920008	2/2/2022	3/17/2022	300	\$19,572	\$20,858	\$40,430	129757
		Newport		1992	Total Units	23	Upgraded	14	Remaining	9			Avg. \$ (since 2017)	\$37,101	
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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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	116	294		Parkway	103	3	00802940103	10/7/2015	1/25/2016	315	\$18,296	\$13,438	\$31,734	785816
	20	116	294		Parkway	314	2	00802940314	10/29/2005	1/28/2016	298	\$18,980	\$14,314	\$33,294	164
	21	116	294		Parkway	304	2	00802940304	2/19/2016	3/28/2016	299	\$18,507	\$10,589	\$29,096	6227
	22	116	294		Parkway	202	2	00802940202	3/24/2016	4/29/2016	263	\$16,935	\$11,449	\$28,383	9350
	23	116	294		Parkway	213	2	00802940213	11/17/2016	2/17/2017	254	\$16,717	\$11,663	\$28,379	21504
	24	116	294		Parkway	205	2	00802940205	03/01/17	5/23/2017	252	\$16,484	\$11,990	\$28,474	26435
	25	116	294		Parkway	313	1	00802940313	03/01/17	5/31/2017	229	\$14,991	\$11,051	\$26,042	26436
	26	116	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
	29	116	294		Parkway	201	3	00802940201	8/31/2021	11/15/2021	256	\$16,800	\$13,884	\$30,684	124315
		Parkway		1995	Total Units	41	Upgraded	29	Remaining	12			Avg. \$ (since 2017)	\$30,878	
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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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	466		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. \$ <small>(since 2017)</small>	\$25,591	
Pickering Court															
	1	509	404		Pickering Court	105	3		1/9/2013	3/20/2012	238	\$14,990	\$10,049	\$25,039	712632
	2	509	404		Pickering Court	104	3		1/4/2013	1/28/2013	259	\$16,483	\$9,389	\$25,872	712180
	3	509	404		Pickering Court	205	2		1/28/2013	3/26/2013	234	\$14,906	\$9,749	\$24,655	713751
	4	509	404		Pickering Court	705	2		4/17/2013	6/28/2013	221	\$13,965	\$8,902	\$22,867	719565
	5	509	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		Pickering Court	402	2	00504040402	3/12/2019	5/13/2019	365	\$23,297	\$15,221	\$38,517	72043
	17	509	404		Pickering Court	303	3	00504040303	9/27/2021	1/24/2022	468	\$30,911	\$24,153	\$55,064	123901
	18	509	404		Pickering Court	103	3	00504040103	3/31/2022	6/24/2022	324	\$21,084	\$23,480	\$44,564	132404
		Pickering Court		1980	Total Units	30	Upgraded	18	Remaining	12			Avg. \$ <small>(since 2017)</small>	\$40,731	
Riverton Terrace (Family)															
	1	509	351		Riverton Terrace (Family)	9	4		11/5/2012	4/8/2013	263	\$14,262	\$15,025	\$29,287	708180
	2	509	351		Riverton Terrace (Family)	12	4		12/12/2012	4/10/2013	241	\$15,280	\$13,815	\$29,095	710679
	3	509	351		Riverton Terrace (Family)	13	5		12/14/2012	4/16/2013	264	\$16,775	\$18,352	\$35,127	710861
	4	509	351		Riverton Terrace (Family)	21	2		12/19/2012	4/18/2013	217	\$13,832	\$11,912	\$25,744	715508
	5	509	351		Riverton Terrace (Family)	28	3		2/25/2013	4/19/2013	234	\$14,930	\$13,319	\$28,249	715508
	6	509	351		Riverton Terrace (Family)	23	3		4/30/2013	8/30/2013	222	\$13,769	\$10,272	\$24,041	719765
	7	509	351		Riverton Terrace (Family)	4	2		6/15/2013	8/30/2013	219	\$14,011	\$10,315	\$24,326	723494
	8	509	351		Riverton Terrace (Family)	18	2		7/22/2013	8/30/2013	213	\$13,552	\$10,488	\$24,040	725698
	9	509	351		Riverton Terrace (Family)	10	4		10/2/2013	12/20/2013	373	\$21,283	\$13,411	\$34,694	729981

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	10	509	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	509	351		Riverton Terrace (Family)	24	3		5/28/2015	6/29/2015	309	\$19,693	\$12,798	\$32,491	777426
	14	509	351		Riverton Terrace (Family)	11	5		3/3/2015	3/30/2015	316	\$20,126	\$17,794	\$37,920	770136
	15	509	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 Terrace (Family)	14458	2	00506541125	2/21/2021	5/11/2021	297	\$19,572	\$18,606	\$38,178	113965
	25	509	351		Riverton Terrace (Family)	14465	2	00303510025	12/18/2021	4/4/2022	301	\$19,846	\$20,446	\$40,292	127408
		Riverton Terrace (Family)		1969	Total Units	30	Upgraded	25	Remaining	5			Avg. \$ (since 2017)	\$35,689	
Shoreham															
	1	509	305		Shoreham	B-4	3		8/5/2008	9/23/2008	339	\$20,909	\$9,352	\$30,262	590960
	2	509	305		Shoreham	A-1	3		4/21/2009	6/12/2009	311	\$17,530	\$10,768	\$28,298	622294
	3	509	305		Shoreham	C-4	3		5/4/2009	6/29/2009	381	\$21,456	\$12,101	\$33,556	622668
	4	509	305		Shoreham	A-2	3		5/20/2010	7/13/2010	332	\$19,129	\$12,520	\$31,649	647665
	5	509	305		Shoreham	B-5	3		7/29/2010	12/3/2010	298	\$18,964	\$12,753	\$31,716	657764
	6	509	305		Shoreham	C-6	3		6/3/2009	7/22/2009	323	\$19,774	\$9,413	\$29,187	625201
	7	509	305		Shoreham	B-6	3		3/25/2011	5/24/2011	400	\$24,560	\$13,007	\$37,567	666257
	8	509	305		Shoreham	B-1	3		11/1/11	12/30/2011	284	\$18,228	\$12,635	\$30,862	684837
	9	509	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	
Spiritwood Manor															

P:\Maintenance\UU Master List\1.0 UU Completion Master

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	14	509	304		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	509	407		Vista Heights	17	3		8/17/2007	10/5/2007	284	\$12,130	\$7,914	\$20,044	576622
	2	509	407		Vista Heights	27	3	Fire Repair	12/6/2007	2/20/2008	713	\$31,884	\$20,978	\$52,862	582569
	3	509	407		Vista Heights	16	3		7/2/2009	8/5/2009	260	\$16,580	\$9,343	\$25,923	628383
	4	509	407		Vista Heights	14	3		11/5/2009	12/14/2009	224	\$10,268	\$13,954	\$24,222	636104
	5	509	407		Vista Heights	7	3		6/2/2010	7/16/2010	305	\$19,425	\$8,168	\$27,592	648496
	6	509	407		Vista Heights	26	3		8/20/2010	9/30/2010	253	\$16,081	\$10,987	\$27,067	652752
	7	509	407		Vista Heights	4	3		11/29/2010	12/28/2010	222	\$14,130	\$10,828	\$24,957	658795
	8	509	407		Vista Heights	28	3		7/29/2011	10/12/2011	254	\$16,206	\$10,584	\$26,790	676924
	9	509	407		Vista Heights	15	3		12/13/2011	3/9/2012	256	\$16,356	\$10,127	\$26,483	687695
	10	509	407		Vista Heights	9	3		12/16/2011	3/23/2012	211	\$13,431	\$10,393	\$23,824	687696
	11	509	407		Vista Heights	20	3		10/1/2012	12/18/2012	200	\$12,922	\$12,911	\$25,833	706032
	12	509	407		Vista Heights	10	3		8/6/2012	12/20/2012	193	\$12,331	\$11,815	\$24,145	702410
	13	509	407		Vista Heights	21	3		8/7/2012	12/31/2012	227	\$14,473	\$10,107	\$24,580	702409
	14	509	407		Vista Heights	22	3		9/11/2012	12/31/2012	213	\$13,429	\$10,728	\$24,156	706033
	15	509	407		Vista Heights	6	3		9/4/2012	12/31/2012	153	\$13,900	\$11,010	\$24,910	704043
	16	509	407		Vista Heights	12	3		10/29/2012	12/31/2012	210	\$13,466	\$11,059	\$24,525	709121
	17	509	407		Vista Heights	13	3		10/29/2012	3/20/2013	237	\$15,085	\$11,359	\$26,443	709122
	18	509	407		Vista Heights	2	3		10/29/2012	4/29/2013	199	\$12,467	\$8,207	\$20,854	709119
	19	509	407		Vista Heights	3	3		10/29/2012	4/30/2013	203	\$12,843	\$7,736	\$20,579	709120
	20	509	407		Vista Heights	25	3		11/30/2012	5/23/2013	209	\$13,209	\$6,861	\$20,070	712184
	21	509	407		Vista Heights	11	3		9/10/2012	5/24/2013	205	\$12,941	\$6,055	\$18,996	706031
	22	509	407		Vista Heights	19	3	ADA	5/24/2013	6/25/2013	196	\$12,332	\$10,888	\$23,220	721854
	23	509	407		Vista Heights	24	3		5/3/2013	7/22/2013	203	\$12,987	\$12,426	\$25,413	720153
	24	509	407		Vista Heights	8	3		7/12/2013	7/23/2013	207	\$13,119	\$10,589	\$23,708	712188
	25	509	407		Vista Heights	23	3	ADA	3/26/2013	7/24/2013	208	\$13,244	\$11,530	\$24,774	717661
	26	509	407		Vista Heights	29	3		6/7/2013	7/30/2013	162	\$10,298	\$11,685	\$21,983	723598
	27	509	407		Vista Heights	18	3		6/1/2013	7/31/2013	164	\$10,280	\$10,378	\$20,658	723597
	28	509	407		Vista Heights	1	3		5/22/2013	7/31/2013	176	\$11,236	\$10,859	\$22,094	723595
	29	509	407		Vista Heights	5	3		5/22/2013	9/27/2013	261	\$16,481	\$11,517	\$27,998	723596
	30	509	407	Rotten Subfloor	Vista Heights	107/15	2	00404070015	8/6/2021	11/8/2021	372	\$21,416	\$20,947	\$42,363	121996
	31	509	407		Vista Heights	30	3		Resident would not relocate						
		Vista Heights	1995		Total Units	30	Upgraded	31	Remaining	0			Avg. \$ (since 2012)	\$24,437	
Wells Wood															
	1	509	208		Wells Wood	G-1 (17)	3		8/29/2008	10/6/2008	270	\$13,423	\$8,526	\$21,949	601780
	2	509	208		Wells Wood	C-2 (10)	3		9/2/2009	10/13/2009	251	\$14,556	\$11,101	\$25,657	631103
	3	509	208		Wells Wood	F-2 (16)	2		12/7/2009	1/13/2010	225	\$12,441	\$10,039	\$22,480	637511
	4	509	208		Wells Wood	A-2 (2)	2		12/31/2009	1/27/2010	254	\$14,528	\$9,570	\$24,098	638932
	5	509	208		Wells Wood	B-2 (6)	2		6/28/2011	8/25/2011	190	\$11,816	\$9,544	\$21,360	673474

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	6	509	208		Wells Wood	L-4 (30)	2	RAFN (GC) - 7		4/1/2011					
	7	509	208		Wells Wood	H-2 (20)	2		9/17/2012	10/8/2012	246	\$14,582	\$11,258	\$25,840	704667
	8	509	208		Wells Wood	A-4 (4)	2		10/29/2012	12/12/2012	243	\$12,871	\$9,373	\$22,245	707813
	9	509	208		Wells Wood	E-2 (14)	2		1/3/2013	1/31/2013	244	\$13,843	\$8,746	\$22,589	712181
	10	509	208		Wells Wood	K-2 (24)	2		2/4/2013	3/18/2013	229	\$12,817	\$10,228	\$23,044	714331
	11	509	208		Wells Wood	D-1 (11)	3		7/15/2013	9/17/2013	232	\$13,116	\$10,435	\$23,551	725474
	12	509	208		Wells Wood	H-1 (19)	2		6/19/2013	9/17/2013	223	\$12,628	\$8,781	\$21,409	723215
	13	509	208		Wells Wood	K-4 (26)	2		7/8/2013	9/17/2013	229	\$12,832	\$9,308	\$22,140	724726
	14	509	208		Wells Wood	L-3 (29)	2		11/12/2013	2/3/2014	199	\$12,679	\$11,634	\$24,313	735556
	15	509	208		Wells Wood	D-2 (12)	2		8/4/2014	10/17/2014	235	\$13,884	\$9,766	\$23,650	753159
	16	509	208		Wells Wood	F-1 (15)	2		8/1/2014	10/20/2014	227	\$13,475	\$9,715	\$23,190	753160
	17	509	208		Wells Wood	B-4 (8)	3		8/4/2015	9/25/2015	225	\$14,305	\$12,186	\$26,491	783448
	18	509	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
	28	509	208		Wells Wood	B-1	2	00202080005	9/16/2021	12/10/2021	269	\$17,447	\$13,852	\$31,299	125048
		Wells Wood		1983	Total Units	30	Upgraded	28	Remaining	2			Avg. \$ _(since 2017)	\$29,955	
Woodcreek Lane															
	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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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	\$17,974	\$16,114	\$34,088	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)	\$34,414	
Public Housing															
Ballinger Homes															
	1	122	101		Ballinger Homes	119	1		3/10/2010	4/6/2010	182	\$11,590	\$7,841	\$19,430	642523
	2	122	101		Ballinger Homes	167	2		2/9/2011	3/29/2011	317	\$19,824	\$14,440	\$34,264	663083
	3	122	101		Ballinger Homes	169	2		8/15/2011	11/8/2011	310	\$19,410	\$11,016	\$30,425	679184
	4	122	101		Ballinger Homes	121	1	RAFN (GC) - 8		6/1/2011					
	5	122	101		Ballinger Homes	123	1	RAFN (GC) - 9		6/1/2011					
	6	122	101		Ballinger Homes	124	1	RAFN (GC) - 10		6/1/2011					
	7	122	101		Ballinger Homes	125	1	RAFN (GC) - 11		6/1/2011					
	8	122	101		Ballinger Homes	127	1	RAFN (GC) - 12		6/1/2011					
	9	122	101		Ballinger Homes	128	1	RAFN (GC) - 13		6/1/2011					
	10	122	101		Ballinger Homes	191	3		12/16/2011	3/8/2012	367	\$22,719	\$11,797	\$34,516	688150
	11	122	101		Ballinger Homes	188	3		11/3/2011	3/16/2012	332	\$21,127	\$12,808	\$33,935	685347
	12	122	101		Ballinger Homes	178	2		11/2/2011	3/22/2012	333	\$21,018	\$13,814	\$34,832	684603
	13	122	101		Ballinger Homes	171	3		1/5/2012	3/28/2012	355	\$22,304	\$13,022	\$35,326	688965
	14	122	101		Ballinger Homes	133	2		11/30/2012	12/27/2012	278	\$17,800	\$10,764	\$28,564	709775
	15	122	101		Ballinger Homes	135	3		11/30/2012	12/28/2012	264	\$16,872	\$11,652	\$28,524	709839
	16	122	101		Ballinger Homes	163	2		12/5/2012	12/31/2012	292	\$18,430	\$11,234	\$29,663	710368
	17	122	101		Ballinger Homes	190	2		10/3/2012	10/30/2012	347	\$22,151	\$11,559	\$33,710	706108
	18	122	101		Ballinger Homes	194	3		12/13/2012	1/22/2013	329	\$21,049	\$12,951	\$34,000	710879
	19	122	101		Ballinger Homes	152	4		1/3/2013	1/29/2013	357	\$22,693	\$15,972	\$38,665	711845
	20	122	101		Ballinger Homes	147	5		4/30/2013	8/21/2013	367	\$23,327	\$15,923	\$39,250	720279
	21	122	101		Ballinger Homes	180	2		6/20/2013	10/8/2013	273	\$17,457	\$13,673	\$31,130	724400

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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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
	81	122	101		Ballinger Homes	147	5	00101010147	5/21/2021	10/13/2021	345	\$22,443	\$21,235	\$43,678	122646
	82	122	101		Ballinger Homes	201	2	00101010201	7/6/2021	1/31/2022	375	\$24,189	\$27,344	\$51,533	126453
	83	122	101		Ballinger Homes	202	3	00101010202	5/3/2021	1/31/2022	375	\$24,401	\$28,401	\$52,802	126155
	84	122	101		Ballinger Homes	196	3	00101010196	3/1/2022	2/25/2022	344	\$22,536	\$27,114	\$49,650	132997
	85	122	101		Ballinger Homes	155	2	00101010155	12/15/2022	4/26/2022	296	\$18,664	\$20,151	\$38,815	130924
		Ballinger Homes		1969	Total Units	110	Upgraded	85	Remaining	25			Avg. \$ (since 2017)	\$41,684	
Boulevard Manor															
	1	162	350		Boulevard Manor	120	1		12/1/2006	12/21/2006	166	\$7,293	\$5,118	\$12,411	551361
	2	162	350		Boulevard Manor	214	1		10/19/2007	11/14/2007	167	\$7,628	\$6,027	\$13,654	579584
	3	162	350		Boulevard Manor	308	1		12/21/2007	1/16/2008	189	\$8,505	\$6,239	\$14,744	583681
	4	162	350		Boulevard Manor	418	1		11/17/2008	12/5/2008	167	\$10,361	\$6,670	\$17,031	610880
	5	162	350		Boulevard Manor	222	1		11/25/2008	12/24/2008	184	\$11,928	\$6,866	\$18,793	611528
	6	162	350		Boulevard Manor	306	1		6/30/2008	7/8/2008	244	\$14,914	\$5,922	\$20,836	596217
	7	162	350		Boulevard Manor	118	1		12/1/2008	1/7/2009	209	\$13,585	\$7,357	\$20,942	611891
	8	162	350		Boulevard Manor	210	1		12/24/2008	1/26/2009	319	\$20,740	\$7,037	\$27,777	613483
	9	162	350		Boulevard Manor	206	1		3/16/2009	4/23/2009	328	\$21,089	\$6,738	\$27,826	619257
	10	162	350		Boulevard Manor	216	1		3/16/2009	4/8/2009	248	\$15,837	\$8,148	\$23,985	618963
	11	162	350		Boulevard Manor	405	1		3/2/2009	4/6/2009	288	\$18,638	\$6,816	\$25,454	617968
	12	162	350		Boulevard Manor	216	1		3/16/2009	4/8/2009	248	\$15,837	\$8,148	\$23,985	618963
	13	162	350		Boulevard Manor	206	1		3/16/2009	4/23/2009	328	\$21,089	\$6,738	\$27,826	619257
	14	162	350		Boulevard Manor	320	1		6/2/2009	7/17/2009	265	\$16,233	\$7,569	\$23,802	625008
	15	162	350		Boulevard Manor	314	1		7/15/2009	8/17/2009	216	\$13,740	\$7,359	\$21,098	628006
	16	162	350		Boulevard Manor	410	1		8/3/2009	8/29/2009	241	\$15,529	\$7,068	\$22,597	629113
	17	162	350		Boulevard Manor	128	1		8/3/2009	9/4/2009	269	\$16,307	\$7,160	\$23,466	629166
	18	162	350		Boulevard Manor	215	1		2/2/2010	2/25/2010	253	\$15,803	\$6,943	\$22,746	640824
	19	162	350		Boulevard Manor	213	1		2/19/2010	4/2/2010	357	\$22,251	\$7,920	\$30,172	641800
	20	162	350		Boulevard Manor	207	1		3/24/2010	5/10/2010	313	\$19,435	\$7,021	\$26,456	644002
	21	162	350		Boulevard Manor	212	1		5/19/2010	6/22/2010	276	\$17,327	\$7,949	\$25,277	647574
	22	162	350		Boulevard Manor	221	1		6/28/2010	10/13/2010	265	\$16,783	\$8,891	\$25,674	649576
	23	162	350		Boulevard Manor	316	1		7/6/2010	10/15/2010	248	\$15,149	\$8,139	\$23,288	649985
	24	162	350		Boulevard Manor	123	1		9/24/2010	11/9/2010	258	\$16,218	\$8,582	\$24,800	654826
	25	162	350		Boulevard Manor	121	1		9/24/2010	11/17/2010	225	\$14,259	\$7,967	\$22,226	654827
	26	162	350		Boulevard Manor	125	1		9/24/2010	11/29/2010	298	\$18,914	\$9,128	\$28,042	654828
	27	162	350		Boulevard Manor	319	1		10/19/2010	12/10/2010	216	\$12,450	\$8,247	\$20,697	656304

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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
	61	162	350		Boulevard Manor	204	1	00303500204	6/17/19	8/5/19	352	\$21,924	\$13,079	\$35,003	79193
	62	162	350		Boulevard Manor	422	1	00303500422	7/6/2020	9/22/2020	275	\$17,796	\$13,655	\$31,451	105471
	63	162	350		Boulevard Manor	316	1	00303500316	10/31/19	1/22/20	288	\$18,562	\$13,899	\$32,461	88614
	64	162	350		Boulevard Manor	414	1	00303500414	10/31/19	1/23/20	283	\$19,154	\$13,849	\$33,003	87240
	65	162	350		Boulevard Manor	421	1	00303500421	1/30/2020	3/30/2020	264	\$16,169	\$14,552	\$30,721	96294
	66	162	350		Boulevard Manor	310	1	00303500310	1/3/2020	4/3/2020	250	\$15,825	\$12,714	\$28,539	96467
	67	162	350		Boulevard Manor	417	1	00303500417	2/10/2020	5/5/2020	239	\$17,963	\$16,543	\$34,506	97054
	68	162	350		Boulevard Manor	213	1	00303500213	11/16/2020	1/21/2021	271	\$17,864	\$14,487	\$32,351	111047
	69	162	350		Boulevard Manor	118	1	00303500118	3/30/2021	6/3/2021	255	\$16,021	\$12,512	\$28,533	116207
		Boulevard Manor		1969	Total Units	70	Upgraded	69	Remaining	1			Avg. \$ (since 2017)	\$31,073	
Briarwood															
	1	124	152		Briarwood	112	1		2/1/2008	2/25/2008	137	\$6,158	\$7,135	\$13,293	586920

