

MOVING TO WORK

FY 2019 ANNUAL PLAN



KING COUNTY HOUSING AUTHORITY

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King County Housing Authority

Moving to Work Annual Plan FY 2019

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Executive Director
Stephen J. Norman

LETTER FROM THE EXECUTIVE DIRECTOR

This coming May, the King County Housing Authority (KCHA) will mark its 80th anniversary. Initially established by King County to address substandard housing conditions prevalent across the county (and much of the country) at that time, KCHA pivoted to housing the wartime workforce during World War II and then to supplying affordable housing for low-wage and vulnerable households that the private market was failing to serve. We've been at it ever since.

Today KCHA serves 20,000 households, including more than 50,000 of our neighbors, every night. Over 14,000 of these households are assisted through our federally subsidized housing programs – Public Housing and the Housing Choice Voucher program. The median annual income of households in these programs is \$12,464, with 81 percent qualifying as extremely low-income, meaning they earn less than 30 percent of Area Median Income.

For these households, and for the nearly 20,000 that applied to the Housing Choice Voucher program at the last waitlist opening, the private rental market offers few options. For individuals aging out of the workforce, dependence on Social Security alone is a ticket to homelessness. Nationally, a third of Social Security beneficiaries rely on their monthly checks for at least 90 percent of their total income. Social Security payments average around \$1,300 a month, while the average rent on a one-bedroom apartment in King County is nearly \$1,700.

For lower wage working households, the picture is frequently no better. The average “housing wage” for King County – the hourly wage you would need to earn in a full time job to afford a two-bedroom home rented at the 40th percentile of market rents - is \$36.12/hour. And yet minimum wage in much of King County is \$11.50.

Virtually every extremely low-income household in King County not already living in subsidized housing is now paying more than 50 percent of their income on rent and utilities. And this does not take into account transportation costs. As downtown Seattle and Bellevue continue to prosper economically, workers in low-wage jobs are being pushed further and further away from regional employment hubs – adding growing transportation costs to already stretched household budgets.

KCHA is responding in every way we can. In 2017, we added 471 households to our federally subsidized programs, and our Housing Choice Voucher program issuance level is currently at 103 percent of HUD baseline – accomplishments only possible through our Moving to Work (MTW) flexibility.

In 2019, we will continue to expand these efforts as new resources can be secured. Additional Housing Choice Vouchers are being made available by Congress for households with disabilities and for those experiencing homelessness. But even with this rental assistance, securing housing in this hot market can be a challenge. To assist voucher holders in their housing search, KCHA has shifted to multi-tiered, ZIP code-based payment standards – providing subsidy levels that reflect the differing submarkets in King County. We have hired landlord liaisons and created a landlord portal to facilitate communication with these essential program partners,

expedited housing inspections, and piloted new approaches to support our clients in their housing search, including security deposit assistance. Again, none of this would be possible without MTW flexibility.

We also continue to focus on expanding our services to the most at-risk households in our community, including homeless veterans, young adults, child welfare-involved families, and individuals with disabilities.

But KCHA's efforts are about more than just housing. In 2019, KCHA will continue our education work, including short-term rental assistance programs in partnership with the Highline and Tukwila School Districts and replicating our Baby Academy pilot program for parents with newborns in the Bellevue and Kent School Districts. We will continue our Creating Moves to Opportunity demonstration project – testing new approaches to empowering Housing Choice Voucher holders to secure housing in high-opportunity neighborhoods.

KCHA is also acquiring and building additional housing. As the year starts, we anticipate having over 1,000 units of housing in our acquisition and development pipeline – with investments targeted at neighborhoods of high opportunity or – in the case of our transit-oriented development initiative – in neighborhoods with easy access to high-opportunity communities and job centers. The recapitalization of our public housing continues on pace. 2019 will see the completion of \$28.5 million in resource conservation measures installed under KCHA's current Energy Performance Contract – including the rebuilding of 18 aging elevators. KCHA's public housing energy and water consumption has fallen significantly over the past decade, saving money for both KCHA and our residents. Vacant unit rehabilitation, performed by skilled in-house construction teams, will turn an additional 150 units this coming year. The fruits of all these efforts are clear – KCHA's portfolio REAC score currently stands at 95.6 – one of the highest in the nation for a large public housing authority.

We will also continue our steady progress in revitalizing White Center, one of King County's lowest income communities, through continued investment in infrastructure upgrades and mixed-income development. Our belief that neighborhood quality matters means that we not only broaden geographic choice for our program participants, but that we strive to bring opportunity to where low-income people currently live. This commitment to families, to children, and to the future of our region lies at the core of KCHA's mission. Moving to Work is a critical tool in helping us achieve this aim.

Sincerely,



Stephen J. Norman

Executive Director

SECTION I

INTRODUCTION

A. OVERVIEW OF SHORT-TERM MTW GOALS AND OBJECTIVES

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

- **INCREASE THE NUMBER OF EXTREMELY LOW-INCOME HOUSEHOLDS WE SERVE.** KCHA will continue to expand its housing assistance for low-income households through multiple approaches: property acquisitions and new development in order to preserve and increase the overall supply of affordable multifamily housing stock in the region; use of banked Annual Contributions Contract (ACC) authority to expand housing options for extremely low-income households; project-basing of rental assistance to support the non-profit development pipeline, particularly for supportive housing projects; applications for new special purpose vouchers; over-leasing of our existing Housing Choice Voucher (HCV) baseline; and continued use of locally designed subsidy programs to successfully house and support underserved populations. To increase the number of units available for large families, we are building or renovating housing to provide additional three-bedroom apartments or larger. To increase the success of our HCV program participants in securing housing on the private market, we are expanding our efforts to engage landlords in the program while also piloting new approaches to support voucher holders in their housing search.

- **INCREASE GEOGRAPHIC CHOICE.** KCHA will continue multi-pronged efforts to broaden housing choices for our program participants and to support economic and racial integration in our region. Our approaches include use of six-tier, ZIP code-based payment standards for establishing HCV subsidy limits, mobility counseling pilots, multi-family property acquisitions and development projects, and new public housing and project-based assistance contracts in high-opportunity neighborhoods. Presently, more than 28 percent of KCHA's HUD-subsidized households with children live in high- or very high-

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

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

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

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

homelessness rare, brief, and one-time. Cross-sector coordination is critical in ensuring that we, as a community, can meet the needs of our most vulnerable residents.

- **EXPAND ASSISTANCE TO HOMELESS AND AT-RISK HOUSEHOLDS THROUGH INNOVATIVE PROGRAMS.** In addition to expanding our service partnerships, KCHA will continue to implement and evaluate new ways to effectively use housing assistance dollars to address the needs of our region's growing homeless population. Suburban King County school districts report that more than 4,700 students experienced homelessness at some point during the 2016-17 school year, an increase of more than 10 percent since 2014.¹ We will continue our partnerships with the Highline and Tukwila School Districts that provide short-term rent subsidies to homeless families with school-age children. In 2019, KCHA may test the application of a flexible rent assistance model to serve homeless young adults in pursuit of postsecondary education.

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

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

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

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

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

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

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

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

diversion of construction and demolition waste, updating our landscape management practices, and engaging residents in resource conservation efforts.

B. OVERVIEW OF LONG-TERM MTW GOALS AND OBJECTIVES

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

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

communities, and partners.

- **STRATEGY 10:** Continue to reduce KCHA's environmental footprint through energy and water conservation, renewable energy generation, waste stream diversion, green procurement policies, waste reduction, fleet management practices, and tenant education.

- **STRATEGY 11:** Develop our capacity as a learning organization that uses research and evaluation to drive decisions that shape policies and programs.

SECTION II

GENERAL HOUSING AUTHORITY OPERATING INFORMATION

A. HOUSING STOCK INFORMATION

i. Planned New Public Housing Units

AMP Name and Number	Bedroom Size							Total Units	Population Type	Fully Accessible	Adaptable
	0	1	2	3	4	5	6+				
Northwood Square 467	0	0	18	6	0	0	0	24	Family	0	0
Total Public Housing Units to be Added²								24			

ii. Planned Public Housing Units to be Removed

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

iii. Planned New Project-based Vouchers

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

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

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

iv. Planned Existing Project-based Vouchers

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

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

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

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

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

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

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

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

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

B. LEASING INFORMATION

i. Planned Number of Households Served

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

Local, Non-traditional Category	MTW Activity Name/Number	Planned Number of Households to be Served	Planned Number of Unit Months Occupied/Leased
Tenant-based	2007-6: Develop a Sponsor-based Housing Program	95	1,140
Tenant-based	2013-2: Flexible Rental Assistance	60	720

Tenant-based	2014-1: Stepped-down Assistance for Homeless Youth	25	300
Planned Total Households Served		180	2,160

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

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

C. WAITING LIST INFORMATION

i. Waiting List Information Anticipated

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

ii. Planned Changes to Waiting List in the Plan Year

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

SECTION III

PROPOSED MTW ACTIVITIES

ACTIVITY 2019-1: ACQUIRE AND DEVELOP NEW AFFORDABLE HOUSING

A. ACTIVITY DESCRIPTION

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

KCHA’s primary mission is to preserve and expand housing options for low-income families utilizing all available funding and financing tools. To expand existing efforts, we are proposing the use of MTW funds to support the development or acquisition of non-federally subsidized affordable housing that includes, but is not limited to, properties also leveraging Low Income Housing Tax Credits (LIHTC). While traditional third party debt can support a significant portion of total development or acquisition costs, it generally is not sufficient to finance the full cost of these projects. This financing gap can be mitigated in whole or in part by using MTW funds for development, acquisition, financing, or renovation costs, in accordance with PIH Notice 2011-45. We anticipate that such funding may be structured as an internal loan or an equity contribution to the development.

In 2019, upon HUD approval, KCHA will use MTW funds to support pre-development design and engineering work at Trailhead, a 168-unit non-federally subsidized family complex in a high-opportunity neighborhood in Issaquah. This property is adjacent to the Issaquah Transit Center and planned light rail station. KCHA will leverage third party debt in the form of tax-exempt bond financing, LIHTC equity, and funding from King County and local suburban jurisdictions by providing MTW funds to the project. Rent levels and household incomes will be limited pursuant to Internal Revenue Service LIHTC program requirements, Washington State Housing Finance Commission regulations, and PIH Notice 2011-45.

B. ACTIVITY METRICS INFORMATION

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

C. COST IMPLICATIONS

The cost implication of this activity is limited to the amount of MTW funding used to cover the financing gap. In the case of Trailhead, up to \$4 million of MTW funds could be used towards the development of this project. There are no other costs associated with downstream uses of MTW funds related to this use. In the event that the funds are structured as a loan to a LIHTC partnership, the funds will be returned over time in the form of loan payments (which likely will be longer-term maturity or deferred loans). In the case of KCHA ownership, the financing would be structured either as an internal loan or as an equity contribution to the development. In most cases, regardless of ownership, this funding will be in the form of a loan, resulting in no cost implications to KCHA.

F. NEED/JUSTIFICATION FOR MTW FLEXIBILITY

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

SECTION IV

APPROVED MTW ACTIVITIES

A. IMPLEMENTED ACTIVITIES

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

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

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

MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2018

IMPLEMENTED: 2018

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

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

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

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

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

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

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness

APPROVAL: 2016

IMPLEMENTED: 2016

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

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

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

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

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

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

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

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness

APPROVAL: 2015

IMPLEMENTED: 2015

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

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

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

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

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

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

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

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

MTW STATUTORY OBJECTIVE: Increase Self-sufficiency

APPROVAL: 2014

IMPLEMENTED: 2014

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

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

PROPOSED CHANGES TO ACTIVITY: KCHA is exploring the application of this program model to a new population – homeless or unstably housed young adults seeking to enroll or enrolled in the local community college system.

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

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

ACTIVITY 2014-2: Revised Definition of “Family”

MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2014

IMPLEMENTED: 2014

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

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

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

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

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

MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2013

IMPLEMENTED: 2013

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

⁵ Count Us In 2018: Seattle/King County Point-in-Time Count of Persons Experiencing Homelessness. <http://allhomekc.org/wp-content/uploads/2018/05/FINALDRAFT-COUNTUSIN2018REPORT-5.25.18.pdf>

⁶ Washington State Department of Corrections. Number of Prison Releases by County of Release. <http://www.doc.wa.gov/docs/publications/reports/200-RE001.pdf>

⁷ Glaze, L E and Maruschak, M M (2008). Parents in Prison and Their Minor Children. <http://www.bjs.gov/index.cfm?ty=pbdetail&iid=823>

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

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

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

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

ACTIVITY 2013-2: Flexible Rental Assistance

MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2013

IMPLEMENTED: 2013

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

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

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

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

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

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

MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2009

IMPLEMENTED: 2009

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

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

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

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

ACTIVITY 2008-1: Acquire New Public Housing

MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2008

IMPLEMENTED: 2008

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

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

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

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

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

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

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

ACTIVITY 2008-3: FSS Program Modifications

MTW STATUTORY OBJECTIVE: Increase Self-sufficiency

APPROVAL: 2008

IMPLEMENTED: 2018

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

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

¹⁰ Neighborhood opportunity designations are from the Puget Sound Regional Council and Kirwan Institute’s Opportunity Mapping index (<http://www.psrc.org/growth/growing-transit-communities/regional-equity/opportunity-mapping/>).

¹¹ Some Public Housing units might be designated MTW Neighborhood Services units over this next year upon approval from the HUD field office.

¹² Worst Case Housing Needs 2017: Report to Congress, page viii.

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

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

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

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

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

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness

APPROVAL: 2008

IMPLEMENTED: 2008

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

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

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

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

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

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

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

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness

APPROVAL: 2008

IMPLEMENTED: 2010

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

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

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

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

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

MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2007

IMPLEMENTED: 2007

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

SOLUTION: In the sponsor-based housing program, KCHA provides housing funds directly to our behavioral health care and nonprofit partners, including Sound Mental Health, Navos Mental Health Solutions, and Valley Cities Counseling and Consultation. These providers use the funds to secure private market rentals that are then sub-leased to program participants. The programs operate under the "Housing First" model of supportive housing, which couples low-barrier placement in permanent, scattered-site housing with intensive, individualized services that help residents maintain long-term

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

housing stability. Recipients of this type of support are referred through the mental health system, street outreach teams, and King County's Coordinated Entry for All system. Once a resident is stabilized and ready for a more independent living environment, KCHA offers a move-on strategy through a tenant-based non-elderly disability (NED) voucher.

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

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

ACTIVITY 2007-14: Enhanced Transfer Policy

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness

APPROVAL: 2007

IMPLEMENTED: 2007

CHALLENGE: HUD rules restrict a resident from moving from Public Housing to HCV or from HCV to Public Housing, which hampers our ability to meet the needs of our residents. For example, project-based Section 8 residents may need to move if their physical abilities change and they no longer can access their second-story, walk-up apartment. A Public Housing property may have an accessible unit available. Under traditional HUD regulations, this resident would not be able to move into this available unit.

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

provide the most efficient fit of family and unit size, regardless of which federal subsidy is being received.

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

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

ACTIVITY 2005-4: Payment Standard Changes

MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2005

IMPLEMENTED: 2005

CHALLENGE: Currently, 31 percent of all KCHA's tenant-based voucher households live in high-opportunity neighborhoods of King County. These neighborhoods offer benefits to their residents, including improved educational opportunities, increased access to public transportation and greater economic opportunities.¹⁴ Not surprisingly, high-opportunity neighborhoods have more expensive rents. According to recent market data, a two-bedroom rental unit at the 40th percentile in East King County – typically a high-opportunity area – costs \$587 more than the 40th percentile unit in South King County.¹⁵ To move to high-opportunity areas, voucher holders need higher subsidy levels, which are not available under traditional payment standards. Conversely, broadly applied payment standards that encompass multiple housing markets – low and high – result in HCV rents “leading the market” in lower priced areas.

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

¹⁴ Neighborhood opportunity designations are from the Puget Sound Regional Council and Kirwan Institute's Opportunity Mapping index (<http://www.psrc.org/growth/growing-transit-communities/regional-equity/opportunity-mapping/>).

¹⁵ Dupree & Scott, 2017 King County Rental Data.

decoupled the payment standards from HUD’s FMR calculations entirely so that we could be responsive to the range of rents in Puget Sound’s submarkets. Current payment standards for two-bedroom apartments range from 74 percent to 110 percent of the regional HUD FMR.

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

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

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

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

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

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness

APPROVAL: 2004

IMPLEMENTED: 2004

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

SOLUTION: The ability to streamline the Project-based Section 8 program is an important factor in addressing the distribution of affordable housing in King County and coordinating effectively with local initiatives. KCHA places Project-based Section 8 subsidies in high-opportunity areas of the county in

order to increase access to these desirable neighborhoods for low-income households.¹⁶ We also partner with nonprofit community service providers to create housing targeted to special needs populations, opening new housing opportunities for chronically homeless, mentally ill or disabled individuals, and homeless young adults and families traditionally not served through our mainstream Public Housing and Housing Choice Voucher programs. Additionally, we coordinate with county government and suburban jurisdictions to underwrite a pipeline of new affordable housing developed by local nonprofit housing providers. MTW flexibility granted by this activity has helped us implement the following policies.

CREATE HOUSING TARGETED TO SPECIAL-NEEDS POPULATIONS BY:

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

SUPPORT A PIPELINE OF NEW AFFORDABLE HOUSING BY:

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

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

- Partnering with local municipalities to develop a local competitive process that pairs project-based assistance with local zoning incentives. (FY 2016)

IMPROVE PROGRAM ADMINISTRATION BY:

- Allowing project sponsors to manage project wait lists as determined by KCHA. (FY 2004)
- Using KCHA’s standard HCV process for determining Rent Reasonableness for units in lieu of requiring third-party appraisals. (FY 2004)
- Allowing participants in “wrong-sized” units to remain in place and pay the higher rent, if needed. (FY 2004)
- Assigning standard HCV payment standards to PBS8 units, allowing modification with approval of KCHA where deemed appropriate. (FY 2004)
- Offering moves to Public Housing in lieu of an HCV exit voucher (FY 2004) or allow offer of a tenant-based voucher for a limited period as determined by KCHA in conjunction with internal Public Housing disposition activity. (FY 2012)
- Allowing KCHA to modify the HAP contract. (FY 2004)
- Using Public Housing preferences for PBS8 units in place of HCV preferences. (FY 2008)
- Allowing KCHA to inspect units at contract execution rather than contract proposal. (FY 2009)
- Modifying the definition of “existing housing” to include housing that could meet Housing Quality Standards within 180 days. (FY 2009)
- Allowing direct owner or provider referrals to a PBS8 vacancy when the unit has remained vacant for more than 30 days. (FY 2010)
- Waiving the 20 percent cap on the amount of HCV budget authority that can be project-based, allowing KCHA to determine the size of our PBS8 program. (FY 2010)

PROPOSED CHANGES TO ACTIVITY: Recently passed legislation under HOTMA allows a PHA to enter into a Project-based Voucher HAP contract for any type of unit that does not qualify as existing housing and that is under construction or has been recently constructed, regardless of whether or not the PHA and the owner executed an AHAP. KCHA would like to adopt this provision, allowing us to enter into a HAP contract for recently constructed or newly constructed units, provided the owner has complied with all other applicable requirements. This activity would increase housing choice for KCHA participants by making more units available in our constrained rental market.

