



MOVING TO WORK

FY 2018 ANNUAL PLAN



King County
Housing
Authority

KING COUNTY HOUSING AUTHORITY

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King County Housing Authority

Moving to Work Annual Plan FY 2018

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Board of Commissioners
Doug Barnes, *Chair*
Michael Brown, *Vice-Chair*
Susan Palmer
TerryLynn Stewart
John Welch

Executive Director
Stephen J. Norman

Dear Residents, Friends, and Partners,

Over the past 20 years, the King County Housing Authority (KCHA) has doubled the number of households we serve – increasing program capacity by an average of almost 500 units a year. In 2016, our last full fiscal year, we served more than 20,000 households, housing more than 48,000 individuals. As remarkable as this growth has been – particularly as federal support for affordable housing has declined – it remains woefully insufficient in the face of the rising housing needs in our community.

Even as our growing region flourishes economically, housing production in King County has not kept pace with housing demand. Neither has income growth. Whether derived from wages or the fixed benefits that support many of our region's elderly households and people with disabilities, household income levels continue to fall further behind the skyrocketing costs of rental housing. This reality, combined with our community's insufficient supply of supportive housing and inadequate neighborhood-based behavioral health services, has turned our jails and highway underpasses into *de facto* housing for an increasing number of people with disabilities and extremely low incomes.

The number of households experiencing homelessness continues to climb in King County. These households include individuals who are chronically homeless and, at an increasing rate, families with children. A January 2017 point-in-time count of persons experiencing homelessness in King County reported more than 11,600 of our neighbors living on our streets or in emergency shelters. Zillow estimates that our region now has the third largest homeless population in the country, behind only New York and Los Angeles.

The problems of housing supply, affordability and rising homelessness undercut our region's ability to move forward on issues critical to our collective future. Research has shown that children experiencing homelessness do not fare as well in school as their housed peers – and school districts in King County reported about 8,500 homeless children in their classrooms during the 2015-16 school year. A disproportionate number of these students are children of color.

National data increasingly demonstrates that for elderly individuals and people with disabilities, stable housing is a critical determinant of good health – and an increasing number of our most vulnerable neighbors, including more and more seniors, are sleeping on the street or in shelters.

For people working low-wage jobs in the high-population centers of Seattle and the Eastside, home tends to be a long ways away from work. Our region's traffic congestion, which is nearing a crisis point, is a by-product not just of population growth and inadequate mass transit, but also of the increased dislocation of low-income working households to the periphery of the region.

In the face of these challenges, KCHA is using the Moving to Work (MTW) program to expand capacity, preserve and recapitalize our existing inventory, and continuously redesign our federal programs to more effectively advance key regional priorities.

KCHA is on track to increase the number of households we serve by 500 families in 2017. We are accomplishing this through over-leasing in the Housing Choice Voucher (HCV) program and through the turn-on of “banked” Public Housing subsidies. Roughly half of the new households coming into our federally subsidized programs were homeless immediately prior to program admission. Our ability, however, to continue to grow our programs to meet increasing demand in 2018 would be sharply curtailed if the new administration’s proposed budget cuts to core housing programs are approved.

KCHA will invest over \$40 million in repairs and upgrades to our 9,500-unit inventory in 2018, including significant investments in energy conservation measures in our Public Housing that are expected to reduce energy bills for the Housing Authority and our residents by \$1 million annually. Our Public Housing inventory’s Real Estate Assessment Center (REAC) inspection score presently stands at 97.2, well above the national average of 83.4.

Thanks to the flexibility provided under MTW, KCHA continues to partner with the Highline School District in an effort to reduce the number of students experiencing homelessness. This demonstration program already has successfully rehoused 450 children. A second initiative, providing parent/child support during the critical 0-3 age range, graduated two classes in 2017 and will use philanthropic funding to expand over the next two years from one school district to three. In addition, KCHA’s network of 16 after-school facilities, built and operated with MTW support, will continue to serve more than 1,200 children in 2018 with increased coordination between out-of-school-time nonprofit providers and school systems to improve attendance, engage parents and advance educational outcomes.

As the region increasingly segregates by income, KCHA continues to develop tools to broaden housing choices for extremely low-income households. In 2017, we shifted to five-tiered ZIP code-based payment standards, converted to geographically based caseloads, and established a landlord liaison role within the HCV program. Currently, 27 percent of our households with children live in high- or very high-opportunity neighborhoods. We are committed to increasing this number to 30 percent by the end of 2020. In 2018, with generous support from the Bill & Melinda Gates Foundation, KCHA will develop an additional set of counseling tools to support voucher holders in making locational choices.

This coming year we will explore increased coordination with King County’s community colleges to serve homeless and low income students, expansion of our MTW flexibilities to other parts of the region, continued streamlining of our business processes, additional efforts to improve voucher holder shopping success rates and new partnerships to improve health outcomes for our residents.

All of these efforts are built on two fundamentals: the MTW flexibility that allows us to shape new strategies in partnership with local stakeholders; and the use of data to continuously evaluate and improve our approaches to addressing the intertwined issues of poverty, health, education and homelessness in the region.

Flexibility, efficiency, partnerships and data-driven program design can only take us so far, however. It is critical that the federal government fulfill its responsibility to address the failure of the private housing market to accommodate a growing segment of our nation’s population. The funding levels that the new administration has proposed for the HCV program would leave thousands of additional individuals and families on the streets of American cities. It would end the growth of KCHA’s programs and require us to start shrinking our support for our region’s most vulnerable people, including many children.

The proposed budget would also cut funding for repairs to the Public Housing inventory by 67 percent. Critical repairs and upgrades, including the installation of sprinklers in mid-rise projects that house the elderly and people with disabilities, may need to be sharply scaled back. Tenant safety, health outcomes, education success and the overall quality of life in our lowest income neighborhoods would all decline.

While Congress recognizes the reality that these cuts will cost us far more downstream, simply sustaining current levels of support is not sufficient. New resources are needed to respond to hard realities on the ground. We have seen these investments pay significant dividends in shaping America's future. They should be allowed to continue to do so.

Sincerely,

Stephen Norman

SECTION I

INTRODUCTION

A. OVERVIEW OF SHORT-TERM MTW GOALS AND OBJECTIVES

In 2018, the King County Housing Authority (KCHA) will continue to focus on ensuring that our housing assistance reaches our community's most vulnerable members while investing in policy and program approaches that provide increased housing choice and opportunity for our residents. With adequate Congressional funding, next year we will:

- **INCREASE THE NUMBER OF EXTREMELY LOW-INCOME HOUSEHOLDS WE SERVE.** KCHA will continue to employ multiple strategies to expand our reach: property acquisitions; use of banked Annual Contributions Contract (ACC) authority; project-based rental assistance in partnership with nonprofit developers and service providers; lease-up of new incremental vouchers; over-leasing of our existing Housing Choice Voucher (HCV) baseline; and continued use of locally designed subsidy programs to successfully house and support traditionally hard-to-house populations. Through the HCV program, we will expand our efforts to successfully house families in the private market by working to increase landlord participation in the program. We will employ multiple strategies to recruit and retain landlords while providing additional supports to households holding vouchers and searching for a home. Our ability to sustain and expand the number of households served, however, is largely dependent on sufficient funding for the HCV program.

- **EXPAND OUR PORTFOLIO OF HOUSING IN HIGH-OPPORTUNITY NEIGHBORHOODS.** KCHA will continue to actively seek out property acquisitions to preserve housing affordability in strategic areas of King County, including current and emerging high-opportunity neighborhoods. Voters recently approved a measure to expand the region's mass transit system, including the addition of new light rail stations and increased rapid bus service. In 2018 and beyond, we will seek out opportunities to acquire or develop properties near these transit-oriented development (TOD) sites, ensuring King County's low-income residents have access to transportation and economic opportunity.

- **FOSTER PARTNERSHIPS THAT ADDRESS THE MULTI-FACETED NEEDS OF THE MOST VULNERABLE POPULATIONS IN OUR REGION.** More than 50 percent of the households entering into our federally subsidized programs are homeless prior to receiving assistance. This figure includes a diverse population with varying needs: disabled veterans; 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 with children engaged with the

child welfare system. KCHA will continue to partner with local service providers, the U.S. Department of Veterans Affairs, 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 we, as a community, can meet the needs of our region's 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 successfully address the needs of our region's growing homeless population. A recent report found that Washington's homeless student population grew by 30 percent in three years, resulting in the ninth highest rate of student homelessness in the country.¹ Our focus on this population will continue through our partnership with the Highline School District that provides short-term rent subsidies to homeless families with school-age children. In 2018, we will explore expanding this focus to homeless young adults in pursuit of a postsecondary degree.

- **INCREASE GEOGRAPHIC CHOICE.** KCHA will continue this multi-pronged initiative, which includes the use of a five-tier, ZIP code-based payment standard system, mobility counseling and new property acquisitions, combined with placement of project-based rental subsidies in targeted high-opportunity neighborhoods within King County. Currently, 27 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. In partnership with a national research team headed by Stanford economist Raj Chetty and with funding from the Bill & Melinda Gates Foundation, we will begin a three-year research project that explores new approaches to furthering geographic choice for families with children.

- **DEEPEN PARTNERSHIPS WITH LOCAL SCHOOL DISTRICTS TO IMPROVE EDUCATIONAL OUTCOMES.** More than 13,000 children live in KCHA's federally subsidized housing on any given night. Their academic success is the cornerstone of our efforts to prevent multi-generational cycles of poverty and promote socioeconomic mobility. KCHA will continue to prioritize students' educational success as an integral element of our core mission through partnerships with local education stakeholders around shared objectives. These include housing and school stability, improved attendance, better academic performance, and higher graduation rates. In 2018, we will renew our focus on early learning with the

¹ Student Homelessness Snapshot, July 2017. <http://www.icphusa.org/national/washingtons-homeless-student-population-grew-30-3-years/>

goal of closing the kindergarten preparedness gap.

- **SUPPORT FAMILIES IN GAINING GREATER ECONOMIC SELF-SUFFICIENCY.** In 2018, KCHA will assist more than 300 households through the Family Self-Sufficiency (FSS) program. This program advances families toward economic self-sufficiency 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, and engaging local workforce development partners.

- **INVEST IN THE ELIMINATION OF ACCRUED CAPITAL REPAIR AND SYSTEM REPLACEMENT NEEDS IN OUR FEDERALLY SUBSIDIZED HOUSING INVENTORY.** In 2018, with adequate capital funding in place, KCHA will invest nearly \$16 million in our federally assisted housing stock. By focusing on the quality of this asset, our Public Housing portfolio has earned one of the highest Real Estate Assessment Center (REAC) inspection scores in the country – 97.2. 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 fulfill our mission over the long term.

- **CREATE MORE COST-EFFECTIVE PROGRAMS BY STANDARDIZING LEADERSHIP PRACTICES, STREAMLINING BUSINESS PROCESSES AND LEVERAGING TECHNOLOGY IN CORE BUSINESS FUNCTIONS.** KCHA will continue to foster a leadership culture of continuous improvement that supports and encourages employees to improve the quality of their work in order to exceed customer expectations. One focus of this effort is the development of the leadership skills necessary to design and implement new approaches to the way we do business in order to deliver efficiencies and better service. The intent of our culture of continuous improvement is to deliver a better, faster, and less intrusive experience for our residents, landlords, and community partners, and make the best use of limited resources.

- **REDUCE THE ENVIRONMENTAL IMPACT OF KCHA'S PROGRAMS AND FACILITIES.** In 2018, we will mark the second year of KCHA's Five-Year Environmental Sustainability Plan, which includes goals for reduced energy and water consumption, diversion of materials from the waste stream, safe handling and reductions in hazardous waste, and the promotion of conservation awareness among our residents. We will complete \$21 million in energy measures in our public housing inventory leveraged through our two Energy Performance Contracts (EPCs). These measures will reduce utility costs for both the Housing Authority and residents, reduce repair and life-cycle replacement backlogs, and further the goals of our Resource Management Plan.

- **STRENGTHEN OUR RESEARCH AND EVALUATION CAPACITY.** KCHA continues to increase its internal capacity and develop external partnerships in order to conduct more rigorous program

evaluations, advance a long-term research agenda, and partner effectively in large regional and national studies. These efforts support the intent of the MTW program to explore and learn from new approaches to more effectively and efficiently address the housing needs and life outcomes of our communities' extremely low-income residents.

All of these efforts to increase the supply and efficiency of affordable housing would be grievously undermined by the drastic cuts to housing programs proposed by the Administration.

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 9,500 affordable housing units in 133 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 so that our clients have the opportunity to live in neighborhoods with high-performing schools and convenient access to services, transit, health services and employment.
- **STRATEGY 4:** Coordinate across the behavioral health care and homeless systems to increase the supply of and access to 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 a standard, agency-wide approach to leadership behaviors, operational efficiencies, and employee engagement that makes the most effective use of limited federal resources, supports our employees and provides extraordinary service to our community, clients, and

partners.

- **STRATEGY 10:** Continue to reduce KCHA's environmental footprint through energy conservation, renewable energy generation, waste stream diversion, green procurement policies, water usage 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

Planned New Public Housing Units to be Added During the Fiscal Year

AMP Name and Number	Bedroom Size							Total Units	Population Type	Fully Accessible	Adaptable
	0	1	2	3	4	5	6+				
Houghton TBD	0	4	10	1	0	0	0	15	Family	TBD	TBD
Northwood Square ² 467	0	0	18	6	0	0	0	24	Family	0	0
Total Public Housing Units to be Added³								39			

Planned Public Housing Units to be Removed During the Fiscal Year

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

New Housing Choice Vouchers to be Project-based During the Fiscal Year

Property Name	Anticipated Number of New Vouchers to be Project-based	Description of Project
King County Combined Funders NOFA	Up to 50 vouchers	KCHA, in coordination with other local funders, will provide 50 project-based vouchers to new construction and acquisitions intended to serve households experiencing homelessness.

² Northwood Square was anticipated to come online in 2017 but will most likely be the first part of 2018.

³ These, and other properties yet to be identified, may convert to Public Housing in 2018. Additionally, some Public Housing units might be designated MTW Neighborhood Services units in 2018 should an opportunity arise to partner with a local service provider on an eligible MTW purpose and upon approval from the HUD field office.

Somerset Gardens	8	KCHA will project-base eight units at its 198-unit family complex in Bellevue.	
Highland Village	27	KCHA will project-base eight units at its 76-unit family complex in Bellevue.	
Anticipated Total New Vouchers to be Project-based	85	Anticipated Total Number of Project-based Vouchers Committed at the End of the Fiscal Year⁴	2,661
		Anticipated Total Number of Project-based Vouchers Leased-up or Issued to a Potential Tenant at the End of the Fiscal Year⁵	2,269

Other Changes to the Housing Stock Anticipated During the Fiscal Year

KCHA will continue to use every tool available to expand our reach, including property acquisitions, the designation of units as MTW Neighborhood Services Units when a partnership opportunity arises, and the use of banked ACC to support development and acquisition activities. In 2018, we will complete the sale and disposition of our Eastside Maintenance Building to the City of Kirkland. With the proceeds from this sale, KCHA will purchase and turn on Public Housing subsidy at the Houghton Apartments in Kirkland. Use of banked ACC in conjunction with the purchase will ensure that these units, located in a high-opportunity neighborhood and adjacent to Google and Microsoft, will be available to extremely low-income families over the long term.