P:\Maintenance\UU Master List\1.0 UU Completion Master Page 22

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	1	188	390		Burien Park	329	1		9/30/2010	11/12/2010	145	\$9,074	\$4,476	\$13,550	655652
	2	188	390		Burien Park	303	1		8/9/11	10/12/2011	288	\$18,203	\$7,662	\$25,864	678160
	3	188	390		Burien Park	306	1		9/12/11	11/30/2011	219	\$13,883	\$6,555	\$20,438	680734
	4	188	390		Burien Park	112	1		10/3/11	12/15/2011	197	\$12,557	\$6,389	\$18,946	682813
	5	188	390		Burien Park	230	1		1/23/12	2/15/2012	209	\$13,445	\$6,406	\$19,851	689423
	6	188	390		Burien Park	230	1		2/21/12	3/21/2012	193	\$12,295	\$6,838	\$19,133	691189
	7	188	390		Burien Park	2	1		9/4/12	10/9/2012	173	\$10,815	\$7,465	\$18,281	703955
	8	188	390		Burien Park	300	1		1/15/13	3/29/2013	230	\$14,278	\$7,618	\$21,896	712967
	9	188	390		Burien Park	206	1		4/15/2013	6/7/2013	259	\$16,569	\$7,775	\$24,344	721008
	10	188	390		Burien Park	114	1		10/2/2013	11/29/2013	174	\$11,046	\$6,674	\$17,720	731184
	11	188	390		Burien Park	311	1		10/2/2013	11/29/2013	161	\$10,213	\$7,244	\$17,462	731185
	12	188	390		Burien Park	109	1		10/21/2013	11/29/2013	164	\$10,318	\$7,345	\$17,663	731610
	13	188	390		Burien Park	120	1		11/6/2013	11/29/2013	163	\$10,257	\$7,349	\$17,606	732368
	14	188	390		Burien Park	203	1		12/23/2014	1/30/2015	180	\$11,492	\$8,406	\$19,898	718992
	15	188	390		Burien Park	118	1		4/2/2015	4/27/2015	197	\$12,521	\$7,663	\$20,184	772883
	16	188	390		Burien Park	319	1		4/6/2015	4/27/2015	195	\$12,331	\$7,606	\$19,937	772992
	17	188	390		Burien Park	8	1		6/19/2015	7/28/2015	199	\$12,691	\$9,073	\$21,764	778890
	18	188	390		Burien Park	316	1		6/30/2015	7/30/2015	204	\$12,932	\$8,958	\$21,889	779399
	19	188	390		Burien Park	217	1		9/1/2015	9/30/2015	173	\$10,945	\$7,729	\$18,673	783666
	20	188	390		Burien Park	322	1		9/3/2015	10/22/2015	196	\$12,205	\$8,338	\$20,543	783773
	21	188	390		Burien Park	104	1		9/3/2015	10/27/2015	174	\$10,572	\$9,338	\$19,910	784005
	22	188	390		Burien Park	7	1		9/8/2015	11/23/2015	218	\$12,945	\$9,210	\$22,155	784006
	23	188	390		Burien Park	208	1		10/9/2015	11/23/2015	192	\$11,688	\$9,197	\$20,884	786279
	24	188	390		Burien Park	205	1	00303900205	12/2/2015	1/11/2016	203	\$12,579	\$7,105	\$19,684	1644
	25	188	390		Burien Park	4	1	00303900004	12/2/2015	1/14/2016	199	\$12,355	\$7,496	\$19,851	1643
	26	188	390		Burien Park	321	1	00303900321	12/18/2015	2/10/2016	193	\$12,283	\$8,880	\$21,163	2697
	27	188	390		Burien Park	111	1	00303900111	01/19/16	2/29/2016	188	\$11,876	\$9,223	\$21,099	4333
	28	188	390		Burien Park	301	1	00303900301	1/26/2016	3/8/2016	190	\$12,050	\$9,050	\$21,100	4518
	29	188	390		Burien Park	128	1	00303900128	1/11/2016	3/11/2016	208	\$13,192	\$8,519	\$21,711	3941
	30	188	390		Burien Park	211	1	00303900211	2/19/2016	3/30/2016	197	\$12,308	\$8,122	\$20,430	6134
	31	188	390		Burien Park	216	1	00303900216	4/6/2016	5/16/2016	207	\$12,743	\$7,847	\$20,589	9068
	32	188	390		Burien Park	323	1	00303900323	01/05/17	2/28/2017	188	\$12,373	\$9,798	\$22,172	23615
	33	188	390		Burien Park	101	1	00303900101	01/06/17	2/22/2017	193	\$12,636	\$9,596	\$22,232	23762
	34	188	390		Burien Park	126	1	00303900126	03/06/17	6/5/2017	201	\$13,159	\$9,209	\$22,368	26789
	35	188	390		Burien Park	125	1	303900125	6/16/2017	8/25/2017	195	\$12,830	\$8,817	\$21,647	31605
	36	188	390		Burien Park	221	1	303900221	7/31/2017	10/10/2017	201	\$13,083	\$9,912	\$22,995	33719
	37	188	390		Burien Park	309	1	303900309	8/17/2017	11/1/2017	196	\$12,915	\$9,154	\$22,069	34680
	38	188	390		Burien Park	229	1	303900229	11/13/2017	12/29/2017	212	\$13,916	\$9,112	\$23,028	39782
	39	188	390		Burien Park	230	1	303900230	1/10/2018	2/7/2018	204	\$13,364	\$8,724	\$22,088	43067
	40	188	390		Burien Park	213	1	303900213	1/30/2018	2/27/2018	196	\$12,851	\$7,384	\$20,235	45789
	41	188	390		Burien Park	330	1	303900330	5/1/2018	7/17/2018	238	\$15,602	\$6,555	\$22,157	52907
	42	188	390		Burien Park	210	1	00303900210	7/2/2018	9/18/2018	162	\$10,597	\$8,987	\$19,584	56595
	43	188	390		Burien Park	B2	1	30900002	10/23/2018	12/14/2018	202	\$12,746	\$8,455	\$21,201	64133
	44	188	390		Burien Park	305	1	303900305	12/18/2018	3/1/2019	234	\$14,878	\$11,050	\$25,928	67955
	45	188	390		Burien Park	106	1	00303900106	1/9/2019	3/15/2019	241	\$15,616	\$10,196	\$25,812	68861
	46	188	390		Burien Park	212	1	00303900212	5/15/2019	7/5/2019	228	\$14,661	\$7,801	\$22,462	79126
	47	188	390		Burien Park	212	1	00303900212	5/15/19	7/5/19	228	\$14,661	\$7,801	\$22,462	79126
	48	188	390		Burien Park	225	1	00303900225	1/3/2020	3/27/2020	190	\$12,350	\$9,730	\$22,080	93160

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	49	188	390		Burien Park	117	1	00303900117	2/28/2020	5/22/2020	202	\$11,602	\$10,005	\$21,607	98511
	50	188	390		Burien Park	300	1	00303900300	5/6/2020	7/21/2020	231	\$13,535	\$11,355	\$24,890	102255
	51	188	390		Burien Park	303	1	00303900303	6/30/2020	9/4/2020	200	\$13,200	\$11,997	\$25,197	104853
	52	188	390		Burien Park	116	1	00303900116	9/15/2020	1/19/2021	261	\$16,709	\$13,040	\$29,749	107848
	53	188	390		Burien Park	320	1	00303900320	7/20/2021	10/26/2021	263	\$16,500	\$12,111	\$28,611	121369
	54	188	390		Burien Park	224	1	00303900224	10/1/2021	1/25/2022	274	\$17,869	\$13,985	\$31,854	124018
	55	188	390		Burien Park	310	1	00303900310	10/1/2021	2/7/2022	224	\$15,026	\$13,755	\$28,781	124171
	56	188	390		Burien Park	209	1	00303900209	12/31/2021	4/8/2022	271	\$16,381	\$13,106	\$29,487	128220
	57	188	390		Burien Park	201	1	00303900201	1/31/2022	4/21/2022	284	\$18,211	\$13,547	\$31,758	129182
	58	188	390		Burien Park	115	1	00303900115	1/31/2022	5/5/2022	232	\$14,782	\$13,104	\$27,886	130223
		Burien Park			Total Units	102	Upgraded	58	Remaining	44			Avg. \$ (since 2017)	\$24,457	
Burndale Homes															
	1	165	504		Burndale Homes	1734	3	505040020	3/1/2008	5/24/2018	312	\$20,599	\$13,091	\$33,690	48860
	2	165	504		Burndale Homes	1718K	2	00505040031	12/29/2020	2/16/2020	283	\$17,621	\$17,127	\$34,748	112084
	3	165	504		Burndale Homes	1723K	4	00505040041	5/31/2021	8/4/2021	371	\$22,618	\$21,038	\$43,656	119063
	4	165	504		Burndale Homes	1728J	2	00505040045	1/31/2022	6/8/2022	329	\$21,438	\$20,188	\$41,626	129513
	5	165	504		Burndale Homes	1728K	3	00505040034	2/15/2022	6/14/2022	372	\$23,114	\$19,246	\$42,360	130295
	6	165	504		Burndale Homes	1720K	3	00505040034	4/28/2022	6/27/2022	341	\$22,438	\$19,075	\$41,513	133222
				1971	Total Units	50	Upgraded	6	Remaining	44			Avg. \$	\$39,598.77	
Casa Juanita															
	1	130	251		Casa Juanita	205	1		9/12/2006	9/22/2006	76	\$3,409	\$4,193	\$7,602	544477
	2	130	251		Casa Juanita	318	1		9/25/2006	10/12/2006	141	\$6,256	\$4,112	\$10,369	545671
	3	130	251		Casa Juanita	306	1		10/19/2006	10/31/2006	112	\$5,007	\$4,183	\$9,190	547825
	5	130	251		Casa Juanita	103	1		10/30/2006	11/6/2006	96	\$4,297	\$4,208	\$8,505	548613
	6	130	251		Casa Juanita	12	1		2/12/2007	3/1/2007	87	\$3,824	\$4,617	\$8,441	559505
	7	130	251		Casa Juanita	315	1		3/27/2007	4/5/2007	110	\$4,944	\$4,981	\$9,925	563864
	8	130	251		Casa Juanita	210	1		5/1/2007	5/18/2007	148	\$6,430	\$4,720	\$11,151	566057
	9	130	251		Casa Juanita	310	1		12/26/2007	1/16/2008	88	\$3,935	\$4,496	\$8,430	583753
	10	130	251		Casa Juanita	116	1		12/31/2007	1/18/2008	97	\$4,274	\$4,221	\$8,495	584171
	11	130	251		Casa Juanita	314	1		6/11/2008	7/16/2008	101	\$6,206	\$4,652	\$10,857	597730
	12	130	251		Casa Juanita	307	1		8/1/2008	8/20/2008	95	\$6,042	\$4,366	\$10,408	598713
	13	130	251		Casa Juanita	203	1		8/31/2008	9/22/2008	96	\$6,061	\$4,590	\$10,650	601779
	14	125	251		Casa Juanita	211	1		11/2/2008	12/12/2008	85	\$5,165	\$4,360	\$9,524	611251
	15	130	251		Casa Juanita	320	1		12/31/2008	2/11/2009	107	\$6,075	\$4,867	\$10,942	614090
	16	130	251		Casa Juanita	120	1		2/9/2009	3/3/2009	100	\$5,733	\$4,991	\$10,725	616592
	17	130	251		Casa Juanita	207	1		2/17/2009	3/6/2009	115	\$6,252	\$4,744	\$10,995	617058
	18	130	251		Casa Juanita	212	1		3/9/2009	3/27/2009	92	\$5,872	\$5,075	\$10,947	618612
	19	130	251		Casa Juanita	110	1		3/10/2009	3/31/2009	118	\$6,703	\$4,632	\$11,336	618697
	20	130	251		Casa Juanita	312	1		4/6/2009	4/21/2009	145	\$8,530	\$5,924	\$14,454	620344
	21	130	251		Casa Juanita	16	1		3/30/2009	4/30/2009	172	\$9,935	\$6,595	\$16,529	619963
	22	130	251		Casa Juanita	218	1		4/27/2009	5/12/2009	123	\$7,184	\$4,659	\$11,843	620847
	23	130	251		Casa Juanita	309	1		5/12/2009	6/1/2009	121	\$6,896	\$5,291	\$12,187	623583

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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
	63	130	251		Casa Juanita	201	1	00202510201	7/8/2021	8/27/2021	200	\$12,920	\$13,984	\$26,904	121574
	64	130	251		Casa Juanita	319	1	00202510319	9/1/2021	11/19/2021	200	\$12,952	\$13,252	\$26,204	124316
	65	130	251		Casa Juanita	113	1	00202510113	2/1/2022	4/7/2022	215	\$14,088	\$15,510	\$29,598	131117
		Casa Juanita		1970	Total Units	80	Upgraded	65	Remaining	15			Avg. \$ (since 2017)	\$24,868	
Cascade Homes															
	1	142	403		Cascade Homes	98	1		4/9/2009	4/24/2009	204	\$12,364	\$6,125	\$18,489	620860
	2	142	403		Cascade Homes	95	1		10/24/2011	12/6/2011	201	\$11,287	\$8,857	\$20,144	684174

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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
	11	142	403		Cascade Homes	S102	3	00404030047	5/26/2021	8/16/2021	366	\$22,340	\$21,993	\$44,333	118754
	12	142	403		Cascade Homes	G101	2	00404030084	6/1/2021	8/23/1991	318	\$20,290	\$18,685	\$38,975	118945
	13	142	403		Cascade Homes	J104	2	00404030073	6/22/2021	9/8/2021	321	\$20,954	\$18,933	\$39,887	120057
	14	142	403		Cascade Homes	X103	2	00404030026	6/22/2021	9/8/2021	323	\$20,621	\$17,400	\$38,021	120057
	15	142	403		Cascade Homes	F104	3	00404030085	8/11/2021	11/30/2021	331	\$21,752	\$20,315	\$42,067	121985
	16	142	403		Cascade Homes	F103	3	00404030086	10/5/2021	2/14/2022	332	\$21,480	\$17,718	\$39,198	124250
	17	142	403		Cascade Homes	S104	3	00404030045	12/31/2021	4/14/2022	373	\$24,454	\$20,712	\$45,166	129258
	18	142	403		Cascade Homes	Z102	2	00404030019	2/7/2022	4/15/2022	315	\$20,212	\$19,434	\$39,647	130593
	19	142	403		Cascade Homes	S101	3	00404030042	4/25/2022	6/17/2022	377	\$24,578	\$24,864	\$49,442	133152
		Cascade Homes		1968	Total Units	108	Upgraded	19	Remaining	89			Avg. \$ (Since 2019)	\$37,552.60	
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
	10	120	103		Cedar Grove	1	4	00101030001	4/11/2021	7/9/2021	298	\$19,422	\$17,526	\$36,948	118326
	11	120	103		Cedar Grove	12	4	00101030002	6/21/2021	9/14/2021	296	\$19,352	\$18,185	\$37,537	121774
Cedar Grove (Sedro Woolley)				1971	Total Units	20	Upgraded	11	Remaining	9			Avg. \$ (since 2017)	\$34,899	
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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	12	127	203		College Place	32	3		10/12/2010	11/5/2010	238	\$13,712	\$8,011	\$21,723	655838
	13	127	203		College Place	16	2		2/1/2011	2/16/2011	236	\$13,804	\$9,639	\$23,443	662186
	14	127	203		College Place	25	3		2/23/2011	3/15/2011	232	\$13,273	\$9,474	\$22,747	664128
	15	127	203		College Place	4	2		5/3/2011	5/27/2011	230	\$13,543	\$9,383	\$22,926	668903
	16	127	203		College Place	28	3		5/5/2011	6/9/2011	244	\$13,561	\$10,367	\$23,928	669081
	17	127	203		College Place	38	2		5/9/2011	6/23/2011	258	\$14,742	\$10,855	\$25,597	669276
	18	127	203		College Place	18	2		8/17/2011	10/5/2011	220	\$12,968	\$12,547	\$25,515	678714
	19	127	203		College Place	39	2	RAFN (GC) - 22		5/1/2011					
	20	127	203		College Place	42	2	RAFN (GC) - 23		5/1/2011					
	21	127	203		College Place	43	2	RAFN (GC) - 24		5/1/2011					
	22	124	203		College Place	33	3		1/30/2011	4/9/2012	258	\$14,730	\$11,306	\$26,037	689738
	23	124	203		College Place	47	3		2/8/2012	4/27/2012	242	\$14,274	\$10,637	\$24,911	690374
	24	124	203		College Place	21	2		3/27/2012	4/30/2012	241	\$14,001	\$9,970	\$23,971	693825
	25	124	203		College Place	41	3		10/1/2012	10/15/2012	224	\$13,079	\$9,781	\$22,860	705739
	26	124	203		College Place	50	2		10/15/2012	10/29/2012	237	\$13,965	\$9,058	\$23,023	706739
	27	124	203		College Place	13	2		11/13/2012	12/17/2012	202	\$11,989	\$10,592	\$23,090	708644
	28	124	203		College Place	5	2		5.23/2013	8/26/2013	228	\$12,365	\$10,644	\$23,009	721410
	29	124	203		College Place	23	2		5/30/2013	8/26/2013	236	\$12,811	\$11,254	\$24,065	721812
	30	127	203		College Place	22	3		9/3/2013	12/12/2013	223	\$12,086	\$10,049	\$22,135	728161
	31	127	203		College Place	30	3		8/23/2013	12/13/2013	222	\$12,342	\$11,612	\$23,954	727527
	32	124	203		College Place	27	2		3/4/2014	4/30/2014	233	\$13,330	\$13,403	\$26,732	741241
	33	124	203		College Place	17	2		4/25/2014	7/31/2014	238	\$13,382	\$8,974	\$22,356	745173
	34	124	203		College Place	2	2		5/21/2014	8/29/2014	201	\$12,128	\$12,333	\$24,461	747563
	35	127	203		College Place	7	2	00202030007	10/31/2016	12/12/2016	298	\$18,810	\$12,018	\$30,893	20870
	36	127	203		College Place	24	3	00202030024	4/2/2018	6/21/2018	315	\$19,573	\$11,517	\$31,090	50612
	37	127	203		College Place	1	2	00202030001	5/20/2019	6/20/2019	250	\$14,768	\$14,586	\$29,354	77216
	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
	40	127	203		College Place	1333-D	2	00202030020	6/6/2021	8/9/2021	248	\$16,040	\$13,895	\$29,935	120334
	41	127	203		College Place	1165 B	3	00202030049	8/23/2021	9/30/2021	273	\$17,187	\$14,092	\$31,279	122645
	42	127	203		College Place	1349 C	2	00202030015	10/11/2021	12/23/2021	244	\$15,828	\$15,339	\$31,167	125855
	43	127	203		College Place	9	2	00202030009	1/18/2022	2/28/2022	243	\$15,785	\$16,617	\$32,402	129560
		College Place		1981	Total Units	51	Upgraded	43	Remaining	8			Avg. \$ (since 2016)	\$31,544	
Eastside Terrace															
	1	127	202		Eastside Terrace	37	2		2/29/2008	3/24/2008	218	\$9,785	\$10,623	\$20,408	589165
	2	127	202		Eastside Terrace	24	2		7/23/2009	8/20/2009	217	\$12,393	\$11,703	\$24,096	628569
	3	127	202		Eastside Terrace	46	3		8/4/2009	9/3/2009	235	\$13,053	\$10,703	\$23,755	629239
	4	127	202		Eastside Terrace	41	3		9/29/2009	11/3/2009	231	\$13,011	\$10,458	\$23,469	632619
	5	127	202		Eastside Terrace	42	3		7/1/2010	7/22/2010	239	\$13,668	\$10,448	\$24,115	649800
	6	127	202		Eastside Terrace	38	2		7/1/2010	7/29/2010	221	\$12,688	\$11,220	\$23,908	649799
	7	127	202		Eastside Terrace	28	2		3/31/2010	4/26/2010	273	\$15,852	\$11,627	\$27,479	644557
	8	127	202		Eastside Terrace	39	2		3/7/2011	4/6/2011	241	\$13,707	\$10,228	\$23,934	664930
	9	127	202		Eastside Terrace	3	2		3/14/2011	4/8/2011	258	\$14,469	\$13,130	\$27,599	665354
	10	127	202		Eastside Terrace	30	1		5/4/2011	6/30/2011	235	\$13,196	\$9,701	\$22,897	668991
	11	127	202		Eastside Terrace	4	2		10/27/2011	12/30/2011	243	\$14,737	\$11,370	\$26,107	683743

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	12	127	202		Eastside Terrace	33	1	ADA	11/30/2011	1/27/2012	221	\$12,659	\$10,504	\$23,163	686026
	13	127	202		Eastside Terrace	25	2		8/16/2012	9/17/2012	257	\$13,919	\$10,222	\$24,141	702958
	14	127	202		Eastside Terrace	2	2		11/2/2012	12/14/2012	246	\$12,976	\$10,965	\$23,940	708061
	15	127	202		Eastside Terrace	15	2		3/29/2013	5/7/2013	229	\$13,357	\$11,042	\$24,399	717985
	16	127	202		Eastside Terrace	32	1	ADA	4/23/2013	7/16/2013	250	\$13,557	\$8,820	\$22,377	719448
	17	127	202		Eastside Terrace	8	2		7/15/2013	12/23/2013	232	\$12,580	\$15,993	\$28,572	725159
	18	127	202		Eastside Terrace	21	3		8/14/2013	12/23/2013	263	\$14,154	\$13,165	\$27,319	727219
	19	127	202		Eastside Terrace	6	2		7/31/2014	10/30/2014	245	\$12,823	\$12,842	\$25,665	752687
	20	127	202		Eastside Terrace	34	1		11/10/2014	December	280	\$16,793	\$12,200	\$28,993	760113
	21	127	202		Eastside Terrace	44	3	00202020044	12/28/2015	1/28/2016	320	\$18,757	\$12,091	\$30,848	3510
	22	127	202		Eastside Terrace	27	2	00202020027	5/16/2016	6/14/2016	250	\$14,106	\$13,298	\$27,403	11235
	23	127	202		Eastside Terrace	11	2	00202020011	12/13/2016	1/30/2017	250	\$14,852	\$11,630	\$26,482	22552
	24	127	202		Eastside Terrace	26	2	00202020026	1/30/2017	3/29/2017	247	\$16,165	\$10,742	\$26,907	24793
	25	127	202		Eastside Terrace	23	2	00202020023	1/30/2017	3/29/2017	242	\$15,862	\$11,488	\$27,350	24832
	26	127	202		Eastside Terrace	8	2	00202020008	4/5/2017	6/21/2017	262	\$15,643	\$7,130	\$22,773	28194
	27	127	202		Eastside Terrace	35	1	00202020035	8/22/2017	10/30/2017	244	\$15,862	\$9,916	\$25,779	34927
	28	127	202		Eastside Terrace	1	3	00202020001	8/29/2017	11/28/2017	297	\$19,433	\$12,203	\$31,636	35631
	29	127	202		Eastside Terrace	14	2	00202020014	4/2/2018	6/26/2018	326	\$21,340	\$15,647	\$36,987	51271
	30	127	202		Eastside Terrace	16	2	00202020016	6/11/2018	9/6/2018	356	\$22,982	\$10,008	\$32,991	55042
	31	127	202		Eastside Terrace	29	3	00202020029	7/30/2018	10/11/2018	239	\$15,020	\$12,494	\$27,513	57976
	32	127	202		Eastside Terrace	43	3	00202020043	2/19/2019	4/2/2019	249	\$14,580	\$15,241	\$29,821	71421
	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	127	202		Eastside Terrace	45	3	00202020045	11/3/2019	1/2/2020	258	\$15,712	\$14,698	\$30,410	90124
	39	127	202		Eastside Terrace	13	2	00202020013	1/20/2019	3/20/2020	261	\$16,805	\$15,837	\$32,642	95139
	40	127	202		Eastside Terrace	22	2	00202020022	1/16/2020	3/23/2020	272	\$17,604	\$16,306	\$33,911	95425
	41	127	202		Eastside Terrace	40	3	00202020040	5/13/2020	7/23/2020	273	\$17,571	\$13,063	\$30,634	103145
	42	127	202		Eastside Terrace	633 C	2	00202020019	7/21/2021	9/22/2021	280	\$18,280	\$14,967	\$33,247	122279
		Eastside Terrace		1980	Total Units	50	Upgraded	42	Remaining	8			Avg. \$ (since 2017)	\$30,116	
Federal Way Houses															
	1	509	508		Federal Way Houses	2	2		4/6/2009	6/8/2009	581	\$36,182	\$10,145	\$46,326	620894
	2	509	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
	4	148	503		Firwood	255	2	00505030022	1/4/2022	5/2/2022	387	\$25,458	\$16,829	\$42,287	128796