Additionally, KCHA will be partnering with the YMCA to create a demonstration program that project-bases FUP vouchers for youth engaged with the child welfare system. As a contracted Independent Living Program provider of the child welfare system in King County, the YMCA is uniquely positioned to provide support services for this vulnerable population aging out of the foster care system. By project-basing units at a YMCA-owned property, FUP youth will have immediate access to a unit without having to compete on the private market.

Finally, we are exploring a partnership with the community college system to provide project-based assistance to homeless or unstably housed young adults seeking to enroll or enrolled in a local community college.

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

ACTIVITY 2004-3: Develop Site-based Waiting Lists

MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2004

IMPLEMENTED: 2004

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

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

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

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

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

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness

APPROVAL: 2004

IMPLEMENTED: 2004

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

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

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

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

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

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

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness

APPROVAL: 2004

IMPLEMENTED: 2004

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

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

CHANGES TO BUSINESS PROCESSES:

- Modify HCV policy to require notice to move prior to the 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 percent of AMI. (FY 2004)
- Streamline procedures for processing interim rent changes resulting from wholesale reductions in state entitlement programs. (FY 2011)
- Modify the HQS inspection process to allow streamlined processing of inspection data. (FY 2010)
- Establish a local release form that replaces HUD Form 9886 – clearly defining verifications that could be obtained and extending authorization for use to 40 months. (FY 2014)

CHANGES TO VERIFICATION AND INCOME CALCULATION PROCESSES:

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

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

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

ACTIVITY 2004-9: Rent Reasonableness Modifications

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness

APPROVAL: 2004

IMPLEMENTED: 2004

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

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

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

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

ACTIVITY 2004-12: Energy Performance Contracting

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness

APPROVAL: 2004

IMPLEMENTED: 2004

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

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

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

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

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

ACTIVITY 2004-16: Housing Choice Voucher Occupancy Requirements

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness

APPROVAL: 2004

IMPLEMENTED: 2004

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

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

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

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

B. Not Yet Implemented Activities

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

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

APPROVAL: 2015

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

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

APPROVAL: 2010

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

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

APPROVAL: 2010

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

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

APPROVAL: 2010

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

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

APPROVAL: 2008

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

C. Activities on Hold

None

D. Closed-out Activities

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

ACTIVITY 2016-1: Budget-based Rent Model

APPROVAL: 2016

CLOSEOUT YEAR: 2018

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

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

ACTIVITY 2013-3: Short-term Rental Assistance Program

APPROVAL: 2013

CLOSEOUT YEAR: 2015

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

ACTIVITY 2012-2: Community Choice Program

APPROVAL: 2012

CLOSEOUT YEAR: 2016

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

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

APPROVAL: 2012

CLOSEOUT YEAR: 2012

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

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

APPROVAL: 2011

CLOSEOUT YEAR: 2012

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

ACTIVITY 2011-2: Redesign the Sound Families Program

APPROVAL: 2011

CLOSEOUT YEAR: 2014

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

ACTIVITY 2010-2: Resident Satisfaction Survey

APPROVAL: 2010
CLOSEOUT YEAR: 2010

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

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

APPROVAL: 2010
CLOSEOUT YEAR: 2016

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

ACTIVITY 2009-2: Definition of Live-in Attendant

APPROVAL: 2009
CLOSEOUT YEAR: 2014

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

ACTIVITY 2008-4: Combined Program Management

APPROVAL: 2008
CLOSEOUT YEAR: 2009

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

ACTIVITY 2008-6: Performance Standards

APPROVAL: 2008
CLOSEOUT YEAR: 2014

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

ACTIVITY 2008-17: Income Eligibility and Maximum Income Limits

APPROVAL: 2008

CLOSEOUT YEAR: 2016

This policy would cap the income that residents may have and also still be eligible for KCHA programs.

KCHA is no longer considering this activity.

ACTIVITY 2007-4: Housing Choice Voucher Applicant Eligibility

APPROVAL: 2007

CLOSEOUT YEAR: 2007

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

ACTIVITY 2007-8: Remove Cap on Voucher Utilization

APPROVAL: 2007

CLOSEOUT YEAR: 2014

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

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

APPROVAL: 2007

CLOSEOUT YEAR: 2007

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

ACTIVITY 2007-18: Resident Opportunity Plan (ROP)

APPROVAL: 2007

CLOSEOUT YEAR: 2015

An expanded and locally designed version of FSS, ROP's mission was to advance families toward self-sufficiency through the provision of case management, supportive services and program incentives, with the goal of positive transition from Public Housing or HCV into private market rental housing or home

ownership. KCHA implemented this five-year pilot in collaboration with community partners, including Bellevue College and the YWCA. These partners provided education and employment-focused case management, such as individualized career planning, a focus on wage progression and asset-building assistance. In lieu of a standard FSS escrow account, each household received a monthly deposit into a savings account, which continues throughout program participation. Deposits to the household savings account are made available to residents upon graduation from Public Housing or HCV subsidy. After reviewing the mixed outcomes from the multi-year evaluation, KCHA decided to close out the program and re-evaluate the best way to assist families in achieving economic independence.

ACTIVITY 2006-1: Block Grant Non-mainstream Vouchers

APPROVAL: 2006
CLOSEOUT YEAR: 2006

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

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

APPROVAL: 2005
CLOSEOUT YEAR: 2005

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

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

APPROVAL: 2004
CLOSEOUT YEAR: 2006

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

SECTION V

SOURCES AND USES OF MTW FUNDS

A. ESTIMATED SOURCES AND USES OF MTW FUNDS¹⁷

i. Estimated Sources of MTW Funds

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

ii. Estimated Uses of MTW Funds

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

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

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

iii. Planned Use of MTW Single Fund Flexibility

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

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

- **KCHA's Homeless Housing Initiatives.** KCHA's programs address the varied and diverse needs of the county's most vulnerable homeless populations – those experiencing chronic mental illness; individuals exiting the criminal justice system; homeless young adults and former foster youth; homeless students and their families; veterans experiencing homelessness; and people escaping domestic violence. The traditional housing subsidy programs have failed to reach many of these households and lack the supportive services necessary to stably house these individuals and families. In 2019, KCHA will invest nearly \$33 million in these programs and will continue to grow this investment, pending the outcome of recent federal funding applications.
- **Housing Stability Fund.** This fund provides emergency financial assistance to qualified residents to maintain stable and secure housing, including limited rental assistance, security deposits and utility payments. Under the program design, a designated agency partner disburses funding to program participants, screening for eligibility according to the program's guidelines. To date, this assistance has been a critical part of KCHA's success in preventing a significant number of evictions and other

negative exits. As a result of this assistance, families are able to maintain their housing, avoiding the far greater system costs that would have occurred if they became homeless.

- **Education Initiatives.** KCHA continues to actively partner with local education stakeholders to improve outcomes for the more than 14,800 children who live in our federally funded housing each year. The results of these efforts, including improved attendance and increases in grade-level performance and on-time graduation, are an integral part of our core mission. By investing in the next generation, we are working to close the cycle of poverty that persists among many of the families we serve.
- **Encourage Asset Building Among ROSS Participants:** Residents enrolled in the Resident Opportunity and Self-Sufficiency (ROSS) program are encouraged to engage in asset building activities through the use of financial incentives. Participants may earn up to \$400 by participating in activities and services including, but not limited to, life skills training; job training, job search, and placement assistance; adult basic education/ESL class completion; financial education services; and increased educational attainment (high school diploma, GED, AA, BA, etc.). These financial incentives assist residents in building their savings while pursuing their unique individual goals.
- **Acquisition and Preservation of Affordable Housing.** We continue to use MTW resources to actively seek out property acquisitions that can provide new public housing in strategic areas of King County, including current and emerging high-opportunity neighborhoods and transit-oriented development sites. With the adoption of the new MTW activity proposal, KCHA will be even better positioned to support the acquisition and development of affordable housing.
- **Increase Access to Healthcare through Partnerships and Collaborative Planning.** KCHA is increasingly partnering with local services providers – HealthierHere, United Healthcare and others – to support residents in accessing the healthcare services they need to maintain housing stability and a high quality of life. In 2019, KCHA will continue to develop its health and housing strategy by improving service coordination for residents with complex health needs, increasing resident access to health services, and identifying and impacting social determinants of health. Data collaborations with United Healthcare and Public Health Seattle-King County will continue to inform our strategic direction in 2019 and beyond. Overall, these efforts will enable KCHA residents to access new health services

through Medicaid waivers and expansion, funding opportunities from local levies, and philanthropic supports.

- **Long-term Viability of Our Portfolio.** KCHA uses our single-fund flexibility to protect the long-term viability of our inventory. This flexibility allows us to leverage private equity by making loans in combination with the Low-Income Housing Tax Credit program to rehabilitate properties, adding years to their useful lives. Additionally, we continue to use a short-term line of credit in furthering the redevelopment of the Greenbridge HOPE VI site. This line of credit will be retired with proceeds from continuing land sales to private homebuilders. MTW working capital provides an essential backstop for these financing partnerships, addressing risk concerns of lenders, enhancing our credit worthiness, and enabling our continued access to private capital markets.
- **Remove the Cap on Voucher Utilization.** This initiative enables us to utilize savings achieved through MTW initiatives to over-lease and provide HCV assistance to more households than permissible under our HUD-established baseline. Our cost containment from a multi-tiered, ZIP code-based payment standard system, operational efficiencies, and other policy changes have been critical in helping us respond to the growing housing needs of the region's extremely low-income and homeless households. Despite ongoing uncertainties around future federal funding levels, we continue to use MTW program flexibility to support housing voucher issuance at 300 households above HUD baseline levels.

B. LOCAL ASSET MANAGEMENT PLAN

Is the MTW PHA allocating costs within statute?

No

Is the MTW PHA implementing a local asset management plan (LAMP)?

Yes

Has the MTW PHA provided a LAMP in the appendix?

Yes

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

No changes will be made to the LAMP in 2019.

SECTION VI

ADMINISTRATIVE

A. BOARD OF COMMISSIONERS RESOLUTION AND CERTIFICATIONS OF COMPLIANCE

Attached as Appendix A.

B. PUBLIC PROCESS

MTW Plan Public Review Period

August 27, 2018, to September 26, 2018

- **MEETINGS AND HEARINGS**
 - September 13: Public Hearing
 - September 17 and 18: Resident Advisory Committee Meetings
 - September 19: Greenbridge Community Council
 - September 19: Greenbridge Service Providers Meeting
- **MAILING**
 - August 27: Shared draft plan via email with stakeholders and partners and via mail with the Resident Advisory Committee.
- **PUBLISHING AND POSTING**
 - August 27: Notice published in the Seattle Times.
 - August 27: Notice published in the Daily Journal of Commerce.
 - August 30: Notice published in the Northwest Asian Weekly.
 - August 27: Notice and Draft 2019 MTW Plan posted on KCHA's website (www.kcha.org).
 - August 27: Notice posted in KCHA's Public Housing and Project-based Section 8 developments in the six most prominent languages of KCHA residents (English, Korean, Russian, Somali, Spanish, and Vietnamese). Plan was made available in the main office and at the public hearing site.

Comments Received

Public Hearing

After publishing notice in three local newspapers, posting flyers in all KCHA properties in multiple languages, and conducting outreach via property managers and service coordinators, the Public Hearing did not have any attendees.

Resident Advisory Committee Meetings

The following comments and questions were received at the September 17 and 18 Resident Advisory Committee meetings:

- A few residents had questions about KCHA’s workforce development and education initiatives, such as eligibility requirements and the availability of services in the Northeast region.
- A resident suggested KCHA consider a shorter term HCV lease to match the market trend of 6-month lease terms.
- In regards to streamlining the interim process, a resident commented that small income changes can have a big impact on a resident’s rent burden.
- A resident of Northlake House communicated the need for new carpeting at the property.
- A resident communicated that the recent installation of a make-up air unit (MAU) at her property has made an amazing improvement to air flow.
- A number of residents had questions about the elevator upgrades taking place over the next year including how residents with disabilities will access different floors and if the elevators are designed with a large weight capacity.

In response, KCHA staff plan to present on our workforce development and education programs at a future meeting; communicated that carpet installation is slated for Northlake House in 2019; and provided information on the relocation and accommodation plans for residents during the elevator upgrade.

This information was provided at the meeting and in follow-up with individual residents.

Written Comment

After providing a one-step submission form on the website, soliciting comment via published and posted notices, and encouraging meeting attendees to submit comments in writing, no written comments were received.

C. PLANNED AND ONGOING EVALUATIONS

KCHA shares evaluation findings and reports in its MTW Reports.

D. LOBBYING DISCLOSURES

Attached as Appendix D.

APPENDIX A

BOARD OF COMMISSIONERS RESOLUTION AND
CERTIFICATIONS OF COMPLIANCE

THE HOUSING AUTHORITY OF THE COUNTY OF KING
RESOLUTION NO. 5604
APPROVING KCHA'S MOVING TO WORK ANNUAL PLAN
FOR FISCAL YEAR 2019

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 2019 (January 1, 2019 through December 31, 2019) in a manner that is responsive to and complies with the Restated Agreement requirements; and

WHEREAS, in developing the FY 2019 MTW Annual Plan, KCHA provided opportunity for public and resident input regarding the Plan components, including two meetings with the KCHA Resident Advisory Council and a Public Hearing; and

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

WHEREAS, a Board Resolution approving the Plan and certifying that the Plan complies with MTW Plan requirements must be included when it is submitted to HUD; and

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

1. The Board of Commissioners hereby approves the MTW Plan attached to this resolution and the accompanying memorandum for implementation and submission to HUD.
2. The Board of Commissioners certifies that the Public Hearing requirements have been met and authorizes the Chair of the Board to execute the attached HUD Certification of Compliance with MTW Plan Requirements and Related Regulations.

ADOPTED AT A MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING THIS 8th DAY OF OCTOBER 2018.

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


DOUG BARNES, Chair
Board of Commissioners


STEPHEN NORMAN
Secretary-Treasurer

CERTIFICATIONS OF COMPLIANCE

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

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

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairman or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning (10/08/2018), hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

- (1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
- (5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The Plan contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the MTW PHA's jurisdiction and a description of the manner in which the Plan is consistent with the applicable Consolidated Plan.
- (7) The MTW PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o) and 24 CFR 903.15(d), which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3). Until such time as the MTW PHA is required to submit an AFH, and that AFH has been accepted by HUD, the MTW PHA will address impediments to fair housing choice identified in the Analysis of Impediments to fair housing choice associated with any applicable Consolidated or Annual Action Plan under 24 CFR Part 91.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
- (9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 200.
- (21) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
- (22) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA.

King County Housing Authority
MTW PHA NAME

WA002
MTW PHA NUMBER/HA CODE

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

Douglas J. Barnes
NAME OF AUTHORIZED OFFICIAL

Chairman
TITLE

Douglas J. Barnes
SIGNATURE

10/10/18
DATE

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

APPENDIX B

PLANNED EXISTING PROJECT-BASED VOUCHERS

Project Based Contracts

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

Project Based Contracts

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

Project Based Contracts

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

Project Based Contracts

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

APPENDIX C

KCHA'S LOCAL ASSET MANAGEMENT PLAN

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

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

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

APPENDIX D
DISCLOSURE OF LOBBYING ACTIVITIES

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier: _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: Department of Housing and Urban Development	7. Federal Program Name/Description: MTW Annual Plan CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> n/a	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> n/a	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: _____ Print Name: <u>Stephen Norman</u> Title: <u>Executive Director</u> Telephone No.: <u>(206)574-1100</u> Date: <u>10/8/18</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