In addition, we plan to remove the Declarations of Trust for three land parcels at Seola Gardens and Greenbridge. These parcels, located at HOPE VI redevelopment sites, are no longer needed for Public Housing purposes. KCHA staff will work with our local HUD office and HUD's Special Applications Center (SAC) to complete these transactions.

⁴ AHAP and HAP.

⁵ HAP only. This projection takes into consideration the slow and unpredictable nature of leasing up at properties with enhanced vouchers. Units turn over to project-based assistance only when current residents decide to move with their tenant protection voucher. Additionally, the projection also accounts for the likelihood that many of these units may take a year to two years to become funded, come under contract and fully lease-up.

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

In 2018, KCHA will spend close to \$16 million to complete capital improvements critical to maintaining our 81 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 2018. KCHA's in-house, skilled workforce will perform the renovations, which include installation of new flooring, cabinets and fixtures that will extend the useful life of up to 150 additional units by 20 years.⁶
- **SITE IMPROVEMENTS (\$4.3 MILLION).** The Burien Vets House (Burien) drainage system will receive improvements that eliminate the excessive ponding of water near the front entrance. Forest Glen (Redmond) will receive new site lighting, walkways, handrails and a pedestrian bridge; the parking lots will be repaved; and the storm water drainage system will be improved. A second phase of site improvement work at Lake House (Shoreline) will include new site lighting, walkways, retaining walls, site drainage improvements, and repairs to the existing brick patio and planter. At Valli Kee (Kent), third-phase site improvement work will include repaving the parking lot, replacing the sidewalks and gutters, and constructing a bus turnout on the street that fronts the property. The site improvement projects at Burien Vets House, Forest Glen and Lake House were included in the 2017 capital budget but were delayed and will now occur in 2018.
- **BUILDING ENVELOPE AND RELATED COMPONENTS UPGRADES (\$3.0 MILLION).** In 2018, the roofs will be replaced at Boulevard Manor (Burien) and Casa Juanita (Kirkland). The 2017 roof replacement project at Kirkland Place (Kirkland) will carry over into 2018. A full envelope project including new siding, roof, doors, and windows will be completed at Paramount House (Shoreline).
- **DOMESTIC WASTE AND WATER LINE WORK (\$336,000).** The planned 2017 waste and water line project at Ballinger Homes (Shoreline) included replacing the under-slab sewer lines. The project was redesigned so that the sewers will be lined, mitigating the impact on tenants. The sewer-lining project will carry over to 2018.
- **"509" INITIATIVE IMPROVEMENTS (\$3.6 MILLION).** Planned improvements to sites included in the 2013 conversion of 509 scattered site Public Housing properties will continue. In

⁶ An inventory of potential units to be upgraded in 2018 is attached as Appendix F.

2018, work will include envelope replacement, including decks, at Greenleaf (Kenmore) and Juanita Trace (Kirkland), as well as site improvements at Juanita Court (Kirkland).

B. LEASING INFORMATION

Planned Number of Households Served at the End of the Fiscal Year

MTW Households to be Served through:	Planned Number of Households to be Served	Planned Number of Unit Months Occupied / Leased
Federal MTW Public Housing Units to be Leased	2,400	28,800
Federal MTW Voucher (HCV) Units to be Utilized ⁷	9,924	119,088
Number of Units to be Occupied/Leased through Local, Non-traditional, MTW-funded, Property-based Assistance Programs	0	0
Number of Units to be Occupied/Leased through Local, Non-traditional, MTW-funded, Tenant-based Assistance Programs ⁸	188	2,256
Total Households Projected to be Served	12,512	150,144

Reporting Compliance with Statutory MTW Requirements

KCHA is currently in compliance with the statutory MTW requirements.

Description of Any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers, and/or Local, Non-traditional Units and Possible Solutions

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
Federal MTW Public Housing	No leasing issues are anticipated for this program in 2018.
Federal MTW Voucher (HCV)	King County is experiencing unprecedented growth paired with a historically low vacancy rate, decreasing the affordability and availability of housing stock and increasing competition among renters. We continue to closely monitor our shopping success rate while continuing to implement a multi-tiered, ZIP code-based payment standard system that better matches area submarket rents. In 2018, we will be exploring additional ways to support our voucher holders in securing a home. Potential interventions include: vacancy loss payments; an expedited inspection process for preferred landlords; re-evaluation of payment standards; flexible funding to assist participants with back rent, application fees and deposits; streamlining the business-to-business relationship with landlords; and housing search assistance.

⁷ This figure does not include the approximately 3,000 port-in households that KCHA serves each year.

⁸ Sponsor-based Supportive Housing (113), Coming Up (25), and SFSI (50).

Local, Non-traditional, MTW Funded Tenant-based Assistance

Successfully leasing an apartment and maintaining housing stability in a tightening rental market is a challenge even with a robust subsidy and supportive services. For our sponsor-based supportive housing programs, it can prove difficult to recruit and retain landlords willing to master-lease units to a provider. KCHA continues to advocate for additional housing search and stability resources from our partners in the homeless and behavioral health care systems. Yet the challenge to find and rent an apartment is not unique to populations facing multiple barriers. Those served in our short-term rental programs have similar challenges in their housing search process. In response, KCHA's program partners are providing housing search assistance and housing stability supports in addition to employment navigation services.

C. WAIT LIST INFORMATION

No changes to the organizational structure or policies regarding the wait lists are anticipated in 2018.

Wait List Information Projected for the Beginning of the Fiscal Year

Housing Program	Wait List Type	Number of Households on Wait List	Wait List Open, Partially Open or Closed	Are There Plans to Open the Wait List During 2018?
Housing Choice Voucher	Community-wide	3,175	Partially open (<i>accepting targeted voucher referrals only</i>)	No
Public Housing	Other: Regional	8,450	Open	N/A
Public Housing	Site-based	8,370	Open	N/A
Project-based	Other: Regional	2,200	Open	N/A
Public Housing – Conditional Housing	Program-specific	30	Open	N/A
Local Non-traditional	N/A	N/A	N/A	N/A

Description of Other Wait Lists

- **PUBLIC HOUSING, OTHER.** Applicants are given the choice among three regions, each with its own wait list. The applicant is able to choose two of the three regions. KCHA uses a rotation system between this applicant pool and households entering through specialized program referrals, such as our transitional housing program, when assigning a household to a unit in its region of choice.
- **PROJECT-BASED, OTHER.** This wait list mirrors the Public Housing program's regional wait lists. An applicant is given the opportunity to apply for a number of KCHA's subsidized housing programs. KCHA then pre-screens a cluster of applicants prior to receiving notice of available units from an owner in order to ensure eligibility and increase efficiency.

Description of Partially Open Wait List

- **HOUSING CHOICE VOUCHER (HCV) PROGRAM.** When the general HCV program wait list last opened to the general public in April of 2017, nearly 20,000 applications were received in a two-week period. Of those, 3,500 applicants were selected by lottery and placed on the wait list. When the list

is not open, we continue to serve priority populations, such as survivors of domestic violence and those who are experiencing a terminal illness, have a documented disability or are homeless, through referrals for vouchers available under targeted programs including Veteran Affairs Supportive Housing (VASH), the Family Unification Program (FUP), and the Housing Access and Services Program (HASP). In 2018, as part of the Creating Moves to Opportunity project, KCHA may increase the rate at which families with children are served from the 2017 Housing Choice Voucher (HCV) wait list.

SECTION III

PROPOSED MTW ACTIVITIES

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

A. PROPOSED MTW ACTIVITY DESCRIPTION

King County's historically low vacancy rate, coupled with the large in-migration of an affluent and skilled workforce, make it difficult for KCHA's voucher holders to compete on the private market. The shopping success rate after eight months of searching hovers around 70 percent. To address the supply side of the issue, KCHA is working to increase and preserve the number of housing options available by recruiting and retaining landlords. In order to retain 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 delaying 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, we will enter into abatement for the first HAP payment and disqualify that particular landlord from pre-inspections. These efficiencies will ensure faster lease-up and cause less disruption for landlords while ensuring program compliance. Finally, we are exploring the use of a new landlord incentive payment upon the execution of their first HAP contract.

KCHA will continue to invest in strategies to aid voucher holders in leasing a unit such as providing access to a security deposit assistance fund, use of multi-tiered, ZIP-code based payment standards, and improving its relationship with landlords. In addition, in 2018, we will explore other supports such as the assistance of a housing counselor and establishing a rent readiness program for new voucher holders and those searching for a home.

B. STATUTORY OBJECTIVE

This activity increases housing choices for low-income families by recruiting and retaining more landlords and their units and by deploying additional lease-up supports.

C. ANTICIPATED IMPACT

By offering additional services to voucher holders searching for a home and incentivizing landlords to stay on or join the program, we anticipate increasing the number of successful lease-ups that take place within 240 days of searching and reducing the percentage of families that are not able to obtain a unit.

D. SCHEDULE

We plan to implement this activity in early 2018, pending HUD's approval.

E. ACTIVITY METRICS INFORMATION

MTW Statutory Objective	Unit of Measurement	Baseline	Benchmark	Projected Outcome	Data Source
Reduce costs and achieve greater cost-effectiveness	CE #1: Total cost of task in dollars	TBD	TBD	TBD	Staff time audit
Reduce costs and achieve greater cost-effectiveness	CE #2: Total time to complete task in staff hours	TBD	TBD	TBD	Staff time audit
Increase housing choices	HC #7: Number of households receiving services aimed to increase housing choice	Shopping Success Rate: 70% at 240 days	Shopping Success Rate: 80% at 240 days	Shopping Success Rate: 80% at 240 days	Tenmast

F. NEED/JUSTIFICATION FOR MTW FLEXIBILITY

Authorizations Related to Section 8 Housing Choice Vouchers Only (Attachment C, Items D.1. and D.5) are required in order to implement this activity.

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
2016-2	Conversion of Former Opt-out Developments to Public Housing	Cost-effectiveness	17
2015-2	Reporting on the Use of Net Proceeds from Disposition Activities	Cost-effectiveness	18
2014-1	Stepped-down Assistance for Homeless Youth	Self-sufficiency	19
2014-2	Revised Definition of "Family"	Housing Choice	20
2013-1	Passage Point Re-entry Housing Program	Housing Choice	21
2013-2	Flexible Rental Assistance	Housing Choice	22
2009-1	Project-based Section 8 Local Program Contract Term	Housing Choice	23
2008-1	Acquire New Public Housing	Housing Choice	23
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	27
2007-6	Develop a Sponsor-based Housing Program	Housing Choice	28
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	31
2004-3	Develop Site-based Waiting Lists	Housing Choice	34
2004-5	Modified Housing Quality Standards (HQS) Inspection Protocols	Cost-effectiveness	34
2004-7	Streamlining Public Housing and Housing Choice Voucher Forms and Data Processing	Cost-effectiveness	35
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	38

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 disabled residents, turnover of units tends to be especially slow. 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 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, taking up to 160 hours to complete each year. 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 the 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 2017 point-in-time homeless count in King County, 1,498 youth and young adults were identified as homeless or unstably housed.¹⁰ 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 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: While no major modifications are planned, KCHA in 2018 will no longer administer the Next Step program as a result of King County’s Continuum of Care securing additional federal and local funding to scale the program beyond the pilot. Metrics shown below reflect modification to reset appropriate benchmarks as a result of this change.

CHANGES TO METRICS: The benchmarks have been reduced to account for the change mentioned above.

¹⁰ Count Us In 2017: Seattle/King County Point-in-Time Count of Persons Experiencing Homelessness. <http://allhomekc.org/wp-content/uploads/2017/05/2017-Count-Us-In-PIT-Comprehensive-Report.pdf>.

MTW Statutory Objective	Unit of Measurement	Baseline	Benchmark
Increase self-sufficiency	SS#1: Average earned income of households affected by this policy	\$0/month	\$200/month
Increase self-sufficiency	SS#3: Employment status for heads of household	(1) Employed Full-time: 0 participants	4 participants
		(2) Employed Part-time: 0 participants	7 participants
		(3) Enrolled in an Educational Program: 0 participants	4 participants
		(4) Enrolled in Job Training Program: 0 participants	1 participant
		(5) Unemployed: 0 participants	0 participants
		(6) Other: 0 participants	0 participants
Increase self-sufficiency	SS #5: Number of households receiving services aimed to increase self-sufficiency	0 households	25 households
Increase self-sufficiency	SS #7: Tenant rent share	0%	7 households paying \$200 or more toward contract rent
Increase self-sufficiency	SS #8: Number of households transitioned to self-sufficiency ¹¹	0 households	14 households

ACTIVITY 2014-2: Revised Definition of “Family”

MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2014

IMPLEMENTED: 2014

CHALLENGE: According to a January 2016 point-in-time count, 3,012 families with children were living unsheltered or in temporary housing in King County.¹² Thousands more elderly and disabled people, many with severe rent burdens, are homeless or on our waiting lists with no new federal resources anticipated.

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

¹¹ Self-sufficiency for this activity is defined as paying \$200 towards rent or more.

¹² HUD’s 2016 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations (WA-500). https://www.hudexchange.info/resource/reportmanagement/published/CoC_PopSub_CoC_WA-500-2015_WA_2016.pdf.

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 domestic violence victims 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 2015, 1,416 individuals in King County returned to the community after a period of incarceration.¹³ 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 job skills.¹⁴ Without a home or employment, many of these parents are unable to reunite with their children.

SOLUTION: Passage Point is a unique supportive housing program 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 provides property management and supportive services. The YWCA identifies eligible individuals through outreach to prisons and correctional facilities. 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.

¹³ Washington State Department of Corrections. Number of Prison Releases by County of Release. <http://www.doc.wa.gov/information/data/docs/admissions-releases-by-county.pdf>

¹⁴ Glaze, L E and Maruschak, M M (2008). Parents in Prison and Their Minor Children. <http://www.bjs.gov/index.cfm?ty=pbdetail&iid=823>

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

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

ACTIVITY 2013-2: Flexible Rental Assistance

MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2013

IMPLEMENTED: 2013

CHALLENGE: The one-size-fits-all approach of traditional housing programs does not provide the flexibility needed to quickly and effectively meet the needs of low-income individuals facing distinct housing crises, such as homelessness and domestic violence. 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. For example, the Student and Family Stability Initiative (SFSI) pairs short-term rental assistance with housing stability and employment navigation services for families experiencing or on the verge of homelessness. School-based McKinney-Vento liaisons identify and connect these families with community-based service providers while caseworkers have the flexibility to determine the most effective approach to quickly stabilize participants in housing.

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

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

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 Section 8 project-based contracts to 15 years. 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: King County continues to be a highly competitive market. In order to add to the stock of affordable housing in this climate, KCHA must ensure every tool is available to leverage public and private financing needed for development and acquisition projects. As a result, KCHA proposes modifying this activity to allow the contract term to be determined by the project's need, up to 30 years for initial contracts and contract extensions. This change would allow longer commitments that could assist a project in coming to fruition.