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	5	148	503		Firwood	221	2	00505030022	1/4/2022	5/12/2022	371	\$25,363	\$17,265	\$42,628	129220
	6	148	503		Firwood	239	2	00505030015	1/20/2022	5/18/2022	405	\$25,854	\$16,921	\$42,775	129221
		Firwood Circle		1971	Total Units	50	Upgraded	6	Remaining	44			Avg. \$	\$35,478	
Forest Glen															
	-	126	250		Forest Glen	7	1		10/1/2008	11/12/2008	256	\$15,832	\$7,500	\$23,332	604911
	-	126	250		Forest Glen	19	1		5/1/2009	5/22/2009	249	\$14,020	\$8,056	\$22,077	622706
	-	126	250		Forest Glen	8	1		5/29/2009	6/29/2009	204	\$11,802	\$7,923	\$19,724	624581
	-	126	250		Forest Glen	13	1		1/15/2010	2/23/2010	201	\$12,644	\$8,549	\$21,194	639928
	-	126	250		Forest Glen	2	1		3/2/2010	3/22/2010	195	\$12,419	\$7,661	\$20,080	642787
	-	126	250		Forest Glen	35	1		7/2/2010	8/24/2010	194	\$11,292	\$8,322	\$19,615	649991
	-	126	250		Forest Glen	1	1		7/29/2010	8/31/2010	205	\$12,023	\$8,248	\$20,271	651522
	-	126	250		Forest Glen	15	1		9/10/2010	10/8/2010	192	\$11,017	\$7,841	\$18,858	653816
	-	126	250		Forest Glen	38	1		11/3/2010	12/3/2010	194	\$10,924	\$6,748	\$17,672	657166
	-	126	250		Forest Glen	12	1		12/6/2010	12/23/2010	190	\$11,785	\$6,537	\$18,322	658790
	-	126	250		Forest Glen	39	1		4/19/2011	5/12/2011	201	\$12,396	\$7,781	\$20,177	668071
	-	126	250		Forest Glen	23	1		5/23/2011	7/29/2011	180	\$10,633	\$8,749	\$19,382	670487
	-	126	250		Forest Glen	17	1		6/17/2011	7/29/2011	195	\$12,431	\$8,743	\$21,174	673478
	-	126	250		Forest Glen	18	1		8/22/2011	10/21/2011	208	\$13,232	\$8,832	\$22,064	679195
	-	126	250		Forest Glen	30	1		9/13/2011	12/19/2011	210	\$12,594	\$9,147	\$21,741	680837
	-	126	250		Forest Glen	40	2		10/4/2011	12/20/2011	216	\$13,081	\$10,188	\$23,269	683480
	-	126	250		Forest Glen	33	1		11/3/2011	12/30/2011	214	\$13,391	\$8,599	\$21,990	684593
	-	126	250		Forest Glen	29	1		1/24/2012	4/20/2012	187	\$11,386	\$8,269	\$19,654	689539
	-	126	250		Forest Glen	24	1		1/10/2014	3/25/2014	193	\$11,978	\$9,347	\$21,325	736975
	-	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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	20	126	250		Forest Glen	9	1	00202500009	07/07/16	9/30/2016	358	\$22,770	\$12,990	\$35,760	14499
	21	126	250		Forest Glen	10	1	00202500010	07/07/16	9/30/2016	327	\$20,639	\$11,948	\$32,587	14500
	22	126	250		Forest Glen	11	1	00202500011	07/07/16	9/30/2016	307	\$19,499	\$12,531	\$32,030	14501
	23	126	250		Forest Glen	12	1	00202500012	07/07/16	9/30/2016	312	\$19,832	\$12,273	\$32,105	14502
	24	126	250		Forest Glen	13	1	00202500013	07/07/16	9/30/2016	336	\$21,456	\$11,601	\$33,057	14503
	25	126	250		Forest Glen	14	1	00202500014	07/07/16	9/30/2016	312	\$19,774	\$11,750	\$31,524	14504
	26	126	250		Forest Glen	15	1	00202500015	07/07/16	9/30/2016	297	\$18,953	\$11,078	\$30,031	14505
	27	126	250		Forest Glen	16	1	00202500016	07/07/16	9/30/2016	313	\$20,025	\$11,222	\$31,247	14506
	28	126	250		Forest Glen	34	1	00202500034	08/15/16	11/9/2016	328	\$20,840	\$11,682	\$32,522	16942
	29	126	250		Forest Glen	35	1	00202500035	08/15/16	11/9/2016	336	\$21,376	\$11,633	\$32,489	16943
	30	126	250		Forest Glen	36	1	00202500036	08/15/16	11/9/2016	328	\$20,776	\$11,601	\$32,377	16944
	31	126	250		Forest Glen	37	1	00202500037	08/15/16	11/9/2016	331	\$21,055	\$11,661	\$32,716	16945
	32	126	250		Forest Glen	38	1	00202500038	08/15/16	11/9/2016	320	\$20,288	\$11,948	\$32,236	16946
	33	126	250		Forest Glen	39	1	00202500039	08/15/16	11/9/2016	339	\$21,671	\$11,699	\$33,370	16947
	34	126	250		Forest Glen	40	1	00202500040	08/15/16	11/9/2016	312	\$19,736	\$11,989	\$31,724	16948
	35	126	250		Forest Glen	20	1	00202500020	09/06/16	5/26/2017	165	\$10,831	\$10,807	\$21,638	26317
	36	126	250		Forest Glen	21	1	00202500021	09/06/16	5/26/2017	168	\$10,984	\$10,554	\$21,538	26319
	37	126	250		Forest Glen	22	1	00202500022	09/06/16	5/26/2017	162	\$10,662	\$10,685	\$21,347	26320
	38	126	250		Forest Glen	17	1	00202500017	09/06/16	5/30/2017	168	\$11,000	\$10,551	\$21,551	26313
	39	126	250		Forest Glen	18	1	00202500018	09/06/16	5/30/2017	168	\$11,096	\$10,625	\$21,721	26315
	40	126	250		Forest Glen	19	1	00202500019	09/06/16	5/30/2017	168	\$11,032	\$9,794	\$20,826	26318
		Forest Glen		1970	Total Units	40	Upgraded	40	Remaining	0			Avg. \$ (since 2016)	\$30,052	
Houghton Court															
2021500	1	153	215		Houghton Court	201	3	00202150010	5/3/2018	7/27/2018	440	\$28,784	\$15,505	\$44,289	54951
	2	153	215		Houghton Court	4	2	00202150004	5/3/2018	8/2/2018	412	\$26,908	\$15,634	\$42,542	54950
2021500	3	153	215		Houghton Court	203	3	00202150015	5/3/2018	8/3/2018	486	\$31,762	\$16,081	\$47,843	54952
2021501	4	153	215		Houghton Court	101	3	00202150101	10/15/2018	11/28/2018	297	\$17,695	\$14,816	\$32,511	64391
		Houghton Court			Total Units	15	Upgraded	4	Remaining	11			Avg. \$	\$41,796.42	
Illahee Creekside															
	1	169	296		Illahee	7	2	00202960007	1/7/2021	3/1/2021	344	\$22,376	\$18,964	\$41,340	113430
	2	169	296		Illahee	25	1	00202960025	1/7/2021	3/18/2021	324	\$21,132	\$17,626	\$38,758	113824
	3	169	158		Illahee	9	1	00202960009	5/20/2021	8/3/2021	320	\$20,768	\$17,103	\$37,871	120331
	4	169	158		Illahee	22	2	00202960022	1/7/2021	8/12/2021	344	\$22,600	\$18,633	\$41,233	113431
	5	169	158		Illahee	30	2	00202960030	1/7/2021	8/16/2021	344	\$22,408	\$17,866	\$40,274	113825
	6	169	296		Illahee	3	1	00202960003	8/2/2021	10/21/2021	320	\$20,992	\$17,669	\$38,661	123011
	7	169	296		Illahee	12	2	00202960012	8/18/2021	10/27/2021	320	\$21,056	\$17,422	\$38,478	123214
	8	169	296		Illahee	28	2	00202960028	8/26/2021	11/1/2021	320	\$18,848	\$18,116	\$36,964	123215
	9	169	296		Illahee	1	1	00202960001	9/24/2021	12/12/2021	325	\$21,275	\$17,400	\$38,675	125221
	10	169	296		Illahee	4	1	00202960004	11/1/2021	2/1/2022	314	\$20,414	\$22,336	\$42,750	126676
	11	169	296		Illahee	21	2	00202960021	12/6/2021	3/14/2022	368	\$24,016	\$22,530	\$46,546	126982
	12	169	296		Illahee	32	1	00202960032	2/25/2022	5/2/2022	352	\$22,912	\$21,627	\$44,539	130897
	13	169	158		Illahee	31	2	00202960031	5/13/2021	5/31/2022	344	\$22,472	\$21,522	\$43,994	119291

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	14	169	296		Illahee	16	1	00202960016	4/14/2022	6/29/2022	200	\$13,048	\$11,003	\$24,051	134283
		Illahee Creekside	1967		Total Units	36	Upgraded	14	Remaining	22			Avg. \$	\$39,581	
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
		Isla Crest	1959		Total Units	30	Upgraded	15	Remaining	15			Avg. \$ (since 2014 exc. Contractor)	\$34,823	
Kirkland Place															
	1	132	210		Kirkland Place	303	2		3/28/2013	5/15/2013	251	\$13,795	\$11,675	\$25,470	717814
	2	132	210		Kirkland Place	304	2		4/28/2013	7/19/2013	252	\$14,093	\$11,007	\$25,101	71879
	3	132	210		Kirkland Place	203	2		5/23/2013	7/22/2013	246	\$13,669	\$10,504	\$24,174	721411
	4	132	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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	9	124	154		Lake House	317	1		2/4/2008	2/28/2008	141	\$6,268	\$6,265	\$14,994	590212
	10	124	154		Lake House	201	1		3/19/2008	4/11/2008	171	\$7,650	\$7,344	\$13,947	592350
	11	124	154		Lake House	318	1		4/2/2008	5/16/2008	151	\$7,943	\$6,005	\$13,220	602647
	12	124	154		Lake House	107	1		9/17/2008	10/2/2008	145	\$7,843	\$5,377	\$13,811	603329
	13	124	154		Lake House	8	1		10/8/2008	11/14/2008	136	\$8,417	\$5,393	\$13,811	
	14	124	154		Lake House	212	1		12/15/2008	2/12/2009	145	\$9,253	\$5,454	\$14,707	612982
	15	124	154		Lake House	120	1		11/25/2008	1/29/2009	165	\$9,392	\$5,422	\$14,814	612421
	16	124	154		Lake House	202	1		2/27/2009	3/23/2009	147	\$8,194	\$5,997	\$14,190	617600
	17	124	154		Lake House	314	1		3/31/2009	4/17/2009	148	\$8,220	\$6,310	\$14,531	620132
	18	124	154		Lake House	6	1		4/24/2009	5/15/2009	167	\$9,263	\$6,081	\$15,344	622336
	19	124	154		Lake House	122	1		5/22/2009	6/26/2009	143	\$8,373	\$6,398	\$14,771	624613
	20	124	154		Lake House	304	1		7/6/2009	8/3/2009	147	\$9,072	\$5,858	\$14,930	627243
	21	124	154		Lake House	14	1		8/13/2009	9/14/2009	148	\$8,203	\$6,704	\$14,907	629829
	22	124	154		Lake House	110	1		10/1/2009	10/16/2009	185	\$10,867	\$6,522	\$17,389	632741
	23	124	154		Lake House	302	1		2/12/2010	2/26/2010	150	\$8,737	\$6,745	\$15,482	641560
	24	124	154		Lake House	306	1		6/1/2010	6/29/2010	186	\$9,949	\$6,318	\$16,267	648158
	25	124	154		Lake House	102	2		6/7/2010	6/30/2010	207	\$11,835	\$7,770	\$19,605	648528
	26	124	154		Lake House	108	1		10/6/2010	10/29/2010	176	\$9,861	\$6,381	\$16,242	655593
	27	124	154		Lake House	7	1		12/9/2010	12/30/2010	180	\$10,860	\$6,873	\$17,733	659193
	28	124	154		Lake House	10	1		7/13/2011	9/13/2011	164	\$9,733	\$7,538	\$17,272	675246
	29	124	154		Lake House	112	1	RA - Modified	12/19/2011	1/31/2012	243	\$14,165	\$8,348	\$22,513	687823
	30	124	154		Lake House	208	1		10/15/2012	10/31/2012	179	\$10,159	\$7,821	\$17,980	706722
	31	124	154		Lake House	216	1		2/1/2013	3/13/2013	179	\$9,670	\$7,614	\$17,285	714113
	32	124	154		Lake House	310	1		3/25/2013	5/2/2013	169	\$9,497	\$7,764	\$17,261	717580
	33	124	154		Lake House	204	1		4/1/2013	5/17/2013	169	\$9,715	\$7,740	\$17,454	718037
	34	124	154		Lake House	221	1		7/8/2013	9/19/2013	157	\$9,699	\$6,888	\$16,588	724725
	35	130	154		Lake House	220	1		8/5/2014	10/21/2014	176	\$10,207	\$7,637	\$17,844	753383
	36	130	154		Lake House	111	1		10/1/2014	December	164	\$10,457	\$8,890	\$19,347	758379
	37	124	154		Lake House	303	1		9/1/2015	10/30/2015	173	\$10,925	\$10,011	\$20,935	785140
	38	124	154		Lake House	211	1		9/29/2015	10/30/2015	173	\$10,989	\$10,081	\$21,070	785317
	39	124	154		Lake House	12	1		9/30/2015	11/30/2015	179	\$11,185	\$9,946	\$21,131	786221
	40	124	154		Lake House	206	1	00101540206	4/25/2016	5/31/2016	169	\$10,729	\$10,248	\$20,977	9992
	41	124	154		Lake House	320	1	00101540320	8/30/2016	11/22/2016	197	\$12,565	\$9,937	\$22,502	18076
	42	124	154		Lake House	114	1	00101540114	11/28/2017	2/12/2018	198	\$13,032	\$11,674	\$24,707	42302
	43	124	154		Lake House	305	1	00101540305	12/13/2017	3/2/2018	184	\$11,377	\$11,175	\$22,552	41960
	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		Lake House	218	1	00101540218	1/25/2021	3/25/2021	200	\$13,080	\$14,865	\$27,945	113826
	49	124	154		Lake House	308	1	00101540308	3/4/2021	5/21/2021	200	\$13,080	\$13,952	\$27,032	116565
	50	124	154		Lake House	202	1	00101540202	4/5/2021	6/17/2021	213	\$13,855	\$13,195	\$27,050	117425
	51	124	154		Lake House	304	1	00101540304	2/1/2022	3/31/2022	216	\$13,992	\$19,220	\$33,212	131116
	52	124	154		Lake House	219	1	00101540219	1/14/2022	4/4/2022	219	\$14,056	\$18,547	\$32,603	130672
	53	124	154		Lake House	115	1	00101540115	2/10/2022	4/29/2022	240	\$15,632	\$19,437	\$35,069	132309
	54	124	154		Lake House	301	1	00101540301	4/5/2022	6/27/2022	217	\$14,027	\$18,971	\$32,998	133490
		Lake House		1972	Total Units	70	Upgraded	54	Remaining	16			Avg. \$ (since 2017)	\$27,641	

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
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
	29	187	290		Northlake House	314	1	00202900314	9/9/2021	11/12/2021	217	\$13,931	\$13,695	\$27,626	124314
		Northlake House		1981	Total Units	38	Upgraded	29	Remaining	9			Avg. \$ (since 2017)	\$24,474	
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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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	151		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	151		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	151		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
	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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	9	125	153		Northridge II	328	1		8/27/2010	9/21/2010	186	\$10,694	\$8,659	\$19,352	650895
	10	125	153		Northridge II	31	1		11/4/2010	12/7/2010	181	\$10,273	\$7,277	\$17,550	657219
	11	125	153		Northridge II	141	1		3/3/2011	3/25/2011	182	\$10,196	\$7,409	\$17,605	664876
	12	125	151		Northridge II	117	1		3/1/2011	3/30/2011	191	\$10,905	\$7,830	\$18,735	664464
	13	125	153		Northridge II	235	1		6/30/2011	8/16/2011	187	\$10,435	\$7,300	\$17,735	673884
	14	125	153		Northridge II	247	1		7/27/2011	9/28/2011	192	\$10,678	\$7,602	\$18,281	679759
	15	125	153		Northridge II	325	1		8/25/2011	9/29/2011	182	\$10,334	\$7,517	\$17,851	679760
	16	125	153		Northridge II	233	1		9/26/2011	12/2/2011	182	\$10,487	\$8,125	\$18,612	682354
	17	125	153		Northridge II	242	1		11/7/2011	12/16/2011	190	\$10,409	\$8,128	\$18,536	684863
	18	125	153		Northridge II	137	1	ARRA	5/12/2011	12/28/2011	362	\$23,302	\$17,936	\$41,238	683778
	19	125	153		Northridge II	149	1		11/29/2011	12/30/2011	200	\$11,819	\$9,833	\$21,651	686016
	20	125	153		Northridge II	125	0	RAFN (GC) - 30		7/1/2011					
	21	125	153		Northridge II	130	0	RAFN (GC) - 31		7/1/2011					
	22	125	153		Northridge II	132	0	RAFN (GC) - 32		7/1/2011					
	23	125	153		Northridge II	134	0	RAFN (GC) - 33		7/1/2011					
	24	125	153		Northridge II	131	1	ARRA	3/30/2012	6/13/2012	389	\$24,796	\$17,821	\$42,617	694296
	25	125	153		Northridge II	337	1		12/5/2012	12/28/2012	151	\$9,576	\$6,079	\$15,654	710011
	26	125	153		Northridge II	135	1		7/23/2013	12/4/2013	161	\$10,209	\$6,579	\$16,788	726805
	27	125	153		Northridge II	244	1		5/20/2014	8/28/2014	178	\$10,804	\$7,499	\$18,304	747983
	28	125	153		Northridge II	127	1		5/1/2014	9/23/2014	172	\$10,442	\$9,270	\$19,712	747878
	29	125	153		Northridge II	219	1		5/19/2014	9/23/2014	169	\$10,332	\$9,495	\$19,827	747980
	30	125	153		Northridge II	143	1		10/31/2014	12/30/2014	189	\$12,029	\$9,100	\$21,129	760792
	31	125	153		Northridge II	29	1		10/20/2014	12/30/2014	188	\$11,543	\$9,651	\$21,194	759401
	32	125	153		Northridge II	327	1		1/6/2015	2/11/2015	178	\$10,916	\$10,786	\$21,702	763933
	33	125	153		Northridge II	121	1		3/12/2015	5/19/2015	183	\$11,633	\$11,475	\$23,107	771555
	34	125	153		Northridge II	26	1		4/27/2015	7/2/2015	168	\$10,526	\$10,984	\$21,511	776150
	35	125	153		Northridge II	334	1		8/3/2015	9/28/2015	169	\$10,729	\$10,476	\$21,205	782527
	36	125	153		Northridge II	339	1		10/13/2015	11/20/2015	179	\$11,355	\$9,526	\$20,881	326
	37	125	153		Northridge II	27	1	00101530027	11/30/2015	2/4/2016	193	\$11,945	\$9,920	\$21,865	3543
	38	125	153		Northridge II	230	1	00101530230	11/30/2015	2/4/2016	192	\$11,808	\$9,773	\$21,581	3545
	39	125	153		Northridge II	329	1	00101530329	10/28/2016	1/10/2017	191	\$11,177	\$9,628	\$20,805	21560
	40	125	153		Northridge II	333	1	00101530333	10/26/2017	1/24/2018	230	\$14,766	\$12,278	\$27,044	41195
	41	125	153		Northridge II	129	1	00101530129	11/28/2017	2/9/2018	192	\$12,464	\$11,836	\$24,300	42190
	42	125	153		Northridge II	136	1	00101530136	1/3/2018	3/12/2018	237	\$15,055	\$11,026	\$26,081	43613
	43	125	153		Northridge II	234	1	00101530234	5/2/2018	8/30/2018	197	\$12,303	\$11,290	\$23,593	57901
	44	125	153		Northridge II	30	1	00101530030	1/11/2019	3/21/2019	191	\$11,347	\$13,255	\$24,601	69045
	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
	51	125	151		Northridge II	114	1	00101510114	5/14/2021	7/16/2021	200	\$13,016	\$13,628	\$26,644	119286
	52	125	153		Northridge 2	238	1	00101530238	2/28/2022	5/4/2022	220	\$14,212	\$18,383	\$32,595	132310
		Northridge II		1975	Total Units	70	Upgraded	52	Remaining	18			Avg. \$ (since 2017)	\$26,182	