APPENDIX E

Designation Plan

Designation Plan Status as of 07/31/2018

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

APPENDIX F
UNIT UPGRADE COMPLETION REPORT

	Fund	Prop	Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
Project Based Section 8 Housing													
Avondale Manor													
1	126	201	Avondale Manor	12	2		6/30/2006	7/14/2006	153	\$6,820	\$3,808	\$10,628	537911
2	126	201	Avondale Manor	16	3		11/13/2006	12/27/2006	261	\$11,540	\$5,885	\$17,424	550131
3	126	201	Avondale Manor	2	3		12/13/2006	2/5/2007	319	\$13,203	\$8,492	\$21,695	553484
4	126	201	Avondale Manor	9	3		11/23/2011	2/29/2012	316	\$18,307	\$11,361	\$29,668	686115
5	126	201	Avondale Manor	17	3		5/31/2012	8/23/2012	323	\$19,681	\$11,197	\$30,878	698083
6	126	201	Avondale Manor	11	3		10/19/2012	11/21/2012	282	\$18,010	\$12,876	\$30,886	707107
7	126	201	Avondale Manor	8	3		2/20/2013	3/27/2013	289	\$17,668	\$11,594	\$29,262	715412
8	126	201	Avondale Manor	10	3		4/16/2013	6/26/2013	331	\$18,957	\$10,995	\$29,952	718995
9	126	201	Avondale Manor	4	2		7/9/2013	10/29/2013	266	\$15,861	\$11,749	\$27,610	725072
10	126	201	Avondale Manor	14	4		8/8/2013	1/16/2014	346	\$20,279	\$13,207	\$33,486	726808
11	126	201	Avondale Manor	18	4		11/29/2013	2/18/2014	305	\$19,065	\$11,877	\$30,942	735904
12	126	201	Avondale Manor	19	4		8/21/2015	9/29/2015	327	\$20,679	\$13,986	\$34,664	782805
13	126	201	Avondale Manor	12	2		8/19/2015	9/30/2015	276	\$17,436	\$11,429	\$28,865	782806
14	126	201	Avondale Manor	5	3		10/13/2015	11/25/2015	337	\$21,489	\$14,215	\$35,704	786607
15	126	201	Avondale Manor	6	4		10/27/2015	11/30/2015	336	\$21,232	\$14,800	\$36,032	384
16	509	201	Avondale Manor	13	3	00202020001	9/6/2017	12/11/2017	275	\$17,545	\$14,176	\$31,720	38263
			Avondale Manor	1970	Total Units	20	Upgraded	16	Remaining	4		Avg. \$ (since 2012)	\$31,513
Bellevue Houses (8)													
1	127	211	Bellevue House	3	3		11/3/2008	1/30/2009	323	\$19,970	\$13,383	\$33,353	611404
2	127	211	Bellevue House	4	3		2/22/2011	3/30/2011	313	\$18,337	\$11,901	\$30,237	663972
3	127	211	Bellevue House	2	3		7/1/2013	10/15/2013	276	\$14,454	\$9,668	\$24,121	724028
4	127	211	Bellevue House	8	3		12/8/2014	1/27/2015	343	\$20,622	\$9,001	\$29,623	762029
			Bellevue 8	Total Units	8	Upgraded	4	Remaining	4			Avg. \$	\$29,334
Bellevue Manor													
1	206	465	Bellevue Manor	101	1	00404650101	2/3/2016	3/23/2016	228	\$13,603	\$9,950	\$23,553	7642
2	206	465	Bellevue Manor	Key Keeper	3	00404650200	3/11/2016	5/4/2016	322	\$20,678	\$11,530	\$32,208	9352
3	206	465	Bellevue Manor	111	1	00404650111	6/8/2016	7/1/2016	222	\$13,790	\$12,292	\$26,082	12456
4	206	465	Bellevue Manor	108	1	00404650108	6/8/2016	7/26/2016	222	\$13,379	\$11,771	\$25,150	12454
5	206	465	Bellevue Manor	104	1	00404650104	7/11/2016	8/19/2016	218	\$13,565	\$12,002	\$25,566	14447
6	206	465	Bellevue Manor	205	1	00404650205	7/11/2016	8/23/2016	222	\$13,684	\$11,182	\$24,866	14448
7	206	465	Bellevue Manor	115	1	00404650115	10/30/2016	12/14/2016	233	\$14,793	\$10,317	\$25,110	19977
8	206	465	Bellevue Manor	319	1	00404650319	9/30/2016	1/4/2017	233	\$14,531	\$9,939	\$24,470	20249
9	206	465	Bellevue Manor	219	1	00404650219	4/7/2017	6/23/2017	218	\$14,335	\$9,509	\$23,844	29209
10	206	465	Bellevue Manor	121	1	00404650121	6/30/2017	8/30/2017	179	\$11,512	\$10,241	\$21,753	32254
11	206	465	Bellevue Manor	103	1	00404650103	8/1/2017	10/25/2017	245	\$14,675	\$10,541	\$25,216	33936
12	206	465	Bellevue Manor	202	1	00404650202	10/25/2017	1/18/2018	250	\$15,195	\$9,815	\$25,009	38998
13	206	465	Bellevue Manor	120	1	00404650120	1/23/2018	4/30/2018	292	\$18,842	\$14,582	\$33,424	47046
			Bellevue Manor	Total Units	65	Upgraded	13	Remaining	52			Avg. \$	\$25,865
Birch Creek													
			2009	Total Units	262	CCD Renovated	262	Remaining		Uncertain	0		
Campus Court													
1	164	303	Campus Court	1	3		8/3/2007	9/20/2007	322	\$14,329	\$6,485	\$20,814	574891
2	164	303	Campus Court	8	3		10/1/2008	10/21/2008	228	\$14,124	\$9,445	\$23,569	604226
3	164	303	Campus Court	3	3		2/6/2009	3/23/2009	308	\$17,610	\$11,350	\$28,961	615456
4	164	303	Campus Court	2	3		11/2/2009	2/13/2009	272	\$17,810	\$10,159	\$27,969	614814
5	164	303	Campus Court	12	3		9/8/2009	10/1/2009	282	\$16,884	\$9,789	\$26,673	631431
6	164	303	Campus Court	7	3		8/30/11	11/22/2011	395	\$24,975	\$10,028	\$35,003	679507
7	164	303	Campus Court	11	3		9/4/12	12/19/2012	248	\$15,880	\$15,543	\$31,422	703941
8	164	303	Campus Court	6	3		11/7/12	12/27/2012	270	\$17,045	\$13,998	\$31,043	708340
9	164	303	Campus Court	4	3		10/31/12	12/31/2012	362	\$23,441	\$14,282	\$37,722	707928
10	164	303	Campus Court	5	3		11/7/12	12/31/2012	303	\$19,359	\$16,350	\$35,709	708249
11	164	303	Campus Court	10	3		12/2/2014	2/23/2015	310	\$19,764	\$16,761	\$36,524	762134
12	509	303	Campus Court	A2	3	303030002	3/1/2018	5/18/2018	336	\$22,071	\$13,970	\$36,041	48276
			Campus Court	1991	Total Units	12	Upgraded	12	Remaining	0		Avg. \$ (since 2012)	\$34,744
Cedarwood													
1	129	205	Cedarwood	18	2		4/6/2009	5/5/2009	285	\$16,750	\$9,422	\$26,172	620343
2	129	205	Cedarwood	24	2		5/15/2009	6/17/2009	224	\$12,852	\$8,589	\$21,441	623701
3	129	205	Cedarwood	11	2		6/30/2009	7/31/2009	217	\$11,613	\$9,548	\$21,161	626887
4	129	205	Cedarwood	12	2		8/3/2009	8/31/2009	216	\$12,042	\$10,352	\$22,394	629145
5	129	205	Cedarwood	23	2		8/24/2009	10/2/2009	228	\$13,389	\$9,267	\$22,655	630592
6	129	250	Cedarwood	10	3		6/28/2010	7/15/2010	228	\$13,300	\$9,226	\$22,526	649639
7	129	205	Cedarwood	21	2		9/21/2011	10/31/2011	217	\$13,579	\$10,372	\$23,951	682055
8	129	205	Cedarwood	9	2		8/23/2012	9/21/2012	234	\$13,828	\$11,194	\$25,022	703419
9	129	205	Cedarwood	25	2		1/7/2013	2/12/2013	233	\$13,007	\$10,028	\$23,035	712629
10	129	205	Cedarwood	17	3		4/5/2013	5/21/2013	241	\$13,287	\$9,834	\$23,120	718576
11	129	205	Cedarwood	5	3		5/8/2013	8/19/2013	234	\$12,979	\$8,680	\$21,658	720777
12	129	205	Cedarwood	1	2		7/3/2013	8/26/2013	205	\$12,172	\$9,223	\$21,395	724581
13	129	205	Cedarwood	14	3		12/1/2014	1/23/2015	226	\$14,290	\$11,332	\$25,622	761736
14	509	205	Cedarwood	3	3	00202050003	08/05/16	10/27/16	242	\$15,420	\$10,864	\$26,283	15956
15	509	205	Cedarwood	7	2	00202050007	8/29/2017	11/28/2017	240	\$15,008	\$11,422	\$26,430	38255
16	509	205	Cedarwood	6	2	00202050006	1/26/2018	4/6/2018	249	\$15,707	\$10,205	\$25,912	45662

	Fund	Prop	Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	Cedarwood	1981	Total Units	25	Upgraded	16	Remaining	9			Avg. \$ (since 2012)	\$24,275	
Eastridge House													
1	131	451	Eastridge House	302	1		9/15/2006	10/3/2006	135	\$6,087	\$5,968	\$12,055	545356
2	131	451	Eastridge House	312	2		11/6/2006	11/24/2006	92	\$4,069	\$5,374	\$9,442	549489
3	131	451	Eastridge House	305	1		8/27/2007	10/11/2007	128	\$5,758	\$4,212	\$9,970	575805
4	131	451	Eastridge House	205	1		8/31/2007	10/11/2007	111	\$4,978	\$5,115	\$10,092	575804
5	131	451	Eastridge House	211	1		1/29/2008	2/13/2008	148	\$6,674	\$6,455	\$13,129	586707
6	131	451	Eastridge House	103	1		2/25/2008	3/13/2008	121	\$5,466	\$4,992	\$10,457	588496
7	131	451	Eastridge House	209	1		3/19/2008	4/1/2008	122	\$5,434	\$6,123	\$11,557	590281
8	131	451	Eastridge House	109	1		10/31/2008	1/13/2009	112	\$7,168	\$6,508	\$13,676	612068
9	131	451	Eastridge House	107	1		11/26/2008	1/15/2009	101	\$6,416	\$6,167	\$12,583	612069
10	131	451	Eastridge House	314	1		12/9/2008	2/3/2009	134	\$7,268	\$7,384	\$14,653	614093
11	131	451	Eastridge House	201	1		2/10/2009	3/3/2009	113	\$6,609	\$7,220	\$13,830	616600
12	131	451	Eastridge House	207	1		6/29/2009	7/17/2009	150	\$8,234	\$6,311	\$14,545	626742
13	131	451	Eastridge House	303	1		7/31/2009	8/24/2009	138	\$7,336	\$6,808	\$14,144	629121
14	131	451	Eastridge House	215	1		3/9/2010	3/31/2010	151	\$8,955	\$6,933	\$15,888	643081
15	131	451	Eastridge House	204	1		6/1/2010	6/24/2010	159	\$8,569	\$6,893	\$15,462	648211
16	131	451	Eastridge House	304	1		8/31/2010	9/22/2010	169	\$8,839	\$6,139	\$14,977	653354
17	131	451	Eastridge House	115	1		8/31/2010	9/27/2010	160	\$8,777	\$6,498	\$15,274	653475
18	131	451	Eastridge House	111	1		9/30/2010	10/15/2010	164	\$9,576	\$6,070	\$15,647	654926
19	131	451	Eastridge House	101	2		3/23/2011	4/22/2011	200	\$10,794	\$10,163	\$20,958	666104
20	131	451	Eastridge House	301	1		5/9/2011	7/8/2011	169	\$8,934	\$7,026	\$15,959	669286
21	131	451	Eastridge House	105	1		7/6/2011	9/2/2011	188	\$10,144	\$7,440	\$17,584	674202
22	131	451	Eastridge House	110	1	RAFN (GC) - 1		5/1/2011					
23	131	451	Eastridge House	112	1	RAFN (GC) - 2		5/1/2011					
24	131	451	Eastridge House	113	1	RAFN (GC) - 3		5/1/2011					
25	131	451	Eastridge House	307	1		5/16/2012	6/27/2012	195	\$10,123	\$7,650	\$17,773	697087
26	131	451	Eastridge House	309	1		10/15/2012	10/26/2012	170	\$9,576	\$6,720	\$16,296	706738
27	131	451	Eastridge House	214	1		12/26/2012	1/15/2013	159	\$9,315	\$6,886	\$16,201	711458
28	131	451	Eastridge House	206	1		6/15/2015	7/22/2015	197	\$10,613	\$10,272	\$20,884	778551
29	131	451	Eastridge House	213	1		9/2/2015	10/16/2015	194	\$10,471	\$10,824	\$21,295	783657
30	131	451	Eastridge House	311	1	00204510311	12/21/2015	1/22/2016	175	\$9,688	\$10,382	\$20,070	3508
31	131	451	Eastridge House	203	1	00204510203	9/30/2016	1/10/2017	189	\$11,181	\$9,893	\$21,074	18776
32	509	451	Eastridge House	202	1	00204510202	1/5/2018	3/26/2018	200	\$12,006	\$11,599	\$23,605	44663
33	509	451	Eastridge House	208	1	00204510208	3/16/2018	7/10/2018	227	\$14,418	\$8,645	\$23,063	50161
	Eastridge House	1972	Total Units	40	Upgraded	33	Remaining	7			Avg. \$ (since 2012)	\$20,029	
Evergreen Court													
1	166	505	Evergreen Court	5	2		10/13/2006	10/30/2006	186	\$8,140	\$7,110	\$15,250	547641
2	166	505	Evergreen Court	26	2		5/27/2008	6/20/2008	302	\$19,598	\$8,707	\$28,305	595322
3	166	505	Evergreen Court	28	2		6/14/2009	7/29/2009	207	\$13,053	\$8,682	\$21,735	627189
4	166	505	Evergreen Court	11	3		5/1/2010	6/11/2010	324	\$19,732	\$10,527	\$30,258	647193
5	166	505	Evergreen Court	14	3		7/1/2010	9/13/2010	299	\$18,947	\$12,468	\$31,415	649763
6	166	505	Evergreen Court	13	3		11/9/2010	12/30/2010	227	\$14,427	\$12,040	\$26,466	658753
7	166	505	Evergreen Court	25	2		1/3/2011	2/10/2011	269	\$17,031	\$8,332	\$25,363	660440
8	166	505	Evergreen Court	3	2	RAFN (GC) - 4		5/1/2011					
9	166	505	Evergreen Court	4	2	RAFN (GC) - 5		5/1/2011					
10	166	505	Evergreen Court	21	3		9/3/2012	11/28/2012	412	\$24,867	\$12,512	\$37,379	705361
11	166	505	Evergreen Court	8	2		1/17/2013	2/21/2013	225	\$13,648	\$12,170	\$25,819	713001
12	166	505	Evergreen Court	10	2		1/17/2013	2/25/2013	227	\$13,853	\$12,535	\$26,389	712999
13	166	505	Evergreen Court	12	3		1/17/2013	2/26/2013	268	\$15,782	\$14,033	\$29,814	713524
14	166	505	Evergreen Court	9	2		1/28/2013	2/28/2013	244	\$14,625	\$11,442	\$26,068	714027
15	166	505	Evergreen Court	30	2		4/1/2013	6/26/2013	316	\$20,132	\$11,394	\$31,526	718421
16	166	505	Evergreen Court	1	2		4/14/2013	7/23/2013	296	\$18,944	\$10,703	\$29,647	719736
17	166	505	Evergreen Court	27	3		5/13/2013	7/31/2013	302	\$19,403	\$11,015	\$30,417	720744
18	166	505	Evergreen Court	7	2		5/22/2013	7/31/2013	269	\$17,064	\$11,435	\$28,498	721329
19	166	505	Evergreen Court	23	2		7/8/2013	9/12/2013	290	\$18,148	\$11,341	\$29,489	726324
20	509	505	Evergreen Court	19	2		12/27/2013	4/15/2014	379	\$23,131	\$12,561	\$35,692	739479
21	509	505	Evergreen Court	29	2		7/23/2014	8/19/2014	283	\$17,499	\$11,634	\$29,133	752200
22	509	505	Evergreen Court	18	3		6/20/2015	8/17/2015	340	\$20,094	\$12,812	\$32,906	779097
23	509	505	Evergreen Court	17	2		8/24/2015	10/19/2015	301	\$19,065	\$14,945	\$34,009	782968
24	509	505	Evergreen Court	24	2		10/26/2015	12/30/2015	289	\$18,240	\$13,528	\$31,768	1063
25	509	505	Evergreen Court	2	2	00505050002	1/3/2016	2/23/2016	267	\$17,023	\$12,409	\$29,431	4073
26	509	505	509 Evergreen Court	22	3	505050022	10/12/2017	11/30/2017	300	\$19,611	\$15,741	\$35,351	37901
	Evergreen Court	1981	Total Units	30	Upgraded	26	Remaining	4			Avg. \$ (since 2012)	\$30,372	
Forest Grove													
1	509	204	Forest Grove	13	2		2/10/2014	4/29/2014	214	\$13,782	\$11,258	\$25,040	741603
2	509	204	Forest Grove	19	2		9/3/2014	10/31/2014	178	\$10,951	\$12,679	\$23,630	755257
3	509	204	Forest Grove	15	2		10/27/2014	12/30/2014	229	\$14,661	\$14,085	\$28,746	759402
4	509	204	Forest Grove	2	3		11/21/2014	1/22/2015	348	\$22,076	\$12,844	\$34,920	761105
5	509	204	Forest Grove	12	2		10/30/2015	12/18/2015	225	\$14,337	\$12,855	\$27,192	770
6	509	204	Forest Grove	8	2		4/20/2015	5/19/2015	289	\$18,112	\$11,418	\$29,531	775175
7	509	204	Forest Grove	4	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
	Forest Grove	1981	Total Units	25	Upgraded	8	Remaining	17			Avg. \$	\$28,426	
Glenview Heights													
1	142	405	Glenview Heights	7	2		8/8/2008	9/12/2008	234	\$14,312	\$7,971	\$22,283	600453
2	142	405	Glenview Heights	8	2		7/22/2010	8/12/2010	288	\$17,739	\$8,873	\$26,611	650947
3	142	405	Glenview Heights	10	2		12/16/2010	12/30/2010	210	\$11,611	\$8,637	\$20,249	659901