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, about half of all renter households spend more than 30 percent of their income on rent.¹⁵ Countywide, fewer than 15 percent of all apartments are considered affordable to

¹⁵ US Census Bureau, ACS 2015 5-year estimates: 47.1% of King County renter households pay 30% or more of household income on gross rent.
https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_15_5YR_DP04&prodType=table

households earning less than 30 percent of AMI.¹⁶ In context of these challenges, KCHA's Public Housing wait lists continue to grow. Given the gap between available, affordable housing and the number of low-income renters, KCHA must continue to increase the inventory of units affordable to extremely low-income households.

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.¹⁷

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.¹⁸

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.

¹⁶ US Census Bureau, ACS 2014 5-year estimates: 14.4% of King County rental units have gross rents under \$750. https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_15_5YR_DP04&prodType=table. HUD FY2015 Income Limits Documentation System: 30% AMI for a household of four is \$29,055. For a household making \$29,055 per year, spending no more than 30% of income on rent translates to \$726 or less in asking rent.

¹⁷ Neighborhood opportunity designations are from the Puget Sound Regional Council and Kirwan Institutes' Opportunity Mapping index (<http://www.psrc.org/growth/growing-transit-communities/regional-equity/opportunity-mapping/>).

¹⁸ Some Public Housing units might be designated MTW Neighborhood Services units over this next year upon approval from the HUD field office.

ACTIVITY 2008-3: FSS Program Modifications

MTW STATUTORY OBJECTIVE: Increase Self-sufficiency

APPROVAL: 2008

IMPLEMENTED: 2018

CHALLENGE: For every household receiving housing subsidy, two others may need assistance.¹⁹ To serve more households with limited resources, subsidized households need to be supported in their efforts to achieve economic self-sufficiency 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 and income growth. These outcomes could pave the way for residents to realize a higher degree of economic independence. The program currently includes elements that unintentionally act as disincentives for higher income earners, the very residents who could benefit most from additional support to exit subsidized housing programs. To address these issues, KCHA is exploring modifying the escrow calculation in order to avoid punishing higher earning households unintentionally.

This activity is part of a larger strategic planning process with local service providers that seeks to increase positive economic outcomes for residents.

PROPOSED CHANGES TO ACTIVITY: KCHA is considering extending the program to other adult household members by allowing them to enter into an FSS contract without the participation of the head of household. In addition, we may explore targeting household recruitment and selection to households or household members with earned income.

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

¹⁹ Worst Case Housing Needs 2015: Report to Congress, page viii.
http://www.huduser.org/portal/Publications/pdf/WorstCaseNeeds_2015.pdf

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

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness

APPROVAL: 2008

IMPLEMENTED: 2008

CHALLENGE: The administration of rental subsidies under existing HUD rules can be complex and confusing to the households 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 2018, KCHA will explore additional streamlining and time saving measures, such as an online submission form, that simplify the interim recertification process while retaining program integrity.

CHANGES TO METRICS: The following benchmarks are being increased to reflect the incremental increase in size of our federally subsidized programs.

MTW Statutory Objective	Unit of Measurement	Baseline	Benchmark
Reduce costs and achieve greater cost-effectiveness	CE #1: Total cost of task in dollars	\$0 saved	\$190,000
Reduce costs and achieve greater cost-effectiveness	CE #2: Total time to complete task in staff hours	0 hours saved	4,500 HCV staff hours saved; 1,100 PH staff hours saved
Increase self-sufficiency	SS #8: Number of households transitioned to self-sufficiency ²⁰	0 households	200 households

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

²⁰ Self-sufficiency is defined as a positive move from subsidized housing.

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 (decrease or increase) of more than 10 percent within one year 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 various 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 2017 point-in-time count, 2,773 individuals in King County were chronically homeless.²¹ Providing HCV assistance to these households is frequently not effective. Many landlords are hesitant to sign a lease with an individual who has been chronically homeless due to poor or non-existent rental history, lack of consistent employment, or criminal background. Most people who have been chronically homeless require additional support, beyond rental subsidy, to secure and maintain a safe and stable place to live.

SOLUTION: In the sponsor-based housing program, KCHA provides housing funds directly to our behavioral health care partners, including Sound Mental Health, Navos Mental Health Solutions, and

²¹ Count Us In 2017: Seattle/King County Point-in-Time Count of Persons Experiencing Homelessness. <http://allhomekc.org/wp-content/uploads/2017/05/2017-Count-Us-In-PIT-Comprehensive-Report.pdf>.

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

PROPOSED CHANGES TO ACTIVITY: In 2018, we will explore a partnership with A Regional Coalition for Housing (ARCH) and other local service providers that would extend this program model to the county’s eastside cities. Over the course of this partnership, KCHA could add up to 80 units of sponsor-based housing.

CHANGES TO METRICS: We reduced the following benchmark by 10 households to more accurately reflect the service and stability patterns of the households currently being served in this model.

MTW Statutory Objective	Unit of Measurement	Baseline	Benchmark
Increase self-sufficiency	SS #8: Number of households transitioned to self-sufficiency ²²	0 households	90 households

ACTIVITY 2007-14: Enhanced Transfer Policy

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness

APPROVAL: 2007

IMPLEMENTED: 2007

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

²² Self-sufficiency is defined as stabilized in housing.

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.²³ 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 \$506 more than the same unit in South King County.²⁴ 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-

²³ Neighborhood opportunity designations are from the Puget Sound Regional Council and Kirwan Institutes’ Opportunity Mapping index (<http://www.psrc.org/growth/growing-transit-communities/regional-equity/opportunity-mapping/>).

²⁴ Dupree & Scott, 2016 King County Rental Data

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 2005, KCHA began applying new payment standards at the time of a resident's next annual review. In 2007, we expanded this initiative and allowed approval of payment standards of up to 120 percent of Fair Market Rent (FMR) without HUD approval. In early 2008, we decoupled the payment standards from HUD's FMR calculations entirely so that we could be responsive to the range of rents in Puget Sound's submarkets. Current payment standards for two-bedroom apartments range from 84 percent to 132 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.

PROPOSED CHANGES TO ACTIVITY: KCHA will continue to closely monitor the market and will consider implementing interim payment standards, if needed. Additionally, we will also consider proactively applying payment standard increases for rent-burdened households to encourage their housing stability.

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.²⁵ 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)

²⁵ Neighborhood opportunity designations are from the Puget Sound Regional Council and Kirwan Institutes' Opportunity Mapping index (<http://www.psrc.org/growth/growing-transit-communities/regional-equity/opportunity-mapping/>).

- Allowing PBS8 rules to defer to Public Housing rules when used in conjunction with a mixed finance approach to housing preservation or when assigned to a redeveloped former Public Housing property. (FY 2008)
- Partnering with local municipalities to develop a local competitive process that pairs project-based assistance with local zoning incentives. (FY 2016)

IMPROVE PROGRAM ADMINISTRATION BY:

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

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

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

ACTIVITY 2004-3: Develop Site-based Waiting Lists

MTW STATUTORY OBJECTIVE: Increase Housing Choice

APPROVAL: 2004

IMPLEMENTED: 2004

CHALLENGE: Under traditional HUD wait list guidelines, an individual can wait more than two-and-a-half years for a Public Housing unit. 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 2018, we will explore additional ways to streamline the HQS process, including pre-qualifying unit inspections and 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. Additional criteria may be determined upon further review.

CHANGES TO METRICS: We have surpassed our savings benchmarks with the recent implementation of biennial inspections. The metrics have been increased to reflect that change.

MTW Statutory Objective	Unit of Measurement	Baseline	Benchmark
Reduce costs and achieve greater cost-effectiveness	CE #1: Total cost of task in dollars	\$0 saved	\$150,000 saved
Reduce costs and achieve greater cost-effectiveness	CE #2: Total time to complete task in staff hours	0 hours saved	5,000 hours saved

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 decrease in Payment Standard at the time of the next annual review or update, rather than using HUD's two-year phase-in approach. (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 2018, KCHA will explore additional streamlining and time saving measures, such as an online submission form, that simplify the interim recertification process while retaining program integrity. We are also considering no longer accepting applications from households that are receiving housing assistance.

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. By 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 2018, KCHA will explore further streamlining the Rent Reasonableness process by applying automatic annual rent increases to Project-based Section 8 contracts. Currently, agencies are able to request a rent increase once a year, on the contract anniversary date. By implementing an automatic annual adjustment, KCHA anticipates saving 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 (EPC) – a financing tool that allows Public 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 (JCI) 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 2016-1: Budget-based Rent Model

APPROVAL: 2016

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.

We are monitoring the implementation costs of our Energy Performance Contract and will implement this activity if properties need to support more debt to complete the upgrades.

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

APPROVAL: 2015

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

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

APPROVAL: 2010

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

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

APPROVAL: 2010

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

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

APPROVAL: 2010

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

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

APPROVAL: 2008

This policy change facilitates program transfers in limited circumstances, increases landlord participation and reduces the impact on the Public Housing program when tenants transfer. Following the initial review, this activity was placed on hold 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 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 who 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. *Note: KCHA may further modify our combined program management to streamline administration and increase tenant choice.*

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. SOURCES AND USES OF MTW FUNDS²⁶

Estimated Sources of MTW Funding for the Fiscal Year

FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$7,492,000
70600	HUD PHA Operating Grants	\$123,360,355
70610	Capital Grants	\$6,000,000
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$0
71100+72000	Interest Income	\$811,000
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$6,317,000
70000	Total Revenue	\$143,980,355

Estimated Uses of MTW Funding for the Fiscal Year

FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	(\$14,551,000)
91300+91310+92000	Management Fee Expense	(\$4,814,000)
91810	Allocated Overhead	\$0
92500 (92100+92200+92300+92400)	Total Tenant Services	(\$8,785,000)
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	(\$2,937,000)
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	(\$4,376,000)
95000 (95100+95200+95300+95500)	Total Protective Services	(\$127,000)
96100 (96110+96120+96130+96140)	Total Insurance Premiums	(\$229,000)
96000	Total Other General Expenses	\$0

²⁶ The MTW Plan is due to HUD in advance of KCHA completing a final budget. These numbers are preliminary and are subject to change in the budgeting process.

(96200+96210+96300+96400+96500+96600+96800)		
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	\$0
97100+97200	Total Extraordinary Maintenance	(\$4,900,000)
97300+97350	Housing Assistance Payments + HAP Portability-in	(\$103,139,658)
97400	Depreciation Expense	(\$7,530,000)
97500+97600+97700+97800	All Other Expenses	(\$8,677,000)
90000	Total Expenses	(\$160,065,658)

Description of Activities Using Only 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 – and, among those, more of the most vulnerable and poorest 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.** These initiatives address the varied and diverse needs of the county's most vulnerable homeless populations – those experiencing chronic mental illness; individuals with criminal justice involvement; homeless young adults and 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 successfully serve these individuals and families. In 2018, KCHA will invest nearly \$33 million into these programs.
- Housing Stability Fund.** This fund provides emergency financial assistance to qualified residents to secure and keep housing, including limited rental assistance, security deposits and utility payments. Under the program design, a designated agency partner disburses funding to qualified program participants, screening for eligibility according to the program's guidelines. As a result of this

assistance, families are able to maintain their housing, avoiding the far greater 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 13,000 children who live in our federally funded housing on any given night. 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.
- **Acquisition and Preservation of Affordable Housing.** We continue to use MTW resources to actively seek out property acquisitions to preserve housing affordability in strategic areas of King County, including current and emerging high-opportunity neighborhoods and transit-oriented development sites.
- **Increase Access to Healthcare through Partnerships and Collaborative Planning.** KCHA partners with local services providers, King County-Seattle Aging and Disability Services, the King County Accountable Community of Health (ACH), and others to support residents in accessing the healthcare services they need to maintain a good quality of life. In 2018, KCHA will develop a coordination plan to ensure that our elderly and disabled residents receive timely referrals and optimal health services while ensuring program staff are equipped to transition residents between health programs in order to meet their changing needs. In addition, through a partnership with Global to Local, KCHA is piloting a Community Health Worker program to enhance community knowledge of medical services as well as improving our residents' ability to access those services. Finally, KCHA is linking Medicaid participation data with our resident data, which allows for more refined strategies to address unmet needs of those we serve. This effort enables KCHA to access new health services that may come through Medicaid expansion, funding opportunities from local levies, and philanthropy.
- **Long-term Viability of Our Portfolio.** KCHA uses our single-fund flexibility to protect the long-term viability of our inventory. This flexibility allowed us to make loans in combination with the Low-Income Housing Tax Credit (LIHTC) program to rehabilitate properties, adding years to their useful lives. Additionally, we continue to use a short-term line of credit toward the redevelopment of the

Greenbridge HOPE VI site. This line of credit will be retired with proceeds from land sales to private homebuilders, much of which is already underway. KCHA also uses MTW funds to support energy conservation measures as part of our EPC projects. MTW working capital provides an essential backstop for these types of liabilities, 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 savings 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 households. Despite ongoing uncertainties around federal funding levels, we continue to use MTW program flexibility to support housing voucher issuance above HUD baseline levels.

B. LOCAL ASSET MANAGEMENT PLAN

Has the PHA allocated costs within statute during the plan year?	No
Has the PHA implemented a local asset management plan (LAMP)?	Yes
Has the 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 2018.

SECTION VI

ADMINISTRATIVE

A. BOARD OF COMMISSIONERS RESOLUTION

Attached as Appendix B.

B. PUBLIC REVIEW PROCESS

MTW Plan Public Review Period

August 18, 2017 to September 18, 2017

- **MEETINGS AND HEARINGS**
 - September 6: Southeast Region Public Hearing
 - September 7: Southwest Region Public Hearing
 - September 13: Northeast Region Public Hearing
 - September 11 and 12: Resident Advisory Committee Meetings
- **MAILING**
 - Shared draft plan via email with stakeholders, partners and the Resident Advisory Committee, accompanied by a request for participation in the hearings.
- **PUBLISHING AND POSTING**
 - August: Promotion of Plan's availability at various resident events that occurred throughout the month of August.
 - August 18: Notice published in the Seattle Times.
 - August 18: Notice published in the Daily Journal of Commerce.
 - August 18: Notice published in the Northwest Asian Weekly.
 - August 18: Notice and Draft 2018 MTW Plan posted on KCHA's website (www.kcha.org).
 - August 18: Notice posted in KCHA's Public Housing and Project-based Section 8 developments in KCHA's six most prominent languages. Plan was made available in the main office and the public hearing site.

Comments Received

Public Hearings

The Southeast and Northeast regional Public Hearings did not have any attendees. The Southwest region Public Hearing had 28 resident attendees and was administered in English, Khmer, Vietnamese, and Somali. The following comments and questions were received at the meeting:

- Residents expressed support for KCHA's MTW goals and direction in 2018.
- A couple of residents had questions about KCHA's existing rent policies and how they affect senior households with fixed incomes.

- Residents from the Seola Gardens development were concerned with speeding cars in their community.
- A number of residents expressed concern around the increasing cost of utilities, such as water and electricity.

KCHA staff provided an overview on the EASY fixed-income rent policy; confirmed that Property Management staff are already aware of speeding issue at Seola Gardens and learned they are working with local government entities on finding a solution; and are collaborating with Resident Services staff to distribute information on the Utility Discount Program.