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
Northwood															
	1	189	191		Northwood	205	1		2/25/2010	3/9/2010	175	\$10,483	\$7,139	\$17,621	642337
	2	189	191		Northwood	308	1		3/5/2010	3/29/2010	189	\$10,732	\$7,195	\$17,927	643029
	3	189	191		Northwood	204	1		2/7/2011	2/23/2011	170	\$10,199	\$6,795	\$16,994	662931
	4	189	191		Northwood	208	1		3/22/2011	4/18/2011	171	\$9,794	\$6,812	\$16,606	666566
	5	189	191		Northwood	207	1		11/30/2011	1/24/2012	163	\$9,441	\$7,861	\$17,303	686116
	6	189	191		Northwood	105	1		12/14/2011	1/26/2012	178	\$9,947	\$7,394	\$17,341	687827
	7	189	191		Northwood	314	1		4/24/2013	6/21/2013	151	\$9,555	\$6,548	\$16,103	720280
	8	189	191		Northwood	203	1		5/6/2013	6/21/2013	154	\$9,706	\$6,654	\$16,360	720779
	9	189	191		Northwood	210	1		5/5/2014	8/28/2014	181	\$11,383	\$7,699	\$19,081	746624
	10	189	191		Northwood	201	1		11/15/2014	December	180	\$11,231	\$7,901	\$19,132	759744
	11	189	191		Northwood	109	1		12/30/2014	2/26/2015	162	\$10,386	\$7,364	\$17,750	764227
	12	189	191		Northwood	106	1		3/16/2015	4/29/2015	169	\$10,633	\$8,788	\$19,421	771558
	13	189	191		Northwood	305	1		4/13/2015	5/22/2015	165	\$10,501	\$8,287	\$18,787	774978
	14	189	191		Northwood	102	1		5/11/2015	6/8/2015	166	\$10,502	\$9,115	\$19,617	777449
	15	189	191		Northwood	312	1		5/29/2015	6/29/2015	170	\$10,786	\$8,918	\$19,704	778652
	16	189	191		Northwood	107	1		9/17/2015	10/19/2015	163	\$10,347	\$9,189	\$19,536	785138
	17	189	191		Northwood	301	1		9/23/2015	10/19/2015	163	\$9,998	\$9,315	\$19,313	785146
	18	189	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	189	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
	26	189	191		Northwood	211	1	00101910211	9/21/2021	12/2/2021	215	\$13,865	\$12,652	\$26,517	125219
		Northwood			Total Units	34	Upgraded	26	Remaining	8			Avg. \$ (since 2017)	\$25,281	
Northwood Square															
	1	208	467		Northwood Square	B-5	2	00404670013	3/14/2016	4/13/2016	312	\$19,678	\$14,976	\$34,653	7452
	2	208	467		Northwood Square	A-6	3	00404670006	3/2/2016	4/29/2016	333	\$21,147	\$17,179	\$38,325	6947
	3	208	467		Northwood Square	B-9	3	00404670017	5/27/2016	6/29/2016	301	\$18,790	\$12,651	\$31,441	11675
	4	208	467		Northwood Square	A-4	2	00404670004	10/3/2016	12/22/2016	297	\$18,953	\$14,260	\$33,213	18903
	5	208	467		Northwood Square	B-1	3	00404670009	10/24/2016	12/29/2016	287	\$18,319	\$15,210	\$33,529	20026
	6	208	467		Northwood Square	C-2		00404670020	02/24/17	4/27/2017	276	\$18,084	\$11,771	\$29,855	26023
	7	208	467		Northwood Square	B-8	3	40467	4/4/2017	6/19/2017	280	\$18,328	\$11,605	\$29,933	28062
	8	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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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
	19	208	467		Northwood Square	B6	2	00404670022	7/6/2021	10/14/2021	266	\$17,264	\$16,707	\$33,971	122267
		Northwood Square			Total Units	24	Upgraded	19	Remaining	5			Avg. \$ (since 2017)	\$34,406	
Pacific Court															
	1	164	365		Pacific Court	A7	2	Fully mod	1/4/2010	4/9/2010	643	\$41,293	\$17,242	\$58,535	639042
	2	164	365		Pacific Court	A8	1	Fully mod	1/4/2010	4/9/2010	525	\$33,593	\$17,017	\$50,610	639043
	-	164	365	Trashed	Pacific Court	A8	1	00303650108	3/26/2019	5/17/2019	394	\$25,446	\$12,756	\$38,202	73432
	3	164	365		Pacific Court	B10	2	00303650227	6/14/2021	10/21/2021	353	\$22,219	\$13,870	\$36,089	118852
	4	164	365		Pacific Court	B3	2	00303650114	11/2/2021	2/18/2022	294	\$19,327	\$14,868	\$34,195	125782
		Pacific Court		2009	Total Units	32	Upgraded	4	Remaining	28			Avg. \$ (since 2019)	\$36,162	
Park Royal															
	1	123	105		Park Royal	1202	2	001010501202	11/20/2020	1/27/2021	272	\$17,776	\$17,896	\$35,672	111908
	2	123	104		Park Royal	104	2	00101051104	5/3/2021	7/29/2021	273	\$17,907	\$15,101	\$33,008	119290
	3	123	105		Park Royal	1001	2	00101051101	11/23/2020	8/23/2021	320	\$21,056	\$16,002	\$37,058	111914
	4	123	105		Park Royal	108	2	00101051108	8/12/2021	10/15/2021	269	\$17,747	\$15,337	\$33,084	122830
	5	123	105		Park Royal	201	2	00101050201	9/23/2021	12/8/2021	274	\$17,878	\$13,959	\$31,837	125220
	6	123	105		Park Royal	208	2	00101051208	11/5/2021	1/14/2022	275	\$17,683	\$19,592	\$37,275	127146
				2010	Total Units	25	Upgraded	6	Remaining	19			Avg. \$	\$34,656	
Pepper Tree															
	1	122	101		Pepper Tree	10	2		4/1/2009	5/12/2009	309	\$19,813	\$9,411	\$29,224	620574
	2	122	101		Pepper Tree	28	2		6/3/2011	7/26/2011	265	\$16,257	\$10,742	\$26,999	671379
	3	122	101		Pepper Tree	17	2		8/23/2011	10/26/2011	200	\$12,632	\$10,846	\$23,478	680867
	4	122	101		Pepper Tree	21	2		9/2/2011	10/28/2011	217	\$13,721	\$10,171	\$23,892	680868
	5	122	101		Pepper Tree	19	2		4/11/2012	6/19/2012	220	\$14,044	\$9,930	\$23,974	694891
	6	122	101		Pepper Tree	11	2		4/17/2012	6/22/2012	251	\$15,647	\$10,793	\$26,440	695438
	7	122	101		Pepper Tree	32	2		10/24/2012	11/26/2012	192	\$12,200	\$8,765	\$20,965	707669
	8	122	101		Pepper Tree	29	2		4/11/2013	5/24/2013	247	\$15,711	\$9,857	\$25,568	718654
	9	122	101		Pepper Tree	16	1		6/20/2013	10/9/2013	239	\$15,020	\$8,832	\$23,852	724723
	10	122	101		Pepper Tree	20	2		5/8/2014	8/18/2014	229	\$14,349	\$12,702	\$27,051	746706
	11	122	101		Pepper Tree	39	2		5/27/2014	8/29/2014	249	\$15,525	\$12,936	\$28,461	747985
	12	122	101		Pepper Tree	33	2		4/24/2015	6/3/2015	234	\$14,140	\$11,917	\$26,056	775472
	13	122	101		Pepper Tree	15	1		5/26/2015	6/30/2015	230	\$14,356	\$10,644	\$24,999	777547
	14	122	101		Pepper Tree	12	2		9/4/2015	9/30/2015	231	\$13,784	\$10,451	\$24,235	783839
	15	122	101		Pepper Tree	37	2	00101040037	6/6/2016	7/28/2016	262	\$15,583	\$11,616	\$27,199	13311
	16	122	101		Pepper Tree	14	2	00101040014	6/8/2016	7/28/2016	262	\$16,432	\$11,696	\$28,128	13310
	17	122	101		Pepper Tree	27	2	00101040027	11/13/2017	1/29/2018	232	\$14,240	\$13,256	\$27,497	41465
	18	122	101		Pepper Tree	13	2	00101040013	1/2/2018	2/26/2018	249	\$15,739	\$12,422	\$28,161	44722
	19	122	101		Pepper Tree	24	2	00101040024	1/2/2018	2/26/2018	233	\$14,423	\$13,131	\$27,554	45559

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	20	122	101		Pepper Tree	26	2	00101040023	4/10/2018	6/29/2018	249	\$15,771	\$12,299	\$28,070	54309
	21	122	101		Pepper Tree	36	2	00101040036	10/4/2021	12/16/2021	274	\$17,826	\$14,329	\$32,155	125568
	22	122	104		Pepper Tree	30	2	00101040030	12/6/2021	2/10/2022	273	\$17,811	\$18,391	\$36,202	128365
	23	122	104		Pepper Tree	18	2	00101040018	2/1/2022	3/7/2022	272	\$17,712	\$16,139	\$33,851	130175
		Pepper Tree		2009	Total Units	30	Upgraded	23	Remaining	7			Avg. \$ (since 2017)	\$30,499	
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 House	302	1	00505520302	8/10/2020	12/22/2020	265	\$17,424	\$16,259	\$33,683	108719
	57	167	552		Southridge House	604	1	00505520604	9/1/2020	12/30/2020	261	\$17,209	\$18,100	\$35,309	108714
	58	167	552		Southridge House	614	1	00505520614	9/27/2021	1/4/2022	252	\$16,644	\$15,963	\$32,607	122285
	59	167	552		Southridge House	608	1	00505520608	12/1/2021	3/18/2022	265	\$17,826	\$12,896	\$30,722	127128
		Southridge House		1970	Total Units	80	Upgraded	59	Remaining	21			Avg. \$ (since 2017)	\$27,604	
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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	24	140	401		Valli Kee	24	3		10/30/2013	12/10/2013	144	\$9,216	\$9,218	\$18,434	732872
	25	140	401		Valli Kee	25	3		10/30/2013	12/13/2013	160	\$10,160	\$8,653	\$18,813	732873
	26	140	401		Valli Kee	26	3		10/30/2013	12/18/2013	158	\$10,206	\$8,599	\$18,805	732874
	27	140	401		Valli Kee	28	3		10/30/2013	12/24/2013	151	\$9,528	\$8,892	\$18,419	732875
	28	140	401		Valli Kee	29	3		12/9/2013	1/2/2014	151	\$9,655	\$8,800	\$18,455	734866
	29	140	401		Valli Kee	30	3		12/9/2013	1/6/2014	144	\$9,072	\$7,952	\$17,024	734868
	30	140	401		Valli Kee	31	3		12/9/2013	1/14/2014	152	\$9,752	\$6,616	\$16,368	734870
	31	140	401		Valli Kee	32	3		12/9/2013	1/17/2014	152	\$9,720	\$10,585	\$20,305	734871
	32	140	401		Valli Kee	33	4		12/9/2013	1/24/2014	160	\$10,192	\$13,745	\$23,937	734872
	33	140	401		Valli Kee	34	4		12/9/2013	1/30/2014	160	\$10,224	\$10,089	\$20,313	734873
	34	140	401		Valli Kee	35	4		12/9/2013	1/31/2014	160	\$10,208	\$10,694	\$20,902	734874
	35	140	401		Valli Kee	36	4		12/9/2013	1/31/2014	159	\$10,110	\$10,051	\$20,161	734875
	36	140	401		Valli Kee	37	3		1/2/2014	2/7/2014	150	\$9,558	\$10,642	\$20,200	736606
	37	140	401		Valli Kee	38	3		1/2/2014	2/10/2014	148	\$9,492	\$8,791	\$18,283	736607
	38	140	401		Valli Kee	39	3		1/2/2014	2/12/2014	151	\$9,655	\$7,491	\$17,146	736608
	39	140	401		Valli Kee	40	3		1/2/2014	2/14/2014	156	\$9,852	\$8,187	\$18,039	736609
	40	140	401		Valli Kee	41	3		1/2/2014	2/19/2014	150	\$9,982	\$8,341	\$18,323	736610
	41	140	401		Valli Kee	42	3		1/2/2014	2/21/2014	150	\$9,558	\$8,224	\$17,782	736611
	42	140	401		Valli Kee	43	3		1/2/2014	2/28/2014	158	\$10,334	\$8,007	\$18,341	736613
	43	140	401		Valli Kee	44	3		1/2/2014	2/28/2014	166	\$11,002	\$8,200	\$19,202	736615
	44	140	401		Valli Kee	45	3		1/2/2014	3/6/2014	155	\$10,471	\$6,937	\$17,408	738960
	45	140	401		Valli Kee	46	3		1/2/2014	3/10/2014	150	\$9,998	\$7,416	\$17,414	738961
	46	140	401		Valli Kee	301	2		2/6/2014	3/12/2014	154	\$10,358	\$8,970	\$19,328	738963
	47	140	401		Valli Kee	302	2		2/6/2014	3/14/2014	146	\$9,658	\$8,856	\$18,513	738965
	48	140	401		Valli Kee	305	2		2/6/2014	3/24/2014	146	\$9,202	\$8,854	\$18,056	738956
	49	140	401		Valli Kee	306	2		2/6/2014	2/25/2014	146	\$9,330	\$8,660	\$17,990	738958
	50	140	401		Valli Kee *	97	3		2/14/2014	3/26/2014	199	\$2,990	\$23,161	\$26,151	739578
	51	140	401		Valli Kee *	98	3		2/14/2014	3/26/2014	205	\$3,315	\$22,830	\$26,145	739580
	52	140	401		Valli Kee *	99	3		2/14/2014	3/26/2014	201	\$3,120	\$22,841	\$25,961	739582
	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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	72	140	401		Valli Kee	87	4		2/16/2014	5/16/2014	162	\$10,226	\$11,241	\$21,467	744723
	73	140	401		Valli Kee	88	4		2/16/2014	5/21/2014	159	\$9,999	\$10,853	\$20,851	744724
	74	140	401		Valli Kee	86	2		2/16/2014	5/29/2014	143	\$9,087	\$7,774	\$16,861	744722
	75	140	401		Valli Kee	81	3		2/16/2014	5/30/2014	154	\$9,818	\$8,446	\$18,263	745579
	76	140	401		Valli Kee	82	3		2/16/2014	6/9/2014	148	\$9,428	\$10,344	\$19,772	745580
	77	140	401		Valli Kee	89	4		2/16/2014	6/12/2014	159	\$10,053	\$12,317	\$22,370	744725
	78	140	401		Valli Kee	65	4		2/16/2014	6/16/2014	152	\$9,560	\$11,406	\$20,966	750050
	79	140	401		Valli Kee	66	4		2/16/2014	6/17/2014	140	\$8,812	\$11,667	\$20,479	750053
	80	140	401		Valli Kee	83	2		2/16/2014	6/24/2014	149	\$9,397	\$10,005	\$19,402	744719
	81	140	401		Valli Kee	84	2		2/16/2014	6/25/2014	161	\$10,209	\$9,009	\$19,218	744720
	82	140	401		Valli Kee	85	4		2/16/2014	6/30/2014	166	\$10,470	\$11,387	\$21,857	744721
	83	140	401		Valli Kee	90	4		2/16/2014	7/7/2014	149	\$9,429	\$10,857	\$20,286	744726
	84	140	401		Valli Kee	77	3		6/6/2014	7/14/2014	154	\$9,658	\$9,210	\$18,868	750333
	85	140	401		Valli Kee	78	3		6/6/2014	7/17/2014	163	\$10,275	\$9,670	\$19,945	750334
	86	140	401		Valli Kee	50	1		6/6/2014	7/18/2014	151	\$9,639	\$7,064	\$16,702	750335
	87	140	401		Valli Kee	51	1		6/6/2014	7/22/2014	156	\$9,916	\$7,707	\$17,623	750336
	88	140	401		Valli Kee	49	1		6/6/2014	7/24/2014	140	\$9,088	\$7,419	\$16,507	750338
	89	140	401		Valli Kee	52	1		6/6/2014	7/24/2014	138	\$8,990	\$7,843	\$16,833	750339
	90	140	401		Valli Kee	64	3		6/6/2014	7/29/2014	155	\$9,787	\$9,211	\$18,998	750342
	91	140	401		Valli Kee	63	3		6/6/2014	7/31/2014	156	\$10,792	\$9,954	\$20,746	750343
	92	140	401		Valli Kee	58	1		7/8/2014	8/12/2014	134	\$8,422	\$7,324	\$15,745	752181
	93	140	401		Valli Kee	57	1		7/8/2014	8/13/2014	128	\$8,064	\$7,441	\$15,505	752654
	94	140	401		Valli Kee	55	1		7/8/2014	8/14/2014	135	\$8,487	\$7,193	\$15,680	752655
	95	140	401		Valli Kee	56	1		7/8/2014	8/15/2014	128	\$8,160	\$7,309	\$15,469	752658
	96	140	401		Valli Kee	59	3		7/8/2014	8/18/2014	160	\$10,208	\$10,034	\$20,242	752183
	97	140	401		Valli Kee	60	3		7/8/2014	8/19/2014	164	\$10,436	\$6,043	\$16,479	752659
	98	140	401		Valli Kee	61	3		7/8/2014	8/20/2014	152	\$9,656	\$9,303	\$18,959	752660
	99	140	401		Valli Kee	62	3		7/8/2014	8/22/2014	152	\$9,528	\$9,949	\$19,477	753263
	100	140	401		Valli Kee	101	2		7/8/2014	9/11/2014	140	\$8,780	\$9,132	\$17,912	754871
	101	140	401		Valli Kee	72	3		6/10/2014	9/17/2014	152	\$9,624	\$9,211	\$18,835	754858
	102	140	401		Valli Kee	69	3		7/8/2014	9/18/2014	154	\$9,722	\$9,301	\$19,023	754859
	103	140	401		Valli Kee	70	3		6/10/2014	9/19/2014	151	\$9,495	\$9,194	\$18,689	754860
	104	140	401		Valli Kee	71	3		6/10/2014	9/22/2014	153	\$9,625	\$9,433	\$19,058	754861
	105	140	401		Valli Kee	53	1		6/10/2014	9/26/2014	136	\$8,616	\$7,179	\$15,795	754862
	106	140	401		Valli Kee	54	1		6/10/2014	9/29/2014	141	\$9,403	\$9,826	\$19,229	754863
	107	140	401		Valli Kee	73	4		7/8/2014	9/30/2014	160	\$10,112	\$11,600	\$21,712	754864
	108	140	401		Valli Kee	74	4		7/8/2014	10/2/2014	165	\$10,437	\$11,444	\$21,881	754867
	109	140	401		Valli Kee	75	4		7/8/2014	10/6/2014	168	\$10,632	\$10,935	\$21,567	754868
	110	140	401		Valli Kee	76	4		7/8/2014	10/7/2014	166	\$10,598	\$10,550	\$21,148	754869
	111	140	401		Valli Kee	82	3	00404010082	8/1/2019	9/4/2019	231	\$14,162	\$14,570	\$28,732	82066
	112	140	401		Valli Kee	11	2	00404010011	6/11/2021	10/28/2021	265	\$22,373	\$14,372	\$36,745	120314
		Valli Kee		1968	Total Units	114	Upgraded	112	Remaining	2			Avg. \$ (since 2019)	\$32,738.62	
Wayland Arms															
	1	149	550		Wayland Arms	408	0 to a 1		9/5/2006	9/28/2006	185	\$8,369	\$5,252	\$13,622	543541
	2	149	550		Wayland Arms	318	1		9/20/2006	10/6/2006	188	\$8,379	\$6,324	\$14,703	544474

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	3	149	550		Wayland Arms	303	0 to a 1		11/1/2006	11/14/2006	181	\$4,852	\$8,125	\$12,977	548860
	4	149	550		Wayland Arms	106	0 to a 1		2/1/2007	2/22/2007	188	\$8,525	\$4,932	\$13,458	558686
	5	149	550		Wayland Arms	216	1		5/29/2007	6/13/2007	188	\$8,054	\$3,537	\$11,590	567945
	6	149	550		Wayland Arms	105	0 to a 1		6/18/2007	7/27/2007	178	\$7,917	\$4,566	\$12,480	571074
	7	149	550		Wayland Arms	203	Alcove		6/27/2008	7/21/2008	225	\$14,004	\$5,621	\$19,625	597532
	8	149	550		Wayland Arms	201	Alcove		7/14/2008	8/13/2008	229	\$14,314	\$4,025	\$18,339	598436
	9	149	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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	51	149	550		Wayland Arms	215	1	505500125	10/31/2018	12/19/2018	297	\$19,824	\$11,859	\$31,683	64719
	52	149	550		Wayland Arms	210	2	00505500210	8/2/2021	11/18/2021	355	\$22,725	\$13,367	\$36,092	122276
	53	149	550		Wayland Arms	101	2	00505500101	9/28/2021	12/13/2021	341	\$22,418	\$14,247	\$36,665	123812
	54	149	550		Wayland Arms	106	2	00505500106	9/28/2021	12/16/2021	346	\$22,041	\$13,817	\$35,858	123756
	55	149	550		Wayland Arms	418	2	00505500418	12/18/2021	3/29/2022	270	\$17,550	\$15,453	\$33,003	127221
		Wayland Arms		1968	Total Units	67	Upgraded	55	Remaining	12			Avg. \$ (since 2017)	\$34,179	
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	250	156		Westminster Manor	208	1	00101560208	1/22/2016	2/29/2016	209	\$13,297	\$10,244	\$23,541	5248
	15	250	156		Westminster Manor	316	1	00101560316	1/18/2016	2/29/2016	217	\$13,745	\$10,154	\$23,899	5246
	16	250	156		Westminster Manor	204	1	00101560204	2/9/2016	3/24/2016	232	\$14,208	\$8,178	\$22,386	6042
	17	250	156		Westminster Manor	212	1	00101560212	3/7/2016	4/29/2016	223	\$14,111	\$10,063	\$24,174	8230
	18	250	156		Westminster Manor	403	1	00101560403	08/02/16	10/28/16	241	\$15,409	\$8,655	\$24,064	15650
	19	250	156		Westminster Manor	116	1	00101560116	08/02/16	10/28/16	240	\$15,318	\$8,665	\$23,983	15648
	20	250	156		Westminster Manor	413	1	00101560413	8/8/2016	11/21/2016	233	\$14,857	\$9,356	\$24,213	16452
	21	250	156		Westminster Manor	210	1	00101560210	10/5/2016	12/16/2016	249	\$15,833	\$9,098	\$24,931	20246
	22	250	156		Westminster Manor	302	1	00101560302	11/14/2016	12/20/2016	233	\$14,889	\$9,216	\$24,105	21558
	23	250	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	250	156		Westminster Manor	209	1	00101560209	5/12/2018	9/28/2018	198	\$12,180	\$10,564	\$22,744	54662
	27	250	156		Westminster Manor	308	1	00101560308	8/3/2018	10/26/2018	200	\$12,236	\$12,711	\$24,947	58683
	28	250	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
	31	250	156		Westminster Manor	113	1	00101560113	11/4/2021	1/19/2022	217	\$14,051	\$15,292	\$29,343	127483
	32	250	156		Westminster Manor	410	1	00101560410	4/8/2022	6/30/2022	216	\$14,120	\$15,507	\$29,627	133615
		Westminster		2013	Total Units	60	Upgraded	32	Remaining	28			Avg. \$ (since 2017)	\$26,069	
Yardley Arms															
	1	163	353		Yardley Arms	110	1		7/6/2006	7/28/2006	154	\$6,886	\$6,746	\$13,633	538979