	Fund	Prop	Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
11	121	155	Hillsview	346	1		7/30/2012	8/22/2012	195	\$11,499	\$7,676	\$19,175	701908
12	121	155	Hillsview	115	1	RA-Shower	8/7/2012	8/29/2012	226	\$13,407	\$10,378	\$23,785	702379
13	121	155	Hillsview	340	1		3/29/2013	5/13/2013	157	\$10,045	\$6,827	\$16,872	717862
14	121	155	Hillsview	232	1		4/29/2014	6/30/2014	165	\$10,501	\$7,992	\$18,493	747680
15	121	155	Hillsview	344	1		4/30/2014	6/30/2014	162	\$10,306	\$8,266	\$18,572	747681
16	121	155	Hillsview	360	1		9/30/2014	11/25/2014	177	\$11,313	\$9,802	\$21,115	757252
17	121	155	Hillsview	221	1		10/14/2014	11/25/2014	176	\$11,120	\$10,536	\$21,656	758279
18	121	155	Hillsview	217	1		1/31/2015	3/27/2015	223	\$13,773	\$11,474	\$25,247	768693
19	121	155	Hillsview	110	1		3/9/2015	4/21/2015	227	\$13,861	\$8,855	\$22,716	770967
20	121	155	Hillsview	222	1		3/9/2015	4/21/2015	216	\$13,142	\$8,910	\$22,052	770968
21	121	155	Hillsview	339	1	00101550339	4/27/2016	6/30/2016	175	\$11,087	\$10,561	\$21,648	10114
22	121	155	Hillsview	354	1	00101550354	1/10/2017	3/31/2017	194	\$12,755	\$10,505	\$23,260	24847
23	121	155	Hillsview	218	1	00101550218	4/25/2017	7/21/2017	197	\$12,403	\$9,687	\$22,090	30692
24	121	155	Hillsview	227	1	00101550227	11/21/2017	2/21/2018	203	\$12,777	\$12,946	\$25,723	42189
Hillsview 1971 Total Units 60 Upgraded 24 Remaining 36 Avg. \$ (since 2012) \$21,600													
Juanita Court													
1	128	206	Juanita Court	16	2		12/11/2006	12/29/2006	181	\$8,015	\$6,415	\$14,430	553625
2	128	206	Juanita Court	29	2		6/15/2007	7/3/2007	199	\$8,811	\$8,187	\$16,998	569645
3	128	206	Juanita Court	1	2		4/1/2008	5/13/2008	235	\$13,359	\$6,818	\$20,176	591541
4	128	206	Juanita Court	4	2		7/3/2008	7/30/2008	215	\$13,045	\$9,073	\$22,118	597816
5	128	206	Juanita Court	2	2		8/18/2008	9/10/2008	207	\$11,966	\$8,613	\$20,579	598715
6	128	206	Juanita Court	26	2		10/30/2008	12/16/2008	187	\$11,452	\$9,220	\$20,673	610654
7	128	206	Juanita Court	18	2		11/24/2008	1/15/2009	225	\$14,176	\$8,523	\$22,699	612090
8	128	206	Juanita Court	23	2		9/9/2009	10/20/2009	200	\$11,459	\$9,238	\$20,697	631464
9	128	206	Juanita Court	17	2		8/27/2010	9/30/2010	241	\$12,590	\$9,051	\$21,641	653353
10	128	206	Juanita Court	28	2		1/7/2010	1/29/2010	232	\$13,627	\$9,131	\$22,758	639385
11	128	206	Juanita Court	15	2		3/1/2010	3/15/2010	232	\$13,635	\$8,906	\$22,542	642513
12	128	206	Juanita Court	9	2		10/18/2010	11/12/2010	233	\$14,002	\$9,166	\$23,168	656067
13	128	206	Juanita Court	14	3		8/12/2011	9/27/2011	221	\$12,977	\$9,979	\$22,955	679106
14	128	206	Juanita Court	21	2		7/6/2011	9/28/2011	223	\$13,569	\$11,020	\$24,589	674213
15	128	206	Juanita Court	6	2		10/31/2011	12/29/2011	244	\$14,647	\$10,486	\$25,133	684602
16	128	206	Juanita Court	12	2		10/31/2012	11/29/2012	241	\$14,305	\$9,857	\$24,162	707941
17	128	206	Juanita Court	24	2		12/27/2012	1/24/2013	237	\$14,458	\$10,596	\$25,054	711569
18	128	206	Juanita Court	3	3		5/3/2013	6/14/2013	214	\$13,630	\$8,949	\$22,579	720778
19	128	206	Juanita Court	13	3		6/21/2013	7/15/2013	225	\$13,834	\$9,228	\$23,062	723880
20	128	206	Juanita Court	10	2		6/26/2013	10/17/2013	233	\$14,118	\$11,911	\$26,029	725069
21	128	206	Juanita Court	5	2		7/8/2013	10/21/2013	240	\$14,515	\$11,511	\$26,025	725071
22	128	206	Juanita Court	11	2		10/1/2013	1/29/2014	217	\$13,817	\$12,774	\$26,590	735553
23	128	206	Juanita Court	27 (J3)	3		10/29/2015	12/14/2015	245	\$15,509	\$11,627	\$27,136	781
24	509	206	Juanita Court	19 (G3)	3	00202060019	12/23/2015	1/26/2016	238	\$15,054	\$13,765	\$28,818	3509
25	509	206	Juanita Court	I-1	2	00202060022	1/23/2017	2/28/2017	243	\$16,025	\$10,887	\$26,912	24848
26	509	206	Juanita Court C-3	8	3	00202060008	03/08/17	4/28/2017	246	\$16,142	\$11,393	\$27,535	28773
27	509	206	Juanita Court H-1	20	2	00202060020	2/27/2017	3/30/2017	249	\$16,299	\$9,748	\$26,047	26404
Juanita Court 1982 Total Units 30 Upgraded 27 Remaining 3 Avg. \$ (since 2012) \$25,829													
Juanita Trace													
1	129	207	Juanita Trace	6	2		8/28/2006	9/8/2006	129	\$5,767	\$6,388	\$12,155	542795
2	129	207	Juanita Trace	11	2		10/11/2006	10/23/2006	172	\$7,588	\$8,287	\$15,874	546860
3	129	207	Juanita Trace	25	2		11/30/2007	1/7/2008	243	\$10,847	\$6,882	\$17,728	582116
4	129	212	Juanita Trace	106	2		3/31/2008	4/23/2008	194	\$8,687	\$6,825	\$15,512	591045
5	129	207	Juanita Trace	7	2		4/2/2008	5/2/2008	187	\$8,402	\$6,939	\$15,341	591293
6	129	207	Juanita Trace	17	2		7/29/2008	8/15/2008	184	\$10,941	\$7,033	\$17,974	608472
7	129	212	Juanita Trace	105	2		7/14/2008	8/18/2008	206	\$11,639	\$7,305	\$18,944	598472
8	129	207	Juanita Trace	13	2		10/20/2008	12/12/2008	209	\$12,565	\$8,534	\$21,099	607380
9	129	207	Juanita Trace	26	2		10/17/2008	12/10/2008	256	\$15,715	\$11,112	\$26,827	607823
10	129	207	Juanita Trace	2	2		11/3/2008	2/5/2009	201	\$11,652	\$9,524	\$21,176	612418
11	129	207	Juanita Trace	9	3		4/30/2009	5/22/2009	252	\$14,715	\$10,391	\$25,106	622602
12	129	207	Juanita Trace	5	3		6/29/2009	7/17/2009	194	\$10,687	\$11,085	\$21,771	626719
13	129	207	Juanita Trace	29	2		6/29/2009	7/24/2009	152	\$8,606	\$9,040	\$17,646	626743
14	129	207	Juanita Trace	30	2		7/13/2009	8/10/2009	180	\$10,969	\$8,317	\$19,285	627758
15	129	207	Juanita Trace	18	3		8/10/2009	9/22/2009	211	\$12,336	\$11,703	\$24,039	629664
16	129	207	Juanita Trace	3	2		12/28/2009	1/19/2010	207	\$12,598	\$8,836	\$21,434	638740
17	129	207	Juanita Trace	15	2		3/30/2010	4/21/2010	214	\$13,036	\$9,322	\$22,357	645568
18	129	207	Juanita Trace	8	2		10/18/2010	11/8/2010	222	\$12,685	\$8,502	\$21,187	656008
19	129	207	Juanita Trace	19	2		10/29/2010	11/19/2010	221	\$12,357	\$8,949	\$21,306	656731
20	129	212	Juanita Trace	103	3		1/28/2009	2/19/2010	211	\$12,464	\$10,687	\$23,151	640439
21	129	212	Juanita Trace	102	3		1/25/2010	2/22/2010	220	\$12,616	\$10,258	\$22,874	640330
22	129	207	Juanita Trace	10	2		1/3/2011	1/26/2011	237	\$13,577	\$9,044	\$22,621	660639
23	129	207	Juanita Trace	28	2		5/4/2011	6/17/2011	241	\$13,385	\$10,455	\$23,839	668975
24	129	207	Juanita Trace	14	1	RAFN (GC) - 6	7/1/2011						
25	129	207	Juanita Trace	1	2		4/20/2012	5/25/2012	217	\$12,953	\$9,724	\$22,678	695591
26	129	212	Juanita Trace	108	2		4/3/2012	5/31/2012	259	\$14,720	\$9,794	\$24,514	694371
27	129	212	Juanita Trace	104	3		5/31/2012	7/19/2012	233	\$13,643	\$10,391	\$24,034	698337
28	129	207	Juanita Trace	27	2		9/7/2012	9/26/2012	226	\$13,768	\$10,514	\$24,282	704336
29	129	207	Juanita Trace	23	3		10/30/2012	11/28/2012	238	\$13,565	\$9,607	\$23,172	707814
30	129	207	Juanita Trace	20	2		1/28/2013	3/8/2013	210	\$12,429	\$10,556	\$22,984	713753
31	129	207	Juanita Trace	4	2		9/20/2013	1/16/2014	219	\$13,400	\$10,323	\$23,723	729740
32	129	212	Juanita Trace	101	2		12/9/2013	1/30/2014	208	\$13,200	\$12,407	\$25,606	735566
33	124	207	Juanita Trace	107	2		3/17/2014	6/9/2014	240	\$14,554	\$12,964	\$27,518	742472
Juanita Trace 1983 Total Units 39 Upgraded 33 Remaining 6 Avg. \$ (since 2012) \$24,279													

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

	Fund	Prop	Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
18	116	294	Parkway	211	2		8/19/2015	9/17/2015	284	\$17,964	\$12,836	\$30,800	782694
19	110	294	Parkway	103	3	00802940103	10/7/2015	1/25/2016	315	\$18,296	\$13,438	\$31,734	785816
20	110	294	Parkway	314	2	00802940314	10/29/2005	1/28/2016	298	\$18,980	\$14,314	\$33,294	164
21	110	294	Parkway	304	2	00802940304	2/19/2016	3/28/2016	299	\$18,507	\$10,589	\$29,096	6227
22	110	294	Parkway	202	2	00802940202	3/24/2016	4/29/2016	263	\$16,935	\$11,449	\$28,383	9350
23	481	294	Parkway	213	2	00802940213	11/17/2016	2/17/2017	254	\$16,717	\$11,663	\$28,379	21504
24	481	294	Parkway	205	2	00802940205	03/01/17	5/23/2017	252	\$16,484	\$11,990	\$28,474	26435
25	481	294	Parkway	313	1	00802940313	03/01/17	5/31/2017	229	\$14,991	\$11,051	\$26,042	26436
26	481	294	Parkway	207	3	802940207	8/28/2017	11/17/2017	264	\$17,215	\$10,282	\$27,497	35420
Parkway Apts			1995	Total Units	41	Upgraded	26	Remaining	15		Avg. \$	\$27,398	
Patricia Harris													
1	207	466	Patricia Harris	Key Keeper Office	3		3/11/2016	6/30/2016	312	\$18,506	\$12,980	\$31,485	9079
2	207	466	Patricia Harris	214	1	00404660214	6/2/2016	6/30/2016	250	\$15,131	\$12,848	\$27,978	12334
3	207	466	Patricia Harris	212	1	00404660212	7/22/2016	8/31/2016	221	\$14,077	\$9,989	\$24,066	17097
4	207	466	Patricia Harris	312	1	00404660312	9/26/2016	11/24/2016	226	\$14,161	\$10,795	\$24,956	18712
5	207	466	Patricia Harris	306	1	00404660306	10/10/2016	12/14/2016	232	\$14,760	\$9,847	\$24,607	20250
6	207	466	Patricia Harris	304	1	00404660304	1/31/2017	2/28/2017	225	\$14,851	\$9,782	\$24,633	23261
7	207	466	Patricia Harris	203	1	00404660203	1/31/2017	2/28/2017	225	\$14,787	\$9,805	\$24,592	25004
8	207	466	Patricia Harris	311	1	00404660311	2/28/2017	4/28/2017	244	\$15,996	\$9,793	\$25,789	26553
9	207	466	Patricia Harris	211	1	00404660211	3/16/2017	5/31/2017	248	\$16,364	\$9,698	\$26,062	27417
10	207	466	Patricia Harris	112	1	00404660112	3/16/2017	5/31/2017	245	\$16,287	\$9,930	\$26,217	27418
11	207	466	Patricia Harris	208	1	00404660208	5/12/2017	7/28/2017	246	\$15,538	\$9,954	\$25,492	29912
12	207	466	Patricia Harris	205	1	00404660205	6/5/2017	8/25/2017	246	\$14,975	\$10,187	\$25,162	21362
13	207	466	Patricia Harris	307	1	00404660307	7/31/2017	10/31/2017	231	\$14,565	\$9,808	\$24,373	34173
14	207	466	Patricia Harris	204	1	00404660204	8/29/2017	11/21/2017	233	\$14,637	\$10,240	\$24,877	36036
15	207	466	Patricia Harris	201	1	00404660201	8/31/2017	11/22/2017	230	\$15,085	\$10,253	\$25,337	36047
16	207	466	Patricia Harris	305	1	00404660305	11/13/2017	12/28/2017	242	\$15,334	\$10,224	\$25,557	40022
17	207	466	Patricia Harris	202	1	00404660202	11/27/2017	2/14/2018	227	\$14,976	\$11,011	\$25,987	41173
18	207	466	Patricia Harris	315	1	00404660315	12/28/2017	3/16/2018	239	\$15,241	\$10,526	\$25,767	43556
19	207	466	Patricia Harris	206	1	00404660206	2/14/2018	5/14/2018	233	\$14,124	\$10,884	\$25,008	48017
Patricia Harris Apts				Total Units	40	Upgraded	19	Remaining	21		Avg. \$	\$25,359	
Pickering Court													
1	144	404	Pickering Court	105	3		1/9/2013	3/20/2012	238	\$14,990	\$10,049	\$25,039	712632
2	144	404	Pickering Court	104	3		1/4/2013	1/28/2013	259	\$16,483	\$9,389	\$25,872	712180
3	144	404	Pickering Court	205	2		1/28/2013	3/26/2013	234	\$14,906	\$9,749	\$24,655	713751
4	144	404	Pickering Court	705	2		4/17/2013	6/28/2013	221	\$13,965	\$8,902	\$22,867	719565
5	144	404	Pickering Court	204	1		6/16/2013	9/24/2013	172	\$10,896	\$7,931	\$18,827	726323
6	509	404	Pickering Court	206	2		10/31/2013	2/25/2014	208	\$13,162	\$9,868	\$23,030	733436
7	509	404	Pickering Court	401	2		1/4/2014	2/28/2014	184	\$11,644	\$9,652	\$21,296	736588
8	509	404	Pickering Court	304	3		8/3/2015	8/28/2015	333	\$20,977	\$14,197	\$35,173	781505
9	509	404	Pickering Court	301	3		9/9/2015	10/29/2015	273	\$17,245	\$14,768	\$32,013	784081
10	509	404	Pickering Court	703	2		8/31/2015	11/2/2015	283	\$17,923	\$12,659	\$30,582	783564
11	509	404	Pickering Court	203	2	00504040203	1/19/2016	2/26/2016	241	\$15,329	\$12,370	\$27,699	4229
12	509	404	Pickering Court	103	3	00504040103	6/29/2016	7/29/2016	317	\$20,049	\$14,019	\$34,068	13570
13	509	404	Pickering Court	501	2	504040501	7/3/2017	9/19/2017	284	\$18,832	\$17,267	\$35,799	32476
14	509	404	Pickering Court	102	3	504040102	10/12/2017	12/12/2017	320	\$20,839	\$16,613	\$37,451	37942
Pickering Court			1980	Total Units	30	Upgraded	14	Remaining	16		Avg. \$ (since 2012)	\$28,169	
Riverton Family													
1	164	351	Riverton Family	9	4		11/5/2012	4/8/2013	263	\$14,262	\$15,025	\$29,287	708180
2	164	351	Riverton Family	12	4		12/12/2012	4/10/2013	241	\$15,280	\$13,815	\$29,095	710679
3	164	351	Riverton Family	13	5		12/14/2012	4/16/2013	264	\$16,775	\$18,352	\$35,127	710861
4	164	351	Riverton Family	21	2		12/19/2012	4/18/2013	217	\$13,832	\$11,912	\$25,744	715508
5	164	351	Riverton Family	28	3		2/25/2013	4/19/2013	234	\$14,930	\$13,319	\$28,249	715508
6	164	351	Riverton Family	23	3		4/30/2013	8/30/2013	222	\$13,769	\$10,272	\$24,041	719765
7	164	351	Riverton Family	4	2		6/15/2013	8/30/2013	219	\$14,011	\$10,315	\$24,326	723494
8	164	351	Riverton Family	18	2		7/22/2013	8/30/2013	213	\$13,552	\$10,488	\$24,040	725698
9	164	351	Riverton Family	10	4		10/2/2013	12/20/2013	373	\$21,283	\$13,411	\$34,694	729981
10	164	351	Riverton Family	22	3		10/1/2013	12/16/2013	231	\$14,691	\$11,954	\$26,645	730283
11	509	351	Riverton Family	2	3		5/16/2014	9/15/2014	278	\$16,182	\$10,719	\$26,902	747408
12	509	351	Riverton Family	27	3		7/15/2014	9/24/2014	288	\$17,126	\$10,508	\$27,634	752023
13	164	351	Riverton Family	24	3		5/28/2015	6/29/2015	309	\$19,693	\$12,798	\$32,491	777426
14	164	351	Riverton Family	11	5		3/3/2015	3/30/2015	316	\$20,126	\$17,794	\$37,920	770136
15	164	351	Riverton Family	30	2		3/24/2015	4/21/2015	219	\$13,939	\$10,099	\$24,037	772107
16	509	351	Riverton Family	17	2	00303510017	12/4/2015	2/5/2016	217	\$13,863	\$11,893	\$25,756	2376
17	509	351	Riverton Family	1	2	303510001	8/14/2017	11/15/2017	252	\$16,395	\$11,920	\$28,315	34475
18	509	351	Riverton Family	14434	4	30351	12/31/2017	2/14/2018	306	\$20,005	\$14,378	\$34,383	43703
19	509	351	Riverton Family	14424	3	300351	4/23/2018	7/3/2018	336	\$21,991	\$11,893	\$33,883	52329
Riverton Family			1969	Total Units	30	Upgraded	19	Remaining	11		Avg. \$ (since 2012)	\$29,082	
Shoreham													
1	164	305	Shoreham	B-4	3		8/5/2008	9/23/2008	339	\$20,909	\$9,352	\$30,262	590960
2	164	305	Shoreham	A-1	3		4/21/2009	6/12/2009	311	\$17,530	\$10,768	\$28,298	622294
3	164	305	Shoreham	C4	3		5/4/2009	6/29/2009	381	\$21,456	\$12,101	\$33,556	622668
4	164	305	Shoreham	2	3		5/20/2010	7/13/2010	332	\$19,129	\$12,520	\$31,649	647665
5	164	305	Shoreham	11	3		7/29/2010	12/3/2010	298	\$18,964	\$12,753	\$31,716	657764
6	164	305	Shoreham	C-6	3		6/3/2009	7/22/2009	323	\$19,774	\$9,413	\$29,187	625201