Resident Advisory Committee Meetings

The following comments were received at the September 11 and 12 Resident Advisory Committee meetings:

- A few residents had questions about KCHA's workforce development and education initiatives and their eligibility requirements.
- A resident expressed support for the ADA site improvements being made at multiple properties in 2018. Wells Wood and Greenbridge residents would like to see sidewalk improvements at their properties.
- A Wells Wood resident communicated not seeing the posting for the public comment period at her property.
- A resident asked how Moving to Work affects senior and disabled properties.
- Staff received a number of questions about federal funding and how potential cuts will affect KCHA's service levels.
- An HCV tenant representative asked staff to take a deeper look at the payment standard tiers, in particular, Tiers 4 and 5. She communicated that rents continue to rise in these areas and that the corresponding payment standard tiers should be reevaluated.
- A Northwood resident expressed concern about the outdoor decks at her property.
- A resident had questions about two new streamlining proposals and KCHA's health initiative.

KCHA staff gave an overview of our workforce development and education initiatives and connected interested RAC members to these resources; shared how capital projects are selected and prioritized and made note of the issues raised for future consideration; provided information on the federal funding environment; gave an overview on how MTW policies impact households with fixed incomes; confirmed that notice was posted at Wells Wood; relayed the comment about the payment standard tiers to staff overseeing that analysis; and provided clarification on new proposals. In addition, as of the writing of this section, Capital Construction staff were in the process of re-inspecting the decks at Northwood.

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. RESULTS OF LATEST KCHA-DIRECTED EVALUATIONS

KCHA shares evaluation findings and reports in its MTW Reports.

D. ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT

Attached as Appendix G.

APPENDIX A

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 B

BOARD OF COMMISSIONERS RESOLUTION AND CERTIFICATIONS OF COMPLIANCE

THE HOUSING AUTHORITY OF THE COUNTY OF KING
RESOLUTION NO. 5572
APPROVING KCHA'S MOVING TO WORK ANNUAL PLAN
FOR FISCAL YEAR 2018

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 2018 (January 1, 2018 through December 31, 2018) in a manner that is responsive to and complies with the Restated Agreement requirements; and

WHEREAS, in developing the FY 2018 MTW Annual Plan, KCHA provided opportunity for public and resident input regarding the Plan components, including two meetings with the KCHA Resident Advisory Council, a listening session with community stakeholders, and three Public Hearings; 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 9th DAY OF OCTOBER 2017.

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


DOUG BARNES, Chair
Board of Commissioners


STEPHEN NORMAN
Secretary-Treasurer

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

Attachment B

Certifications of Compliance

Annual Moving to Work Plan
Certifications of Compliance

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning Jan. 1, 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 PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA conducted a public hearing to discuss the Plan and invited public comment.
2. The PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
3. The PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1.
4. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
6. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
7. The PHA will affirmatively further fair housing by examining its programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

King County Housing Authority

WA-002

PHA Name

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

Chairman

Name of Authorized Official

Title



Signature

October 9, 2017

Date

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

APPENDIX C
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"/> na a. bid/offer/application b. initial award c. post-award		3. Report Type: <input type="checkbox"/> a. initial filing 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: U.S. 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 (if individual, last name, first name, MI): n/a			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): na/		
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: _____		
Federal Use Only:				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

APPENDIX D

Designation Plan

Designation Plan Status as of 11/30/2017

Project #	Project	Units	Occupied	%Target	Target	#Elderly	%Elderly	Pre-Imp.	Status	Action
NORTHEAST MIXED POPULATION										
150TC	Paramount House	70	70	0.78	55	56	80	-12	1	No restrictions on younger households
151	Northridge I	70	69	0.78	55	58	82	-7	3	No restrictions on younger households
152	Briarwood	70	67	0.78	55	57	81	-2	2	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	70	0.78	55	56	80	-5	1	No restrictions on 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	29	85	-	2	No restrictions on younger households
SOUTHEAST MIXED POPULATION										
554TC	Gustaves Manor	35	33	0.78	28	28	80	6	0	Monitor for next vacancy
450TC	Mardi Gras	61	61	0.78	48	52	85	10	4	No restrictions on younger households
551TC	Plaza 17	70	70	0.78	55	58	82	7	3	No restrictions on younger households
550	Wayland Arms	67	67	0.78	53	56	83	2	3	No restrictions on younger households
487TC	Vantage Point	77	77	0.78	61	68	88		7	No restrictions on younger households
SOUTHWEST MIXED POPULATION										
350	Boulevard Manor	70	70	0.78	55	58	82	-11	3	No restrictions on younger households
354TC	Brittany Park	43	43	0.78	34	34	79	-8	0	Monitor for next vacancy
553TC	Casa Madrona	70	70	0.78	55	56	80	6	1	No restrictions on younger households
352TC	Munro Manor	60	60	0.78	47	47	78	-5	0	Monitor for next vacancy
342TC	Nia	82	79	0.78	64	72	87	0	8	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	70	87	14	7	No restrictions on younger households
353	Yardley Arms	67	67	0.78	53	56	83	-9	3	No restrictions on younger households
390	Burien Park	102	101	0.78	80	93	91	-	13	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	39	0.9	37	39	95	6	2	No restrictions on younger households

* A younger household is defined as a household with a head or co-head with a disability, aged 55 and under. Children over the age of six may be present in the household.

APPENDIX E

REPLACEMENT HOUSING FACTOR PLAN

King County Housing Authority received its first increment of Replacement Housing Factor funds from HUD's Federal Fiscal Year (FFY) 2004 appropriation and expects to continue to receive RHF through FFY 2021. First RHF increments will transition to Demolition or Disposition Transitional Funding (DDTF) in lieu of second RHF increments. Under guidance issued by the Department in February 2014, funds issued as DDTF will no longer be subject to the RHF Amendment dated January 2012 and thus those funds are not included in this Appendix E. KCHA combines the RHF received into the MTW Block Grant and is using authorization provided under its MTW Agreement to provide affordable housing rather than solely build Public Housing units. KCHA desires to extend the eligible use of RHF for debt service payments for the full ten-year period otherwise allowed for the replacement of Public Housing. KCHA will ensure that the requisite number of affordable housing units required under the Proportionality Test will be developed.

RHF Grants for FFY 2004 to FFY 2017:

FFY Grant Year	1st Increment		2nd Increment		Total
	Award	Grant Number	Award	Grant Number	
2004	\$28,791	WA19R002501-04	\$0		\$28,791
2005	\$32,484	WA19R002501-05	\$0		\$32,484
2006	\$375,571	WA19R002501-06	\$0		\$375,571
2007	\$309,997	WA19R002501-07	\$0		\$309,997
2008	\$327,255	WA19R002501-08	\$0		\$327,255
2009	\$1,003,946	WA19R002501-09	\$24,727	WA19R002502-09	\$1,028,673
2010	\$1,004,181	WA19R002501-10	\$24,481	WA19R002502-10	\$1,028,662
2011	\$543,479	WA19R002501-11	\$279,452	WA19R002502-11	\$822,931
2012	\$346,419	WA19R002501-12	\$195,582	WA19R002502-12	\$542,001
2013	\$1,045,158	WA19R002501-13	\$221,698	WA19R002502-13	\$1,266,856
2014	\$702,260	WA19R002501-14	\$231,256	WA19R002502-14	\$933,516
2015	\$693,128	WA19R002501-15	\$229,799	WA19R002502-15	\$922,927
2016	\$706,236	WA19R002501-16	\$31,302	WA19R002502-16	\$737,538
2017	\$405,122	WA19R002501-17	\$31,830	WA19R002502-17	\$436,952

All of the RHF shown above is being used to leverage other federal and local sources to substantially renovate and recapitalize 262 units of housing at Springwood Apartments in Kent, Washington. Springwood, renamed Birch Creek Apartments, is a former Public Housing site. The RHF results from the disposition of units at Springwood and KCHA's two Hope VI sites: Park Lake Homes I and II.

RHF was available starting with the FFY 2014 appropriation and was used similarly to substantially renovate and recapitalize 59 units of housing at Green River Homes in Auburn, Washington. Green River is also a former Public Housing site. The RHF from the disposition of Green River is the leveraging source.

In doing so, KCHA extends the useful life of these valuable affordable housing resources for another 50 years. The housing serves low- and very low-income households in South King County.

Projections of RHF and debt service for Birch Creek and Green River start on the next page.

Springwood Apartments (renamed Birch Creek Apartments)

The RHF shown in the table below is one of the sources used to pay for the renovation. It services debt on a portion of \$37.5 million worth of tax-exempt financing used to pay for the \$54 million in construction costs. KCHA issued the bonds and lent the proceeds to Soosette Creek LLC. KCHA controls the tax credit partnership. This renovation started in 2008 and concluded in 2010.

In 2012, KCHA began using First and Second Increment RHF funds available from the disposition of Springwood and Park Lake Homes I to make debt service payments, both principal and interest. When making payments, the first source is RHF funds remaining in LOCCS from previous years. The second source is any new award amount. If there is a shortfall, KCHA will look to its unrestricted sources.

The RHF grant awards for 2018-2021 are estimated. The last payment on the bonds for Springwood is scheduled to be made in 2038. Awards of DDTF in lieu of RHF are indicated by an *.

FFY	<u>Springwood^a</u>	<u>Springwood^b</u>	<u>Park Lake^c</u>	<u>Park Lake^d</u>	<u>Park Lake^e</u>	<u>Park Lake^f</u>	<u>Park Lake^g</u>	Total	Debt Service
2004	\$28,791							\$28,791	\$0
2005	\$32,484							\$32,484	\$0
2006	\$26,938		\$348,633					\$375,571	\$0
2007	\$28,247		\$281,750					\$309,997	\$0
2008	\$29.82		\$297,436			0		\$297,466	\$302,000
2009	\$24,727	\$686,175	\$317,771			0		\$1,028,673	\$2,373,000
2010	\$24,481	\$679,348	\$324,833			0		\$1,028,662	\$2,254,000
2011	\$19,585	\$543,479	\$259,867			0		\$822,931	\$3,303,000
2012	\$13,514	\$332,905	\$195,582			0		\$542,001	\$3,379,000
2013	\$0	\$396,375	\$221,698	\$386,721	\$262,062	\$30,832		\$1,266,856	\$3,450,000
2014		\$359,078	\$200,424	\$349,612	\$257,451	\$30,639		\$1,197,204	\$3,527,000
2015		\$356,853	\$199,160	\$347,406	\$255,836	\$31,302		\$1,190,557	\$3,570,000
2016		\$364,650		\$356,218	\$258,243	\$31,830		\$1,010,941	\$3,660,000
2017		\$370,762		\$302,248	*	\$31,830	\$9,549	\$714,389	\$3,339,000
2018		\$370,762		*	*		\$9,549	\$380,311	\$3,415,000
2019				*	*		\$9,549	\$9,549	\$3,480,000
2020				*	*		\$9,549	\$9,549	\$2,227,000
2021				*	*		\$9,549	\$9,549	\$1,043,000
2022				*	*		*	\$0	\$1,423,000
2023							*	\$0	\$1,422,000
2024							*	\$0	\$1,423,000
2025							*	\$0	\$1,424,000
2026							*	\$0	\$1,422,000
2027-2038									\$17,312,000

Notes



5-Year Increment

Springwood Apts.^a **WA002034** **WA002000402** RHF resulted from disposition and demolition of 12 units. A Family Center was built on the site of the former housing units. KCHA continued to accumulate this stream of RHF in its MTW Block Grant for to use in the financing of the much needed renovation of Springwood.

Springwood Apts.^b **WA002034** **WA002000402** In 2007 HUD approved the disposition of the remaining 324 units. After two years of construction (and the removal of 62 units) 262 low-income households now called the like-new units at Birch Creek Apartments home.

Park Lake Homes I^c	WA002004	WA002000301	RHF resulted from the disposition and demolition of 170 units.
Park Lake Homes I^d	WA002004	WA002000301	RHF projected to result from disposition and demolition of 121 units.
Park Lake Homes II^e	WA002005	WA002000302	RHF projected to result from disposition and demolition of 86 units.

Green River Homes

The RHF shown in the table below is one of the sources used to pay for the renovation. It services debt on a portion of \$9.5 million worth of tax-exempt financing used to pay for the \$10.5 million in construction costs. KCHA issued the bonds and lent the proceeds to Green River Homes 2 LLC. KCHA controls the tax credit partnership. The renovation was completed at the end of FY 2012.

KCHA uses First Increment RHF funds as they become available from the disposition of Green River Homes to make debt service payments.

The first 5-year increment of RHF resulting from the disposition of Green River was included in the FFY 2014 Capital Fund Program Award and used to make the next semi-annual debt service payment.

When making payments, the first source is RHF funds remaining in LOCCS from previous years. The second source is any new award amount. If there is a shortfall, KCHA will look to its unrestricted sources.

The RHF grant award for 2018 is estimated. The last payment on the bonds for Green River is projected to be made in FY 2025 (using any FFY 2024 grant funds remaining in LOCCS). DDTF funds paid in lieu of RHF are indicated by *.

FFY	<u>Green River Homes^a</u>	Debt Service
2012		\$47,500
2013		\$71,250
2014	\$95,197	\$958,636
2015	\$89,886	\$950,000
2016	\$91,774	\$941,364
2017	\$93,325	\$967,273
2018	\$95,325	\$954,318
2019	*	\$941,364
2020	*	\$950,000
2021	*	\$932,727
2022	*	\$915,455
2023	*	\$898,182
2024		\$880,909

Notes



5-Year Increment

Green River Homes^a **WA002003** **WA002000502** RHF is projected to result from the disposition of 60 units. HUD conditionally approved the disposition in February 2011. The disposition occurred on November 28, 2011.

509^b In January 2011, KCHA applied to HUD to approve the disposition of 509 public housing units in 22 developments. The disposition was approved by HUD in mid 2012. All units were removed from PIC in 2013.

Financing Structure

Two of KCHA's oldest communities, both Springwood Apartments (prior to the 2008-2010 renovation) and Green River Homes today require significant, near term capital investment in the infrastructure and building systems. This capital could not be provided by the Public Housing Capital Fund.

The basic elements of the financing structures used for both properties are the same. The structures leverage renovation funds by combining federal Low Income Housing Tax Credit (LIHTC) equity with private and/or public debt. The debt is supported by Housing Choice Voucher rent subsidies and Replacement Housing Factor (RHF) funds under MTW authority.

To accomplish this, the properties are removed from the Public Housing inventory and transferred to an entity (eg, tax credit partnership) which can take advantage of the LIHTC program. Housing Choice Voucher subsidies are project-based to keep rents affordable. The net cash flow from operations and the 10 years of RHF resulting from the disposition is used to repay a portion of the private debt. If RHF funds and the net cash flow from operations are insufficient or unavailable for repayment, other KCHA general revenues will be used to service debt.

The main difference between the two properties is that the repayment of debt for Birch Creek is guaranteed by King County government, whereas repayment of the debt for Green River is collateralized by MTW single-fund resources.

In future years, if more advantageous financially, KCHA may use the "Springwood RHF" to service Green River Bonds and "Green River RHF" to service Springwood Bonds.