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	2	163	353		Yardley Arms	211	1		7/26/2006	8/8/2006	131	\$5,773	\$6,488	\$12,261	540028
	3	163	353		Yardley Arms	216	1		5/10/2007	5/25/2007	134	\$5,695	\$4,680	\$10,375	566855
	4	163	353		Yardley Arms	315	1		7/1/2008	7/23/2008	243	\$15,075	\$7,440	\$22,516	597569
	5	163	353		Yardley Arms	313	1		7/1/2008	7/28/2008	228	\$13,354	\$7,440	\$20,794	597570
	6	163	353		Yardley Arms	218	1		1/23/2009	2/20/2009	284	\$17,674	\$7,993	\$25,667	614611
	7	163	353		Yardley Arms	311	1		2/5/2009	3/11/2009	229	\$14,643	\$7,473	\$22,115	616071
	8	163	353		Yardley Arms	205	1		3/31/2009	4/22/2009	278	\$17,670	\$6,953	\$24,623	620151
	9	163	353		Yardley Arms	103	1		6/2/2009	7/27/2009	200	\$12,424	\$8,467	\$20,891	625030
	10	163	353		Yardley Arms	106	1		8/19/2009	9/17/2009	233	\$15,091	\$7,313	\$22,404	630229
	11	163	353		Yardley Arms	319	1		12/21/2009	Complete	262	\$16,009	\$6,410	\$22,419	638555
	12	163	353		Yardley Arms	203	1		6/3/2010	7/15/2010	229	\$13,450	\$7,109	\$20,559	648499
	13	163	353		Yardley Arms	105	1		5/28/2010	7/22/2010	223	\$13,669	\$8,004	\$21,673	648240
	14	163	353		Yardley Arms	108	1		6/21/2010	7/27/2010	225	\$13,889	\$6,391	\$20,279	649293
	15	163	353		Yardley Arms	220	1		7/6/2010	9/29/2010	234	\$13,786	\$8,193	\$21,979	649984
	16	163	353		Yardley Arms	223	1		7/27/2010	10/1/2010	148	\$9,396	\$8,268	\$17,664	651321
	17	163	353		Yardley Arms	202	1		7/28/2010	10/4/2010	211	\$13,371	\$6,820	\$20,191	651332
	18	163	353		Yardley Arms	219	1		10/8/2010	12/6/2010	254	\$15,339	\$7,068	\$22,407	655909
	19	163	353		Yardley Arms	316	1		11/30/2010	1/21/2011	256	\$16,029	\$7,673	\$23,702	658616
	20	163	353		Yardley Arms	104	1		12/9/2010	1/28/2011	240	\$14,587	\$6,023	\$20,610	659212
	21	163	353		Yardley Arms	117	1		1/27/2011	3/23/2011	258	\$15,767	\$8,126	\$23,893	662168
	22	163	353		Yardley Arms	309	1		2/7/2011	3/24/2011	283	\$17,455	\$6,485	\$23,940	662886
	23	163	353		Yardley Arms	101	1		3/31/2011	5/31/2011	241	\$14,997	\$7,662	\$22,659	667497
	24	163	353		Yardley Arms	118	1		6/12/11	7/22/2011	231	\$14,041	\$7,407	\$21,448	672670
	25	163	353		Yardley Arms	301	1		8/2/11	9/20/2011	275	\$17,429	\$8,093	\$25,523	677242
	26	163	353		Yardley Arms	107	1		8/4/11	9/27/2011	200	\$12,802	\$7,222	\$20,024	677497
	27	163	353		Yardley Arms	102	1	RAFN (GC) - 43		4/1/2011					
	28	163	353		Yardley Arms	113	1	RAFN (GC) - 44		4/1/2011					
	29	163	353		Yardley Arms	119	1	RAFN (GC) - 45		4/1/2011					
	30	163	353		Yardley Arms	221	1		3/30/12	6/7/2012	258	\$15,019	\$8,678	\$23,697	694097
	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	\$24,344	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

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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
	56	163	352		Yardley Arms	201	1	00303533201	12/17/2020	3/24/2022	255	\$19,101	\$13,823	\$32,924	127132
		Yardley Arms		1970	Total Units	67	Upgraded	56	Remaining	11			Avg. \$ (since 2017)	\$26,564	
EGIS Partnership															
Brittany Park															
	1	164	354	EGIS	Brittany Park	206	1		11/27/2006	12/19/2006	123	\$5,412	\$5,763	\$11,175	551307
	2	164	354	EGIS	Brittany Park	110	1		6/1/2007	7/5/2007	158	\$6,715	\$5,028	\$11,743	569061
	3	164	354	EGIS	Brittany park	114	1		3/4/2010	4/26/2010	229	\$13,779	\$6,558	\$20,337	642864
	4	164	354	EGIS	Brittany Park	209	1	ARRA	5/3/2010	8/18/2010	425	\$27,275	\$15,729	\$43,004	646868
	5	164	354	EGIS	Brittany Park	315	1		5/11/2011	6/23/2011	258	\$16,630	\$7,753	\$24,383	669555
	6	164	354	EGIS	Brittany Park	113	1	ARRA	6/1/2011	9/1/2011	390	\$25,110	\$15,217	\$40,327	670909
	7	164	354	EGIS	Brittany Park	115	1	ARRA	7/5/2011	9/30/2011	366	\$23,692	\$18,085	\$41,778	674110
	8	164	354	EGIS	Brittany Park	310	1		5/21/2012	7/30/2012	234	\$13,277	\$7,518	\$20,795	697417
	9	164	354	EGIS	Brittany Park	204	1		3/31/2013	5/30/2013	249	\$15,985	\$8,727	\$24,712	720063
	10	164	354	EGIS	Brittany Park	107	1		1/22/2014	4/18/2014	293	\$16,831	\$9,827	\$26,658	737807
	11	164	354	EGIS	Brittany Park	311	1		3/2/2014	4/28/2014	251	\$15,935	\$9,949	\$25,884	741100
	12	164	354	EGIS	Brittany Park	312	1		2/23/2015	3/30/2015	216	\$13,470	\$9,857	\$23,327	768049
	13	164	354	EGIS	Brittany Park	112	1		2/9/2015	3/24/2015	229	\$14,525	\$10,261	\$24,786	768312
	14	164	354	EGIS	Brittany Park	301	1		7/29/2015	9/28/2015	213	\$13,425	\$10,279	\$23,703	781294
	15	164	354	EGIS	Brittany Park	203	1		8/20/2015	9/24/2015	239	\$14,986	\$10,193	\$25,179	782791
	16	164	354	EGIS	Brittany Park	305	1	00303540305	1/29/2016	3/10/2016	201	\$12,741	\$10,994	\$23,735	4713
	17	164	354	EGIS	Brittany Park	314	1	00303540314	3/1/2016	4/29/2016	202	\$12,750	\$9,759	\$22,509	6576
	18	164	354	EGIS	Brittany Park	202	1	00303540202	7/6/2016	9/29/2016	300	\$18,795	\$10,567	\$29,362	14184
	19	164	354	EGIS	Brittany Park	308	1	00303540308	01/04/17	3/22/2017	201	\$13,212	\$11,300	\$24,513	23616
	20	164	354	EGIS	Brittany Park	206	1	303540206	3/24/2017	4/28/2017	196.0	\$12,780	\$9,447	\$22,227	27585
	21	164	354	EGIS	Brittany Park	215	1	00303540215	03/10/17	5/8/2017	198	\$13,010	\$9,944	\$22,954	26872
	22	164	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
	30	164	354	EGIS	Brittany Park	216	1	00303540216	5/24/2021	7/29/2021	248	\$16,099	\$15,269	\$31,368	118549
	31	164	354	EGIS	Brittany Park	204	1	00303540204	6/23/2021	8/24/2021	246	\$14,460	\$10,934	\$25,394	120148
	32	164	354	EGIS	Brittany Park	303	1	00303540303	9/27/2021	12/15/2021	272	\$17,647	\$13,307	\$30,954	123886
	33	164	354	EGIS	Brittany Pk	214	1	00303540214	12/23/2021	3/10/2022	275	\$18,672	\$13,742	\$32,414	128274
		Brittany Park		1970	Total Units	43	Upgraded	33	Remaining	10			Avg. \$ (since 2017)	\$27,413	

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
Casa Madrona															
	1	168	553	EGIS	Casa Madrona	106	1		6/28/2007	7/13/2007	134	5,695	\$5,313	\$11,008	570357
	2	168	553	EGIS	Casa Madrona	123	1		1/23/2009	1/23/2009	184	10,991.18	\$6,134	\$17,125	614311
	3	168	553	EGIS	Casa Madrona	266	1		2/27/2009	3/24/2009	160	9,678.39	\$7,411	\$17,090	617954
	4	168	553	EGIS	Casa Madrona	118	1		2/24/2011	3/23/2011	194	11,582.07	\$5,371	\$16,953	664610
	5	168	553	EGIS	Casa Madrona	112	1		4/20/2011	6/6/2011	279	17,003.64	\$6,475	\$23,479	668188
	6	168	553	EGIS	Casa Madrona	107	1	Capital Const - 3		1/1/2010					
	7	168	553	EGIS	Casa Madrona	132	1	Capital Const - 4		1/1/2010					
	8	168	553	EGIS	Casa Madrona	103	1	Capital Const - 5		1/1/2010					
	9	168	553	EGIS	Casa Madrona	121	1		1/9/2012	2/27/2012	229	\$14,533	\$6,584	\$21,117	688546
	10	168	553	EGIS	Casa Madrona	268	1		4/2/2012	5/29/2012	180	\$11,616	\$6,473	\$18,088	694307
	11	168	553	EGIS	Casa Madrona	269	1		4/2/2012	5/26/2012	185	\$11,839	\$5,792	\$17,631	694309
	12	168	553	EGIS	Casa Madrona	270	1		5/1/2012	7/17/2012	224	\$11,788	\$7,338	\$19,126	696139
	13	168	553	EGIS	Casa Madrona	248	1		10/24/2012	12/7/2012	191	\$12,279	\$6,798	\$19,549	707382
	14	168	553	EGIS	Casa Madrona	255	1		3/12/2013	6/6/2013	257	\$15,640	\$7,038	\$22,678	717234
	15	168	553	EGIS	Casa Madrona	247	1		7/10/2013	9/26/2013	241	\$15,345	\$7,183	\$22,528	725561
	16	168	354	EGIS	Casa Madrona	108	1		2/28/2014	5/23/2014	187	\$11,939	\$6,692	\$18,631	739677
	17	168	553	EGIS	Casa Madrona	256	1		7/31/2014	10/23/2014	253	\$15,685	\$7,835	\$23,520	755857
	18	168	553	EGIS	Casa Madrona	257	1		8/3/2014	10/28/2014	205	\$12,506	\$8,714	\$21,220	755858
	19	168	553	EGIS	Casa Madrona	236	1		3/2/2015	4/16/2015	202	\$12,430	\$8,372	\$20,802	770683
	20	168	553	EGIS	Casa Madrona	117	1		2/23/2015	4/16/2015	203	\$12,279	\$8,430	\$20,709	769425
	21	168	553	EGIS	Casa Madrona	252	1		4/21/2015	5/29/2015	206	\$13,098	\$8,785	\$21,883	775147
	22	168	553	EGIS	Casa Madrona	128	1		4/23/2015	5/29/2015	210	\$13,426	\$9,196	\$22,622	775326
	23	168	553	EGIS	Casa Madrona	246	1		4/28/2015	5/29/2015	203	\$12,899	\$8,491	\$21,390	775522
	24	168	553	EGIS	Casa Madrona	245	1		6/1/2015	6/30/2015	191	\$12,083	\$8,976	\$21,059	777751
	25	168	553	EGIS	Casa Madrona	101	2		6/1/2015	6/30/2015	187	\$11,799	\$10,050	\$21,849	777733
	26	168	553	EGIS	Casa Madrona	238	1		6/8/2015	7/21/2015	204	\$12,868	\$9,593	\$22,461	778243
	27	168	553	EGIS	Casa Madrona	250	1		6/8/2015	7/21/2015	211	\$13,451	\$9,713	\$23,165	778244
	28	168	553	EGIS	Casa Madrona	264	1		6/30/2015	8/27/2015	205	\$12,989	\$8,667	\$21,655	779918
	29	168	553	EGIS	Casa Madrona	234	1		9/17/2015	11/30/2015	254	\$15,267	\$9,094	\$24,361	786176
	30	168	553	EGIS	Casa Madrona	267	1	00505530267	2/16/2016	3/25/2016	208	\$13,232	\$8,594	\$21,826	5888
	31	168	553	EGIS	Casa Madrona	109	1	00505530109	3/11/2016	6/7/2016	215	\$13,805	\$9,444	\$23,249	7530
	32	168	553	EGIS	Casa Madrona	102	1	00505530102	7/7/2016	8/19/2016	203	\$12,851	\$9,731	\$22,582	14248
	33	168	553	EGIS	Casa Madrona	126	1	00505530126	7/7/2016	8/29/2016	209	\$13,217	\$10,106	\$23,322	14249
	34	168	553	EGIS	Casa Madrona	111	1	00505530111	08/02/16	10/24/16	202	\$12,894	\$10,493	\$23,387	16008
	35	168	553	EGIS	Casa Madrona	239	1	00505530239	08/04/46	10/24/16	207	\$13,275	\$9,589	\$22,864	16009
	36	168	553	EGIS	Casa Madrona	260	1	00505530260	11/16/2016	12/18/2016	191	\$12,191	\$9,223	\$21,414	21265
	37	168	553	EGIS	Casa Madrona	114	1	00505530114	11/7/2016	12/27/2016	193	\$12,257	\$9,032	\$21,289	20912
	38	168	553	EGIS	Casa Madrona	253	1	00505530253	11/7/2016	12/28/2016	185	\$11,705	\$8,879	\$20,584	20911
	39	168	553	EGIS	Casa Madrona	113	1	00505530113	01/31/17	4/5/2017	225	\$14,759	\$9,876	\$24,635	24883
	40	168	554	EGIS	Casa Madrona	265	1	00505540265	2/8/2018	4/17/2018	236	\$15,467	\$8,538	\$24,005	46873
	41	168	553	EGIS	Casa Madrona	240	1	505530240	7/25/2018	10/18/2018	253	\$15,622	\$10,218	\$25,840	60078
	42	168	553	EGIS	Casa Madrona	249	1	505530249	12/13/2018	2/1/2019	251	\$15,472	\$13,935	\$29,407	67450
	43	168	553	EGIS	Casa Madrona	110	1	00505530110	12/3/2018	3/25/2019	455	\$27,620	\$17,118	\$44,738	66631
	44	168	553	EGIS	Casa Madrona	235	1	00505530235	5/2/2019	6/22/2019	173	\$10,263	\$11,182	\$21,444	75789
	45	168	553	EGIS	Casa Madrona	115	1	00505530115	10/8/19	1/10/20	286	\$22,029	\$13,050	\$35,079	86903

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	46	168	553	EGIS	Casa Madrona	233	1	00505530115	11/30/19	1/24/20	263	\$17,055	\$12,880	\$29,935	93707
	47	168	553	EGIS	Casa Madrona	104	1	00505530104	12/17/2020	3/12/2020	238	\$15,778	\$11,323	\$27,101	96464
	48	168	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
	53	168	553	EGIS	Casa Madrona	244	2	00505530244	10/5/2021	12/21/2021	272	\$17,796	\$13,695	\$31,491	124584
	54	168	553	EGIS	Casa Madrona	106	2	00505530106	12/21/2021	3/7/2022	299	\$19,827	\$11,515	\$31,342	128334
		Casa Madrona		1973	Total Units	70	Upgraded	54	Remaining	16			Avg. \$ (since 2017)	\$28,955	
		Eastbridge		2010	Total Units	13	Newly Built	13							
		Fairwind		2013	Total Units	87	Newly Built	87							
		Greenriver Homes			CCD Renovated 2012										
				1958	Total Units	70	Upgraded	70	Remaining	0					
		Gustaves Manor													
	1	149	554	EGIS	Gustaves Manor	506	1		1/6/2009	1/22/2009	184	\$11,603	\$7,763	\$19,367	614156
	2	149	554	EGIS	Gustaves Manor	309	1		3/2/2009	3/13/2009	213	\$13,254	\$6,638	\$19,892	617931
	3	149	554	EGIS	Gustaves Manor	102	1		4/2/2009	4/14/2009	156	\$9,592	\$4,240	\$13,832	620294
	4	149	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	149	554	EGIS	Gustaves Manor	101	1	00505540101	2/16/2016	4/6/2016	199	\$12,715	\$9,254	\$21,969	5886
	10	149	554	EGIS	Gustaves Manor	313	1	00505540313	5/2/2016	5/27/2016	200	\$12,302	\$9,691	\$21,993	10598
	11	149	554	EGIS	Gustaves Manor	311	1	00505540311	6/28/2016	7/27/2016	246	\$15,710	\$9,678	\$25,388	13515
	12	149	554	EGIS	Gustaves Manor	304	1	00505540304	7/5/2016	7/29/2016	198	\$12,404	\$9,540	\$21,943	14051
	13	149	554	EGIS	Gustaves Manor	502	1	00505540502	7/29/2016	8/31/2016	241	\$15,273	\$9,771	\$25,044	15653
	14	149	554	EGIS	Gustaves Manor	314	1	00505540314	8/8/2016	9/20/2016	237	\$15,027	\$10,612	\$25,639	16011
	15	149	554	EGIS	Gustaves Manor	404	1	00505540404	09/16/16	10/31/16	260	\$16,507	\$9,489	\$25,996	18791
	16	149	554	EGIS	Gustaves Manor	201	1	00505540201	10/13/2016	12/6/2016	239	\$15,223	\$10,746	\$25,969	19555
	17	149	554	EGIS	Gustaves Manor	202	1	00505540202	12/15/16	2/7/2017	222	\$14,555	\$10,247	\$24,802	22792
	18	149	554	EGIS	Gustaves Manor	503	1	00505540503	2/1/2017	2/28/2017	193	\$12,643	\$10,961	\$23,604	24884
	19	149	554	EGIS	Gustaves Manor	302	1	00505540302	02/24/17	4/10/2017	219	\$14,301	\$9,096	\$23,397	26022
	20	149	554	EGIS	Gustaves Manor	305	1	505540305	4/19/2017	6/23/2017	199	\$13,104	\$10,674	\$23,777	28828
	21	149	554	EGIS	Gustaves Manor	403	1	505540403	6/26/2017	7/25/2017	230	\$15,186	\$10,802	\$25,988	32039
	22	149	554	EGIS	Gustaves Manor	203	1	505540203	7/5/2017	8/17/2017	211	\$13,793	\$11,511	\$25,304	32415
	23	149	554	EGIS	Gustaves Manor	103	1	505540103	8/21/2017	9/29/2017	205	\$13,338	\$11,357	\$24,695	35021
	24	149	554	EGIS	Gustaves Manor	310	1	505540310	8/21/2017	11/28/2017	198	\$12,921	\$11,994	\$24,915	35830

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	25	149	554	EGIS	Gustaves Manor	504	1	505540504	9/11/2017	11/30/2017	198	\$12,729	\$11,361	\$24,090	35975
	26	149	554	EGIS	Gustaves Manor	303	1	505540303	12/4/2017	1/18/2018	240	\$15,731	\$11,826	\$27,556	41168
	27	149	554	EGIS	Gustaves Manor	501	1	505540501	2/20/2018	3/30/2018	212	\$13,955	\$10,474	\$24,429	47327
	28	149	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	146	450	EGIS	Mardi Gras	105	1		10/31/2006	11/17/2006	135	\$6,068	\$3,205	\$9,273	548858
	2	146	450	EGIS	Mardi Gras	207	1		1/2/2007	1/22/2007	50	\$2,223	\$3,819	\$6,042	
	3	146	450	EGIS	Mardi Gras	222	1		2/28/2007	3/14/2007	144	\$6,164	\$4,469	\$10,633	561454
	4	146	450	EGIS	Mardi Gras	112	1		6/6/2007	6/18/2007	137	\$6,165	\$4,320	\$10,485	568704
	5	146	450	EGIS	Mardi Gras	301	1		8/1/2007	8/22/2007	156	\$6,915	\$4,474	\$11,389	572983
	6	146	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	146	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	146	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
	25	146	450	EGIS	Mardi Gras	216	1	00404500216	6/16/2021	9/3/2021	269	\$17,472	\$12,668	\$30,140	121224
	26	146	450	EGIS	Mardi Gras	107	1	00404500107	6/30/2021	9/13/2021	244	\$15,978	\$12,449	\$28,427	121226
	27	146	450	EGIS	Mardi Gras	313	1	00404500313	10/25/2021	1/24/2022	232	\$16,146	\$13,573	\$29,719	126909
	28	146	450	EGIS	Mardi Gras	218	1	00404500313	4/20/2022	6/30/2022	220	\$14,669	\$11,374	\$26,043	133562
		Mardi Gras		1970	Total Units	35	Upgraded	28	Remaining	7			Avg. \$ (since 2019)	\$28,531	
Munro Manor															
	1	163	352	EGIS	Munro Manor	11	1		10/2/2006	10/23/2006	187	\$8,228	\$4,019	\$12,237	546285

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	2	163	352	EGIS	Munro Manor	103	1		10/16/2007	10/22/2007	183	\$8,235	\$5,596	\$13,831	578705
	3	163	352	EGIS	Munro Manor	10	1		1/8/2009	2/5/2009	212	\$13,780	\$6,751	\$21,189	613895
	4	163	352	EGIS	Munro Manor	121	1		2/22/2010	4/8/2010	216	\$13,728	\$7,675	\$21,403	641972
	5	163	352	EGIS	Munro Manor	119	1		3/5/2010	4/16/2010	191	\$11,642	\$7,259	\$18,901	643021
	6	163	352	EGIS	Munro Manor	20	1	ARRA	7/26/2010	7/26/2010	400	\$25,968	\$29,168	\$55,136	646424
	7	163	352	EGIS	Munro Manor	212	1		2/7/2011	3/10/2011	294	\$17,945	\$6,598	\$24,543	662887
	8	163	352	EGIS	Munro Manor	14	1	ARRA	3/21/2011	5/20/2011	415	\$26,741	\$17,367	\$44,107	665971
	9	163	352	EGIS	Munro Manor	118	1		5/26/2011	6/30/2011	254	\$15,467	\$8,149	\$23,616	671031
	10	163	352	EGIS	Munro Manor	21	1	ARRA	7/12/2011	11/14/2011	428	\$27,626	\$16,477	\$44,103	674698
	11	163	352	EGIS	Munro Manor	213	1		1/30/2012	3/14/2012	269	\$15,943	\$8,567	\$24,510	689877
	12	163	352	EGIS	Munro Manor	13	1		4/18/2012	6/15/2012	184	\$11,205	\$9,677	\$20,882	695401
	13	163	352	EGIS	Munro Manor	12	1		3/25/2013	5/31/2013	213	\$13,190	\$9,302	\$22,492	717625
	14	163	352	EGIS	Munro Manor	114	1		8/30/2013	11/15/2013	224	\$14,224	\$8,090	\$22,923	728027
	15	163	352	EGIS	Munro Manor	19	1		10/31/2013	12/31/2013	205	\$12,437	\$9,978	\$22,415	732027
	16	163	352	EGIS	Munro Manor	108	1		6/30/2014	9/19/2014	265	\$16,196	\$8,123	\$24,319	750559
	17	163	352	EGIS	Munro Manor	104	1		9/15/2014	11/13/2014	211	\$12,850	\$9,113	\$21,963	756084
	18	163	352	EGIS	Munro Manor	210	1		11/14/2014	12/30/2014	218	\$13,824	\$8,446	\$22,269	760369
	19	163	352	EGIS	Munro Manor	101	1		2/27/2015	3/31/2015	230	\$14,610	\$10,552	\$25,162	769710
	20	163	352	EGIS	Munro Manor	112	1		4/30/2015	5/29/2015	200	\$12,417	\$10,985	\$23,402	775690
	21	163	352	EGIS	Munro Manor	316	1		4/28/2015	6/5/2015	213	\$13,226	\$10,279	\$23,505	775533
	22	163	352	EGIS	Munro Manor	116	1		4/29/2015	6/8/2015	216	\$13,553	\$10,579	\$24,133	775608
	23	163	352	EGIS	Munro Manor	319	1		6/16/2015	7/29/2015	196	\$11,408	\$10,180	\$21,588	778618
	24	163	352	EGIS	Munro Manor	208	1		8/28/2015	10/9/2015	174	\$10,922	\$10,081	\$21,002	783349
	25	163	352	EGIS	Munro Manor	16	1		10/5/2015	12/8/2015	197	\$12,517	\$10,920	\$23,437	785656
	26	163	352	EGIS	Munro Manor	201	1	00303520201	11/30/2015	1/20/2016	225	\$14,253	\$9,797	\$24,050	1454
	27	163	352	EGIS	Munro Manor	18	1	00303520018	2/1/2016	3/16/2016	199	\$12,663	\$12,116	\$24,778	5184
	28	163	352	EGIS	Munro Manor	15	1	00303520015	3/28/2016	5/26/2016	248	\$15,287	\$10,841	\$26,128	8169
	29	163	352	EGIS	Munro Manor	111	1	00505320111	11/17/2016	1/30/2017	213	\$13,910	\$11,814	\$25,724	21264
	30	163	352	EGIS	Munro Manor	314	1	00303520314	12/28/2016	1/31/2017	209	\$13,612	\$11,197	\$24,809	23274
	31	163	352	EGIS	Munro Manor	214	1	303520214	3/29/2017	6/13/2017	203	\$13,225	\$10,955	\$24,180	27809
	32	163	352	EGIS	Munro Manor	217	1	303520217	6/22/2017	8/28/2017	200	\$13,576	\$11,496	\$25,072	31874
	33	163	352	EGIS	Munro Manor	107	1	303520107	8/2/2017	10/17/2017	200	\$13,091	\$12,126	\$25,217	33916
	34	163	352	EGIS	Munro Manor	209	1	303520209	8/4/2017	10/23/2017	199	\$12,984	\$13,119	\$26,103	34101
	35	163	352	EGIS	Munro Manor	321	1	303520321	4/3/2018	5/29/2018	238	\$15,651	\$10,910	\$26,560	50778
	36	163	352	EGIS	Munro Manor	216	1	00303520216	12/26/2018	3/5/2019	303	\$18,591	\$9,164	\$27,755	68040
	37	163	352	EGIS	Munro Manor	211	1	00303520211	3/13/2019	5/16/2019	409	\$24,972	\$13,018	\$37,990	72524
	38	163	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	163	352	EGIS	Munro Manor	17	1	00303520017	11/21/2019	2/14/2020	274	\$1,338	\$14,242	\$15,580	92107
	45	163	352	EGIS	Munro Manor	206	1	00303520206	11/26/2019	2/21/2020	218	\$13,952	\$13,630	\$27,582	92108
	46	163	352	EGIS	Munro Manor	121	1	00303520121	12/21/2019	2/28/2020	237	\$14,963	\$14,442	\$29,405	93598
	47	163	352	EGIS	Munro Manor	313	1	00303520313	2/21/2020	5/5/2020	294	\$19,404	\$13,692	\$33,096	97936
	48	163	352	EGIS	Munro Manor	200	1	00303520200	7/12/2021	10/4/2021	250	\$14,966	\$12,921	\$27,887	120797
	49	163	352	EGIS	Munro Manor	11	1	00303520011	12/31/2021	3/17/2022	257	\$16,902	\$14,436	\$31,338	128276