	Fund	Prop	Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #		
7	164	305	Shoreham	12	3		3/25/2011	5/24/2011	400	\$24,560	\$13,007	\$37,567	666257		
8	164	305	Shoreham	7	3		11/1/11	12/30/2011	284	\$18,228	\$12,635	\$30,862	684837		
9	164	305	Shoreham	6	3		8/22/12	11/14/2012	391	\$22,427	\$13,353	\$35,780	703301		
10	509	305	Shoreham	5	3		2/1/13	4/18/2013	401	\$25,639	\$14,148	\$39,787	714163		
11	509	305	Shoreham	4	3		3/2/13	4/26/2013	377	\$24,149	\$16,213	\$40,362	717400		
12	509	305	Shoreham	15	3		1/28/13	4/30/2013	315	\$20,165	\$16,479	\$36,644	713590		
13	509	305	Shoreham	13	3		7/8/2013	5/9/2014	454	\$26,737	\$19,942	\$46,679	724776		
14	509	305	Shoreham	8 (B-2)	3		10/24/2014	12/30/2014	338	\$21,158	\$15,475	\$36,633	758266		
15	509	305	Shoreham (c5)	17	3		3/5/2015	4/7/2015	328	\$20,828	\$15,070	\$35,898	770157		
16	509	305	Shoreham (A-2)	2	3		5/27/2015	7/15/2015	335	\$21,111	\$19,668	\$40,778	777866		
17	509	305	509 Shoreham	C-4	3		11/27/2017	12/29/2017	298	\$19,361	\$14,021	\$33,382	30305		
			Shoreham	1995	Total Units	18	Upgraded	17	Remaining	1	Avg. \$ (since 2012)	\$38,438			
Spiritwood															
1	110	291	Spiritwood	49	3		5/9/2014	9/30/2014	297	\$18,825	\$13,048	\$31,873	747984		
2	112	291	Spiritwood	86	3		7/31/2014	10/31/2014	221	\$14,141	\$10,989	\$25,130	757236		
3	110	291	Spiritwood	89	2		11/12/2014	1/21/2015	249	\$15,801	\$10,767	\$26,567	732305		
4	110	291	Spiritwood	55	2		10/15/2014	1/22/2015	249	\$15,873	\$11,165	\$27,038	732306		
5	110	291	Spiritwood (H-1)	66	3		2/2/2015	3/20/2015	237	\$14,957	\$14,429	\$29,386	768051		
6	110	291	Spiritwood (D-11)	37	3		2/2/2015	3/24/2015	229	\$14,489	\$14,438	\$28,927	768047		
7	110	291	Spiritwood (N-3)	114	2		3/27/2015	4/29/2015	248	\$15,680	\$10,923	\$26,603	772376		
8	110	291	Spiritwood (C-8)	27	3		4/2/2015	5/14/2015	318	\$20,386	\$13,645	\$34,031	772957		
9	110	291	Spiritwood (P-6)	128	2		5/8/2015	6/17/2015	293	\$18,541	\$13,808	\$32,348	776598		
10	110	291	Spiritwood (F-7)	52	2		6/10/2015	8/19/2015	240	\$15,216	\$12,693	\$27,909	778307		
11	110	291	Spiritwood (N-6)	116	2		6/25/2015	8/21/2015	241	\$15,225	\$13,177	\$28,402	779246		
<i>Spiritwood - Complete Interior/Exterior Renovation by Asset Management in 2016</i>															
			Spiritwood	1992	Total Units	130	Upgraded	130	Remaining	0	Avg. \$ (since 2012)	\$26,518			
Valley Park															
1	401	501	*Valley Park East	30	2		11/20/2014	1/14/2015	254	\$15,964	\$16,821	\$32,784	734040		
2	401	501	*Valley Park East	29	2		12/11/2014	1/30/2015	481	\$30,523	\$24,461	\$54,983	718276		
			Valley Park	1958	Total Units	60	Upgraded	2	Remaining	58	Uncertain	58	Avg. \$	\$43,883.61	Meth units
Victorian Woods															
1	164	304	Victorian Woods	301	3		4/4/2007	5/16/2007	332	\$13,955	\$7,356	\$21,311	564264		
2	164	304	Victorian Woods	304	3		7/30/2008	9/4/2008	249	\$16,153	\$9,556	\$25,708	599605		
3	164	304	Victorian Woods	103	3		4/20/2009	5/22/2009	445	\$26,242	\$10,035	\$36,277	621722		
4	164	304	Victorian Woods	201	3		6/30/2010	9/13/2010	355	\$21,367	\$12,553	\$33,920	649685		
5	164	304	Victorian Woods	101	3		7/1/2010	10/1/2010	356	\$21,644	\$12,650	\$34,294	649770		
6	164	304	Victorian Woods	204	3		6/30/2010	10/22/2010	367	\$21,892	\$13,681	\$35,573	649694		
7	164	304	Victorian Woods	202	3		7/29/2010	11/1/2010	317	\$20,241	\$12,635	\$32,876	654583		
8	164	304	Victorian Woods	303	3		1/3/2012	4/27/2012	496	\$31,620	\$17,513	\$49,133	688003		
9	164	304	Victorian Woods	102	3		5/22/2012	8/13/2012	489	\$27,395	\$14,446	\$41,842	696682		
10	164	304	Victorian Woods	205	3		11/19/2012	3/27/2013	457	\$26,436	\$15,639	\$42,075	708961		
11	164	304	Victorian Woods	305	3		1/25/2013	3/28/2013	506	\$30,250	\$15,925	\$46,175	713489		
12	164	304	Victorian Woods	203	3		2/20/2013	5/10/2013	423	\$25,977	\$14,058	\$40,035	715173		
13	164	304	Victorian Woods	104	3		6/15/2015	8/1/2015	313	\$19,211	\$17,961	\$37,172	778617		
			Victorian Woods	1993	Total Units	15	Upgraded	13	Remaining	2	Avg. \$ (since 2012)	\$42,739			
Vista Heights															
1	140	407	Vista Heights	17	3		8/17/2007	10/5/2007	284	\$12,130	\$7,914	\$20,044	576622		
2	140	407	Vista Heights	27	3	Fire Repair	12/6/2007	2/20/2008	713	\$31,884	\$20,978	\$52,862	582569		
3	140	407	Vista Heights	16	3		7/2/2009	8/5/2009	260	\$16,580	\$9,343	\$25,923	628383		
4	140	407	Vista Heights	14	3		11/5/2009	12/14/2009	224	\$10,268	\$13,954	\$24,222	636104		
5	140	407	Vista Heights	7	3		6/2/2010	7/16/2010	305	\$19,425	\$8,168	\$27,592	648496		
6	140	407	Vista Heights	26	3		8/20/2010	9/30/2010	253	\$16,081	\$10,987	\$27,067	652752		
7	140	407	Vista Heights	4	3		11/29/2010	12/28/2010	222	\$14,130	\$10,828	\$24,957	658795		
8	140	407	Vista Heights	28	3		7/29/2011	10/12/2011	254	\$16,206	\$10,584	\$26,790	676924		
9	140	407	Vista Heights	15	3		12/13/2011	3/9/2012	256	\$16,356	\$10,127	\$26,483	687695		
10	140	407	Vista Heights	9	3		12/16/2011	3/23/2012	211	\$13,431	\$10,393	\$23,824	687696		
11	140	407	Vista Heights	20	3		10/1/2012	12/18/2012	200	\$12,922	\$12,911	\$25,833	706032		
12	140	407	Vista Heights	10	3		8/6/2012	12/20/2012	193	\$12,331	\$11,815	\$24,145	702410		
13	140	407	Vista Heights	21	3		8/7/2012	12/31/2012	227	\$14,473	\$10,107	\$24,580	702409		
14	140	407	Vista Heights	22	3		9/11/2012	12/31/2012	213	\$13,429	\$10,728	\$24,156	706033		
15	140	407	Vista Heights	6	3		9/4/2012	12/31/2012	153	\$13,900	\$11,010	\$24,910	704043		
16	140	407	Vista Heights	12	3		10/29/2012	12/31/2012	210	\$13,466	\$11,059	\$24,525	709121		
17	140	407	Vista Heights	13	3		10/29/2012	3/20/2013	237	\$15,085	\$11,359	\$26,443	709122		
18	140	407	Vista Heights	2	3		10/29/2012	4/29/2013	199	\$12,467	\$8,207	\$20,674	709119		
19	140	407	Vista Heights	3	3		10/29/2012	4/30/2013	203	\$12,843	\$7,736	\$20,579	709120		
20	140	407	Vista Heights	25	3		11/30/2012	5/23/2013	209	\$13,209	\$6,861	\$20,070	712184		
21	140	407	Vista Heights	11	3		9/10/2012	5/24/2013	205	\$12,941	\$6,055	\$18,996	706031		
22	140	407	Vista Heights	19	3	ADA	5/24/2013	6/25/2013	196	\$12,332	\$10,888	\$23,220	721854		
23	140	407	Vista Heights	24	3		5/3/2013	7/22/2013	203	\$12,987	\$12,426	\$25,413	720153		
24	140	407	Vista Heights	8	3		7/12/2013	7/23/2013	207	\$13,119	\$10,589	\$23,708	712188		
25	140	407	Vista Heights	23	3	ADA	3/26/2013	7/24/2013	208	\$13,244	\$11,530	\$24,774	717661		
26	140	407	Vista Heights	29	3		6/7/2013	7/30/2013	162	\$10,298	\$11,685	\$21,983	723598		
27	140	407	Vista Heights	18	3		6/1/2013	7/31/2013	164	\$10,280	\$10,378	\$20,658	723597		
28	140	407	Vista Heights	1	3		5/22/2013	7/31/2013	176	\$11,236	\$10,859	\$22,094	723595		
29	140	407	Vista Heights	5	3		5/22/2013	9/27/2013	261	\$16,481	\$11,517	\$27,998	723596		
30	140	407	Vista Heights	30	3								Resident would not relocate		

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

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

	Fund	Prop	Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
25	124	152	Briarwood	310	1		4/11/2011	5/6/2011	163	\$9,442	\$7,246	\$16,688	667463
26	124	152	Briarwood	314	1		5/5/2011	6/24/2011	182	\$10,101	\$7,510	\$17,611	669065
27	124	152	Briarwood	210	1		5/9/2011	6/24/2011	186	\$10,350	\$7,478	\$17,828	669311
28	124	152	Briarwood	209	1		7/6/2011	8/30/2011	155	\$9,219	\$7,861	\$17,080	674212
29	124	152	Briarwood	108	1		7/5/2011	8/31/2011	161	\$9,400	\$7,819	\$17,220	674724
30	124	152	Briarwood	207	1		9/7/2011	11/15/2011	159	\$9,439	\$7,869	\$17,308	681623
31	124	152	Briarwood	111	1	Capital Const - 1		12/1/2010					
32	124	152	Briarwood	106	1	Capital Const - 2		12/1/2010					
33	124	152	Briarwood	215	1		4/30/2012	6/28/2012	182	\$10,578	\$7,991	\$18,569	696012
34	124	152	Briarwood	316	1		5/29/2012	6/29/2012	192	\$10,480	\$7,508	\$17,988	697950
35	124	152	Briarwood	312	1		10/31/2012	11/30/2012	168	\$10,752	\$8,245	\$18,997	707969
36	124	152	Briarwood	205	1		2/28/2014	4/30/2014	161	\$8,833	\$6,836	\$15,669	740877
37	124	152	Briarwood	307	1		5/12/2014	7/31/2014	149	\$9,525	\$9,637	\$19,162	747040
38	124	152	Briarwood	218	1		6/4/2014	8/28/2014	181	\$11,445	\$8,686	\$20,131	748605
39	124	152	Briarwood	304	1		10/31/2014	12/30/2014	180	\$10,550	\$9,360	\$19,910	759534
40	124	152	Briarwood	103	1		2/26/2015	4/15/2015	183	\$11,431	\$10,039	\$21,470	769699
41	124	152	Briarwood	324	1		7/27/2015	8/31/2015	153	\$9,689	\$11,175	\$20,864	781315
42	124	152	Briarwood	202	1	00101520202	8/2/2016	9/30/2016	193	\$12,353	\$9,810	\$22,163	15651
43	124	152	Briarwood	322	1	00101520322	11/1/2016	12/21/2016	193	\$12,449	\$10,064	\$22,513	20785
44	124	152	Briarwood	120	1	00101520120	3/2/2017	5/23/2017	202	\$13,135	\$9,081	\$22,216	29200
45	124	152	Briarwood	223	1	00101520223	8/29/2017	11/27/2017	194	\$12,330	\$9,459	\$21,789	38256
46	124	152	Briarwood	315	1	00101520315	1/5/2018	3/27/2018	190	\$12,456	\$11,737	\$24,194	45427
			Briarwood	1970	Total Units	70	Upgraded	46	Remaining	24	Avg. \$ (since 2012)	\$20,402	
Burien Park													
1	188	390	Burien Park	329	1		9/30/2010	11/12/2010	145	\$9,074	\$4,476	\$13,550	655652
2	188	390	Burien Park	303	1		8/9/11	10/12/2011	288	\$18,203	\$7,662	\$25,864	678160
3	188	390	Burien Park	306	1		9/12/11	11/30/2011	219	\$13,883	\$6,555	\$20,438	680734
4	188	390	Burien Park	112	1		10/3/11	12/15/2011	197	\$12,557	\$6,389	\$18,946	682813
5	188	390	Burien Park	230	1		1/23/12	2/15/2012	209	\$13,445	\$6,406	\$19,851	689423
6	188	390	Burien Park	230	1		2/21/12	3/21/2012	193	\$12,295	\$6,838	\$19,133	691189
7	188	390	Burien Park	2	1		9/4/12	10/9/2012	173	\$10,815	\$7,465	\$18,281	703955
8	188	390	Burien Park	300	1		1/15/13	3/29/2013	230	\$14,278	\$7,618	\$21,896	712967
9	188	390	Burien Park	206	1		4/15/2013	6/7/2013	259	\$16,569	\$7,775	\$24,344	721008
10	188	390	Burien Park	114	1		10/2/2013	11/29/2013	174	\$11,046	\$6,674	\$17,720	731184
11	188	390	Burien Park	311	1		10/2/2013	11/29/2013	161	\$10,213	\$7,244	\$17,462	731185
12	188	390	Burien Park	109	1		10/21/2013	11/29/2013	164	\$10,318	\$7,345	\$17,663	731610
13	188	390	Burien Park	120	1		11/6/2013	11/29/2013	163	\$10,257	\$7,349	\$17,606	732368
14	188	390	Burien Park	203	1		12/23/2014	1/30/2015	180	\$11,492	\$8,406	\$19,898	718992
15	188	390	Burien Park	118	1		4/2/2015	4/27/2015	197	\$12,521	\$7,663	\$20,184	772883
16	188	390	Burien Park	319	1		4/6/2015	4/27/2015	195	\$12,331	\$7,606	\$19,937	772992
17	188	390	Burien Park	8	1		6/19/2015	7/28/2015	199	\$12,691	\$9,073	\$21,764	778890
18	188	390	Burien Park	316	1		6/30/2015	7/30/2015	204	\$12,932	\$8,958	\$21,899	779399
19	188	390	Burien Park	217	1		9/1/2015	9/30/2015	173	\$10,945	\$7,729	\$18,673	783666
20	188	390	Burien Park	322	1		9/3/2015	10/22/2015	196	\$12,205	\$8,338	\$20,543	783773
21	188	390	Burien Park	104	1		9/3/2015	10/27/2015	174	\$10,572	\$9,338	\$19,910	784005
22	188	390	Burien Park	7	1		9/8/2015	11/23/2015	218	\$12,945	\$9,210	\$22,155	784006
23	188	390	Burien Park	208	1		10/9/2015	11/23/2015	192	\$11,688	\$9,197	\$20,884	786279
24	188	390	Burien Park	205	1	00303900205	12/2/2015	1/11/2016	203	\$12,579	\$7,105	\$19,684	1644
25	188	390	Burien Park	4	1	00303900004	12/2/2015	1/14/2016	199	\$12,355	\$7,496	\$19,851	1643
26	188	390	Burien Park	321	1	00303900321	12/18/2015	2/10/2016	193	\$12,283	\$8,880	\$21,163	2697
27	188	390	Burien Park	111	1	00303900111	01/19/16	2/29/2016	188	\$11,876	\$9,223	\$21,099	4333
28	188	390	Burien Park	301	1	00303900301	1/26/2016	3/8/2016	190	\$12,050	\$9,050	\$21,100	4518
29	188	390	Burien Park	128	1	00303900128	1/11/2016	3/11/2016	208	\$13,192	\$8,519	\$21,711	3941
30	188	390	Burien Park	211	1	00303900211	2/19/2016	3/30/2016	197	\$12,308	\$8,122	\$20,430	6134
31	188	390	Burien Park	216	1	00303900216	4/6/2016	5/16/2016	207	\$12,743	\$7,847	\$20,589	9068
32	188	390	Burien Park	323	1	00303900323	01/05/17	2/28/2017	188	\$12,373	\$9,798	\$22,172	23615
33	188	390	Burien Park	101	1	00303900101	01/06/17	2/22/2017	193	\$12,636	\$9,596	\$22,232	23762
34	188	390	Burien Park	126	1	00303900126	03/06/17	6/5/2017	201	\$13,159	\$9,209	\$22,368	26789
35	188	390	Burien Park	125	1	303900125	6/16/2017	8/25/2017	195	\$12,830	\$8,817	\$21,647	31605
36	188	390	Burien Park	221	1	303900221	7/31/2017	10/10/2017	201	\$13,083	\$9,912	\$22,995	33719
37	188	390	Burien Park	309	1	303900309	8/17/2017	11/1/2017	196	\$12,915	\$9,154	\$22,069	34680
38	188	390	Burien Park	229	1	303900229	11/13/2017	12/29/2017	212	\$13,916	\$9,112	\$23,028	39782
39	188	390	Burien Park	230	1	303900230	1/10/2018	2/7/2018	204	\$13,364	\$8,724	\$22,088	43067
40	188	390	Burien Park	213	1	303900213	1/30/2018	2/27/2018	196	\$12,851	\$7,384	\$20,235	45789
41	188	390	Burien Park	330	1	303900330	5/1/2018	7/17/2018	238	\$15,602	\$6,555	\$22,157	52907
			Burien Park	Total Units	102	Upgraded	41	Remaining	61	Avg. \$ (since 2012)	\$20,714		
Burdale Homes													
1	20	504	Burdale Homes	1734	505040020	3	3/1/2008	5/24/2018	312	\$20,599	\$13,091	\$33,690	
			1971	Total Units	50	Upgraded	0	Remaining	50	Avg. \$	\$33,689.64		
Casa Juanita													
1	130	251	Casa Juanita	205	1		9/12/2006	9/22/2006	76	\$3,409	\$4,193	\$7,602	544477
2	130	251	Casa Juanita	318	1		9/25/2006	10/12/2006	141	\$6,256	\$4,112	\$10,369	545671
3	130	251	Casa Juanita	306	1		10/19/2006	10/31/2006	112	\$5,007	\$4,183	\$9,190	547825
5	130	251	Casa Juanita	103	1		10/30/2006	11/6/2006	96	\$4,297	\$4,208	\$8,505	548613
6	130	251	Casa Juanita	12	1		2/12/2007	3/1/2007	87	\$3,824	\$4,617	\$8,441	559505
7	130	251	Casa Juanita	315	1		3/27/2007	4/5/2007	110	\$4,944	\$4,981	\$9,925	563864
8	130	251	Casa Juanita	210	1		5/1/2007	5/18/2007	148	\$6,430	\$4,720	\$11,151	566057
9	130	251	Casa Juanita	310	1		12/26/2007	1/16/2008	88	\$3,935	\$4,496	\$8,430	583753
10	130	251	Casa Juanita	116	1		12/31/2007	1/18/2008	97	\$4,274	\$4,221	\$8,495	584171
11	130	251	Casa Juanita	314	1		6/11/2008	7/16/2008	101	\$6,206	\$4,652	\$10,857	597730
12	130	251	Casa Juanita	307	1		8/1/2008	8/20/2008	95	\$6,042	\$4,366	\$10,408	598713
13	130	251	Casa Juanita	203	1		8/31/2008	9/22/2008	96	\$6,061	\$4,590	\$10,650	601779