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

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		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
		Glenview Heights	1981		Total Units	10	Upgraded	10	Remaining	0			Avg. \$ (since 2012)	\$26,430	
Green Leaf															
	1	128	102		Green Leaf	7	2		4/26/2007	5/16/2007	220	\$9,842	\$8,618	\$18,460	565719
	2	128	102		Green Leaf	26	2		7/30/2007	8/24/2007	188	\$8,390	\$9,150	\$17,541	572957
	3	128	102		Green Leaf	17	2		7/1/2008	7/29/2008	203	\$12,365	\$10,267	\$22,632	597733
	4	128	102		Green Leaf	18	2		8/21/2009	9/30/2009	212	\$12,444	\$9,834	\$22,278	630427
	5	128	102		Green Leaf	22	3		7/1/2010	8/16/2010	224	\$12,302	\$11,204	\$23,506	649812
	6	128	102		Green Leaf	19	2		9/15/2011	11/16/2011	227	\$13,342	\$11,156	\$24,498	680997
	7	128	102		Green Leaf	16	2		11/30/2011	2/24/2012	256	\$14,319	\$10,386	\$24,704	686027
	8	128	102		Green Leaf	6	2		7/2/2012	8/30/2012	206	\$13,150	\$12,444	\$25,594	700105
	9	128	102		Green Leaf	25	2		10/31/2012	12/10/2012	200	\$12,744	\$10,430	\$23,618	707940
	10	128	102		Green Leaf	15	2		11/26/2012	12/19/2012	218	\$13,264	\$10,301	\$23,565	709661
	11	128	102		Green Leaf	27	3		8/27/2012	9/28/2012	243	\$14,436	\$12,419	\$26,855	703760
	12	128	102		Green Leaf	8	2		6/11/2013	10/24/2013	229	\$13,751	\$10,701	\$24,452	723214
	13	509	102		Green Leaf	14	2		8/29/2014	12/30/2014	223	\$13,608	\$14,592	\$28,199	754985
	14	509	102		Green Leaf	21	3		10/20/2015	12/21/2015	208	\$15,156	\$11,879	\$27,035	786754
	15	509	102		Green Leaf	A4	2	00101020004	7/25/2016	8/31/2016	240	\$15,126	\$11,891	\$27,016	17098
	16	509	102		Green Leaf	B6	2	00101020011	8/4/2016	9/30/2016	249	\$15,865	\$11,809	\$27,673	17386
	17	509	102		Green Leaf	12-B7	2	00101020012	12/5/2016	1/30/2017	248	\$15,288	\$12,251	\$27,539	22662
	18	509	102		Green Leaf	23-E2	2	00101020023	7/31/2017	9/28/2017	239	\$15,622	\$12,012	\$27,633	35367
	19	509	102		Green Leaf	10-B5	3	00101020010	8/1/2017	9/28/2017	342	\$22,446	\$14,509	\$36,955	35368
	20	509	102		Green Leaf	24	2	00101020024	10/19/2017	12/12/2017	249	\$15,907	\$12,479	\$28,386	38267
		Green Leaf	1983		Total Units	27	Upgraded	20	Remaining	7			Avg. \$ (since 2012)	\$35,452	
Hidden Village															
	1	114	293		Hidden Village	9	2		3/25/2013	4/22/2013	212	\$13,504	\$8,722	\$22,226	717713
	2	114	293		Hidden Village	211	2		11/18/2013	12/30/2013	184	\$12,264	\$7,974	\$20,238	733123
	3	114	293		Hidden Village	302	3		6/11/2013	10/28/2013	208	\$13,268	\$9,905	\$23,173	726943
	4	114	293		Hidden Village	308	2		6/6/2013	10/31/2013	230	\$14,638	\$9,744	\$24,382	726942
	5	114	293		Hidden Village	208	3		11/1/2013	3/31/2014	252	\$16,086	\$9,428	\$25,514	735349
	6	114	293		Hidden Village	213	1		11/1/2013	3/31/2014	207	\$13,135	\$8,861	\$21,996	732307
	7	114	293		Hidden Village	110	3		12/2/2013	3/31/2014	248	\$15,768	\$11,027	\$26,795	734041
	8	114	293		Hidden Village (A201)	15	3		2/24/2015	3/31/2015	237	\$15,053	\$12,743	\$27,796	769747
	9	114	293		Hidden Village (A304)	32	3		6/30/2015	8/25/2015	246	\$15,480	\$13,295	\$28,774	780369
	10	114	293		Hidden Village (B109)	51	2		10/1/2014	2/11/2015	427	\$26,932	\$13,067	\$39,999	748435
	11	114	293		Hidden Village (B110)	52	2		10/1/2014	2/13/2015	298	\$18,513	\$13,953	\$32,466	744863
	12	114	293		Hidden Village (A203)	17	2		12/8/2014	2/27/2015	259	\$16,475	\$12,540	\$29,015	763351
	13	114	293		Hidden Village (A301)	29	3		1/30/2015	3/10/2015	303	\$19,223	\$11,983	\$31,206	768053
	14	114	293		Hidden Village	B108	2	00802930050	1/4/2016	1/29/2016	285	\$18,197	\$13,142	\$31,339	3649
	15	114	293		Hidden Village	A111	3	00802930011	3/14/2016	5/6/2016	293	\$18,297	\$12,495	\$30,792	7456
	16	114	293		Hidden Village	A314	1	00802930042	4/4/2016	5/12/2016	257	\$16,363	\$9,904	\$26,266	8882
	17	114	293		Hidden Village	B-306	4	00802930072	10/11/2016	1/30/2017	336	\$21,704	\$18,946	\$40,650	19456
	18	114	293		Hidden Village	B-202	3	0080293	11/14/2016	1/25/2017	301	\$18,154	\$13,890	\$32,044	21094
	19	114	293		Hidden Village	B104	3	0080293	12/20/16	3/8/2017	294	\$19,222	\$13,470	\$32,693	23041
	20	114	293		Hidden Village	B312	3	0080293	12/20/16	3/10/2017	291	\$19,178	\$15,561	\$34,740	23042
	21	114	293		Hidden Village	A305	2	0080293033	02/14/17	4/18/2017	288	\$18,952	\$15,310	\$34,262	25548
	22	114	293		Hidden Village	A307	1	00802930035	02/14/17	4/24/2017	301	\$19,719	\$12,537	\$32,256	25549
	23	114	293		Hidden Village	B101	3	802930043	3/22/2017	6/28/2017	295	\$19,317	\$14,260	\$33,577	27586
	24	114	293		Hidden Village	B204	3	80293	5/30/2017	7/31/2017	304	\$19,895	\$14,610	\$34,505	30850
	25	114	293		Hidden Village	A212	2	80293	5/31/2017	8/1/2017	308	\$20,140	\$14,275	\$34,415	31055
	26	114	293		Hidden Village	A10	1	802930001	6/27/2017	8/30/2017	292	\$19,116	\$15,928	\$35,044	32375
	27	114	293		Hidden Village	A101	3	802930002	6/26/2017	8/31/2017	296	\$19,464	\$14,727	\$34,191	32374
	28	114	293		Hidden Village	A311	3	802930039	7/28/2017	10/4/2017	296	\$19,320	\$16,258	\$35,578	33720
	29	114	293		Hidden Village	A310	3	802930038	7/31/2017	10/5/2017	288	\$18,784	\$15,079	\$33,863	33798
		Hidden Village	1992		Total Units	78	Upgraded	29	Remaining	49			Avg. \$ (since 2015)	\$32,976	
Harrison House															
					Total Units	94	Upgraded	0	Remaining		Uncertain	94			
Hillsview															
	1	121	155		Hillsview (Sedro)	347	1		11/13/2007	12/19/2007	193	\$8,641	\$6,982	\$15,623	581306
	2	121	155		Hillsview	348	1		12/17/2007	1/22/2008	199	\$8,598	\$7,398	\$15,996	583232
	3	121	155		Hillsview	345	1		2/2/2009	3/18/2009	166	\$9,027	\$6,669	\$15,696	616164
	4	121	155		Hillsview	358	1		3/4/2009	3/25/2009	162	\$9,334	\$7,901	\$17,235	618141
	5	121	155		Hillsview	228	1		1/3/2011	1/25/2011	163	\$10,044	\$7,505	\$17,549	660392
	6	121	155		Hillsview	107	1		1/25/2011	2/15/2011	168	\$10,856	\$8,088	\$18,944	661925
	7	121	155		Hillsview	359	1		4/25/2011	5/19/2011	179	\$10,201	\$8,547	\$18,749	668617
	8	121	155		Hillsview	102	1		5/5/2011	6/29/2011	170	\$9,585	\$7,479	\$17,064	669295
	9	121	155		Hillsview	350	1		5/5/2011	6/29/2011	177	\$9,412	\$7,627	\$17,039	669296
	10	121	155		Hillsview	109	1		7/6/2011	9/22/2011	181	\$10,712	\$7,405	\$18,117	674231
	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
		Hillsview	1971		Total Units	60	Upgraded	23	Remaining	37			Avg. \$ (since 2012)	\$21,283	

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		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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	005050600021	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
				Kings Court	1981	Total Units	30	Upgraded	23	Remaining	7		Avg. \$ (since 2012)	\$32,316	
Kirkwood Terrace															
	1	127	209		Kirkwood Terrace	7	3		6/29/2007	7/23/2007	157	\$7,042	\$6,212	\$13,253	570514
	2	127	209		Kirkwood Terrace	10	3		10/30/2007	11/19/2007	188	\$8,400	\$8,818	\$17,218	580193
	3	127	209		Kirkwood Terrace	5	2		11/7/2007	11/30/07	175	\$7,860	\$9,004	\$16,865	580487
	4	127	209		Kirkwood Terrace	16	3		8/11/2008	9/4/2008	187	\$11,254	\$7,573	\$18,827	600329
	5	127	209		Kirkwood Terrace	15	2		3/2/2009	3/28/2009	220	\$12,171	\$10,262	\$22,432	618135
	6	127	209		Kirkwood Terrace	6	2		7/8/2010	7/30/2010	232	\$13,492	\$9,763	\$23,255	650143
	7	127	209		Kirkwood Terrace	1	2		3/24/2011	4/27/2011	201	\$11,437	\$13,189	\$24,626	666174
	8	127	209		Kirkwood Terrace	26	2		5/16/2011	7/11/2011	240	\$12,479	\$10,542	\$23,021	669862
	9	127	209		Kirkwood Terrace	4	3		6/21/2011	8/12/2011	227	\$13,741	\$7,428	\$21,168	672483
	10	127	209		Kirkwood Terrace	19	3		4/4/2012	4/30/2012	208	\$12,435	\$8,194	\$20,630	694545
	11	127	209		Kirkwood Terrace	13	3		4/6/2012	6/20/2012	239	\$13,858	\$10,661	\$24,519	694546
	12	127	209		Kirkwood Terrace	28	2		5/24/2012	7/10/2012	231	\$13,596	\$12,205	\$25,801	697559
	13	127	209		Kirkwood Terrace	25	2		5/25/2012	7/10/2012	221	\$12,740	\$10,633	\$23,373	697683
	14	127	209		Kirkwood Terrace	27	2		6/27/2012	7/24/2012	230	\$13,366	\$9,653	\$23,019	699717
	15	127	209		Kirkwood Terrace	24	2		7/5/2012	7/26/2012	225	\$13,347	\$9,657	\$23,005	700181
	16	127	209		Kirkwood Terrace	22	2		7/3/2012	7/27/2012	227	\$13,349	\$10,869	\$24,218	700099
	17	127	209		Kirkwood Terrace	23	2		7/5/2012	7/30/2012	236	\$13,663	\$10,911	\$24,574	700180
	18	127	209		Kirkwood Terrace	21	2		7/19/2012	8/20/2012	228	\$14,300	\$9,843	\$24,143	701156
	19	127	209		Kirkwood Terrace	14	2		1/10/2013	2/19/2013	239	\$13,192	\$8,662	\$21,855	712628
	20	127	209		Kirkwood Terrace	11	2		2/27/2013	3/25/2013	235	\$13,384	\$9,077	\$22,460	715687
	21	127	209		Kirkwood Terrace	8	2		3/28/2013	5/10/2013	249	\$14,041	\$10,736	\$24,777	717800
	22	127	209		Kirkwood Terrace	20	2		3/23/2015	4/28/2015	210	\$13,223	\$11,742	\$24,965	771772
	23	509	209	509	Kirkwood Terrace	2	1	00202090002	11/1/2016	1/17/2017	242	\$14,243	\$11,993	\$26,236	20310
				Kirkwood Terrace	1983	Total Units	28	Upgraded	23	Remaining	5		Avg. \$ (since 2012)	\$23,827	
Newport															
	1	116	292		Newport Apts	36	2		7/2/2013	11/14/2013	234	\$14,866	\$10,620	\$25,486	725663
	2	112	292		Newport Apts	24	2		2/26/2014	7/30/2014	221	\$14,205	\$13,173	\$27,378	740381
	3	112	292		Newport Apts	26	2		7/31/2014	10/31/2014	221	\$14,077	\$11,381	\$25,458	757234
	4	116	292		Newport Apts	38	2		11/4/2014	1/30/2015	238	\$14,966	\$12,752	\$27,717	733698
	5	110	292		Newport Apts	35	2	00802920035	3/1/2016	3/30/2016	240	\$14,696	\$13,326	\$28,022	7255
	6	114	292		Newport Apts	25	2	802920025	5/31/2017	8/8/2017	301	\$19,718	\$17,644	\$37,362	30849
	7	114	292		Newport Apts	4	2	802920004	6/29/2017	9/6/2017	280	\$18,424	\$15,397	\$33,821	32373
	8	114	292		Newport Apts	7	3	802920007	7/24/2017	9/12/2017	297	\$19,421	\$16,368	\$35,788	33495
				Newport	1992	Total Units	23	Upgraded	8	Remaining	15		Avg. \$	\$30,129	
Parkway Apts															
	1	116	294		Parkway	310	2		6/27/2013	10/15/2013	203	\$12,847	\$12,410	\$25,257	725661
	2	116	294		Parkway	106	2		6/19/2013	10/16/2013	197	\$12,561	\$9,890	\$22,451	725662
	3	116	294		Parkway	112	2		7/31/2013	10/17/2013	216	\$13,776	\$9,817	\$23,593	728396
	4	116	294		Parkway	114	2		8/12/2013	10/17/2013	217	\$13,767	\$11,845	\$25,612	728397
	5	116	294		Parkway	312	1		12/2/2013	1/16/2014	206	\$13,062	\$9,207	\$22,269	734040
	6	116	294		Parkway	111	3		10/31/2013	1/22/2014	228	\$14,448	\$10,572	\$25,019	732305
	7	116	294		Parkway	206	2		10/31/2013	1/27/2014	213	\$14,563	\$9,595	\$24,158	732306
	8	116	294		Parkway	208	2		1/22/2014	5/22/2014	229	\$14,441	\$10,739	\$25,180	739885
	9	116	294		Parkway	109	2		2/19/2014	5/23/2014	233	\$14,857	\$9,746	\$24,603	739884
	10	116	294		Parkway	311	3		6/9/2014	9/30/2014	234	\$14,742	\$11,735	\$26,477	750817
	11	116	294		Parkway	110	2		6/9/2014	9/29/2014	247	\$15,591	\$11,908	\$27,499	750815
	12	116	294		Parkway	102	3		6/25/2014	10/7/2014	269	\$16,997	\$12,919	\$29,916	753830
	13	116	294		Parkway	307	2		7/31/2014	10/9/2014	270	\$17,118	\$12,384	\$29,502	755116
	14	116	294		Parkway	104	2		5/26/2015	7/21/2015	249	\$15,769	\$10,992	\$26,761	778653
	15	116	294		Parkway	301	3		6/26/2015	7/31/2015	252	\$16,012	\$12,879	\$28,891	779317
	16	116	294		Parkway	108	2		4/1/2015	5/15/2015	294	\$18,712	\$12,767	\$31,479	772823
	17	116	294		Parkway	105	1		7/30/2015	9/22/2015	283	\$17,238	\$12,745	\$29,983	781319
	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