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	50	163	352	EGIS	Munro Manor	204	1	00303520204	2/14/2022	4/26/2022	255	\$16,040	\$15,172	\$31,212	130300
	51	163	352	EGIS	Munro Manor	215	1	00303520215	3/17/2022	6/6/2022	270	\$17,550	\$15,307	\$32,857	132304
		Munro Manor		1971	Total Units	60	Upgraded	51	Remaining	9			Avg. \$ (since 2017)	\$28,684	
		Nia Apartments		2008	Total Units	40	Newly Built	40	Remaining	0					
		Paramount House													
	1	128	150	EGIS	Paramount House	312	1		8/28/2006	9/15/2006	168	\$7,545	\$3,905	\$11,450	542913
	2	128	150	EGIS	Paramount House	212	1		10/30/2006	11/20/2006	161	\$7,266	\$6,165	\$13,431	548584
	3	128	150	EGIS	Paramount House	317	1		1/29/2007	2/23/2007	132	\$5,841	\$7,433	\$13,274	558068
	4	128	150	EGIS	Paramount House	116	Alcove		3/13/2007	3/30/2007	167	\$7,469	\$5,391	\$12,860	562619
	5	128	150	EGIS	Paramount House	207	Alcove		4/3/2007	5/1/2007	186	\$8,137	\$5,303	\$13,439	563880
	6	128	150	EGIS	Paramount House	311	Alcove		4/26/2007	6/1/2007	147	\$6,562	\$5,122	\$11,684	565902
	7	128	150	EGIS	Paramount House	203	Alcove		7/2/2007	8/8/2007	130	\$5,733	\$5,757	\$11,490	570673
	8	128	150	EGIS	Paramount House	323	Alcove		7/13/2007	8/8/2007	127	\$5,673	\$4,982	\$10,656	571601
	9	128	150	EGIS	Paramount House	315	Alcove		9/26/2007	10/16/2007	152	\$6,754	\$4,823	\$11,577	577489
	10	128	150	EGIS	Paramount House	107	Alcove		10/12/2007	10/31/2007	151	\$6,704	\$5,203	\$11,907	578545
	11	128	150	EGIS	Paramount House	217	1		3/24/2009	4/10/2009	196	\$11,372	\$8,666	\$20,038	619649
	12	128	150	EGIS	Paramount House	302	1		3/8/2011	4/13/2011	185	\$10,483	\$9,119	\$19,602	665121
	13	128	150	EGIS	Paramount House	109	1		4/29/2011	5/20/2011	178	\$10,098	\$6,745	\$16,843	668667
	14	128	150	EGIS	Paramount House	204	1		1/5/2012	3/9/2012	166	\$9,032	\$7,199	\$16,231	688333
	15	128	150	EGIS	Paramount House	202	1		3/29/2012	5/10/2012	179	\$10,111	\$6,128	\$16,239	694286
	16	128	150	EGIS	Paramount House	103	1		4/2/2012	5/10/2012	171	\$9,873	\$6,895	\$16,768	694285
	17	128	150	EGIS	Paramount House	121	1		5/2/2012	6/21/2012	169	\$10,697	\$7,759	\$18,455	696502
	18	128	150	EGIS	Paramount House	108	1		6/5/2012	7/20/2012	176	\$9,542	\$8,236	\$17,778	698342
	19	128	150	EGIS	Paramount House	210	1		7/6/2012	8/21/2012	171	\$9,726	\$7,488	\$17,214	700271
	20	128	150	EGIS	Paramount House	209	1		10/22/2012	11/15/2012	170	\$9,974	\$7,194	\$17,168	707258
	21	128	150	EGIS	Paramount House	316	1		1/30/2013	3/15/2013	189	\$10,707	\$6,856	\$17,562	714112
	22	128	150	EGIS	Paramount House	102	1		6/27/2013	8/30/2013	150	\$9,526	\$6,808	\$16,334	723212
	23	128	150	EGIS	Paramount House	215	1		6/27/2013	8/30/2013	154	\$9,199	\$6,432	\$15,631	724727
	24	128	150	EGIS	Paramount House	310	1		12/2/2013	1/31/2014	149	\$9,065	\$7,862	\$16,927	734625
	25	128	150	EGIS	Paramount House	123	1		1/2/2014	1/31/2014	147	\$8,958	\$7,253	\$16,211	736348
	26	128	150	EGIS	Paramount House	319	1		2/3/2014	2/28/2014	150	\$9,494	\$6,777	\$16,271	740146
	27	128	150	EGIS	Paramount House	119	1		9/29/2014	12/30/2014	169	\$10,293	\$7,337	\$17,630	758622
	28	128	150	EGIS	Paramount House	304	1		2/20/2015	4/10/2015	182	\$11,148	\$8,254	\$19,402	769746
	29	128	150	EGIS	Paramount House	311	1		3/16/2015	5/5/2015	183	\$11,266	\$9,253	\$20,519	772534
	30	128	150	EGIS	Paramount House	303	1	00101500303	8/30/2016	11/18/2016	185	\$11,801	\$9,201	\$21,002	18783
	31	128	150	EGIS	Paramount House	313	1	00101500313	12/1/2016	2/6/2017	193	\$12,707	\$9,251	\$21,958	22663
	32	128	150	EGIS	Paramount House	309	1	00101500309	12/2/2016	2/6/2017	198	\$12,977	\$9,694	\$22,671	22665
	33	128	150	EGIS	Paramount House	120	1	00101500120	1/3/2017	2/24/2017	193	\$12,611	\$9,846	\$22,457	28373
	34	128	150	EGIS	Paramount House	308	1	00101500308	3/10/2017	5/26/2017	191	\$12,509	\$9,392	\$21,901	29201
	35	128	150	EGIS	Paramount House	112	1	00101500112	3/7/2017	5/26/2017	198	\$12,919	\$9,630	\$22,549	29202
	36	128	150	EGIS	Paramount House	113	1	00101500113	4/9/2017	6/29/2017	193	\$12,643	\$9,150	\$21,793	29211
	37	128	150	EGIS	Paramount House	110	1	00101500110	12/1/2017	1/31/2018	214	\$13,647	\$11,535	\$25,182	42001
	38	128	150	EGIS	Paramount House	322	1	00101500322	3/10/2018	5/18/2018	254	\$16,306	\$25,834	\$42,140	48865

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	39	128	150	EGIS	Paramount House	117	1	00101500117	3/12/2019	5/2/2019	197	\$12,397	\$12,693	\$25,090	72488
	40	128	150	EGIS	Paramount House	200	1	00101500200	5/1/2019	6/26/2019	200	\$12,772	\$14,465	\$27,237	75785
	41	128	150	EGIS	Paramount House	101	2	00101500101	6/21/19	7/31/19	199	\$12,218	\$14,610	\$26,828	79613
	42	128	150	EGIS	Paramount House	105	1	00101500105	7/8/19	8/21/19	199	\$12,477	\$12,712	\$25,189	80486
	43	128	150	EGIS	Paramount House	216	1	00101500216	9/3/19	10/22/19	195	\$11,405	\$13,851	\$25,256	85422
	44	128	150	EGIS	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	EGIS	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
	49	128	150	EGIS	Paramount House	214	1	00101500214	5/24/2021	7/16/2021	200	\$12,896	\$13,696	\$26,592	119289
	50	128	150	EGIS	Paramount House	218	1	00101500218	9/2/2021	11/16/2021	200	\$13,016	\$13,907	\$26,923	124615
	51	128	150	EGIS	Paramount House	112	1	00101500112	2/23/2022	5/16/2022	220	\$14,340	\$17,401	\$31,741	132996
		Paramount House		1969	Total Units	70	Upgraded	51	Remaining	19			Avg. \$ (since 2017)	\$26,414	
Plaza Seventeen															
	1	150	551	EGIS	Plaza Seventeen	508	1		11/1/2006	11/22/2006	161	\$7,154	\$4,846	\$12,000	549437
	2	150	551	EGIS	Plaza Seventeen	408	1		2/25/2008	3/17/2008	199	\$8,856	\$5,161	\$14,017	589068
	3	150	551	EGIS	Plaza Seventeen	612	1		4/2/2008	3/18/2008	165	\$9,637	\$4,941	\$14,578	591464
	4	150	551	EGIS	Plaza Seventeen	307	1		4/30/2008	5/19/2008	181	\$8,062	\$4,994	\$13,056	593346
	5	150	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	150	551	EGIS	Plaza Seventeen	605	1		1/10/2010	2/5/2010	193	\$12,329	\$5,155	\$17,484	640070
	8	150	551	EGIS	Plaza Seventeen	109	1		4/15/2010	5/3/2010	230	\$14,529	\$5,800	\$20,329	645362
	9	150	551	EGIS	Plaza Seventeen	102	0	Capital Const - 9		9/1/2009					
	10	150	551	EGIS	Plaza Seventeen	103	0	Capital Const - 10		9/1/2009					
	11	150	551	EGIS	Plaza Seventeen	110	0	Capital Const - 11		9/1/2009					
	12	150	551	EGIS	Plaza Seventeen	108	1		4/11/2012	5/9/2012	189	\$12,029	\$6,128	\$18,157	695297
	13	150	551	EGIS	Plaza Seventeen	509	1		4/27/2012	6/20/2012	202	\$12,875	\$6,857	\$19,732	696045
	14	150	551	EGIS	Plaza Seventeen	106	1		12/27/2013	1/29/2013	243	\$15,547	\$6,279	\$21,826	712209
	15	150	551	EGIS	Plaza Seventeen	206	1		1/7/2013	1/31/2013	253	\$16,083	\$6,592	\$22,675	712208
	16	150	551	EGIS	Plaza Seventeen	104	1		11/25/2013	1/31/2014	236	15,084	6,916	22,000	733698
	17	150	551	EGIS	Plaza Seventeen	511	1		11/13/2014	12/30/2014	230	14,518	7,704	22,222	760032
	18	150	551	EGIS	Plaza Seventeen	501	1		1/30/2015	2/27/2015	202	\$12,838	\$7,068	\$19,906	767206
	19	150	551	EGIS	Plaza Seventeen	502	1		7/7/2015	8/5/2015	203	\$12,787	\$8,966	\$21,753	779924
	20	150	551	EGIS	Plaza Seventeen	402	1		6/30/2015	8/21/2015	190	\$11,974	\$7,849	\$19,822	780257
	21	150	551	EGIS	Plaza Seventeen	210	1		8/20/2015	10/13/2015	198	\$12,450	\$8,047	\$20,497	782792
	22	150	551	EGIS	Plaza Seventeen	510	1		10/27/2015	12/15/2015	230	\$14,454	\$7,544	\$21,978	163
	23	150	551	EGIS	Plaza Seventeen	407	1	00505510407	6/2/2016	6/30/2016	209	\$13,303	\$8,229	\$21,532	12200
	24	150	551	EGIS	Plaza Seventeen	309	1	00505510309	12/13/2016	2/15/2017	209	\$13,704	\$7,693	\$21,397	22893
	25	150	551	EGIS	Plaza Seventeen	306	1	00505510306	1/17/2017	4/13/2017	227	\$14,882	\$10,113	\$24,995	24266
	26	150	551	EGIS	Plaza Seventeen	609	1	00505510609	02/28/17	5/16/2017	195	\$12,690	\$9,920	\$22,609	26544
	27	150	551	EGIS	Plaza Seventeen	304	1	505510304	4/28/2017	7/11/2017	200	\$13,096	\$9,018	\$22,114	29355
	28	150	551	EGIS	Plaza Seventeen	410	1	505510305	8/11/2017	10/27/2017	196	\$12,504	\$8,650	\$21,154	34474
	29	150	551	EGIS	Plaza Seventeen	411	1	505510411	8/18/2017	10/31/2017	197	\$12,820	\$8,486	\$21,306	35829
	30	150	551	EGIS	Plaza Seventeen	301	1	00505510301	2/6/2019	4/2/2019	301	\$19,083	\$7,683	\$26,766	71038

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	31	150	551	EGIS	Plaza Seventeen	209	1	00505510209	3/29/2019	5/26/2019	304	\$19,196	\$10,546	\$29,742	73598
	32	150	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	150	551	EGIS	Plaza Seventeen	601	1	00505510601	4/3/2020	5/14/2020	268	\$16,996	\$12,898	\$29,894	100679
	37	150	551	EGIS	Plaza Seventeen	311	1	00505510311	6/23/2020	9/8/2020	265	\$17,490	\$12,892	\$30,382	105472
	38	150	551	EGIS	Plaza Seventeen	610	1	00505510610	8/31/2020	11/24/2020	269	18,254	10,011	28,265	109609
	39	150	551	EGIS	Plaza Seventeen	607	1	00505510607	1/20/2021	3/3/2021	250	\$15,396	\$13,455	\$28,851	113191
	40	150	551	EGIS	Plaza Seventeen	611	1	00505510611	1/25/2021	3/8/2021	250	\$16,206	\$12,447	\$28,653	113192
	41	150	551	EGIS	Plaza Seventeen	504	1	00505510504	2/8/2021	3/18/2021	250	\$16,250	\$12,168	\$28,418	114382
	42	150	551	EGIS	Plaza Seventeen	211	1	00505510211	1/27/2021	3/23/2021	250	\$16,433	\$11,647	\$28,080	113603
	43	150	551	EGIS	Plaza Seventeen	506	1	00505510506	2/17/2021	3/29/2021	250	\$16,280	\$11,289	\$27,569	114381
	44	150	551	EGIS	Plaza Seventeen	505	1	00505510505	2/18/2021	4/8/2021	250	\$16,041	\$10,783	\$26,824	114238
	45	150	551	EGIS	Plaza Seventeen	207	1	00505510207	3/15/2021	5/19/2021	250	\$15,643	\$10,785	\$26,428	115296
	46	150	551	EGIS	Plaza Seventeen	208	1	00505510608	3/20/2021	5/25/2021	252	\$16,211	\$11,436	\$27,647	114383
	47	150	551	EGIS	Plaza Seventeen	608	1	00505510208	3/25/2021	5/28/2021	254	\$16,273	\$10,803	\$27,076	114383
	48	150	551	EGIS	Plaza Seventeen	507	1	00505510507	6/30/2021	9/20/2021	248	\$15,567	\$13,588	\$29,155	121143
	49	150	551	EGIS	Plaza Seventeen	308	1	00505510308	6/30/2021	9/23/2021	249	\$15,895	\$12,294	\$28,189	121142
	50	150	551	EGIS	Plaza Seventeen	403	1	00505510403	1/30/2022	4/18/2022	274	\$18,201	\$13,836	\$32,037	129945
		Plaza Seventeen		1971	Total Units	70	Upgraded	50	Remaining	20			Avg. \$ (since 2017)	\$26,832	
Riverton Terrace (Senior)															
	1	164	358	EGIS	Riverton Terrace (Senior)	110	1		2/8/2010	3/12/2010	154	\$9,880	\$5,805	\$15,684	641664
	2	164	358	EGIS	Riverton Terrace (Senior)	203	1	ARRA	4/5/2010	7/7/2010	400	\$26,000	\$21,543	\$47,543	644559
	3	164	358	EGIS	Riverton Terrace (Senior)	208	1		3/7/2011	4/29/2011	266	\$16,270	\$7,010	\$23,280	664845
	4	164	358	EGIS	Riverton Terrace (Senior)	106	1		3/15/2012	5/7/2012	242	\$14,497	\$7,269	\$21,766	693154
	5	164	358	EGIS	Riverton Terrace (Senior)	311	1		4/6/2012	6/8/2012	223	\$12,850	\$8,316	\$21,165	695046
	6	164	358	EGIS	Riverton Terrace (Senior)	108	1		10/13/2014	11/26/2014	206	\$12,882	\$8,599	\$21,481	758267
	7	164	358	EGIS	Riverton Terrace (Senior)	304	1		2/4/2015	3/17/2015	202	\$12,854	\$10,358	\$23,212	768050
	8	164	358	EGIS	Riverton Terrace (Senior)	207	1	00303580207	10/31/2016	12/15/2016	282	\$17,988	\$9,483	\$27,471	20913
	9	164	358	EGIS	Riverton Terrace (Senior)	303	1	303580303	12/4/2017	1/23/2018	221	\$14,454	\$10,585	\$25,039	41167
	10	164	358	EGIS	Riverton Terrace (Senior)	310	1	303580310	2/28/2018	4/30/2018	232	\$15,167	\$10,278	\$25,445	48275
	11	164	358	EGIS	Riverton Terrace (Senior)	211	1	00303580211	7/1/19	8/23/19	351	\$21,800	\$13,772	\$35,572	80648
	12	164	358	EGIS	Riverton Terrace (Senior)	307	1	00303580307	9/3/19	10/9/19	287	\$18,229	\$13,213	\$31,442	84425
	13	164	358	EGIS	Riverton Terrace (Senior)	206	1	00303580206	10/21/19	1/26/20	304	\$20,645	\$12,488	\$33,133	87887
	14	164	358	EGIS	Riverton Terrace (Senior)	306	1	00303580306	11/20/19	1/30/20	308	\$20,020	\$12,737	\$32,757	90716
	15	164	358	EGIS	Riverton Terrace (Senior)	202	1	00303580202	6/3/2021	8/19/2021	258	\$16,470	\$15,195	\$31,665	119861
	Riverton Terrace (Senior)			1969	Total Units	30	Upgraded	15	Remaining	15			Avg. \$ (since 2017)	\$30,722	
Salmon Creek				2009	Total Units	50	Newly Built	50							
Seola Crossing I				2007	Total Units	40	Newly Built	40							

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
		Seola Crossing II		2007	Total Units	37	Newly Built	37							
		Sixth Place		2011	Total Units	24	Newly Built	24							
		Vantage Point													
	1	486	487		Vantage Point	108	1	0040487N108	12/13/2019	12/30/2019	260	\$16,900	\$9,854	\$26,754	93565
		Vantage Point			Total Units	15	Upgraded	1	Remaining	14			Avg. \$	\$26,754.09	
		Zephyr		2011	Total Units	25	Newly Built	25							
		Local Programs													
		Avondale House		1992	Total BEDS	16	Upgraded	0	Remaining		Uncertain	16			
		Anita Vista													
	1	500	485		Anita Vista	203	1		11/16/2007	12/5/2007	137	\$6,093	\$4,676	\$10,770	581171
	2	500	485		Anita Vista	206	3		3/13/2009	3/27/2009	259	\$16,118	\$6,002	\$22,120	618870
	3	500	485		Anita Vista	203	2		6/2/2010	6/30/2010	247	\$15,741	\$7,301	\$23,042	648498
	4	500	485		Anita Vista	207	2		10/11/2012	11/5/2012	206	\$13,150	\$8,754	\$21,904	706699
	5	500	485		Anita Vista	104	2		7/24/2015	9/8/2015	272	\$17,117	\$10,309	\$27,426	781012
	6	500	485		Anita Vista	203	2		7/22/2015	9/11/2015	266	\$16,830	\$10,506	\$27,336	781008
	7	500	485		Anita Vista	108	2	00404850108	3/4/2016	3/29/2016	228	\$14,260	\$13,833	\$28,093	7254
	8	500	485		Anita Vista	101	2	00404850101	08/05/16	11/2/2016	252	\$15,827	\$13,286	\$29,113	16423
		Anita Vista			Total Units	15	Upgraded	8	Remaining	7			Avg. \$ (since 2016)	\$28,603	
		Brookside	143	180	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
	4	500	582		Campus Green	23-E	1	00505800003	4/30/2021	7/13/2021	279	\$17,419	\$14,009	\$31,428	117687
	5	500	582		Campus Green	21B	1	00505800005	9/1/2021	12/28/2021	294	\$19,337	\$14,831	\$34,168	122285
	6	500	582		Campus Grn	21G	1	00505800010	1/11/2022	5/20/2022	307	\$19,533	\$17,378	\$36,911	128687