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

	Fund	Prop	Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
18	127	203	College Place	18	2		8/17/2011	10/5/2011	220	\$12,968	\$12,547	\$25,515	678714
19	127	203	College Place	39	2	RAFN (GC) - 22	2/8/2012	5/1/2011					
20	127	203	College Place	42	2	RAFN (GC) - 23	2/8/2012	5/1/2011					
21	127	203	College Place	43	2	RAFN (GC) - 24	2/8/2012	5/1/2011					
22	124	203	College Place	33	3		1/30/2011	4/9/2012	258	\$14,730	\$11,306	\$26,037	689738
23	124	203	College Place	47	3		2/8/2012	4/27/2012	242	\$14,274	\$10,637	\$24,911	690374
24	124	203	College Place	21	2		3/27/2012	4/30/2012	241	\$14,001	\$9,970	\$23,971	693825
25	124	203	College Place	41	3		10/1/2012	10/15/2012	224	\$13,079	\$9,781	\$22,860	705739
26	124	203	College Place	50	2		10/15/2012	10/29/2012	237	\$13,965	\$9,058	\$23,023	706739
27	124	203	College Place	13	2		11/13/2012	12/17/2012	202	\$11,989	\$10,592	\$23,090	708644
28	124	203	College Place	5	2		5/23/2013	8/26/2013	228	\$12,365	\$10,644	\$23,009	721410
29	124	203	College Place	23	2		5/30/2013	8/26/2013	236	\$12,811	\$11,254	\$24,065	721812
30	127	203	College Place	22	3		9/3/2013	12/12/2013	223	\$12,086	\$10,049	\$22,135	728161
31	127	203	College Place	30	3		8/23/2013	12/13/2013	222	\$12,342	\$11,612	\$23,954	727527
32	124	203	College Place	27	2		3/4/2014	4/30/2014	233	\$13,330	\$13,403	\$26,732	741241
33	124	203	College Place	17	2		4/25/2014	7/31/2014	238	\$13,382	\$8,974	\$22,356	745173
34	124	203	College Place	2	2		5/21/2014	8/29/2014	201	\$12,128	\$12,333	\$24,461	747563
35	127	203	College Place	7	2	00202030007	10/31/2016	12/12/2016	298	\$18,810	\$12,018	\$30,893	20870
36	127	203	College Place	24	3	00202030024	4/2/2018	6/21/2018	315	\$19,573	\$11,517	\$31,090	50612
			College Place	1981	Total Units	51	Upgraded	36	Remaining	15	Avg. \$ (since 2012)	\$24,754	
Eastside Terrace													
1	127	202	Eastside Terrace	37	2		2/29/2008	3/24/2008	218	\$9,785	\$10,623	\$20,408	589165
2	127	202	Eastside Terrace	24	2		7/23/2009	8/20/2009	217	\$12,393	\$11,703	\$24,096	628569
3	127	202	Eastside Terrace	46	3		8/4/2009	9/30/2009	235	\$13,053	\$10,703	\$23,756	629239
4	127	202	Eastside Terrace	41	3		9/29/2009	11/3/2009	231	\$13,011	\$10,458	\$23,469	632619
5	127	202	Eastside Terrace	42	3		7/1/2010	7/22/2010	239	\$13,668	\$10,448	\$24,115	649800
6	127	202	Eastside Terrace	38	2		7/1/2010	7/29/2010	221	\$12,688	\$11,220	\$23,908	649799
7	127	202	Eastside Terrace	28	2		3/31/2010	4/26/2010	273	\$15,852	\$11,627	\$27,479	644557
8	127	202	Eastside Terrace	39	2		3/7/2011	4/6/2011	241	\$13,707	\$10,228	\$23,934	664930
9	127	202	Eastside Terrace	3	2		3/14/2011	4/8/2011	258	\$14,469	\$13,130	\$27,599	665354
10	127	202	Eastside Terrace	30	1		5/4/2011	6/30/2011	235	\$13,196	\$9,701	\$22,897	668991
11	127	202	Eastside Terrace	4	2		10/27/2011	12/30/2011	243	\$14,737	\$11,370	\$26,107	683743
12	127	202	Eastside Terrace	33	1	ADA	11/30/2011	1/27/2012	221	\$12,659	\$10,504	\$23,163	686026
13	127	202	Eastside Terrace	25	2		8/16/2012	9/17/2012	257	\$13,919	\$10,222	\$24,141	702958
14	127	202	Eastside Terrace	2	2		11/2/2012	12/14/2012	246	\$12,976	\$10,965	\$23,940	708061
15	127	202	Eastside Terrace	15	2		3/29/2013	5/7/2013	229	\$13,357	\$11,042	\$24,399	717955
16	127	202	Eastside Terrace	32	1	ADA	4/23/2013	7/16/2013	250	\$13,557	\$8,820	\$22,377	719448
17	127	202	Eastside Terrace	8	2		7/15/2013	12/23/2013	232	\$12,580	\$15,993	\$28,572	725159
18	127	202	Eastside Terrace	21	3		8/14/2013	12/23/2013	263	\$14,154	\$13,165	\$27,319	727219
19	127	202	Eastside Terrace	6	2		7/31/2014	10/30/2014	245	\$12,823	\$12,842	\$25,665	752687
20	127	202	Eastside Terrace	34	1		11/10/2014	December	280	\$16,793	\$12,200	\$28,993	760113
21	127	202	Eastside Terrace	44	3	00202020044	12/28/2015	1/28/2016	320	\$18,757	\$12,091	\$30,848	3510
22	127	202	Eastside Terrace	27	2	00202020027	5/16/2016	6/14/2016	250	\$14,106	\$13,298	\$27,403	11235
23	127	202	Eastside Terrace	11	2	00202020011	12/13/2016	1/30/2017	250	\$14,852	\$11,630	\$26,482	22552
24	127	202	Eastside Terrace	26	2	00202020026	1/30/2017	3/29/2017	247	\$16,165	\$10,742	\$26,907	24793
25	127	202	Eastside Terrace	23	2	00202020023	1/30/2017	3/29/2017	242	\$15,862	\$11,488	\$27,350	24832
26	127	202	Eastside Terrace	8	2	00202020008	4/5/2017	6/21/2017	262	\$15,643	\$7,130	\$22,773	28194
27	127	202	Eastside Terrace	35	1	00202020035	8/22/2017	10/30/2017	244	\$15,862	\$9,916	\$25,779	34927
28	127	202	Eastside Terrace	1	3	00202020001	8/29/2017	11/28/2017	297	\$19,433	\$12,203	\$31,636	35631
29	127	202	Eastside Terrace	14	2	00202020014	4/2/2018	6/26/2018	326	\$21,340	\$15,647	\$36,987	51271
			Eastside Terrace	1980	Total Units	50	Upgraded	29	Remaining	21	Avg. \$ (since 2012)	\$26,930	
Federal Way Homes													
1	166	508	Fed. Way House	2	2		4/6/2009	6/8/2009	581	\$36,182	\$10,145	\$46,326	620894
2	166	508	Fed. Way House	3	3		9/1/2014	11/24/2014	608	\$38,532	\$15,835	\$54,367	756084
			Federal Way Homes	1993	Total Units	3	Upgraded	2	Remaining	1	Avg. \$	\$50,347	
Firwood Circle													
			Renovated in 2000 - TBD Eligibility for UU										
			1971	Total Units	50	Upgraded	0	Remaining	50	Avg. \$	\$0		
Forest Glen													
-	126	250	Forest Glen	7	1		10/1/2008	11/12/2008	256	\$15,832	\$7,500	\$23,332	604911
-	126	250	Forest Glen	19	1		5/1/2009	5/22/2009	249	\$14,020	\$8,056	\$22,077	622706
-	126	250	Forest Glen	8	1		5/29/2009	6/29/2009	204	\$11,802	\$7,923	\$19,724	624581
-	126	250	Forest Glen	13	1		1/15/2010	2/23/2010	201	\$12,644	\$8,549	\$21,194	639928
-	126	250	Forest Glen	2	1		3/2/2010	3/22/2010	195	\$12,419	\$7,661	\$20,080	642787
-	126	250	Forest Glen	35	1		7/2/2010	8/24/2010	194	\$11,292	\$8,322	\$19,615	649991
-	126	250	Forest Glen	1	1		7/29/2010	8/31/2010	205	\$12,023	\$8,248	\$20,271	651522
-	126	250	Forest Glen	15	1		9/10/2010	10/8/2010	192	\$11,017	\$7,841	\$18,858	653816
-	126	250	Forest Glen	38	1		11/3/2010	12/3/2010	194	\$10,924	\$6,748	\$17,672	657166
-	126	250	Forest Glen	12	1		12/6/2010	12/23/2010	190	\$11,785	\$6,537	\$18,322	658790
-	126	250	Forest Glen	39	1		4/19/2011	5/12/2011	201	\$12,396	\$7,781	\$20,177	668071
-	126	250	Forest Glen	23	1		5/23/2011	7/29/2011	180	\$10,633	\$8,749	\$19,382	670487
-	126	250	Forest Glen	17	1		6/17/2011	7/29/2011	195	\$12,431	\$8,743	\$21,174	673478
-	126	250	Forest Glen	18	1		8/22/2011	10/21/2011	208	\$13,232	\$8,832	\$22,064	679195
-	126	250	Forest Glen	30	1		9/13/2011	12/19/2011	210	\$12,594	\$9,147	\$21,741	680837
-	126	250	Forest Glen	40	2		10/4/2011	12/20/2011	216	\$13,081	\$10,188	\$23,269	683480
-	126	250	Forest Glen	33	1		11/3/2011	12/30/2011	214	\$13,391	\$8,599	\$21,990	684593
-	126	250	Forest Glen	29	1		1/24/2012	4/20/2012	187	\$11,386	\$8,269	\$19,654	689539
-	126	250	Forest Glen	24	1		1/10/2014	3/25/2014	193	\$11,978	\$9,347	\$21,325	736975

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

		Fund	Prop	Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
Lake House														
1	124	154		Lake House	106	1		9/15/2006	10/4/2006	121	\$5,628	\$3,641	\$10,771	554392
2	124	154		Lake House	109	1		12/31/2006	1/16/2007	130	\$5,786	\$4,985	\$12,595	557841
3	124	154		Lake House	309	1		1/29/2007	2/16/2007	144	\$6,802	\$5,793	\$9,358	559448
4	124	154		Lake House	105	1		2/7/2007	3/2/2007	115	\$5,376	\$3,982	\$10,308	570621
5	124	154		Lake House	316	1		7/3/2007	8/1/2007	143	\$6,291	\$4,017	\$11,780	574020
6	124	154		Lake House	319	1		8/15/2007	9/4/2007	179	\$7,985	\$3,795	\$11,261	577409
7	124	154		Lake House	13	1		9/25/2007	10/9/2007	137	\$6,080	\$5,181	\$12,679	581610
8	124	154		Lake House	312	1		11/26/2007	12/14/2007	152	\$6,785	\$5,895	\$12,533	586959
9	124	154		Lake House	317	1		2/4/2008	2/28/2008	141	\$6,268	\$6,265	\$14,994	590212
10	124	154		Lake House	201	1		3/19/2008	4/11/2008	171	\$7,650	\$7,344	\$13,947	592350
11	124	154		Lake House	318	1		4/2/2008	5/16/2008	151	\$7,943	\$6,005	\$13,220	602647
12	124	154		Lake House	107	1		9/17/2008	10/2/2008	145	\$7,843	\$5,377	\$13,811	603329
13	124	154		Lake House	8	1		10/8/2008	11/14/2008	136	\$8,417	\$5,393	\$13,811	
14	124	154		Lake House	212	1		12/15/2008	2/12/2009	145	\$9,253	\$5,454	\$14,707	612982
15	124	154		Lake House	120	1		11/25/2008	1/29/2009	165	\$9,392	\$5,422	\$14,814	612421
16	124	154		Lake House	202	1		2/27/2009	3/23/2009	147	\$8,194	\$5,997	\$14,190	617600
17	124	154		Lake House	314	1		3/31/2009	4/17/2009	148	\$8,220	\$6,310	\$14,531	620132
18	124	154		Lake House	6	1		4/24/2009	5/15/2009	167	\$9,263	\$6,081	\$15,344	622336
19	124	154		Lake House	122	1		5/22/2009	6/26/2009	143	\$8,373	\$6,398	\$14,771	624613
20	124	154		Lake House	304	1		7/6/2009	8/3/2009	147	\$9,072	\$5,858	\$14,930	627243
21	124	154		Lake House	14	1		8/13/2009	9/14/2009	148	\$8,203	\$6,704	\$14,907	629829
22	124	154		Lake House	110	1		10/1/2009	10/16/2009	185	\$10,867	\$6,522	\$17,389	632741
23	124	154		Lake House	302	1		2/12/2010	2/26/2010	150	\$8,737	\$6,745	\$15,482	641560
24	124	154		Lake House	306	1		6/1/2010	6/29/2010	186	\$9,949	\$6,318	\$16,267	648158
25	124	154		Lake House	102	2		6/7/2010	6/30/2010	207	\$11,835	\$7,770	\$19,605	648528
26	124	154		Lake House	108	1		10/6/2010	10/29/2010	176	\$9,861	\$6,381	\$16,242	655593
27	124	154		Lake House	7	1		12/9/2010	12/30/2010	180	\$10,860	\$6,873	\$17,733	659193
28	124	154		Lake House	10	1		7/13/2011	9/13/2011	164	\$9,733	\$7,538	\$17,272	675246
29	124	154		Lake House	112	1	RA - Modified	12/19/2011	1/31/2012	243	\$14,165	\$8,348	\$22,513	687823
30	124	154		Lake House	208	1		10/15/2012	10/31/2012	179	\$10,159	\$7,821	\$17,980	706722
31	124	154		Lake House	216	1		2/1/2013	3/13/2013	179	\$9,670	\$7,614	\$17,285	714113
32	124	154		Lake House	310	1		3/25/2013	5/2/2013	169	\$9,497	\$7,764	\$17,261	717580
33	124	154		Lake House	204	1		4/1/2013	5/17/2013	169	\$9,715	\$7,740	\$17,454	718037
34	124	154		Lake House	221	1		7/8/2013	9/19/2013	157	\$9,699	\$6,888	\$16,588	724725
35	130	154		Lake House	220	1		8/5/2014	10/21/2014	176	\$10,207	\$7,637	\$17,844	753383
36	130	154		Lake House	111	1		10/1/2014	December	164	\$10,457	\$8,890	\$19,347	758379
37	124	154		Lake House	303	1		9/1/2015	10/30/2015	173	\$10,925	\$10,011	\$20,935	785140
38	124	154		Lake House	211	1		9/29/2015	10/30/2015	173	\$10,989	\$10,081	\$21,070	785317
39	124	154		Lake House	12	1		9/30/2015	11/30/2015	179	\$11,185	\$9,946	\$21,131	786221
40	124	154		Lake House	206	1	00101540206	4/25/2016	5/31/2016	169	\$10,729	\$10,248	\$20,977	9992
41	124	154		Lake House	320	1	00101540320	8/30/2016	11/22/2016	197	\$12,565	\$9,937	\$22,502	18076
42	124	154		Lake House	114	1	00101540114	11/28/2017	2/12/2018	198	\$13,032	\$11,674	\$24,707	42302
43	124	154		Lake House	305	1	00101540305	12/13/2017	3/2/2018	184	\$11,377	\$11,175	\$22,552	41960
				Lake House	1972	Total Units	70	Upgraded	43	Remaining	27	Avg. \$ (since 2012)	\$19,831	
Northlake House														
1	187	290		Northlake House	104	1		7/14/2009	8/17/2009	271	\$14,316	\$10,094	\$24,410	627898
2	187	290		Northlake House	409	1		7/8/2010	8/10/2010	214	\$12,046	\$7,786	\$19,832	650157
3	187	290		Northlake House	303	1		9/20/2010	10/11/2010	185	\$10,384	\$5,988	\$16,373	654797
4	187	290		Northlake House	203	1		10/4/2010	10/22/2010	184	\$10,420	\$7,238	\$17,658	655319
5	187	290		Northlake House	222	1		11/18/2010	12/14/2010	151	\$9,475	\$5,795	\$15,270	657712
6	187	290		Northlake House	102	1	Flood unit	12/2/2011	1/14/2011	332	\$17,109	\$7,997	\$25,107	658510
7	187	290		Northlake House	105	1		2/18/2011	3/21/2011	246	\$13,760	\$9,892	\$23,652	664157
8	187	290		Northlake House	405	1		9/30/2011	12/27/2011	176	\$11,097	\$8,306	\$19,403	682646
9	187	290		Northlake House	307	1		12/28/2011	2/8/2012	192	\$12,260	\$8,132	\$20,392	688328
10	187	290		Northlake House	115	1		10/2/2012	10/16/2012	187	\$11,786	\$6,246	\$18,032	705889
11	187	290		Northlake House	114	1		10/26/2012	11/9/2012	165	\$10,469	\$7,407	\$17,876	707668
12	187	290		Northlake House	204	1		5/3/2013	8/30/2013	176	\$11,161	\$7,220	\$18,381	722661
13	187	290		Northlake House	211	1		3/5/2014	4/30/2014	178	\$11,274	\$6,638	\$17,912	742270
14	187	290		Northlake House	302	1		9/24/2014	10/30/2014	194	\$11,933	\$6,080	\$18,013	756821
15	187	290		Northlake House	310	1		11/30/2014	1/14/2015	181	\$11,461	\$8,921	\$20,382	763093
16	187	290		Northlake House	219	1		1/21/2015	2/26/2015	176	\$11,312	\$9,404	\$20,716	767032
17	187	290		Northlake House	208	1		4/8/2015	5/13/2015	181	\$11,481	\$8,259	\$19,740	774116
18	187	290		Northlake House	311	1	00202900311	2/2/2017	3/31/2017	239	\$15,596	\$9,758	\$25,353	26401
19	187	290		Northlake House	217	1	00202900217	2/27/2017	4/18/2017	239	\$15,596	\$9,758	\$25,353	26401
20	187	290		Northlake House	309	1	00202900309	4/6/2017	6/28/2017	237	\$15,495	\$10,158	\$25,653	28562
21	187	290		Northlake House	215	1	00202900215	4/27/2017	7/24/2017	194	\$12,263	\$10,034	\$22,296	31107
22	187	290		Northlake House	403	1	00202900403	6/30/2017	8/25/2017	200	\$12,636	\$10,008	\$22,644	33578
23	187	290		Northlake House	209	1	00202900209	7/3/2017	8/25/2017	185	\$11,595	\$10,373	\$21,968	33581
24	187	290		Northlake House	205	1	00202900206	7/31/2017	9/29/2017	190	\$12,322	\$9,254	\$21,576	34605
				Northlake House	1981	Total Units	38	Upgraded	24	Remaining	14	Avg. \$ (since 2012)	\$21,060	
Northridge I														
1	125	151		Northridge I	110	1		8/11/2008	9/12/2008	203	\$9,932	\$8,274	\$18,206	601843
2	125	151		Northridge I	208	1		10/30/2008	1/2/2009	147	\$8,928	\$3,930	\$12,858	612283
3	125	151		Northridge I	205	1		12/1/2008	1/12/2009	197	\$11,086	\$6,709	\$17,795	612083
4	125	151		Northridge I	112	1		12/1/2008	1/15/2009	156	\$8,826	\$5,843	\$14,670	612079
5	125	151		Northridge I	11	1		1/27/2009	2/18/2009	169	\$9,797	\$7,421	\$17,218	615729
6	125	151		Northridge I	218	1		3/5/2009	3/20/2009	133	\$7,834	\$6,684	\$14,519	617540
7	125	151		Northridge I	221	1		5/18/2009	6/8/2009	160	\$8,955	\$6,796	\$15,751	623811
8	125	151		Northridge I	3	1		6/5/2009	6/24/2009	154	\$8,781	\$7,897	\$16,678	624716
9	125	151		Northridge I	201	1		6/17/2009	7/10/2009	148	\$8,734	\$7,972	\$16,706	625