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

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		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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
				Casa Juanita	1970	Total Units	80	Upgraded	57	Remaining	23		Avg. \$ (post ARRA)	\$18,913	
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. \$	\$35,867.42	
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
	18	127	203		College Place	18	2		8/17/2011	10/5/2011	220	\$12,968	\$12,547	\$25,515	678714
	19	127	203		College Place	39	2	RAFN (GC) - 22		5/1/2011					
	20	127	203		College Place	42	2	RAFN (GC) - 23		5/1/2011					
	21	127	203		College Place	43	2	RAFN (GC) - 24		5/1/2011					
	22	124	203		College Place	33	3		1/30/2011	4/9/2012	258	\$14,730	\$11,306	\$26,037	689738
	23	124	203		College Place	47	3		2/8/2012	4/27/2012	242	\$14,274	\$10,637	\$24,911	690374
	24	124	203		College Place	21	2		3/27/2012	4/30/2012	241	\$14,001	\$9,970	\$23,971	693825
	25	124	203		College Place	41	3		10/1/2012	10/15/2012	224	\$13,079	\$9,781	\$22,860	705739
	26	124	203		College Place	50	2		10/15/2012	10/29/2012	237	\$13,965	\$9,058	\$23,023	706739
	27	124	203		College Place	13	2		11/13/2012	12/17/2012	202	\$11,989	\$10,592	\$23,090	708644
	28	124	203		College Place	5	2		5.23/2013	8/26/2013	228	\$12,365	\$10,644	\$23,009	721410
	29	124	203		College Place	23	2		5/30/2013	8/26/2013	236	\$12,811	\$11,254	\$24,065	721812
	30	127	203		College Place	22	3		9/3/2013	12/12/2013	223	\$12,086	\$10,049	\$22,135	728161
	31	127	203		College Place	30	3		8/23/2013	12/13/2013	222	\$12,342	\$11,612	\$23,954	727527
	32	124	203		College Place	27	2		3/4/2014	4/30/2014	233	\$13,330	\$13,403	\$26,732	741241
	33	124	203		College Place	17	2		4/25/2014	7/31/2014	238	\$13,382	\$8,974	\$22,356	745173
	34	124	203		College Place	2	2		5/21/2014	8/29/2014	201	\$12,128	\$12,333	\$24,461	747563
	35	127	203		College Place	7	2	00202030007	10/31/2016	12/12/2016	298	\$18,810	\$12,018	\$30,893	20870
				College Place	1981	Total Units	51	Upgraded	35	Remaining	16		Avg. \$ (since 2012)	\$24,266	
Eastside Terrace															
	1	127	202		Eastside Terrace	37	2		2/29/2008	3/24/2008	218	\$9,785	\$10,623	\$20,408	589165
	2	127	202		Eastside Terrace	24	2		7/23/2009	8/20/2009	217	\$12,393	\$11,703	\$24,096	628569
	3	127	202		Eastside Terrace	46	3		8/4/2009	9/3/2009	235	\$13,053	\$10,703	\$23,755	629239
	4	127	202		Eastside Terrace	41	3		9/29/2009	11/3/2009	231	\$13,011	\$10,458	\$23,469	632619
	5	127	202		Eastside Terrace	42	3		7/1/2010	7/22/2010	239	\$13,668	\$10,448	\$24,115	649800
	6	127	202		Eastside Terrace	38	2		7/1/2010	7/29/2010	221	\$12,688	\$11,220	\$23,908	649799
	7	127	202		Eastside Terrace	28	2		3/31/2010	4/26/2010	273	\$15,852	\$11,627	\$27,479	644557
	8	127	202		Eastside Terrace	39	2		3/7/2011	4/6/2011	241	\$13,707	\$10,228	\$23,934	664930
	9	127	202		Eastside Terrace	3	2		3/14/2011	4/8/2011	258	\$14,469	\$13,130	\$27,599	665354
	10	127	202		Eastside Terrace	30	1		5/4/2011	6/30/2011	235	\$13,196	\$9,701	\$22,897	668991
	11	127	202		Eastside Terrace	4	2		10/27/2011	12/30/2011	243	\$14,737	\$11,370	\$26,107	683743
	12	127	202		Eastside Terrace	33	1	ADA	11/30/2011	1/27/2012	221	\$12,659	\$10,504	\$23,163	686026
	13	127	202		Eastside Terrace	25	2		8/16/2012	9/17/2012	257	\$13,919	\$10,222	\$24,141	702958
	14	127	202		Eastside Terrace	2	2		11/2/2012	12/14/2012	246	\$12,976	\$10,965	\$23,940	708061
	15	127	202		Eastside Terrace	15	2		3/29/2013	5/7/2013	229	\$13,357	\$11,042	\$24,399	717985
	16	127	202		Eastside Terrace	32	1	ADA	4/23/2013	7/16/2013	250	\$13,557	\$8,820	\$22,377	719448
	17	127	202		Eastside Terrace	8	2		7/15/2013	12/23/2013	232	\$12,580	\$15,993	\$28,572	725159
	18	127	202		Eastside Terrace	21	3		8/14/2013	12/23/2013	263	\$14,154	\$13,165	\$27,319	727219
	19	127	202		Eastside Terrace	6	2		7/31/2014	10/30/2014	245	\$12,823	\$12,842	\$25,665	752687
	20	127	202		Eastside Terrace	34	1		11/10/2014	December	280	\$16,793	\$12,200	\$28,993	760113
	21	127	202		Eastside Terrace	44	3	00202020044	12/28/2015	1/28/2016	320	\$18,757	\$12,091	\$30,848	3510
	22	127	202		Eastside Terrace	27	2	00202020027	5/16/2016	6/14/2016	250	\$14,106	\$13,298	\$27,403	11235

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		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
Island Crest															
	1	118	213		Island Crest	16	1	Drywall Contractor	6/30/2012	2/14/2014	371	\$23,691	\$19,598	\$43,289	718276
	2	118	213		Island Crest	17	1	Drywall Contractor	8/31/2011	2/18/2014	417	\$26,597	\$19,972	\$46,569	718992
	3	118	213		Island Crest	27	1	Drywall Contractor	8/31/2011	3/7/2014	343	\$21,967	\$19,184	\$41,151	718282
	4	118	213		Island Crest	28	1	Drywall Contractor	1/17/2013	3/12/2014	373	\$23,777	\$18,430	\$42,207	718285
	5	118	213		Island Crest	6	2	Drywall Contractor	4/16/2013	3/19/2014	439	\$28,067	\$23,252	\$51,319	718996
	6	118	213		Island Crest	21	1		10/31/2012	6/24/2014	334	\$21,294	\$14,938	\$36,232	718993
	7	118	213		Island Crest	15	1		7/31/2013	6/27/2014	343	\$21,771	\$15,169	\$36,940	727331
	8	118	213		Island Crest	22	1		2/26/2014	7/23/2014	381	\$24,323	\$12,776	\$37,098	740947
	9	118	213		Island Crest	24	1		6/10/2013	7/28/2014	413	\$26,195	\$14,993	\$41,188	725659
	10	118	213		Island Crest	9	2		4/8/2014	7/30/2014	348	\$22,364	\$11,654	\$34,018	746771
	11	118	213		Island Crest	30	2		8/4/2014	11/19/2014	349	\$22,115	\$14,736	\$36,851	757239
	12	118	213		Island Crest	19	1		8/15/2014	11/21/2014	359	\$22,583	\$13,857	\$36,440	757242
	13	118	213		Island Crest	5	2		10/3/2014	11/25/2014	351	\$22,191	\$12,990	\$35,181	758621
	14	118	213		Island Crest	11	2	00802130011	1/6/2016	2/24/2016	198	\$12,486	\$9,193	\$21,679	4409
	15	118	213		Island Crest	20	2	802130020	4/12/2017	7/5/2017	293	\$18,748	\$13,858	\$32,606	28560
				Island Crest	2011	Total Units	30	Upgraded	15	Remaining	15			Avg. \$ (Exc. HD Services)	\$34,823
Kirkland Place															
	1	650	210		Kirkland Place	101	2		11/29/2011	3/30/2012	280	\$16,157	\$12,440	\$28,597	686021
	2	650	210		Kirkland Place	303	2		3/28/2013	5/15/2013	251	\$13,795	\$11,675	\$25,470	717814
	3	650	210		Kirkland Place	304	2		4/28/2013	7/19/2013	252	\$14,093	\$11,007	\$25,101	71879
	4	650	210		Kirkland Place	203	2		5/23/2013	7/22/2013	246	\$13,669	\$10,504	\$24,174	721411
	5	650	210		Kirkland Place	202	2		6/17/2014	9/30/2014	234	\$14,233	\$10,915	\$25,149	749443
	6	132	210		Kirkland Place	201	2	00202100201	1/5/2017	4/28/2017	241	\$15,827	\$11,609	\$27,436	23806
	7	132	210		Kirkland Place	301	3	00202100301	9/18/2017	12/27/2017	247	\$15,563	\$13,956	\$29,519	36444
				Kirkland Place		Total Units	9	Upgraded	7	Remaining	2			Avg. \$ (since 2012)	\$26,492.18
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	558448
	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	4/1/2008	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
				Lake House	1972	Total Units	70	Upgraded	41	Remaining	29			Avg. \$ (since 2012)	\$19,198
Northlake House															
	1	187	290		Northlake House	104	1		7/14/2009	8/17/2009	271	\$14,316	\$10,094	\$24,410	627898
	2	187	290		Northlake House	409	1		7/8/2010	8/10/2010	214	\$12,046	\$7,786	\$19,832	650157
	3	187	290		Northlake House	303	1		9/20/2010	10/11/2010	185	\$10,384	\$5,988	\$16,373	654797
	4	187	290		Northlake House	203	1		10/4/2010	10/22/2010	184	\$10,420	\$7,238	\$17,658	655319
	5	187	290		Northlake House	222	1		11/18/2010	12/14/2010	151	\$9,475	\$5,795	\$15,270	657712
	6	187	290		Northlake House	102	1	Flood unit	12/2/2010	1/14/2011	332	\$17,109	\$7,997	\$25,107	658510
	7	187	290		Northlake House	105	1		2/18/2011	3/21/2011	246	\$13,760	\$9,892	\$23,652	664157
	8	187	290		Northlake House	405	1		9/30/2011	12/27/2011	176	\$11,097	\$8,306	\$19,403	682646
	9	187	290		Northlake House	307	1		12/28/2011	2/8/2012	192	\$12,260	\$8,132	\$20,392	688328
	10	187	290		Northlake House	115	1		10/2/2012	10/16/2012	187	\$11,786	\$6,246	\$18,032	705889

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		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	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
				Northridge II	1975	Total Units	70	Upgraded	39	Remaining	31	Avg. \$ (Since 2013 Post ARRA)		\$20,687	
Northwood															
	1	187	191		Northwood	205	1		2/25/2010	3/9/2010	175	\$10,483	\$7,139	\$17,621	642337
	2	187	191		Northwood	308	1		3/5/2010	3/29/2010	189	\$10,732	\$7,195	\$17,927	643029
	3	187	191		Northwood	204	1		2/7/2011	2/23/2011	170	\$10,199	\$6,795	\$16,994	662931
	4	187	191		Northwood	208	1		3/22/2011	4/18/2011	171	\$9,794	\$6,812	\$16,606	666566
	5	187	191		Northwood	207	1		11/30/2011	1/24/2012	163	\$9,441	\$7,861	\$17,303	686116
	6	187	191		Northwood	105	1		12/14/2011	1/26/2012	178	\$9,947	\$7,394	\$17,341	687827
	7	187	191		Northwood	314	1		4/24/2013	6/21/2013	151	\$9,555	\$6,548	\$16,103	720280
	8	187	191		Northwood	203	1		5/6/2013	6/21/2013	154	\$9,706	\$6,654	\$16,360	720779
	9	187	191		Northwood	210	1		5/5/2014	8/28/2014	181	\$11,383	\$7,699	\$19,081	746624
	10	187	191		Northwood	201	1		11/15/2014	December	180	\$11,231	\$7,901	\$19,132	759744
	11	187	191		Northwood	109	1		12/30/2014	2/26/2015	162	\$10,386	\$7,364	\$17,750	764227
	12	187	191		Northwood	106	1		3/16/2015	4/29/2015	169	\$10,633	\$8,788	\$19,421	771558
	13	187	191		Northwood	305	1		4/13/2015	5/22/2015	165	\$10,501	\$8,287	\$18,787	774978
	14	187	191		Northwood	102	1		5/11/2015	6/8/2015	166	\$10,502	\$9,115	\$19,617	777449
	15	187	191		Northwood	312	1		5/29/2015	6/29/2015	170	\$10,786	\$8,918	\$19,704	778652
	16	187	191		Northwood	107	1		9/17/2015	10/19/2015	163	\$10,347	\$9,189	\$19,536	785138
	17	187	191		Northwood	301	1		9/23/2015	10/19/2015	163	\$9,998	\$9,315	\$19,313	785146
	18	187	191		Northwood	307	1	00101910307	8/22/2016	9/30/2016	193	\$12,225	\$10,062	\$22,287	17099
	19	189	191		Northwood	309	1	00101910309	2/24/2017	3/31/2017	197	\$12,815	\$10,097	\$22,912	25983
	20	189	191		Northwood	311	1	00101910311	5/15/2017	7/25/2017	193	\$12,559	\$10,125	\$22,684	31111
				Northwood		Total Units	34	Upgraded	20	Remaining	14	Avg. \$ (since 2012)		\$19,208	
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
				Northwood Square		Total Units	24	Upgraded	7	Remaining	17	Avg. \$		\$32,993	
Pacific Court															
	1	164	365		Pacific Court	A 7	2	Fully mod	1/4/2010	4/9/2010	643	\$41,293	\$17,242	\$58,535	639042
	2	164	365		Pacific Court	A 8	1	Fully mod	1/4/2010	4/9/2010	525	\$33,593	\$17,017	\$50,610	639043
				Pacific Court	2009	Total Units	25	Upgraded	2	Remaining	23	Avg. \$		\$54,572	
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
				Pepper Tree	2009	Total Units	17	Upgraded	16	Remaining	1	Avg. \$ (since 2012)		\$25,577	
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