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	7	500	582		Campus Grn	21A	1	00505800005	2/1/2022	6/1/2022	287	\$18,352	\$16,133	\$34,485	129652
		Campus Green			Total Units	15	Upgraded	7	Remaining	8			Avg. \$	\$30,206.47	
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	500	581		Fed Way Duplex	1	3		5/20/2009	7/13/2009	343	19,992.67	10,286.63	30,279.30	624211
	2	500	581		Fed Way Duplex	3	2		7/21/2015	9/10/2015	383	\$24,419	\$14,111	\$38,530	781722
	3	500	581		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	500	387		Holt House	-	3			9/14/2012	405	25,849.00	10,666.81	39,515.81	703142
		Holt House			Total Units	1	Upgraded	1	Remaining	0			Avg. \$	\$39,516	
Nike		320	400	1990	Total Units	31	Upgraded	0	Remaining		Uncertain	31			
Shadrach				1984	Total Units	9	Upgraded	0	Remaining		Uncertain	9			
Shelcor															
	1	133	480		Shelcor	8	2		4/16/2014	6/6/2014	321	\$20,437	\$14,761	\$35,198	744873
	2	133	480		Shelcor	7	2		4/23/2014	6/13/2014	357.5	\$22,808	\$14,378	\$37,185	745089
	3	133	480		Shelcor	5	2		4/23/2014	6/27/2014	390.5	\$25,005	\$15,840	\$40,844	745792
	4	133	480		Shelcor	6	2		4/23/2014	6/30/2014	168.5	\$10,509	\$1,413	\$11,921	748172
	5	133	480		Shelcor	2	2		4/23/2014	8/26/2014	317	\$20,205	\$11,123	\$31,328	751047
	6	133	480		Shelcor	1	2		4/23/2014	8/28/2014	369	\$23,429	\$15,137	\$38,566	750692

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	7	133	480		Shelcor	4	2		4/23/2014	8/28/2014	374	\$23,894	\$13,704	\$37,598	752200
	8	133	480		Shelcor	3	2		4/23/2014	8/29/2014	374.5	\$23,709	\$14,641	\$38,349	751048
		Shelchor		1960	Total Units	8	Upgraded	8	Remaining	0			Avg. \$	\$33,874	
Slater Park															
	1	500	282		Slater Park	F-8	2	00202820020	3/13/2019	5/3/2019	299	\$18,190	\$13,050	\$31,240	73415
	2	500	282		Slater Park	F-6	1	00202820019	11/5/2019	12/30/2019	246	\$20,113	\$13,477	\$33,590	90396
	3	500	282		Slater Park	F-4	1	00202820018	6/30/2020	10/23/2020	248	16,236	14,284	30,520	106155
		Slater Park		1997	Total Units	5	Upgraded	3	Remaining	2			Avg. \$ (since 2019)	\$31,783	
Sunnydale		500	380	1997	Total Units	16	Upgraded	0	Remaining		Uncertain	16			
Vets Housing				1997	Total Units	6	Upgraded	0	Remaining		Uncertain	6			

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	1	219	276		Somerset Gardens	254	3		1/5/2018	7/13/2018	1,147	\$73,981	\$37,702	\$111,683	43986
	2	219	276		Somerset Gardens	122	3		1/9/2018	7/13/2018	951	\$59,833	\$37,178	\$97,010	44662
	3	219	276		Somerset Gardens	232	3		1/9/2018	7/13/2018	833	\$51,317	\$37,099	\$88,416	44243
	4	219	276		Somerset Gardens	323	3		1/9/2018	7/27/2018	752	\$48,040	\$35,983	\$84,023	46520
	5	219	276		Somerset Gardens	423	3		1/9/2018	7/27/2018	747	\$44,841	\$35,807	\$80,648	45420
	6	219	276		Somerset Gardens	319	3		5/25/2018	8/17/2018	760	\$45,488	\$38,081	\$83,569	51932
	7	219	276		Somerset Gardens	419	3		6/5/2018	8/22/2018	700	\$42,928	\$38,094	\$81,022	54241
	8	219	276		Somerset Gardens	242	3		6/15/2018	9/19/2018	669	\$39,950	\$32,770	\$72,720	54410
	9	219	276		Somerset Gardens	333	3		6/25/2018	9/21/2018	642	\$37,883	\$31,763	\$69,645	55445
	10	219	276		Somerset Gardens	433	3		7/6/2018	9/28/2018	619	\$37,845	\$31,860	\$69,705	55446
	11	219	276		Somerset Gardens	252	3		7/17/2018	10/10/2018	603	\$36,933	\$31,480	\$68,413	57218
	12	219	276		Somerset Gardens	234	3		7/17/2018	10/12/2018	588	\$35,580	\$31,108	\$66,688	57219
		Somerset Gardens			Total Units	12	Upgraded	12	Remaining	0			Avg. \$	\$81,128	
Rainier View															
	1	315	482	Asset	Rainier View	32705	00704820005	2	4/27/2021	7/12/2021	457	\$29,703	\$17,368	\$47,071	117839
		Rainier View			Total Units	1	Upgraded	1					Avg. \$	\$47,071	
Vantage Glen															
	1	310	481	Asset	Vantage Glen	114	2	00704810114	4/15/2021	6/14/2021	363	\$23,657	\$20,978	\$44,635	117044
	2	310	481	Asset	Vantage Glen	6	2	00704810006	8/2/2021	11/1/2021	385	\$25,972	\$20,479	\$46,451	122234
		Vantage Glen			Total Units	2	Upgraded	2					Avg. \$	\$45,543	
Woodland North															
	1	685	170		Woodland North	H-6	1		1/15/2020	2/28/2020	347	\$22,231	\$18,564	\$40,795	96995
	2	685	170		Woodland North	D-6	1		1/15/2020	3/30/2020	348	\$23,341	\$19,079	\$42,420	96997
	3	685	170		Woodland North	D-7	1		1/15/2020	3/30/2020	352	\$22,692	\$18,655	\$41,347	96998
	4	685	170		Woodland North	D-8	1		1/15/2020	4/3/2020	349	\$23,117	\$19,796	\$42,912	97250
	5	685	170		Woodland North	D-9	1		1/15/2020	4/10/2020	350	\$22,739	\$18,481	\$41,220	98887
	6	685	170		Woodland North	H-2	1		2/25/2020	4/17/2020	349	\$23,535	\$20,707	\$44,241	98888
	7	685	170		Woodland North	D-10	1		1/15/2020	4/17/2020	352	\$23,544	\$19,162	\$42,706	98889
	8	685	170		Woodland North	D-4	1		1/15/2020	4/24/2020	348	\$23,246	\$19,258	\$42,504	98891
	9	685	170		Woodland North	D-2	1		1/15/2020	4/30/2020	352	\$24,532	\$18,416	\$42,948	98892
	10	685	170		Woodland North	D-1	1		1/15/2020	5/1/2020	352	\$23,857	\$18,894	\$42,751	99581
	11	685	170		Woodland North	G-2	1		1/15/2020	5/1/2020	347	\$23,293	\$23,104	\$46,397	99583
	12	685	170		Woodland North	C-11	1		1/15/2020	5/11/2020	347	\$23,122	\$24,212	\$47,333	100559
	13	685	170		Woodland North	C-2	1		1/15/2020	5/11/2020	352	\$23,038	\$23,657	\$46,695	101223
	14	685	170		Woodland North	C-4	1		1/15/2020	5/18/2020	244	\$23,400	\$24,075	\$47,475	100560
	15	685	170		Woodland North	G-3	1		1/15/2020	5/25/2020	348	\$22,650	\$23,687	\$46,337	100558
	16	685	170		Woodland North	C-1	1		1/15/2020	5/25/2020	344	\$22,636	\$24,036	\$46,672	101225
	17	685	170		Woodland North	D-14	2		4/1/2020	6/1/2020	374	\$23,960	\$29,446	\$53,406	101224
	18	685	170		Woodland North	C-14	1		1/15/2020	6/5/2020	348	\$23,966	\$22,691	\$46,657	101226

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	19	685	170		Woodland North	D-16	2		1/15/2020	6/10/2020	374	\$24,039	\$26,895	\$50,934	101234
	20	685	170		Woodland North	G-6	1		5/1/2020	6/15/2020	351	\$23,770	\$23,054	\$46,824	101235
	21	685	170		Woodland North	C-6	1		5/1/2020	6/17/2020	346	\$23,553	\$23,145	\$46,698	101236
	22	685	170		Woodland North	D-15	2		5/1/2020	6/19/2020	368	\$25,468	\$27,977	\$53,445	101239
	23	685	170		Woodland North	C-8	1		5/1/2020	6/24/2020	344	\$23,520	\$22,823	\$46,343	102176
	24	685	170		Woodland North	H-18	2		5/1/2020	6/30/2020	370	\$23,937	\$26,957	\$50,894	102177
	25	685	170		Woodland North	H-13	2		5/1/2020	7/6/2020	367	\$25,820	\$27,855	\$53,675	102178
	26	685	170		Woodland North	D-12	2		5/1/2020	7/14/2020	376	\$24,152	\$26,806	\$50,958	101240
	27	685	170		Woodland North	H-12	2		5/10/2020	8/3/2020	372	\$23,953	\$27,944	\$51,897	103460
	28	685	170		Woodland North	F-4	2		5/10/2020	8/3/2020	373	\$25,778	\$24,989	\$50,767	103461
	29	685	170		Woodland North	D-17	2		6/1/2020	8/3/2020	372	\$24,650	\$26,997	\$51,647	103462
	30	685	170		Woodland North	D-20	2		6/1/2020	8/3/2020	374	\$25,142	\$25,827	\$50,969	103465
	31	685	170		Woodland North	B-1	1		6/1/2020	8/3/2020	352	\$22,712	\$22,841	\$45,553	103463
	32	685	170		Woodland North	B-3	2		6/1/2020	8/10/2020	370	\$24,325	\$28,338	\$52,663	103464
	33	685	170		Woodland North	H-7	1		6/1/2020	8/12/2020	344	\$22,072	\$19,883	\$41,955	103469
	34	685	170		Woodland North	F-3	2		6/1/2020	8/17/2020	364	\$24,423	\$27,570	\$51,993	103466
	35	685	170		Woodland North	F-1	1		6/1/2020	8/18/2020	340	\$22,806	\$25,134	\$47,940	103467
	36	685	170		Woodland North	F-14	2		6/1/2020	8/25/2020	362	\$23,909	\$26,203	\$50,112	103468
	37	685	170		Woodland North	H-14	2		6/20/2020	8/28/2020	366	\$25,218	\$25,965	\$51,183	104783
	38	685	170		Woodland North	H-16	2		7/8/2020	9/1/2020	366	\$25,017	\$28,375	\$53,392	105964
	39	685	170		Woodland North	G-4	1		6/3/2020	9/4/2020	338	\$23,816	\$24,991	\$48,806	104373
	40	685	170		Woodland North	G-8	1		6/18/2020	9/8/2020	332	\$22,214	\$23,387	\$45,601	104374
	41	685	170		Woodland North	E-4	1		6/1/2020	9/14/2020	292	\$19,354	\$19,180	\$38,534	103470
	42	685	170		Woodland North	E-1	1		6/1/2020	9/17/2020	290	\$18,728	\$20,871	\$39,599	103471
	43	685	170		Woodland North	E-8	1		6/15/2020	9/22/2020	290	\$20,109	\$22,649	\$42,758	104375
	44	685	170		Woodland North	E-3	1		6/15/2020	9/24/2020	288	\$19,764	\$21,556	\$41,320	104784
	45	685	170		Woodland North	E-7	1		6/15/2020	9/25/2020	328	\$21,438	\$20,333	\$41,771	106163
	46	685	170		Woodland North	E-9	1		6/20/2020	9/29/2020	270	\$18,566	\$21,154	\$39,719	106164
	47	685	170		Woodland North	E-5	1		6/29/2020	10/1/2020	288	\$20,328	\$22,350	\$42,678	106165
	48	685	170		Woodland North	E-2	1	77070707E-2	7/6/2020	10/5/2020	282	\$ 18,921	\$22,402	\$41,323	106166
	49	685	170		Woodland North	A-3	1	77070707A-3	6/5/2020	10/8/2020	316	\$ 21,110	\$25,027	\$46,137	104372
	50	685	170		Woodland North	H-4	1	77070707H-4	7/15/2020	10/12/2020	264	\$ 17,020	\$23,223	\$40,243	106170
	51	685	170		Woodland North	F-5	1	77070707F-5	7/6/2020	10/23/2020	290	\$ 17,965	\$25,183	\$43,148	106167
	52	685	170		Woodland North	F-8	1	77070707F-8	6/15/2020	10/27/2020	288	\$ 18,320	\$23,718	\$42,038	106168
	53	685	170		Woodland North	G-7	1	77070707G-7	8/31/2020	10/29/2020	296	\$ 19,164	\$25,601	\$44,765	106171
	54	685	170		Woodland North	A-1	1	77070707A-1	8/31/2020	11/2/2020	328	\$ 21,456	\$27,511	\$48,967	107861
	55	685	170		Woodland North	A-2	1	77070707A-2	8/31/2020	11/3/2020	320	\$ 20,708	\$27,073	\$47,781	107862
	56	685	170		Woodland North	A-4	1	77070707A-4	8/31/2020	11/13/2020	280	\$ 17,700	\$24,555	\$42,255	107863
	57	685	170		Woodland North	D-3	1	77070707D-3	5/1/2020	11/17/2020	296	\$ 20,344	\$21,746	\$42,090	102179
	58	685	170		Woodland North	A-5	1	77070707A-5	8/31/2020	11/23/2020	280	\$ 18,028	\$25,960	\$43,988	107864
	59	685	170		Woodland North	A-6	1	77070707A-6	8/31/2020	11/24/2020	276	\$ 18,243	\$24,854	\$43,097	107865
	60	685	170		Woodland North	A-7	1	77070707A-7	8/31/2020	11/26/2020	272	\$ 17,036	\$23,487	\$40,523	107866
	61	685	170		Woodland North	F-10	2	77070707F-10	10/15/2020	11/30/2020	272	\$ 17,332	\$26,370	\$43,702	109601
	62	685	170		Woodland North	E-6	1	77070707E-6	10/15/2020	12/2/2020	280	\$18,168	\$26,923	\$45,091	109602
	63	685	170		Woodland North	F-6	1	77070707F-6	10/15/2020	12/7/2020	274	\$18,161	\$27,868	\$46,029	109603
		Woodland North			Total Units	63	Upgraded	63	Remaining	0			Avg. \$	\$45,819	

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
					Asset Management		Upgrades	78							
					Housing Management		Upgrades	1831	Summary Above						
					Total Combined Upgrades			1,909	Since 2006						

THE HOUSING AUTHORITY OF THE COUNTY OF KING
RESOLUTION NO. 5731
APPROVING KCHA’S MOVING TO WORK ANNUAL PLAN
FOR FISCAL YEAR 2023

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 2023 (January 1, 2023 through December 31, 2023) in a manner that is responsive to and complies with the Restated Agreement requirements; and

WHEREAS, in developing the FY 2023 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, WASHINGTON; as follows:

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 SPECIAL MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING AT AN OPEN PUBLIC MEETING THIS 10th DAY OF OCTOBER, 2022.

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

DOUG BARNES, Chair
Board of Commissioners

ROBIN WALLS
Executive Director and Secretary-Treasurer

T A B N U M B E R



To: Board of Commissioners

From: Dan Landes, Director of Development

Date: October 5, 2022

Re: **Resolution No. 5733:** A Resolution Amending Resolution 5678 and Resolution 5694 with respect to the acquisition of TOD Property in Issaquah

In November 2016 the City of Issaquah released an RFP for qualified developers to build a mixed-use, mixed-income Transit Oriented Development on a site adjacent to the Issaquah Transit Center. The Authority partnered with Spectrum Development Solutions to submit a proposal, and this team was selected by the City to proceed with the development. The proposal called for the Authority to develop affordable housing and Spectrum to develop market rate housing.

On March 15, 2021 the Board of Commissioners approved Resolution No. 5678, authorizing the Executive Director to execute all documents necessary to complete the acquisition of the property site for the Trailhead project located at 1505 Newport Way NW in Issaquah. The property is currently owned and used by Qwest Corporation dba Lumen Technologies as an operations hub and is being acquired to be redeveloped into transit oriented residential development (the “TOD Property”).

On June 21, 2021, the Board of Commissioners approved Resolution No. 5694, which amended the previous resolution to reflect a new deal structure and authorizing an acquisition price of \$12 million. The sale authorized by the original Resolution 5678 involved relocating Lumen to a replacement facility. Lumen subsequently decided they wanted to sell the TOD Property outright without moving to a replacement facility, and Resolution 5694 incorporated this change to the deal. The sale by Lumen was conditioned on the Authority relocating an existing cell tower owned by Vertical Bridge.

Subsequent to the passage of these two resolutions the terms of the deal have changed. Negotiations with Vertical Bridge have taken one and a half years, and the market value of the Lumen property has increased. In addition, Spectrum Development Solutions has withdrawn from the deal. The Authority will acquire the entire site and decide whether it makes sense to sell a portion of the site to a new market rate developer, or whether the Authority should hold onto the land for a future self-development

Resolution No. 5733 amends the two previous resolutions to reflect the new deal structure with Lumen. Under the new deal, Lumen will sell the property to the Authority for \$14 million. Lumen will receive easements for continued use of both their communications facilities. Prior to the construction of new residential buildings, it will also be necessary to move the cell tower to a location owned by the City of Issaquah in Tibbetts Park. The cost of moving the cell tower will be borne by the Authority and will be \$800,000 or less. Closing is expected to take place in December 2022.

Trailhead Apartments Project Profile

The Trailhead Apartments (“the Trailhead”) is a proposed development located in central Issaquah that will be a part of a larger mixed-income, mixed-use Transit Oriented Development project (“TOD Project”) next door to the Issaquah Transit Center. King County Housing Authority will develop and own the Trailhead which will include approximately 155 units of workforce housing targeting households at 40% and 60% of Area Median Income. The development will be financed with funding from the King County TOD funds, ARCH Funding, 4% Low Income Housing Tax Credits and Tax-Exempt Bond Financing. The TOD Project will also include a future market rate development.

Project History

In November 2016 the City of Issaquah released an RFP for qualified developers to build a mixed-use, mixed-income Transit Oriented Development on a site adjacent to the Issaquah Transit Center. KCHA partnered with Spectrum Development Solutions to submit a proposal, and the Development Team was eventually selected by the City to proceed with the development. The proposed site is owned by Lumen Technologies (previously CenturyLink and before that Qwest) and used as an operations facility. Originally, Lumen would only agree to sell the site if an equivalent facility could be built for it at an acceptable alternative location in Issaquah. In April 2021, Lumen decided they no longer wanted a replacement facility but instead would agree to sell the property to the Development Team for full market value. In January 2022 Spectrum Development Solutions withdrew from the project, and KCHA has proceeded alone since then.

Purchase Status

Lumen has agreed to sell the property subject to the following conditions:

1. The sales price is \$14 million for the site. (Lumen will pay all of its own closing costs, brokerage fees and real estate excise tax due.)
2. KCHA will provide a temporary easement to allow Lumen’s tenant, Vertical Bridge, to continue operating a cell tower they own on the site until such time as a new tower can be permitted and built off site. KCHA will cover the cost of relocating the cell tower, not to exceed \$800,000. Lumen will receive a permanent easement for continued communications infrastructure located on the current site. This easement entails an 8 -10 foot band along the eastern boundary where Lumen has underground fiber optic cables serving the property to the east. This easement is not expected to significantly impact the TOD project development.
3. The City of Issaquah will provide a site for the relocated cell tower in Tibbetts Valley Park. In exchange for a below market lease to Vertical Bridge, the City will require KCHA to provide certain valuable public benefits, including the provision of 25 units of housing affordable to families with incomes below 40% of area median income and another 130 units affordable to households with incomes below 60% of area median income.

Closing is projected to be in December 2022.

Due Diligence Status

KCHA received an appraisal of the TOD Project site from Kidder Mathews in 2020 that set the value at \$12 million. Subsequent land deals in Issaquah have shown a continuing rise in land prices over the last two years, indicating that \$14 million is a fair price in 2022. An updated appraisal will be

ordered. A Phase I Environmental Assessment, a survey and a preliminary soils report have been completed and no significant issues were identified.

There are inconsistencies in the legal descriptions between the recorded plat of the property and the deed granting the property to Lumen, with the deed showing the property 30 feet to the east of where it is in the plat. The property owners to the east, to the west and Lumen have all agreed that the plat has the correct legal description and the discrepancy will be fixed before closing.

Project Description

The site for the TOD Project is approximately 4 acres. It is a rectangular site with street access on the north and south sides. The Issaquah Transit Center is immediately to the west and an office park is located to the east.

The site is zoned Urban Core and is subject to the Central Issaquah Plan overlay. The proposed project is fully permitted under the existing zoning and is consistent with the Planned Action Environmental Impact Statement which was approved for Central Issaquah.

The proposed development will include two 7-story towers. The northern tower (Trailhead) will be developed by KCHA and put into a condominium structure, with approximately 155 low-income units to be owned by a tax credit partnership with KCHA as General Partner, 5 units for people with developmental disabilities to be owned by Life Enrichment Options, and an Opportunity Center which will house a Health Point clinic and a Valley Cities mental health center to be owned and financed by the City of Issaquah. The southern tower will contain approximately 200 market rate units. After acquiring the site, KCHA will decide on whether to seek a new partner to develop the market rate housing or whether it makes more sense for KCHA to develop the housing itself.

Current budgets project that the Trailhead will represent 45% of the rentable space in the full development, so if KCHA elects to develop only the northern tower, 45% of the acquisition and site development costs will be borne by the KCHA.

The design for the development will be refined after acquisition and an entitlement application will be submitted to the City in 2023. It is anticipated that construction will begin on the Trailhead in late 2024 or early 2025.

Proposed KCHA Unit Configuration

The proposed Trailhead Apartments is anticipated to include 155 units in the following unit mix:

- 5 studio, one bath units of approximately 400 square feet each,
- 80 one-bedroom, one bath units of approximately 580 square feet,
- 40 two-bedroom, one bath units of approximately 850 square feet,
- 30 three-bedroom, two bath units of approximately 1,100 square feet.

Neighborhood Description

The Trailhead is located between Maple Street and Newport Way, one block east of Highway 900. It sits within the Tibbetts Valley District in Central Issaquah. The district is currently a collection of low-rise shopping centers, office buildings and restaurants. The Central Issaquah Plan envisions a vibrant mix of higher density residential, office and retail uses and a transit center in the Tibbetts Valley District. In 2012, the City of Issaquah entered into a Development Agreement with Rowley Properties covering the redevelopment of approximately 78 acres of land just to the north of the Trailhead site. The Rowley master planned community will be an urban, pedestrian-oriented village providing a

variety of distinctive building types, styles, and densities with a cohesive and unified community identity.

The Issaquah Transit Center is immediately to the west of the property, offering frequent, all-day, and high capacity transit to Seattle and other Eastside employment centers and services. Across the street to the south is Tibbetts Valley Park, a thirty acre active recreational community park with athletic fields, tennis courts, basketball court and a children's playground. The site provides close access to trailheads leading into Cougar Mountain Regional Wildland Park and Squak Mountain State Park. The Maple-Juniper Urban Trail across Maple Street provides direct access to Issaquah's extensive urban trail system and to forested trails in the nearby parks.

There are numerous grocery stores, department stores, banks, health care facilities, and professional office buildings within walking distance of the Trailhead.