	Fund	Prop	Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
11	125	151	Northridge I	202	1		1/12/2010	2/2/2010	203	\$11,624	\$7,774	\$19,398	639703
12	125	151	Northridge I	223	1		3/24/2010	4/21/2010	201	\$11,329	\$7,606	\$18,934	644019
13	125	151	Northridge I	216	1		11/18/2010	12/21/2010	169	\$9,418	\$7,329	\$16,747	658018
14	125	151	Northridge I	1	1		3/28/2011	5/3/2011	199	\$11,662	\$6,614	\$18,276	667030
15	125	151	Northridge I	304	1		6/29/2011	8/16/2011	187	\$10,545	\$7,122	\$17,667	673883
16	125	151	Northridge I	12	1		8/29/2011	11/28/2011	179	\$10,815	\$8,298	\$19,112	680995
17	125	151	Northridge I	115	1		9/30/2011	12/5/2011	166	\$10,042	\$8,017	\$18,059	682648
18	125	151	Northridge I	102	0	RAFN (GC) - 25		7/1/2011					
19	125	151	Northridge I	104	0	RAFN (GC) - 26		7/1/2011					
20	125	151	Northridge I	105	1	RAFN (GC) - 27		7/1/2011					
21	125	151	Northridge I	108	0	RAFN (GC) - 28		7/1/2011					
22	125	151	Northridge I	111	1	RAFN (GC) - 29		7/1/2011					
23	125	151	Northridge I	209	1		9/13/2013	12/6/2013	157	\$10,029	\$6,196	\$16,225	728937
24	125	151	Northridge I	214	1		2/19/2014	5/12/2014	182	\$11,446	\$6,567	\$18,013	741703
25	125	151	Northridge I	6	1		6/26/2014	9/23/2014	177	\$11,249	\$10,361	\$21,610	752566
26	125	151	Northridge I	107	1		5/26/2015	7/28/2015	170	\$10,786	\$10,359	\$21,145	777450
27	125	151	Northridge I	119	1		9/29/2015	11/20/2015	175	\$11,119	\$8,886	\$20,005	328
28	125	151	Northridge I	211	1		9/30/2015	11/20/2015	182	\$11,574	\$8,597	\$20,171	345
29	125	151	Northridge I	118	1	00101510118	3/30/2016	6/7/2016	160	\$10,118	\$9,271	\$19,389	11060
30	125	153	Northridge I	142	1	00101530142	05/30/16	7/25/2016	176	\$11,120	\$9,796	\$20,916	14363
31	125	151	Northridge I	13	1	00101510013	10/30/2015	1/14/2016	189	\$11,949	\$9,144	\$21,093	796
32	125	153	Northridge I	224	1	00101510224	11/24/2015	1/14/2016	196	\$12,282	\$8,914	\$21,196	3507
33	125	151	Northridge I	206	1	00101510206	1/22/2016	3/8/2016	173	\$10,987	\$9,268	\$20,255	5774
34	125	153	Northridge I	231	1	00101530231	2/19/2016	4/6/2016	196	\$12,004	\$9,813	\$21,817	6506
35	125	151	Northridge I	9	1	00101510009	5/15/2017	8/23/2017	193	\$12,103	\$10,306	\$22,409	31112
36	125	151	Northridge I	124	1	00101510124	7/21/2017	9/22/2017	193	\$12,643	\$10,317	\$22,960	33583
37	125	151	Northridge I	301	1	00101510301	9/18/2017	12/1/2017	193	\$12,411	\$11,149	\$23,560	38264
			Northridge I	1969	Total Units	70	Upgraded	37	Remaining	33	Avg. \$ (since 2013)	\$20,717	
Northridge II													
1	125	153	Northridge II	232	1		3/2/2009	3/17/2009	139	\$8,014	\$7,598	\$15,611	617538
2	125	153	Northridge II	241	1		8/31/2009	9/21/2009	152	\$8,536	\$8,121	\$16,657	630716
3	125	153	Northridge II	148	1		10/2/2009	10/29/2009	148	\$8,384	\$8,326	\$16,710	633108
4	125	153	Northridge II	146	1		12/9/2009	1/15/2010	179	\$10,307	\$6,905	\$17,213	638163
5	125	153	Northridge II	246	1		5/5/2010	5/26/2010	185	\$11,207	\$7,570	\$18,777	646911
6	125	153	Northridge II	133	1		5/14/2010	6/8/2010	203	\$11,810	\$8,173	\$19,983	647365
7	125	153	Northridge II	147	1		6/22/2010	7/14/2010	177	\$10,090	\$8,808	\$18,898	649308
8	125	153	Northridge II	228	1		12/11/2009	9/21/2010	191	\$11,181	\$8,383	\$19,564	638165
9	125	153	Northridge II	328	1		8/27/2010	9/21/2010	186	\$10,694	\$8,659	\$19,352	650895
10	125	153	Northridge II	31	1		11/4/2010	12/7/2010	181	\$10,273	\$7,277	\$17,550	657219
11	125	153	Northridge II	141	1		3/3/2011	3/25/2011	182	\$10,196	\$7,409	\$17,605	664876
12	125	151	Northridge II	117	1		3/1/2011	3/30/2011	191	\$10,905	\$7,830	\$18,735	664464
13	125	153	Northridge II	235	1		6/30/2011	8/16/2011	187	\$10,435	\$7,300	\$17,735	673884
14	125	153	Northridge II	247	1		7/27/2011	9/28/2011	192	\$10,678	\$7,602	\$18,281	679759
15	125	153	Northridge II	325	1		8/25/2011	9/29/2011	182	\$10,334	\$7,517	\$17,851	679760
16	125	153	Northridge II	233	1		9/26/2011	12/2/2011	182	\$10,487	\$8,125	\$18,612	682354
17	125	153	Northridge II	242	1		11/7/2011	12/16/2011	190	\$10,409	\$8,128	\$18,536	684863
18	125	153	Northridge II	137	1	ARRA	5/12/2011	12/28/2011	362	\$23,302	\$17,936	\$41,238	683778
19	125	153	Northridge II	149	1		11/29/2011	12/30/2011	200	\$11,819	\$9,833	\$21,651	686016
20	125	153	Northridge II	125	0	RAFN (GC) - 30		7/1/2011					
21	125	153	Northridge II	130	0	RAFN (GC) - 31		7/1/2011					
22	125	153	Northridge II	132	0	RAFN (GC) - 32		7/1/2011					
23	125	153	Northridge II	134	0	RAFN (GC) - 33		7/1/2011					
24	125	153	Northridge II	131	1	ARRA	3/30/2012	6/13/2012	389	\$24,796	\$17,821	\$42,617	694296
25	125	153	Northridge II	337	1		12/5/2012	12/28/2012	151	\$9,576	\$6,079	\$15,654	710011
26	125	153	Northridge II	135	1		7/23/2013	12/4/2013	161	\$10,209	\$6,579	\$16,788	726805
27	125	153	Northridge II	244	1		5/20/2014	8/28/2014	178	\$10,804	\$7,499	\$18,304	747983
28	125	153	Northridge II	127	1		5/1/2014	9/23/2014	172	\$10,442	\$9,270	\$19,712	747878
29	125	153	Northridge II	219	1		5/19/2014	9/23/2014	169	\$10,332	\$9,495	\$19,827	747980
30	125	153	Northridge II	143	1		10/31/2014	12/30/2014	189	\$12,029	\$9,100	\$21,129	760792
31	125	153	Northridge II	29	1		10/20/2014	12/30/2014	188	\$11,543	\$9,651	\$21,194	759401
32	125	153	Northridge II	327	1		1/6/2015	2/11/2015	178	\$10,916	\$10,786	\$21,702	763933
33	125	153	Northridge II	121	1		3/12/2015	5/19/2015	183	\$11,633	\$11,475	\$23,107	771555
34	125	153	Northridge II	26	1		4/27/2015	7/2/2015	168	\$10,526	\$10,984	\$21,511	776150
35	125	153	Northridge II	334	1		8/3/2015	9/28/2015	169	\$10,729	\$10,476	\$21,205	782527
36	125	153	Northridge II	339	1		10/13/2015	11/20/2015	179	\$11,355	\$9,526	\$20,881	326
37	125	153	Northridge II	27	1	00101530027	11/30/2015	2/4/2016	193	\$11,945	\$9,920	\$21,865	3543
38	125	153	Northridge II	230	1	00101530230	11/30/2015	2/4/2016	192	\$11,808	\$9,773	\$21,581	3545
39	125	153	Northridge II	329	1	00101530329	10/28/2016	1/10/2017	191	\$11,177	\$9,628	\$20,805	21560
40	125	153	Northridge II	333	1	00101530333	10/26/2017	1/24/2018	230	\$14,766	\$12,278	\$27,044	41195
41	125	153	Northridge II	129	1	00101530129	11/28/2017	2/9/2018	192	\$12,464	\$11,836	\$24,300	42190
42	125	153	Northridge II	136	1	00101530136	1/3/2018	3/12/2018	237	\$15,055	\$11,026	\$26,081	43613
			Northridge II	1975	Total Units	70	Upgraded	42	Remaining	28	Avg. \$ (Since 2013 Post ARRA)	\$21,590	
Northwood													
1	187	191	Northwood	205	1		2/25/2010	3/9/2010	175	\$10,483	\$7,139	\$17,621	642337
2	187	191	Northwood	308	1		3/5/2010	3/29/2010	189	\$10,732	\$7,195	\$17,927	643029
3	187	191	Northwood	204	1		2/7/2011	2/23/2011	170	\$10,199	\$6,795	\$16,994	662931
4	187	191	Northwood	208	1		3/22/2011	4/18/2011	171	\$9,794	\$6,812	\$16,606	665666
5	187	191	Northwood	207	1		11/30/2011	1/24/2012	163	\$9,441	\$7,861	\$17,303	686116
6	187	191	Northwood	105	1		12/14/2011	1/26/2012	178	\$9,947	\$7,394	\$17,341	687827
7	187	191	Northwood	314	1		4/24/2013	6/21/2013	151	\$9,555	\$6,548	\$16,103	720280
8	187	191	Northwood	203	1		5/6/2013	6/21/2013	154	\$9,706	\$6,654	\$16,360	720779
9	187	191	Northwood	210	1		5/5/2014	8/28/2014	181	\$11,383	\$7,699	\$19,081	746624

	Fund	Prop	Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
10	187	191	Northwood	201	1		11/15/2014	December	180	\$11,231	\$7,901	\$19,132	759744
11	187	191	Northwood	109	1		12/30/2014	2/26/2015	162	\$10,386	\$7,364	\$17,750	764227
12	187	191	Northwood	106	1		3/16/2015	4/29/2015	169	\$10,633	\$8,788	\$19,421	771558
13	187	191	Northwood	305	1		4/13/2015	5/22/2015	165	\$10,501	\$8,287	\$18,787	774978
14	187	191	Northwood	102	1		5/11/2015	6/8/2015	166	\$10,502	\$9,115	\$19,617	777449
15	187	191	Northwood	312	1		5/29/2015	6/29/2015	170	\$10,786	\$8,918	\$19,704	778652
16	187	191	Northwood	107	1		9/17/2015	10/19/2015	163	\$10,347	\$9,189	\$19,536	785138
17	187	191	Northwood	301	1		9/23/2015	10/19/2015	163	\$9,998	\$9,315	\$19,313	785146
18	187	191	Northwood	307	1	00101910307	8/22/2016	9/30/2016	193	\$12,225	\$10,062	\$22,287	17099
19	189	191	Northwood	309	1	00101910309	2/24/2017	3/31/2017	197	\$12,815	\$10,097	\$22,912	25983
20	189	191	Northwood	311	1	00101910311	5/15/2017	7/25/2017	193	\$12,559	\$10,125	\$22,684	31111
21	180	191	Northwood	202	1	00101910180	2/27/2018	4/30/2018	237	\$14,559	\$10,860	\$25,419	49870
22	189	191	Northwood	108	1	00101910180	3/12/2018	4/30/2018	248	\$15,216	\$10,392	\$25,608	49871
			Northwood	Total Units	34	Upgraded	22	Remaining	12		Avg. \$ (since 2012)	\$19,909	
Northwood Square													
1	208	467	Northwood Square	B-5	2	00404670013	3/14/2016	4/13/2016	312	\$19,678	\$14,976	\$34,653	7452
2	208	467	Northwood Square	A-6	3	00404670006	3/2/2016	4/29/2016	333	\$21,147	\$17,179	\$38,325	6947
3	208	467	Northwood Square	B-9	3	00404670017	5/27/2016	6/29/2016	301	\$18,790	\$12,651	\$31,441	11675
4	208	467	Northwood Square	A-4	2	00404670004	10/3/2016	12/22/2016	297	\$18,953	\$14,260	\$33,213	18903
5	208	467	Northwood Square	B-1	3	00404670009	10/24/2016	12/29/2016	287	\$18,319	\$15,210	\$33,529	20026
6	208	467	Northwood Square	C-2		00404670020	02/24/17	4/27/2017	276	\$18,084	\$11,771	\$29,855	26023
7	208	467	Northwood Square	B-8	3	40467	4/4/2017	6/19/2017	280	\$18,328	\$11,605	\$29,933	28062
8	165	467	Northwood Square	A2	3	504670002	3/1/2018	5/14/2018	323	\$21,156	\$13,711	\$34,867	48277
			Northwood Square	Total Units	24	Upgraded	8	Remaining	16		Avg. \$	\$33,227	
Pacific Court													
1	164	365	Pacific Court	A 7	2	Fully mod	1/4/2010	4/9/2010	643	\$41,293	\$17,242	\$58,535	639042
2	164	365	Pacific Court	A 8	1	Fully mod	1/4/2010	4/9/2010	525	\$33,593	\$17,017	\$50,610	639043
			Pacific Court	Total Units	25	Upgraded	2	Remaining	23		Avg. \$	\$54,572.21	
Park Royal													
			2010	Total Units	25	Upgraded	0	Remaining	25				
Pepper Tree													
1	122	104	Pepper Tree	10	2		4/1/2009	5/12/2009	309	\$19,813	\$9,411	\$29,224	620574
2	122	104	Pepper Tree	28	2		6/3/2011	7/26/2011	265	\$16,257	\$10,742	\$26,999	671379
3	122	104	Pepper Tree	17	2		8/23/2011	10/26/2011	200	\$12,632	\$10,846	\$23,478	680867
4	122	104	Pepper Tree	21	2		9/2/2011	10/28/2011	217	\$13,721	\$10,171	\$23,892	680868
5	122	104	Pepper Tree	19	2		4/11/2012	6/19/2012	220	\$14,044	\$9,930	\$23,974	694891
6	122	104	Pepper Tree	11	2		4/17/2012	6/22/2012	251	\$15,647	\$10,793	\$26,440	695438
7	122	104	Pepper Tree	32	2		10/24/2012	11/26/2012	192	\$12,200	\$8,765	\$20,965	707669
8	122	104	Pepper Tree	29	2		4/11/2013	5/24/2013	247	\$15,711	\$9,857	\$25,568	718654
9	122	104	Pepper Tree	16	1		6/20/2013	10/9/2013	239	\$15,020	\$8,832	\$23,852	724723
10	122	104	Pepper Tree	20	2		5/8/2014	8/18/2014	229	\$14,349	\$12,702	\$27,051	746706
11	122	104	Pepper Tree	39	2		5/27/2014	8/29/2014	249	\$15,525	\$12,936	\$28,461	747985
12	122	104	Pepper Tree	33	2		4/24/2015	6/3/2015	234	\$14,140	\$11,917	\$26,056	775472
13	122	104	Pepper Tree	15	1		5/26/2015	6/30/2015	230	\$14,356	\$10,644	\$24,999	777547
14	122	104	Pepper Tree	12	2		9/4/2015	9/30/2015	231	\$13,784	\$10,451	\$24,235	783839
15	122	104	Pepper Tree	37	2	00101040037	6/6/2016	7/28/2016	262	\$15,583	\$11,616	\$27,199	13311
16	122	104	Pepper Tree	14	2	00101040014	6/8/2016	7/28/2016	262	\$16,432	\$11,696	\$28,128	13310
17	122	104	Pepper Tree	27	2	00101040027	11/13/2017	1/29/2018	232	\$14,240	\$13,256	\$27,497	41465
18	122	104	Pepper Tree	13	2	00101040013	1/2/2018	2/26/2018	249	\$15,739	\$12,422	\$28,161	44722
19	122	104	Pepper Tree	24	2	00101040024	1/2/2018	2/26/2018	233	\$14,423	\$13,131	\$27,554	45559
20	122	104	Pepper Tree	26	2	00101040023	4/10/2018	6/29/2018	249	\$15,771	\$12,299	\$28,070	54309
			Pepper Tree	Total Units	30	Upgraded	20	Remaining	10		Avg. \$ (since 2012)	\$26,138	
Southridge House													
1	167	552	Southridge	411	1		7/27/2006	8/9/2006	147	\$6,489	\$5,933	\$12,422	541202
2	167	552	Southridge	505	1		12/26/2006	1/21/2007	151	\$6,418	\$5,613	\$12,031	553794
3	167	552	Southridge	202	1		7/15/2008	8/6/2008	194	\$11,525	\$6,530	\$18,056	598097
4	167	552	Southridge	303	1		7/25/2008	8/25/2008	282	\$17,906	\$6,494	\$24,400	599576
5	167	552	Southridge	609	1		7/27/2009	8/13/2009	166	\$10,690	\$6,522	\$17,212	628811
6	167	552	Southridge	307	1		8/11/2009	9/3/2009	159	\$10,147	\$7,383	\$17,529	629900
7	167	552	Southridge	402	1		12/30/2009	1/27/2010	164	\$10,580	\$6,085	\$16,665	638976
8	167	552	Southridge	201	1		8/27/2010	10/25/2010	196	\$12,428	\$6,739	\$19,167	653356
9	167	552	Southridge	507	1		9/14/2010	10/27/2010	205	\$12,851	\$6,659	\$19,510	654593
10	167	552	Southridge	508	1		transfer	1/6/2010	224	\$13,984	\$6,689	\$20,673	638109
11	167	552	Southridge	309	1		3/4/2010	5/7/2010	242	\$15,348	\$6,081	\$21,429	644187
12	167	552	Southridge	212	1		4/27/2010	6/2/2010	277	\$17,288	\$7,085	\$24,373	646235
13	167	552	Southridge	403	1		6/21/2010	8/18/2010	224	\$13,269	\$7,215	\$20,483	649276
14	167	552	Southridge	103	1		5/13/2010	8/23/2010	233	\$14,649	\$7,370	\$22,018	651324
15	167	552	Southridge	511	1		1/27/2011	2/23/2011	206	\$13,150	\$6,871	\$20,021	661781
16	167	552	Southridge	214	1		3/21/2011	5/9/2011	257	\$15,685	\$6,979	\$22,664	665695
17	167	552	Southridge	305	1		3/25/2011	5/12/2011	216	\$13,632	\$6,787	\$20,418	666206
18	167	552	Southridge	607	1		5/26/2011	7/26/2011	265	\$16,793	\$4,977	\$21,769	671142
19	167	552	Southridge	211	1		7/29/11	8/31/2011	223	\$13,969	\$7,518	\$21,488	677006
20	167	552	Southridge	510	1		8/25/11	11/4/2011	252	\$16,604	\$7,217	\$23,821	679370
21	167	552	Southridge	101	1	RAFN (GC) - 34		5/1/2010					
22	167	552	Southridge	102	1	RAFN (GC) - 35		5/1/2010					