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		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	7	485	550		Wayland Arms	203	Alcove		6/27/2008	7/21/2008	225	\$14,004	\$5,621	\$19,625	597532
	8	485	550		Wayland Arms	201	Alcove		7/14/2008	8/13/2008	229	\$14,314	\$4,025	\$18,339	598436
	9	485	550		Wayland Arms	301	Alcove		9/2/2008	10/3/2008	197	\$11,978	\$5,115	\$17,094	601936
	10	149	550		Wayland Arms	101	Alcove to 1		1/22/2009	2/11/2009	284	\$16,922	\$5,907	\$22,828	615335
	11	149	550		Wayland Arms	306	Al-1br		7/6/2009	7/24/2009	250	\$15,517	\$6,475	\$21,992	626986
	12	149	550		Wayland Arms	310	1		8/3/2009	8/27/2009	236	\$15,114	\$6,261	\$21,375	629394
	13	149	550		Wayland Arms	208	Al-1br		8/20/2009	10/1/2009	241	\$15,270	\$5,320	\$20,590	631022
	14	149	550		Wayland Arms	302	Al-1br		9/17/2009	10/14/2009	276	\$17,668	\$6,456	\$24,124	632095
	15	149	550		Wayland Arms	309	Al-1br		11/18/2009	2/12/2010	255	\$15,215	\$5,113	\$20,327	637755
	16	149	550		Wayland Arms	304	Al-1br		12/4/2009	3/1/2010	237	\$15,124	\$6,401	\$21,525	637756
	17	149	550		Wayland Arms	109	Al-1br		2/18/2010	3/19/2010	224	\$14,214	\$6,508	\$20,721	641653
	18	149	550		Wayland Arms	213	1		5/11/2010	6/17/2010	287	\$18,315	\$4,216	\$22,530	647187
	19	149	550		Wayland Arms	402	0 to 1		2/25/2011	3/17/2011	269	\$17,185	\$6,878	\$24,063	664316
	20	149	550		Wayland Arms	406	0 to 1		3/21/2011	4/15/2011	244	\$15,454	\$7,388	\$22,842	665972
	21	149	550		Wayland Arms	409	0 to 1		4/8/2011	5/9/2011	238	\$15,238	\$6,841	\$22,078	667676
	22	149	550		Wayland Arms	405	0 to 1		4/21/2011	5/26/2011	260	\$16,564	\$9,016	\$25,580	668129
	23	149	550		Wayland Arms	212	1		5/24/2011	7/1/2011	240	\$15,324	\$8,496	\$23,820	670492
	24	149	550		Wayland Arms	305	0 to 1		5/25/2011	7/18/2011	233	\$14,985	\$7,311	\$22,296	672157
	25	149	550		Wayland Arms	205	0 to 1		7/25/2011	7/22/2011	228	\$14,620	\$6,855	\$21,475	675910
	26	149	550		Wayland Arms	202	0 to 1		8/1/2011	9/15/2011	231	\$14,741	\$7,100	\$21,841	676925
	27	149	550		Wayland Arms	307	0 to 1		9/1/2011	11/8/2011	232	\$15,005	\$6,631	\$21,636	680168
	28	149	550		Wayland Arms	315	1		9/22/2011	11/30/2011	237	\$15,129	\$7,385	\$22,514	683550
	29	149	550		Wayland Arms	102	0 to 1		9/28/2011	12/20/2011	189	\$12,085	\$6,700	\$18,784	684176
	30	149	550		Wayland Arms	311	1		11/16/2011	12/30/2011	211	\$13,457	\$7,238	\$20,695	686585
	31	149	550		Wayland Arms	103	1	RAFN (GC) - 40		4/1/2011					
	32	149	550		Wayland Arms	107	1	RAFN (GC) - 41		4/1/2011					
	33	149	550		Wayland Arms	108	1	RAFN (GC) - 42		4/1/2011					
	34	149	550		Wayland Arms	319	1		12/7/2011	2/7/2012	214	\$13,642	\$6,853	\$20,494	686754
	35	149	550		Wayland Arms	414	1		12/14/2011	2/29/2012	221	\$14,135	\$7,474	\$21,609	687694
	36	149	550		Wayland Arms	410	1		1/6/2012	4/5/2012	212	\$13,532	\$7,915	\$21,446	688558
	37	149	550		Wayland Arms	412	1		2/14/2012	4/17/2012	253	\$16,189	\$8,330	\$24,519	690800
	38	149	550		Wayland Arms	407	0 to 1		4/23/2012	7/25/2012	255	\$16,267	\$7,322	\$23,588	695598
	39	149	550		Wayland Arms	413	1		4/11/2012	8/9/2012	269	\$17,221	\$7,270	\$24,491	695110
	40	149	550		Wayland Arms	206	0 to 1		1/9/2013	2/27/2013	283	\$17,889	\$9,420	\$27,309	714060
	41	149	550		Wayland Arms	403	0 to 1		1/29/2013	2/28/2013	254	\$16,138	\$8,620	\$24,757	714202
	42	149	550		Wayland Arms	415	1		2/26/2013	4/30/2013	309	\$19,586	\$7,794	\$27,380	715579
	43	149	550		Wayland Arms	401	0 to 1		3/20/2013	5/16/2013	302	\$19,348	\$6,984	\$26,332	717233
	44	149	550		Wayland Arms	411	1		5/6/2013	6/29/2013	235	\$14,891	\$8,928	\$23,819	721006
	45	149	550		Wayland Arms	417	1		5/10/2013	6/28/2013	248	\$15,804	\$10,117	\$25,921	721004
	46	149	550		Wayland Arms	313	1		5/9/2013	6/29/2013	241	\$15,205	\$8,932	\$24,137	720648
	47	149	550		Wayland Arms	218	1		5/13/2013	6/29/2013	241	\$15,307	\$8,973	\$24,280	721844
	48	149	550		Wayland Arms	207	0 to 1		5/14/2013	7/15/2013	287	\$18,189	\$9,414	\$27,602	721077
	49	149	550		Wayland Arms	314	1		4/2/2014	8/22/2014	284	\$18,050	\$11,389	\$29,438	744874
		Wayland Arms	1968		Total Units	67	Upgraded	49	Remaining	18			Avg. \$ (since 2012)	\$24,820	
Westminster															
	1	250	156		Westminster	412	1		10/1/2014	12/30/2014	281	\$17,783	\$9,031	\$26,815	758625
	2	250	156		Westminster	401	1		8/28/2014	12/30/2014	290	\$18,466	\$11,839	\$30,305	756114
	3	250	156		Westminster	109	1		11/14/2014	1/28/2015	249	\$15,355	\$10,839	\$26,194	760803
	4	250	156		Westminster	112	1		11/17/2014	1/30/2015	244	\$15,636	\$12,759	\$28,395	760805
	5	250	156		Westminster	402	1		11/21/2014	2/26/2015	239	\$13,673	\$9,795	\$23,468	762513
	6	250	156		Westminster	405	1		12/15/2014	3/23/2015	211	\$13,491	\$10,087	\$23,578	764056
	7	250	156		Westminster	213	1		3/20/2015	5/13/2015	242	\$14,500	\$10,357	\$24,857	771788
	8	250	156		Westminster	103	1		4/13/2015	6/2/2015	230	\$13,306	\$10,261	\$23,567	774017
	9	250	156		Westminster	115	1		5/1/2015	6/18/2015	223	\$12,937	\$10,087	\$23,024	776157
	10	250	156		Westminster	114	1		6/26/2015	7/27/2015	235	\$14,403	\$10,429	\$24,832	779316
	11	250	156		Westminster	101	1		8/13/2015	10/22/2015	205	\$12,273	\$10,086	\$22,359	783450
	12	250	156		Westminster	409	1		9/11/2015	10/23/2015	203	\$12,052	\$9,048	\$21,100	784281
	13	250	156		Westminster	305	1	00101560305	11/4/2015	2/3/2016	232	\$14,572	\$10,400	\$24,972	1051
	14	125	156		Westminster	208	1	00101560208	1/22/2016	2/29/2016	209	\$13,297	\$10,244	\$23,541	5248
	15	125	156		Westminster	316	1	00101560316	1/18/2016	2/29/2016	217	\$13,745	\$10,154	\$23,899	5246
	16	125	156		Westminster	204	1	00101560204	2/9/2016	3/24/2016	232	\$14,208	\$8,178	\$22,386	6042
	17	125	156		Westminster	212	1	00101560212	3/7/2016	4/29/2016	223	\$14,111	\$10,063	\$24,174	8230
	18	125	156		Westminster	403	1	00101560403	08/02/16	10/28/16	241	\$15,409	\$8,655	\$24,064	15650
	19	125	156		Westminster	116	1	00101560116	08/02/16	10/28/16	240	\$15,318	\$8,665	\$23,983	15648
	20	125	156		Westminster	413	1	00101560413	8/8/2016	11/21/2016	233	\$14,857	\$9,356	\$24,213	16452
	21	125	156		Westminster	210	1	00101560210	10/5/2016	12/16/2016	249	\$15,833	\$9,098	\$24,931	20246
	22	125	156		Westminster	302	1	00101560302	11/14/2016	12/20/2016	233	\$14,889	\$9,216	\$24,105	21558
	23	125	156		Westminster	311	1	00101560311	2/21/2017	4/24/2017	250	\$16,370	\$10,325	\$26,695	26402
	24	250	156		Westminster	215	1	00101560215	3/31/2017	6/29/2017	189	\$12,387	\$10,293	\$22,680	29207
	25	250	156		Westminster	104	1	00101560104	8/15/2017	10/31/2017	249	\$15,855	\$9,426	\$25,281	35372
		Westminster	2013		Total Units	60	Upgraded	25	Remaining	35			Avg. \$	\$24,536.63	
Yardley Arms															
	1	162	353		Yardley Arms	110	1		7/6/2006	7/28/2006	154	\$6,886	\$6,746	\$13,633	538979
	2	162	353		Yardley Arms	211	1		7/26/2006	8/8/2006	131	\$5,773	\$6,488	\$12,261	540028
	3	162	353		Yardley Arms	216	1		5/10/2007	5/25/2007	134	\$5,695	\$4,680	\$10,375	566855
	4	162	353		Yardley Arms	315	1		7/1/2008	7/23/2008	243	\$15,075	\$7,440	\$22,516	597569
	5	162	353		Yardley Arms	313	1		7/1/2008	7/28/2008	228	\$13,354	\$7,440	\$20,794	597570
	6	163	353		Yardley Arms	218	1		1/23/2009	2/20/2009	284	\$17,674	\$7,993	\$25,667	614611
	7	163	353		Yardley Arms	311	1		2/5/2009	3/11/2009	229	\$14,643	\$7,473	\$22,115	616071
	8	163	353		Yardley Arms	205	1		3/31/2009	4/22/2009	278	\$17,670	\$6,953	\$24,623	620151
	9	163	353		Yardley Arms	103	1		6/2/2009	7/27/2009	200	\$12,424	\$8,467	\$20,891	625030
	10	163	353		Yardley Arms	106	1		8/19/2009	9/17/2009	233	\$15,091	\$7,313	\$22,404	630229
	11	163	353		Yardley Arms	319	1		12/21/2009	Complete	262	\$16,009	\$6,410	\$22,419	638555
	12	163	353		Yardley Arms	203	1		6/3/2010	7/15/2010	229	\$13,450	\$7,109	\$20,559	648499
	13	163	353		Yardley Arms	105	1		5/28/2010	7/22/2010	223	\$13,669	\$8,004	\$21,673	648240
	14	163	353		Yardley Arms	108	1		6/21/2010	7/27/2010	225	\$13,889	\$6,391	\$20,279	649293