Strategic Rationale for Acquisition

KCHA's Board of Commissioners has identified the acquisition and development of affordable housing near or adjacent to light rail stations as a priority in order to address a shortage of affordable housing with access to transportation. The development of the Trailhead will allow KCHA to provide 155 units of affordable housing to households at or below 60% of the area median income next door to a transit center. Although the location has not been finalized, it is expected that the eventual Issaquah Light Rail Station will also be within a 10-minute walk of the Trailhead.

The Trailhead is also located in a "high opportunity neighborhood", with access to high-performing public schools and a growing high-wage employment base. Rents in Issaquah have been growing at a faster rate than those of the County as a whole, putting these opportunities out of reach for most lower income families.

Interim Financing

Subject to Board of Commissioner approval to proceed with the acquisition, KCHA will purchase the entire Lumen Issaquah TOD site and will use one of KCHA's development lines of credit to finance the \$14 million purchase. The Trailhead portion of the site (i.e. northern portion of the parcel comprising of approximately 45% of the site footprint) will retire its portion of the acquisition financing (\$6.3 million) with proceeds from the Proposed Permanent Financing plan described below. The line of credit financing for the southern portion of the site (i.e. the remaining 55% of the parcel) will be retired via the future sale of the parcel to a to-be-identified development partner. Alternatively, KCHA may choose to self-develop the property at some point in the future (either concurrently with the Trailhead site or potentially land bank it for future development) and pay off the bridge financing with KCHA reserves and/or tax-exempt or taxable bond issuance at that time.

Proposed Permanent Financing

The Trailhead project has already received two significant funding commitments. King County has committed \$10 million of TOD funds to this project, and ARCH has committed an additional \$2 million. In addition, the City of Issaquah will be waiving \$2 million in impact and permitting fees. The other financing will consist of 4% Low-Income Housing Tax Credits and Tax-Exempt Bond Financing. The Trailhead is located in a Difficult Development Area, resulting in a 130% boost in tax credits. It also will benefit from the recent changes to the 4% tax credit regulations that will result in about 25% increase in the tax credit equity that the project can generate. KCHA will need to secure an allocation of private activity bond cap, which has become very competitive. The project is currently listed on the Housing Authority bond cap priorities list. KCHA will also loan a portion of the \$8.5

million developer fee to the project, recouping these monies over time. The \$6.3 million acquisition amount below represents KCHA's 45% share of the total initial site purchase price of \$14,000,000 (\$14,000,000 * 45% = \$6,300,000).

Sources & Uses

USES

Acquisition	\$6,300,000
Construction	53,000,000
Soft Costs	5,000,000
Financing Costs	2,600,000
Other Development	3,000,000
Developer Fee	8,500,000
TOTAL	<u><u>\$78,400,000</u></u>

SOURCES

King County	\$10,000,000
ARCH	2,000,000
Issaquah Fee Waivers	2,700,000
Tax-Exempt Bonds	23,500,000
Tax Credit Equity	33,000,000
KCHA Subordinate Loan	3,400,000
Developer Fee Loan	3,800,000
TOTAL	<u><u>\$78,400,000</u></u>

Risks & Mitigation

Acquisition Risks & Mitigation

- (Risk) The mixed-use project site has physical defects which are unforeseen/unknown.
- (Mitigation) A thorough examination of the development potential of the site was undertaken by Spectrum Development and KCHA. This due diligence has identified that the property has a high water table and potential soils issues, and the cost of mitigating these issues has been included in the development budget.

Financing Risk & Mitigation

- (Risk) KCHA is unable to secure adequate private activity bond cap for this project.
- (Mitigation) Securing bond cap for 4% Low-Income Housing Tax Credit projects has never been more difficult, as recent changes to the program have made many more projects feasible. The housing authorities in Washington State have set up a collaborative process for allocating this scarce resource, but there are more housing authority projects that want bond cap than there is bond cap available. The Trailhead has been on the list of future projects for two years, greatly enhancing the chances that it will rise to the top of the list either in 2024 or 2025. KCHA is also participating in federal advocacy efforts that may ease some of the pressure on the limited bond cap.
- (Risk) Tax credit pricing might decrease, resulting in the Trailhead project attracting less tax credit equity than anticipated in the preliminary budgets.

- (Mitigation) The budgets assume a still conservative \$0.90 in credit pricing. If necessary, KCHA could defer more developer fee in order to cover the gap.
- (Risk) Interest rates rise significantly, lowering the amount of permanent debt available to the project.
- (Mitigation) The current operating budgets do not take into account recent increases in median income levels, so there is room to increase the tax credit rents and the Net Operating Income, if the projected 4.5% interest rate on KCHA borrowing is no longer achievable.
- (Risk) The Trailhead development cost falls outside the total development cost (“TDC”) limits set by the Washington State Housing Finance Commission.
- (Mitigation) KCHA is working closely with the design team to develop a cost effective project, but the costs will be high and many other new construction TOD projects have exceeded the TDC limits. Additional design work is necessary before it will be clear whether the Trailhead is likely to exceed the cost limits. The Finance Commission has a waiver process for projects exceeding the limits, and they have been amenable to doing this on housing authority projects in the past. KCHA has been granted TDC limit waivers on the last four of its 4% Low-Income Housing Tax Credit deals.

Construction Risk & Mitigation

- (Risk) The building has not yet been designed and will not begin construction for at least two years. Construction costs increase more than expected before the project is able to bid.
- (Mitigation) The current budget assumes continued cost increase until the bid date. The tax credit partnership formed by KCHA will seek to bring the General Contractor on board early in the design process to help identify cost savings and lock in pricing. This will also allow for accurate estimates of construction costs throughout the design. If costs rise beyond the available sources, KCHA could decide to hold off development of the Trailhead until the construction cost, interest rate, and tax credit pricing environments have improved or other sources have been identified.

Joint Venture Risks

- (Risk) KCHA is unable to find a partner to develop the market rate housing.
- (Mitigation) KCHA has three options that are still under consideration for the market rate development:
 - KCHA could seek a third party partner developer to replace Spectrum. KCHA has already received interest from potential new partners who would like to discuss developing the market rate housing.
 - KCHA could prepare and entitle the southern portion of the parcel and land bank the property for future sale.
 - KCHA could decide to build both towers itself (with the second tower developed as market rate workforce housing).

Resolution No. 5733 authorizes the Executive Director to proceed with this revised purchase structure and to execute those documents that are needed to complete the purchase transaction, including the purchase and sale agreement with Lumen, the easements benefiting Lumen and Vertical Bridge, and an Interlocal Agreement with the City of Issaquah detailing the Authority's commitments in the development of the site. All of the other authorizations of Resolution 5678 related to the development of the site remain in full effect. A project profile is attached, reviewing project specifics in greater detail and assessing development and operational risks to the Housing Authority.

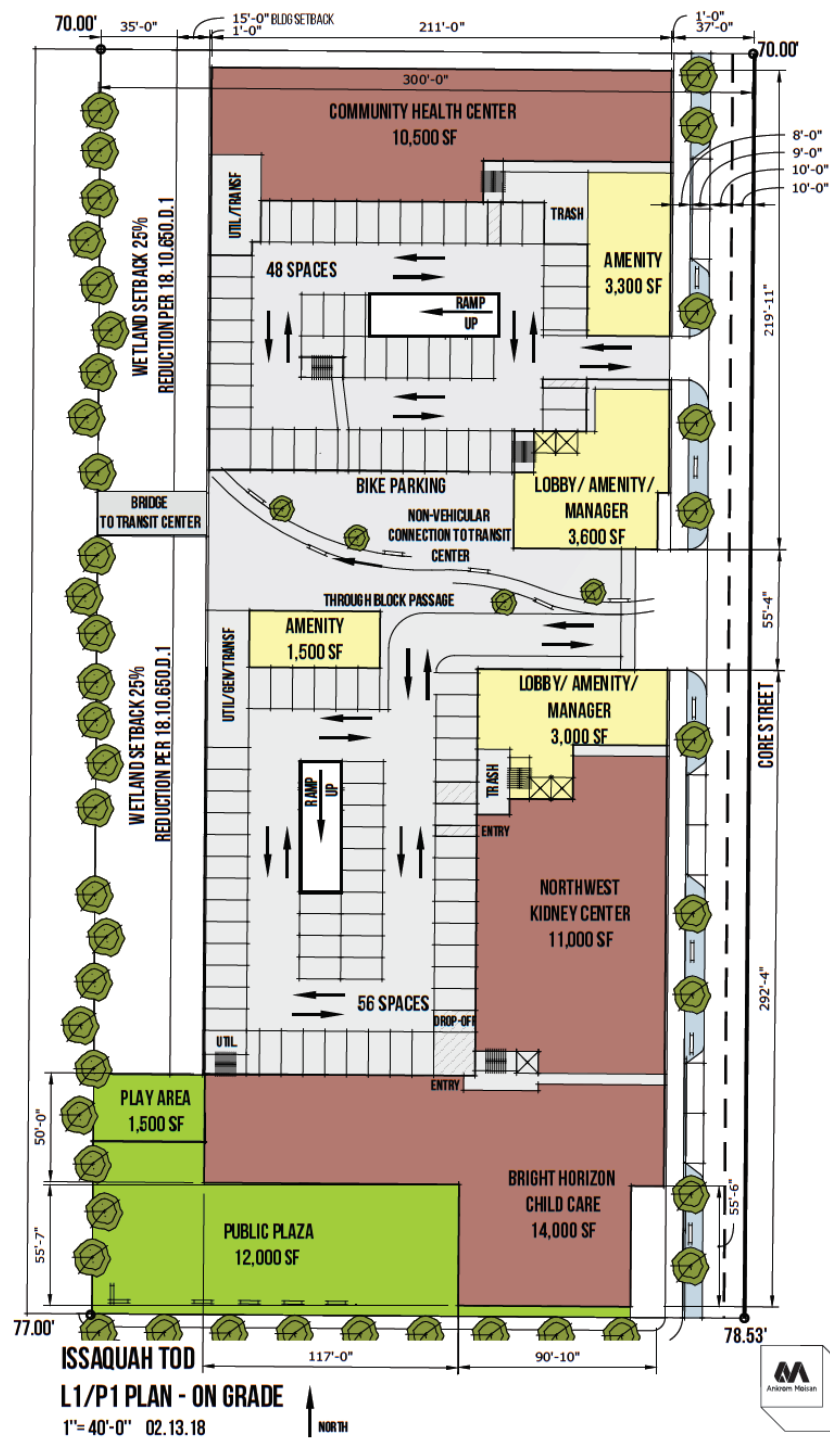
Staff recommends approval of Resolution No. 5733.

Trailhead Location Map



Issaquah TOD Site





Architectural Rendering of Issaquah TOD



THE HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5732

**A RESOLUTION AMENDING RESOLUTION NOS. 5678 AND 5694 WITH
RESPECT TO THE TOD PROPERTY IN ISSAQUAH**

WHEREAS, Resolution 5678 authorized the former Executive Director, Stephen J. Norman of the King County Housing Authority (“Housing Authority”) to, among other things, acquire and develop property located at 1505 Newport Way NW, Issaquah, Washington (the “TOD Property”) and to finalize agreements and other arrangements in connection therewith; and

WHEREAS, Resolution 5694 previously amended Resolution 5678 by replacing Section 2 thereof; and

WHEREAS, negotiations with Qwest Corporation dba Lumen Technologies (“Lumen”) for acquisition of the TOD Property have taken considerable time, due in part to logistical issues related to a cell tower that is located on the TOD Property pursuant to a ground lease, owned by Vertical Bridge REIT, LLC or its affiliate (“Vertical Bridge”);

WHEREAS, Resolutions 5678 and 5694 contemplated a purchase price of the TOD Property in the amount of \$12,000,000.00; and

WHEREAS, Resolutions 5678 and 5694 contemplated a sale of a portion of the TOD Property, known as the “Tibbetts Property” to Spectrum Development Solutions LLC (“Spectrum”) or its affiliate in exchange for a proportionate contribution of the purchase price of the TOD Property; and

WHEREAS, redevelopment of the TOD Property as planned by the Housing Authority will require the relocation or replacement of the Vertical Bridge cell tower facilities; and

WHEREAS, the City of Issaquah has agreed to provide to Vertical Bridge a location for relocation or replacement of the Vertical Bridge cell tower facilities, on the condition that the Housing Authority agree that its development of the TOD Property will include at least 155 units

of affordable housing, including 24 units affordable at 40% of Area Median Income and 131 units affordable at 60% of Area Median Income, and making space available for the development of a 10,000 square foot Opportunity Center; and

WHEREAS, the costs to replace or relocate the Vertical Bridge cell tower facilities are estimated to be \$800,000 or less; and

WHEREAS, the fair market value of the TOD Property is now estimated to be \$14,000,000 plus the costs of relocation of relocation of the Vertical Bridge cell tower (not to exceed \$800,000); and

WHEREAS, the Housing Authority no longer anticipates that Spectrum or its affiliate will purchase the Tibbetts Property in connection with the Housing Authority's acquisition of the TOD Property but still anticipates that the Tibbetts Property can be developed into multifamily housing and other uses that complement the Housing Authority's planned development of the remaining portion of the TOD Property;

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

Section 1: Section 2 of Resolution No. 5678, as previously amended by Section 1 of Resolution No. 5694, shall be deleted in its entirety and replaced with the following language:

“The Board of Commissioners hereby authorizes the Executive Director, Robin Walls, on behalf of the Housing Authority, to purchase the TOD Property and in connection therewith to enter into: 1) any and all contracts, agreements, certifications or other documents in each case containing such terms and conditions as are customary in such transactions and as are deemed by the Executive Director to be in the best interests of the Housing Authority, including without limitation, a purchase and sale agreement for the TOD Property, 2) one or more communication system easements or similar agreements with respect to the TOD Property, including an easement

to allow the continued location of the Vertical Bridge cell tower pending its relocation or replacement onto the replacement site designated by the City; and 3) such agreements as may be required by the City of Issaquah a in connection with the development and use of the TOD Property, including for the provision of affordable housing and the provision of space for an opportunity center containing a medical and/or mental health facilities (the “Opportunity Center”).”

Section 2: Section 4 of Resolution No. 5678, shall be deleted in its entirety and replaced with the following language:

The Board of Commissioners hereby authorizes the Executive Director, Robin Walls, on behalf of the Housing Authority, to convey or dispose of a portion of the TOD Property in order to facilitate separate ownership within the TOD Property (e.g. the Tibbetts Property), in exchange for a proportionate contribution of the purchase price of the TOD Property and to execute in connection therewith any and all contracts, agreements, certifications or other documents, in each case containing such terms and conditions as are customary in such transactions and as are deemed by the Executive Director to be in the best interests of the Housing Authority, including without limitation, condominium or other documents.

Section 3: The Board of Commissioners hereby authorizes the Executive Director, Robin Walls, on behalf of the Housing Authority, to permit the City or its assigns to acquire and/or operate the Opportunity Center and to execute in connection therewith any and all contracts, agreements, certifications or other documents, in each case containing such terms and conditions as are customary in such transactions and as are deemed by the Executive Director to be in the best interests of the Housing Authority, including without limitation, condominium, lease, or other documents necessary to facilitate separate ownership and/or operation of the Opportunity Center from the remainder of the Trailhead Property.

Section 4: The Board of Commissioners hereby authorizes the Executive Director to execute any and all applications, agreements, certifications or other documents in connection with the submission of various funding and financing applications, in order to provide all or part of the interim financing of the acquisition of the TOD Property, and interim and/or permanent financing for acquisition and development of the Trailhead Property and construction of the Trailhead Building pursuant to this Resolution.

**ADOPTED AT A SPECIAL MEETING OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE COUNTY OF KING AT AN OPEN PUBLIC
MEETING THIS 10TH DAY OF OCTOBER, 2022.**

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

DOUGLAS J. BARNES, Chair
Board of Commissioners

Attest:

ROBIN WALLS
Executive Director and Secretary-Treasurer

CERTIFICATE

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

1. That the attached Resolution No. 5732 (the “Resolution”) is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a meeting of the Authority held on October 10, 2022 (the “Meeting”), and duly recorded in the minute books of the Authority;

2. The public was notified of access options for remote participation in the Meeting via the Authority’s website and email to stakeholders; and

3. The Meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of the Meeting was given; that a quorum was present throughout the Meeting through telephonic and/or internet means of remote access, and a majority of the members of the Board of Commissioners of the Authority present at the Meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed; and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of October 2022.

Robin Walls

Secretary-Treasurer and Executive Director of the
Authority

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TO: Board of Commissioners

FROM: Tim Baker, Senior Management Analyst

DATE: October 5, 2022

RE: **Third Quarter CY 2022 Procurement Report**

The third quarter procurement report includes all activity from July through September 2022 that met one 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

It is a best practice to keep KCHA's governing body informed of all significant procurement activity.

Awarded Contracts Over \$100,000:

KCHA entered into 17 new contracts with an aggregated value of \$10.7 million. These 17 contracts accounted for 99% of the contracts executed in the quarter.

The largest construction contract was \$2,169,722, awarded to 16D Construction for the multiple-site elevator upgrades project managed by the Capital Construction department.

The largest non-construction contract was awarded to Brightview for landscaping services at 6 locations. The initial value of the contract is \$147,000, with a NTE of \$420,000.

Contract Change Orders

KCHA's internal procedures require heightened oversight and review once a contract has incurred change orders valued at more than 10% of the original contract amount. The change order section was divided between change orders issued in response to unforeseen field conditions or expanded project scopes, and change orders which were foreseen at the time the initial contract was executed (primarily through contract extensions on multi-year contracts). The not-to-exceed total for the "foreseen" change order section is the projected total amount of the contract once all the foreseen change orders are completed.

Change Orders Exceeding 10%:

There were 5 condition change orders issued, all produced by the Asset Management department. Two were issued for the Kirkland Heights machinist A&E services project due to unforeseen conditions and a redesign of the central hot water system.

Change Orders with Contract Extensions or Other Foreseen Circumstances:

Two change orders in this category were issued in this quarter, one was for pest control services managed by the Maintenance department and the other for coaching services managed by the EDI department.

KING COUNTY HOUSING AUTHORITY
QUARTERLY PROCUREMENT REPORT
July-September 2022 (Third Quarter)

Awarded Contracts Over \$100,000

Issuing Department	Contract type	Contract Awarded to	Estimate/Budget Amount	Initial Contract Amount		NTE with extensions		Procurement Process	# of bids	Notes
Asset Management	Windsor Heights roof replacement	Olympic Roofing	\$94,851	\$117,000		\$117,000		Sealed bid	1	Contractor has completed several KCHA projects successfully.
Asset Management	Ballinger Commons roof replacement	North Sound Serv.	\$206,518	\$193,700		\$193,700		Sealed bid	9	Contractor has completed several KCHA projects successfully.
Asset Management	Landmark roof replacements	Olympic Roofing	\$246,305	\$335,000		\$335,000		Sealed bid	2	Contractor has completed several KCHA projects successfully.
Asset Management	Cascadian fire alarm upgrades	CDK	\$846,371	\$1,152,877		\$1,152,877		Sealed bid	3	Contractor has completed several KCHA projects successfully.
Capital Construction	Burien Park electrical upgrades	Emerald Elec	\$211,560	\$115,000		\$115,000		Sealed bid	2	Contractor has completed several KCHA projects successfully.
Capital Construction	Birch Creek fencing	Commercial Fence	\$404,654	\$271,375		\$271,375		Sealed bid	2	New contractor for KCHA. Woman-owned business.
Capital Construction	Southridge re-roofing	Olympic Roofing	\$665,183	\$572,000		\$572,000		Sealed bid	2	Contractor has completed several KCHA projects successfully.
Capital Construction	Mardi Gras roof & mechanical upgrades	Olympic Roofing	\$1,070,843	\$983,000		\$983,000		Sealed bid	2	Contractor has completed several KCHA projects successfully.
Capital Construction	Casa Juanita heating system upgrades	Copper Mech.	\$1,187,682	\$2,105,000		\$2,105,000		Sealed bid	2	New contractor for KCHA.
Capital Construction	Elevator upgrades, multiple sites	161D	\$1,750,429	\$2,169,722		\$2,169,722		Sealed bid	1	New contractor for KCHA.
Maintenance	Landscaping-6 sites	Brightview	\$420,000	\$147,000		\$420,000		RFP	4	Contractor has held many KCHA landscaping contracts with success.
Maintenance	Flooring at 8 properties	345 Construction	\$437,810	\$256,669		\$1,000,000		RFP	3	New contractor for KCHA.
Maintenance	Commercial door entry & hardware	Commercial Entry	\$375,000	\$375,000		\$1,000,000		RFP	1	Contractor held the previous contract with success.
Maintenance	Landscaping-task order	Evergreen	\$771,000	\$425,000		\$717,000		RFP	3	Contractor held the previous contract with success.
Maintenance	Electrical services	Steele Electric	\$465,000	\$465,000		\$1,000,000		RFP	3	New contractor for KCHA.
Maintenance	Fencing services	All Around	\$500,000	\$500,000		\$1,000,000		RFP	2	Contractor held a previous fence contract with successful completion of projects.
Maintenance	Integrated technology systems	Commercial Entry	\$500,000	\$500,000		\$1,000,000		RFP	1	Contractor held the previous contract with success.
Total			\$10,153,206	\$10,683,343		\$14,151,674				

Contracts exceeding 10% cumulative change order-Condition Changes

Issuing Department	Contract type	Contract awarded to		Initial Contract Amount/NTE*	Prior Change Orders	Change Orders this Quarter	# of Change Orders this Quarter	Total Contract Value to Date	% of NTE*	Notes (Current Quarter Change Orders)
Asset Management	Kirkland Heights building 8 renovations	Allied		\$3,099,000	\$318,161	\$132,859	1	\$3,408,161	10%	Changes to ceiling heights, stair railings, decks, patios, roof trusses, attic doors.
Asset Management	Kirkland Heights A&E services	SMR		\$1,067,729	\$202,902	\$176,040	1	\$1,270,631	19%	Design services requested for a new community building to be added to the project.
Asset Management	Abbey Ridge building renovations	Allied		\$19,745,000	\$7,606,717	\$52,386	1	\$27,351,717	39%	Additional parcel lockers, fire system changes, pool wall finishing, individual unit repairs.
Asset Management	Kirkland Heights machinist A&E	SMR		\$146,820	\$177,117	\$41,910	2	\$323,937	121%	Unforeseen conditions, redesign of the central hot water system.
Total				\$24,049,549	\$8,304,897	\$403,195	5	\$32,354,446		

Contracts with contract extensions or other foreseen change orders

Issuing Department	Contract type	Contract awarded to		NTE*	Prior Contract Value	Contract Extensions this Quarter	# of Contract Extensions this Quarter	Current Contract Value	% of NTE*	Notes (Current Quarter Change Orders)
Maintenance	Pest control services	Stop Bugging Me		\$500,000	\$191,000	\$78,000	1	\$269,000	54%	Adding another year to the contract term.
EDI	Coaching services	Greatheart		\$400,000	\$99,574	\$150,000	1	\$249,574	62%	Adding three months to the contract term.
Total				\$900,000	\$290,574	\$228,000	2	\$518,574		

*NTE = Not To Exceed