	Fund	Prop	Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
23	167	552	Southridge	104	1	RAFN (GC) - 36		5/1/2010					
24	167	552	Southridge	106	1	RAFN (GC) - 37		5/1/2010					
25	167	552	Southridge	107	1	RAFN (GC) - 38		5/1/2010					
26	167	552	Southridge	108	1	RAFN (GC) - 39		5/1/2010					
27	167	552	Southridge	204	1		11/16/11	1/26/2012	261	\$16,054	\$7,510	\$23,564	685723
28	167	552	Southridge	404	1		12/14/11	2/6/2012	242	\$15,747	\$7,491	\$22,965	687168
29	167	552	Southridge	207	1		2/2/12	3/20/2012	244	\$14,673	\$7,668	\$22,341	690009
30	167	552	Southridge	612	1		3/5/12	4/3/2012	184	\$11,776	\$7,441	\$19,217	692107
31	167	552	Southridge	313	1		4/24/12	7/11/2012	275	\$16,835	\$7,243	\$24,077	695601
32	167	552	Southridge	611	1		6/11/12	8/31/2012	233	\$14,022	\$7,267	\$21,289	698443
33	167	552	Southridge	407	1		9/9/12	10/18/2012	169	\$10,877	\$7,560	\$18,437	703560
34	167	552	Southridge	114	1		9/28/12	11/5/2012	235	\$14,475	\$7,231	\$21,706	705731
35	167	552	Southridge	414	1		10/18/12	12/3/2012	137	\$8,749	\$7,278	\$16,027	707095
36	167	552	Southridge	505	1		1/7/13	2/27/2013	211	\$12,779	\$6,828	\$19,607	712542
37	167	552	Southridge	602	1		1/3/13	2/28/2013	257	\$15,951	\$8,639	\$24,591	711938
38	167	552	Southridge	206	1		12/13/12	2/28/2013	248	\$15,210	\$7,814	\$23,041	710745
39	167	552	Southridge	205	1		3/27/2013	5/20/2013	242	\$15,288	\$4,424	\$19,711	717758
40	167	552	Southridge	401	1		3/15/2013	5/23/2013	252	\$16,044	\$8,681	\$24,725	717020
41	167	552	Southridge	603	1		3/15/2013	5/27/2013	238	\$15,118	\$8,382	\$23,499	717019
42	167	552	Southridge	406	1		11/6/2013	12/23/2013	201	\$12,242	\$8,462	\$20,704	732348
43	167	552	Southridge	502	1		12/2/2013	12/27/2013	208	\$12,832	\$8,444	\$21,276	734104
44	167	552	Southridge	410	1		3/5/2014	5/28/2014	194	\$12,336	\$6,938	\$19,274	741360
45	167	552	Southridge	503	1		9/11/2014	10/31/2014	206	\$13,102	\$7,713	\$20,815	755846
46	167	552	Southridge	601	1		11/17/2014	12/30/2014	201	\$12,268	\$7,679	\$19,948	760617
47	167	552	Southridge	308	1		5/18/2015	6/23/2015	220	\$13,087	\$8,593	\$21,680	777031
48	167	552	Southridge	405	1	00505520405	11/16/2016	12/30/2016	179	\$11,980	\$10,404	\$22,384	21280
49	167	552	Southridge	509	1	00505520509	12/8/2016	1/17/2017	209	\$12,747	\$11,145	\$23,893	23264
50	167	552	Southridge	412	1	00505520412	12/29/16	3/15/2017	210	\$13,068	\$9,202	\$22,271	23278
51	167	552	Southridge	208	1	00505520208	03/02/17	4/28/2017	206.0	\$13,450	\$10,477	\$23,927	26526
52	167	552	Southridge	613	1	505520612	12/27/2017	1/31/2018	220	\$14,399	\$9,673	\$24,072	43068
53	167	552	Southridge	413	1	505520413	1/30/2018	3/12/2018	216	\$14,215	\$8,842	\$23,056	45790
			Southridge House	1970	Total Units	80	Upgraded	53	Remaining	27	Avg. \$ (since 2012)	\$21,781	
Valli Kee													
1	140	401	Valli Kee	89	4		11/22/2010	1/25/2011	338	\$21,454	\$11,587	\$33,041	658052
2	140	401	Valli Kee	12	3		9/9/2013	9/23/2013	184	\$11,800	\$10,405	\$22,205	728429
3	140	401	Valli Kee	11	3		9/9/2013	9/23/2013	188	\$11,916	\$11,019	\$22,935	728430
4	140	401	Valli Kee	3	2		9/9/2013	9/24/2013	168	\$10,632	\$9,793	\$20,425	727052
5	140	401	Valli Kee	8	2		9/9/2013	9/26/2013	170	\$10,826	\$10,145	\$20,971	728431
6	140	401	Valli Kee	1	2		9/9/2013	10/1/2013	164	\$10,596	\$9,414	\$20,010	726553
7	140	401	Valli Kee	2	2		9/9/2013	10/2/2013	162	\$10,338	\$9,836	\$20,174	726979
8	140	401	Valli Kee	5	2		9/9/2013	10/3/2013	164	\$10,486	\$9,420	\$19,906	727195
9	140	401	Valli Kee	6	2		9/9/2013	10/4/2013	167	\$10,603	\$9,880	\$20,483	728433
10	140	401	Valli Kee	4	2		9/9/2013	10/7/2013	160	\$10,160	\$9,541	\$19,701	727126
11	140	401	Valli Kee	7	2		9/9/2013	10/8/2013	167	\$10,699	\$9,001	\$19,700	728435
12	140	401	Valli Kee	9	2		9/9/2013	10/9/2013	160	\$10,304	\$9,107	\$19,411	728432
13	140	401	Valli Kee	10	2		9/9/2013	10/10/2013	161	\$10,305	\$8,996	\$19,301	728436
14	140	401	Valli Kee	17	4		10/1/2013	11/1/2013	178	\$11,314	\$11,961	\$23,275	729704
15	140	401	Valli Kee	18	4		10/1/2013	11/4/2013	179	\$11,283	\$11,147	\$22,430	729705
16	140	401	Valli Kee	19	4		10/1/2013	11/6/2013	177	\$11,201	\$11,277	\$22,478	729706
17	140	401	Valli Kee	20	4		10/1/2013	11/8/2013	175	\$11,023	\$11,897	\$22,920	729707
18	140	401	Valli Kee	13	3		10/1/2013	11/12/2013	164	\$10,436	\$9,882	\$20,318	729708
19	140	401	Valli Kee	14	3		10/1/2013	11/13/2013	160	\$10,128	\$10,015	\$20,143	729709
20	140	401	Valli Kee	15	3		10/1/2013	11/15/2013	163	\$10,371	\$10,378	\$20,749	729710
21	140	401	Valli Kee	16	3		10/1/2013	11/20/2013	160	\$10,208	\$9,941	\$20,149	729711
22	140	401	Valli Kee	22	3		10/30/2013	12/5/2013	160	\$10,224	\$9,806	\$20,030	732868
23	140	401	Valli Kee	23	3		10/30/2013	12/9/2013	160	\$10,256	\$9,932	\$20,188	732871
24	140	401	Valli Kee	24	3		10/30/2013	12/10/2013	144	\$9,216	\$9,218	\$18,434	732872
25	140	401	Valli Kee	25	3		10/30/2013	12/13/2013	160	\$10,160	\$8,653	\$18,813	732873
26	140	401	Valli Kee	26	3		10/30/2013	12/18/2013	158	\$10,206	\$8,599	\$18,805	732874
27	140	401	Valli Kee	28	3		10/30/2013	12/24/2013	151	\$9,528	\$8,892	\$18,419	732875
28	140	401	Valli Kee	29	3		12/9/2013	1/2/2014	151	\$9,655	\$8,800	\$18,455	734866
29	140	401	Valli Kee	30	3		12/9/2013	1/6/2014	144	\$9,072	\$7,952	\$17,024	734868
30	140	401	Valli Kee	31	3		12/9/2013	1/14/2014	152	\$9,752	\$6,616	\$16,368	734870
31	140	401	Valli Kee	32	3		12/9/2013	1/17/2014	152	\$9,720	\$10,585	\$20,305	734871
32	140	401	Valli Kee	33	4		12/9/2013	1/24/2014	160	\$10,192	\$13,745	\$23,937	734872
33	140	401	Valli Kee	34	4		12/9/2013	1/30/2014	160	\$10,224	\$10,089	\$20,313	734873
34	140	401	Valli Kee	35	4		12/9/2013	1/31/2014	160	\$10,208	\$10,694	\$20,902	734874
35	140	401	Valli Kee	36	4		12/9/2013	1/31/2014	159	\$10,110	\$10,051	\$20,161	734875
36	140	401	Valli Kee	37	3		1/2/2014	2/7/2014	150	\$9,558	\$10,642	\$20,200	736606
37	140	401	Valli Kee	38	3		1/2/2014	2/10/2014	148	\$9,492	\$8,791	\$18,283	736607
38	140	401	Valli Kee	39	3		1/2/2014	2/12/2014	151	\$9,655	\$7,491	\$17,146	736608
39	140	401	Valli Kee	40	3		1/2/2014	2/14/2014	156	\$9,852	\$8,187	\$18,039	736609
40	140	401	Valli Kee	41	3		1/2/2014	2/19/2014	150	\$9,982	\$8,341	\$18,323	736610
41	140	401	Valli Kee	42	3		1/2/2014	2/21/2014	150	\$9,558	\$8,224	\$17,782	736611
42	140	401	Valli Kee	43	3		1/2/2014	2/28/2014	158	\$10,334	\$8,007	\$18,341	736613
43	140	401	Valli Kee	44	3		1/2/2014	2/28/2014	166	\$11,002	\$8,200	\$19,202	736615
44	140	401	Valli Kee	45	3		1/2/2014	3/6/2014	155	\$10,471	\$6,937	\$17,408	738960
45	140	401	Valli Kee	46	3		1/2/2014	3/10/2014	150	\$9,998	\$7,416	\$17,414	738961
46	140	401	Valli Kee	301	2		2/6/2014	3/12/2014	154	\$10,358	\$8,970	\$19,328	738963
47	140	401	Valli Kee	302	2		2/6/2014	3/14/2014	146	\$9,658	\$8,856	\$18,513	738965
48	140	401	Valli Kee	305	2		2/6/2014	3/24/2014	146	\$9,202	\$8,854	\$18,056	738956
49	140	401	Valli Kee	306	2		2/6/2014	2/25/2014	146	\$9,330	\$8,660	\$17,990	738958
50	140	401	Valli Kee *	97	3		2/14/2014	3/26/2014	199	\$2,990	\$23,161	\$26,151	739578
51	140	401	Valli Kee *	98	3		2/14/2014	3/26/2014	205	\$3,315	\$22,830	\$26,145	739580
52	140	401	Valli Kee *	99	3		2/14/2014	3/26/2014	201	\$3,120	\$22,841	\$25,961	739582

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

	Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
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	\$24,332	714614
38	163	353		Yardley Arms	305	1		6/27/2014	10/15/2014	264	\$16,225	\$8,442	\$24,668	750346
39	163	353		Yardley Arms	110	1		8/28/2015	10/2/2015	186	\$11,738	\$7,477	\$19,214	783348
40	163	353		Yardley Arms	302	1		9/14/2015	11/10/2015	193	\$12,103	\$10,468	\$22,571	784416
41	163	353		Yardley Arms	322	1		9/25/2015	11/13/2015	211	\$13,358	\$11,013	\$24,370	785579
42	163	353		Yardley Arms	303	1		10/30/2015	12/23/2015	207	\$13,143	\$10,112	\$23,255	162
43	163	353		Yardley Arms	204	1	00303530204	1/6/2015	2/16/2016	200	\$12,662	\$9,776	\$22,438	3780
44	163	353		Yardley Arms	307	1	00303530307	2/24/2016	4/20/2016	222	\$13,660	\$9,206	\$22,865	6367
45	163	353	Public	Yardley Arms	116	1	00303530116	9/27/2016	11/30/2016	246	\$15,538	\$11,484	\$27,022	18793
46	163	353		Yardley Arms	207	1	00303530207	01/11/17	3/30/2017	216	\$14,204	\$12,680	\$26,884	23882
47	163	353		Yardley Arms	111	1	303530111	3/9/2017	6/9/2017	204	\$13,116	\$10,883	\$23,999	26873
48	485	353		Yardley Arms	217	1	303520217	6/1/2017	7/19/2017	200	\$13,103	\$9,664	\$22,767	30848
49	163	353		Yardley Arms	313	1	00303530313	1/2/2018	2/21/2018	202	\$13,197	\$8,669	\$21,865	43417
50	163	353		Yardley Arms	311	1	00303530311	1/2/2018	2/23/18	205	\$13,434	\$6,604	\$20,038	43416
				Yardley Arms	1970	Total Units	67	Upgraded	50	Remaining	17	Avg. \$ (since 2012)	\$23,782	
EGIS Partnership														
Brittney Park														
1	485	354	EGIS	Brittney Park	206	1		11/27/2006	12/19/2006	123	\$5,412	\$5,763	\$11,175	551307
2	485	354	EGIS	Brittney Park	110	1		6/1/2007	7/5/2007	158	\$6,715	\$5,028	\$11,743	569061
3	485	354	EGIS	Brittney park	114	1		3/4/2010	4/26/2010	229	\$13,779	\$6,558	\$20,337	642864
4	485	354	EGIS	Brittney Park	209	1	ARRA	5/3/2010	8/18/2010	425	\$27,275	\$15,729	\$43,004	646868
5	485	354	EGIS	Brittney Park	315	1		5/11/2011	6/23/2011	258	\$16,630	\$7,753	\$24,383	669555
6	485	354	EGIS	Brittney Park	113	1	ARRA	6/1/2011	9/1/2011	390	\$25,110	\$15,217	\$40,327	670909
7	485	354	EGIS	Brittney Park	115	1	ARRA	7/5/2011	9/30/2011	366	\$23,692	\$18,085	\$41,778	674110
8	485	354	EGIS	Brittney Park	310	1		5/21/2012	7/30/2012	234	\$13,277	\$7,518	\$20,795	697417
9	485	354	EGIS	Brittney Park	204	1		3/31/2013	5/30/2013	249	\$15,985	\$8,727	\$24,712	720063
10	485	354	EGIS	Brittney Park	107	1		1/22/2014	4/18/2014	293	\$16,831	\$9,827	\$26,658	737807
11	485	354	EGIS	Brittney Park	311	1		3/2/2014	4/28/2014	251	\$15,935	\$9,949	\$25,884	741100
12	485	354	EGIS	Brittney Park	312	1		2/23/2015	3/30/2015	216	\$13,470	\$9,857	\$23,327	768049
13	485	354	EGIS	Brittney Park	112	1		2/9/2015	3/24/2015	229	\$14,525	\$10,261	\$24,786	768312
14	485	354	EGIS	Brittney Park	301	1		7/29/2015	9/28/2015	213	\$13,425	\$10,279	\$23,703	781294
15	485	354	EGIS	Brittney Park	203	1		8/20/2015	9/24/2015	239	\$14,986	\$10,193	\$25,179	782791
16	485	354	EGIS	Brittney Park	305	1	00303540305	1/29/2016	3/10/2016	201	\$12,741	\$10,994	\$23,735	4713
17	485	354	EGIS	Brittney Park	314	1	00303540314	3/1/2016	4/29/2016	202	\$12,750	\$9,759	\$22,509	6576
18	485	354	EGIS	Brittney Park	202	1	00303540202	7/6/2016	9/29/2016	300	\$18,795	\$10,567	\$29,362	14184
19	485	354	EGIS	Brittney Park	308	1	00303540308	01/04/17	3/22/2017	201	\$13,212	\$11,300	\$24,513	23616
20	485	354	EGIS	Brittney Park	206	1	303540206	3/24/2017	4/28/2017	196.0	\$12,780	\$9,447	\$22,227	27585
21	485	354	EGIS	Brittney Park	215	1	00303540215	03/10/17	5/8/2017	198	\$13,010	\$9,944	\$22,954	26872
22	485	354	EGIS	Brittney Park	205	1	303540205	5/22/2017	7/13/2017	206	\$13,482	\$8,943	\$22,425	30320
				Brittney Park	1970	Total Units	43	Upgraded	22	Remaining	21	Avg. \$ (since 2012)	\$24,185	
Casa Madrona														
1	485	553	EGIS	Casa Madrona	106	1		6/28/2007	7/13/2007	134	5,695	\$5,313	\$11,008	570357
2	485	553	EGIS	Casa Madrona	123	1		1/23/2009	1/23/2009	184	10,991.18	\$6,134	\$17,125	614311
3	485	553	EGIS	Casa Madrona	266	1		2/27/2009	3/24/2009	160	9,678.39	\$7,411	\$17,090	617954
4	485	553	EGIS	Casa Madrona	118	1		2/24/2011	3/23/2011	194	11,582.07	\$5,371	\$16,953	664610
5	485	553	EGIS	Casa Madrona	112	1		4/20/2011	6/6/2011	279	17,003.64	\$6,475	\$23,479	668188
6	485	553	EGIS	Casa Madrona	107	1	Capital Const - 3		1/1/2010					
7	485	553	EGIS	Casa Madrona	132	1	Capital Const - 4		1/1/2010					
8	485	553	EGIS	Casa Madrona	103	1	Capital Const - 5		1/1/2010					
9	485	553	EGIS	Casa Madrona	121	1		1/9/2012	2/27/2012	229	\$14,533	\$6,584	\$21,117	688546
10	485	553	EGIS	Casa Madrona	268	1		4/2/2012	5/29/2012	180	\$11,616	\$6,473	\$18,088	694307
11	485	553	EGIS	Casa Madrona	269	1		4/2/2012	5/26/2012	185	\$11,839	\$5,792	\$17,631	694309
12	485	553	EGIS	Casa Madrona	270	1		5/1/2012	7/17/2012	224	\$11,788	\$7,338	\$19,126	696139
13	485	553	EGIS	Casa Madrona	248	1		10/24/2012	12/7/2012	191	\$12,279	\$6,798	\$19,077	707382
14	485	553	EGIS	Casa Madrona	255	1		3/12/2013	6/6/2013	257	\$15,640	\$7,038	\$22,678	717234
15	485	553	EGIS	Casa Madrona	247	1		7/10/2013	9/26/2013	241	\$15,345	\$7,183	\$22,528	725561
16	485	354	EGIS	Casa Madrona	108	1		2/28/2014	5/23/2014	187	\$11,939	\$6,692	\$18,631	739677
17	485	553	EGIS	Casa Madrona	256	1		7/31/2014	10/23/2014	253	\$15,685	\$7,835	\$23,520	755857
18	485	553	EGIS	Casa Madrona	257	1		8/3/2014	10/28/2014	205	\$12,506	\$8,714	\$21,220	755858
19	485	553	EGIS	Casa Madrona	236	1		3/2/2015	4/16/2015	202	\$12,430	\$8,372	\$20,802	770683
20	485	553	EGIS	Casa Madrona	117	1		2/23/2015	4/16/2015	203	\$12,279	\$8,430	\$20,709	769425
21	485	553	EGIS	Casa Madrona	252	1		4/21/2015	5/29/2015	206	\$13,098	\$8,785	\$21,883	775147
22	485	553	EGIS	Casa Madrona	128	1		4/23/2015	5/29/2015	210	\$13,426	\$9,196	\$22,622	775326
23	485	553	EGIS	Casa Madrona	246	1		4/28/2015	5/29/2015	203	\$12,899	\$8,491	\$21,390	775522
24	485	553	EGIS	Casa Madrona	245	1		6/1/2015	6/30/2015	191	\$12,083	\$8,976	\$21,059	777751
25	485	553	EGIS	Casa Madrona	101	2		6/1/2015	6/30/2015	187	\$11,799	\$10,050	\$21,849	777733
26	485	553	EGIS	Casa Madrona	238	1		6/8/2015	7/12/2015	204	\$12,868	\$9,593	\$22,461	778243
27	485	553	EGIS	Casa Madrona	250	1		6/8/2015	7/21/2015	211	\$13,451	\$9,713	\$23,165	778244
28	485	553	EGIS	Casa Madrona	264	1		6/30/2015	8/27/2015	205	\$12,989	\$8,667	\$21,655	779918
29	485	553	EGIS	Casa Madrona	234	1		9/17/2015	11/30/2015	254	\$15,267	\$9,094	\$24,361	786176
30	485	553	EGIS	Casa Madrona	267	1	00505530267	2/16/2016	3/25/2016	208	\$13,232	\$8,594	\$21,826	5888
31	485	553	EGIS	Casa Madrona	109	1	00505530109	3/11/2016	6/7/2016	215	\$13,805	\$9,444	\$23,249	7530
32	485	553	EGIS	Casa Madrona	102	1	00505530102	7/7/2016	8/19/2016	203	\$12,851	\$9,731	\$22,582	14248
33	485	553	EGIS	Casa Madrona	126	1	00505530126	7/7/2016	8/29/2016	209	\$13,217	\$10,106	\$23,322	14249
34	485	553	EGIS	Casa Madrona	111	1	00505530111	08/02/16	10/24/16	202	\$12,894	\$10,493	\$23,387	16008

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

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