		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	15	163	353		Yardley Arms	220	1		7/6/2010	9/29/2010	234	\$13,786	\$8,193	\$21,979	649984
	16	163	353		Yardley Arms	223	1		7/27/2010	10/1/2010	148	\$9,396	\$8,268	\$17,664	651321
	17	163	353		Yardley Arms	202	1		7/28/2010	10/4/2010	211	\$13,371	\$6,820	\$20,191	651332
	18	163	353		Yardley Arms	219	1		10/8/2010	12/6/2010	254	\$15,339	\$7,068	\$22,407	655909
	19	163	353		Yardley Arms	316	1		11/30/2010	1/21/2011	256	\$16,029	\$7,673	\$23,702	658616
	20	163	353		Yardley Arms	104	1		12/9/2010	1/28/2011	240	\$14,587	\$6,023	\$20,610	659212
	21	163	353		Yardley Arms	117	1		1/27/2011	3/23/2011	258	\$15,767	\$8,126	\$23,893	662168
	22	163	353		Yardley Arms	309	1		2/7/2011	3/24/2011	283	\$17,455	\$6,485	\$23,940	662886
	23	163	353		Yardley Arms	101	1		3/31/2011	5/31/2011	241	\$14,997	\$7,662	\$22,659	667497
	24	163	353		Yardley Arms	118	1		6/12/11	7/22/2011	231	\$14,041	\$7,407	\$21,448	672670
	25	163	353		Yardley Arms	301	1		8/2/11	9/20/2011	275	\$17,429	\$8,093	\$25,523	677242
	26	163	353		Yardley Arms	107	1		8/4/11	9/27/2011	200	\$12,802	\$7,222	\$20,024	677497
	27	163	353		Yardley Arms	102	1	RAFN (GC) - 43		4/1/2011					
	28	163	353		Yardley Arms	113	1	RAFN (GC) - 44		4/1/2011					
	29	163	353		Yardley Arms	119	1	RAFN (GC) - 45		4/1/2011					
	30	163	353		Yardley Arms	221	1		3/30/12	6/7/2012	258	\$15,019	\$8,678	\$23,697	694097
	31	163	353		Yardley Arms	314	1		4/23/12	7/3/2012	259	\$15,727	\$9,147	\$24,874	69595
	32	163	353		Yardley Arms	224	1		6/12/12	8/28/2012	300	\$18,681	\$6,558	\$25,238	698803
	33	163	353		Yardley Arms	321	1		11/15/12	1/25/2013	303	\$18,648	\$7,892	\$26,540	707904
	34	163	353		Yardley Arms	206	1		11/20/12	1/30/2013	297	\$18,039	\$10,233	\$28,272	709134
	35	163	353		Yardley Arms	112	1		12/26/12	1/31/2013	250	\$14,525	\$7,677	\$22,202	711578
	36	163	353		Yardley Arms	114	1		2/7/13	4/1/2013	235	\$14,192	\$7,917	\$22,109	714697
	37	163	353		Yardley Arms	222	1		2/6/13	4/10/2013	249	\$15,592	\$8,752	\$24,532	714614
	38	163	353		Yardley Arms	305	1		6/27/2014	10/15/2014	264	\$16,225	\$8,442	\$24,668	750346
	39	163	353		Yardley Arms	110	1		8/28/2015	10/2/2015	186	\$11,738	\$7,477	\$19,214	783348
	40	163	353		Yardley Arms	302	1		9/14/2015	11/10/2015	193	\$12,103	\$10,468	\$22,571	784416
	41	163	353		Yardley Arms	322	1		9/25/2015	11/13/2015	211	\$13,358	\$11,013	\$24,370	785579
	42	163	353		Yardley Arms	303	1		10/30/2015	12/23/2015	207	\$13,143	\$10,112	\$23,255	162
	43	163	353		Yardley Arms	204	1	00303530204	1/6/2015	2/16/2016	200	\$12,662	\$9,776	\$22,438	3780
	44	163	353		Yardley Arms	307	1	00303530307	2/24/2016	4/20/2016	222	\$13,660	\$9,206	\$22,865	6367
	45	163	353	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
				Yardley Arms	1970	Total Units	67	Upgraded	48	Remaining	19		Avg. \$ (since 2012)	\$24,080	
EGIS Partnership															
Brittney Park															
	1	485	354	EGIS	Brittany Park	206	1		11/27/2006	12/19/2006	123	\$5,412	\$5,763	\$11,175	551307
	2	485	354	EGIS	Brittany Park	110	1		6/1/2007	7/5/2007	158	\$6,715	\$5,028	\$11,743	569061
	3	485	354	EGIS	Brittany park	114	1		3/4/2010	4/26/2010	229	\$13,779	\$6,558	\$20,337	642864
	4	485	354	EGIS	Brittany Park	209	1	ARRA	5/3/2010	8/18/2010	425	\$27,275	\$15,729	\$43,004	646868
	5	485	354	EGIS	Brittany Park	315	1		5/11/2011	6/23/2011	258	\$16,630	\$7,753	\$24,383	669555
	6	485	354	EGIS	Brittany Park	113	1	ARRA	6/1/2011	9/1/2011	390	\$25,110	\$15,217	\$40,327	670909
	7	485	354	EGIS	Brittany Park	115	1	ARRA	7/5/2011	9/30/2011	366	\$23,692	\$18,085	\$41,778	674110
	8	485	354	EGIS	Brittany Park	310	1		5/21/2012	7/30/2012	234	\$13,277	\$7,518	\$20,795	697417
	9	485	354	EGIS	Brittany Park	204	1		3/31/2013	5/30/2013	249	\$15,985	\$8,727	\$24,712	720063
	10	485	354	EGIS	Brittany Park	107	1		1/22/2014	4/18/2014	293	\$16,831	\$9,827	\$26,658	737807
	11	485	354	EGIS	Brittany Park	311	1		3/2/2014	4/28/2014	251	\$15,935	\$9,949	\$25,884	741100
	12	485	354	EGIS	Brittany Park	312	1		2/23/2015	3/30/2015	216	\$13,470	\$9,857	\$23,327	768049
	13	485	354	EGIS	Brittany Park	112	1		2/9/2015	3/24/2015	229	\$14,525	\$10,261	\$24,786	768312
	14	485	354	EGIS	Brittany Park	301	1		7/29/2015	9/28/2015	213	\$13,425	\$10,279	\$23,703	781294
	15	485	354	EGIS	Brittany Park	203	1		8/20/2015	9/24/2015	239	\$14,986	\$10,193	\$25,179	782791
	16	485	354	EGIS	Brittany Park	305	1	00303540305	1/29/2016	3/10/2016	201	\$12,741	\$10,994	\$23,735	4713
	17	485	354	EGIS	Brittany Park	314	1	00303540314	3/1/2016	4/29/2016	202	\$12,750	\$9,759	\$22,509	6576
	18	485	354	EGIS	Brittany Park	202	1	00303540202	7/6/2016	9/29/2016	300	\$18,795	\$10,567	\$29,362	14184
	19	485	354	EGIS	Brittany Park	308	1	00303540308	01/04/17	3/22/2017	201	\$13,212	\$11,300	\$24,513	23616
	20	485	354	EGIS	Brittany Park	206	1	303540206	3/24/2017	4/28/2017	196	\$12,780	\$9,447	\$22,227	27585
	21	485	354	EGIS	Brittany Park	215	1	00303540215	03/10/17	5/8/2017	198	\$13,010	\$9,944	\$22,954	26872
	22	485	354	EGIS	Brittany Park	205	1	303540205	5/22/2017	7/13/2017	206	\$13,482	\$8,943	\$22,425	30320
				Brittney Park	1970	Total Units	43	Upgraded	22	Remaining	21		Avg. \$ (since 2012)	\$24,185	
Casa Madrona															
	1	485	553	EGIS	Casa Madrona	106	1		6/28/2007	7/13/2007	134	5,695	\$5,313	\$11,008	570357
	2	485	553	EGIS	Casa Madrona	123	1		1/23/2009	1/23/2009	184	10,991.18	\$6,134	\$17,125	614311
	3	485	553	EGIS	Casa Madrona	266	1		2/27/2009	3/24/2009	160	9,678.39	\$7,411	\$17,090	617954
	4	485	553	EGIS	Casa Madrona	118	1		2/24/2011	3/23/2011	194	11,582.07	\$5,371	\$16,953	664610
	5	485	553	EGIS	Casa Madrona	112	1		4/20/2011	6/6/2011	279	17,003.64	\$6,475	\$23,479	668188
	6	485	553	EGIS	Casa Madrona	107	1	Capital Const - 3		1/1/2010					
	7	485	553	EGIS	Casa Madrona	132	1	Capital Const - 4		1/1/2010					
	8	485	553	EGIS	Casa Madrona	103	1	Capital Const - 5		1/1/2010					
	9	485	553	EGIS	Casa Madrona	121	1		1/9/2012	2/27/2012	229	\$14,533	\$6,584	\$21,117	688546
	10	485	553	EGIS	Casa Madrona	268	1		4/2/2012	5/29/2012	180	\$11,616	\$6,473	\$18,088	694307
	11	485	553	EGIS	Casa Madrona	269	1		4/2/2012	5/26/2012	185	\$11,839	\$5,792	\$17,631	694309
	12	485	553	EGIS	Casa Madrona	270	1		5/1/2012	7/17/2012	224	\$11,788	\$7,338	\$19,126	696139
	13	485	553	EGIS	Casa Madrona	248	1		10/24/2012	12/7/2012	191	\$12,279	\$6,798	\$19,549	707382
	14	485	553	EGIS	Casa Madrona	255	1		3/12/2013	6/6/2013	257	\$15,640	\$7,038	\$22,678	717234
	15	485	553	EGIS	Casa Madrona	247	1		7/10/2013	9/26/2013	241	\$15,345	\$7,183	\$22,528	725561
	16	485	354	EGIS	Casa Madrona	108	1		2/28/2014	5/23/2014	187	\$11,939	\$6,692	\$18,631	739677
	17	485	553	EGIS	Casa Madrona	256	1		7/31/2014	10/23/2014	253	\$15,685	\$7,835	\$23,520	755857
	18	485	553	EGIS	Casa Madrona	257	1		8/3/2014	10/28/2014	205	\$12,506	\$8,714	\$21,220	755858

[illegible]

		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
Munro Manor															
	1	485	352	EGIS	Munro Manor	11	1		10/2/2006	10/23/2006	187	\$8,228	\$4,019	\$12,237	546285
	2	485	352	EGIS	Munro Manor	103	1		10/16/2007	10/22/2007	183	\$8,235	\$5,596	\$13,831	578705
	3	485	352	EGIS	Munro Manor	10	1		1/8/2009	2/5/2009	212	\$13,780	\$6,751	\$21,189	613895
	4	485	352	EGIS	Munro Manor	121	1		2/22/2010	4/8/2010	216	\$13,728	\$7,675	\$21,403	641972
	5	485	352	EGIS	Munro Manor	119	1		3/5/2010	4/16/2010	191	\$11,642	\$7,259	\$18,901	643021
	6	485	352	EGIS	Munro Manor	20	1	ARRA	7/26/2010	7/26/2010	400	\$25,968	\$29,168	\$55,136	646424
	7	485	352	EGIS	Munro Manor	212	1		2/7/2011	3/10/2011	294	\$17,945	\$6,598	\$24,543	662887
	8	485	352	EGIS	Munro Manor	14	1	ARRA	3/21/2011	5/20/2011	415	\$26,741	\$17,367	\$44,107	665971
	9	485	352	EGIS	Munro Manor	118	1		5/26/2011	6/30/2011	254	\$15,467	\$8,149	\$23,616	671031
	10	485	352	EGIS	Munro Manor	21	1	ARRA	7/12/2011	11/14/2011	428	\$27,626	\$16,477	\$44,103	674698
	11	485	352	EGIS	Munro Manor	213	1		1/30/2012	3/14/2012	269	\$15,943	\$8,567	\$24,510	689877
	12	485	352	EGIS	Munro Manor	13	1		4/18/2012	6/15/2012	184	\$11,205	\$9,677	\$20,882	695401
	13	485	352	EGIS	Munro Manor	12	1		3/25/2013	5/31/2013	213	\$13,190	\$9,302	\$22,492	717625
	14	485	352	EGIS	Munro Manor	114	1		8/30/2013	11/15/2013	224	\$14,224	\$8,090	\$22,923	728027
	15	485	352	EGIS	Munro Manor	19	1		10/31/2013	12/31/2013	205	\$12,437	\$9,978	\$22,415	732027
	16	485	352	EGIS	Munro Manor	108	1		6/30/2014	9/19/2014	265	\$16,196	\$8,123	\$24,319	750559
	17	485	352	EGIS	Munro Manor	104	1		9/15/2014	11/13/2014	211	\$12,850	\$9,113	\$21,963	756084
	18	485	352	EGIS	Munro Manor	210	1		11/14/2014	12/30/2014	218	\$13,824	\$8,446	\$22,269	760369
	19	485	352	EGIS	Munro Manor	101	1		2/27/2015	3/31/2015	230	\$14,610	\$10,552	\$25,162	769710
	20	485	352	EGIS	Munro Manor	112	1		4/30/2015	5/29/2015	200	\$12,417	\$10,985	\$23,402	775690
	21	485	352	EGIS	Munro Manor	316	1		4/28/2015	6/5/2015	213	\$13,226	\$10,279	\$23,505	775533
	22	485	352	EGIS	Munro Manor	116	1		4/29/2015	6/8/2015	216	\$13,553	\$10,579	\$24,133	775608
	23	485	352	EGIS	Munro Manor	319	1		6/16/2015	7/29/2015	196	\$11,408	\$10,180	\$21,588	778618
	24	485	352	EGIS	Munro Manor	208	1		8/28/2015	10/9/2015	174	\$10,922	\$10,081	\$21,002	783349
	25	485	352	EGIS	Munro Manor	16	1		10/5/2015	12/8/2015	197	\$12,517	\$10,920	\$23,437	785656
	26	485	352	EGIS	Munro Manor	201	1	00303520201	11/30/2015	1/20/2016	225	\$14,253	\$9,797	\$24,050	1454
	27	485	352	EGIS	Munro Manor	18	1	00303520018	2/1/2016	3/16/2016	199	\$12,663	\$12,116	\$24,778	5184
	28	485	352	EGIS	Munro Manor	15	1	00303520015	3/28/2016	5/26/2016	248	\$15,287	\$10,841	\$26,128	8169
	29	485	352	EGIS	Munro Manor	111	1	00505320111	11/17/2016	1/30/2017	213	\$13,910	\$11,814	\$25,724	21264
	30	485	352	EGIS	Munro Manor	314	1	00303520314	12/28/2016	1/31/2017	209	\$13,612	\$11,197	\$24,809	23274
	31	485	352	EGIS	Munro Manor	214	1	303520214	3/29/2017	6/13/2017	203	\$13,225	\$10,955	\$24,180	27809
	32	485	352	EGIS	Munro Manor	217	1	303520217	6/22/2017	8/28/2017	200	\$13,576	\$11,496	\$25,072	31874
	33	485	352	EGIS	Munro Manor	107	1	303520107	8/2/2017	10/17/2017	200	\$13,091	\$12,126	\$25,217	33916
	34	485	352	EGIS	Munro Manor	209	1	303520209	8/4/2017	10/23/2017	199	\$12,984	\$13,119	\$26,103	34101
Munro Manor				1971	Total Units	60	Upgraded	34	Remaining	26			Avg. \$ (since 2012)	\$23,753	
Nia Apartments				2008	Total Units	40	Newly Built	40	Remaining	0					
Paramount House															
	1	485	150	EGIS	Paramount House	312	1		8/28/2006	9/15/2006	168	\$7,545	\$3,905	\$11,450	542913
	2	485	150	EGIS	Paramount House	212	1		10/30/2006	11/20/2006	161	\$7,266	\$6,165	\$13,431	548584
	3	485	150	EGIS	Paramount House	317	1		1/29/2007	2/23/2007	132	\$5,841	\$7,433	\$13,274	558068
	4	485	150	EGIS	Paramount House	116	Alcove		3/13/2007	3/30/2007	167	\$7,469	\$5,391	\$12,860	562619
	5	485	150	EGIS	Paramount House	207	Alcove		4/3/2007	5/1/2007	186	\$8,137	\$5,303	\$13,439	563880
	6	485	150	EGIS	Paramount House	311	Alcove		4/26/2007	6/1/2007	147	\$6,562	\$5,122	\$11,684	565902
	7	485	150	EGIS	Paramount House	203	Alcove		7/2/2007	8/8/2007	130	\$5,733	\$5,757	\$11,490	570673
	8	485	150	EGIS	Paramount House	323	Alcove		7/13/2007	8/8/2007	127	\$5,673	\$4,982	\$10,656	571601
	9	485	150	EGIS	Paramount House	315	Alcove		9/26/2007	10/16/2007	152	\$6,754	\$4,823	\$11,577	577489
	10	485	150	EGIS	Paramount House	107	Alcove		10/12/2007	10/31/2007	151	\$6,704	\$5,203	\$11,907	578545
	11	485	150	EGIS	Paramount House	217	1		3/24/2009	4/10/2009	196	\$11,372	\$8,666	\$20,038	619649
	12	485	150	EGIS	Paramount House	302	1		3/8/2011	4/13/2011	185	\$10,483	\$9,119	\$19,602	665121
	13	485	150	EGIS	Paramount House	109	1		4/29/2011	5/20/2011	178	\$10,098	\$6,745	\$16,843	668667
	14	485	150	EGIS	Paramount House	204	1		1/5/2012	3/9/2012	166	\$9,032	\$7,199	\$16,231	688333
	15	485	150	EGIS	Paramount House	202	1		3/29/2012	5/10/2012	179	\$10,111	\$6,128	\$16,239	694286
	16	485	150	EGIS	Paramount House	103	1		4/2/2012	5/10/2012	171	\$9,873	\$6,895	\$16,768	694285
	17	485	150	EGIS	Paramount House	121	1		5/2/2012	6/21/2012	169	\$10,697	\$7,759	\$18,455	696502
	18	485	150	EGIS	Paramount House	108	1		6/5/2012	7/20/2012	176	\$9,542	\$8,236	\$17,778	698342
	19	485	150	EGIS	Paramount House	210	1		7/6/2012	8/21/2012	171	\$9,726	\$7,488	\$17,214	700271
	20	485	150	EGIS	Paramount House	209	1		10/22/2012	11/15/2012	170	\$9,974	\$7,194	\$17,168	707258
	21	485	150	EGIS	Paramount House	316	1		1/30/2013	3/15/2013	189	\$10,707	\$6,856	\$17,562	714112
	22	485	150	EGIS	Paramount House	102	1		6/27/2013	8/30/2013	150	\$9,526	\$6,808	\$16,334	723212
	23	485	150	EGIS	Paramount House	215	1		6/27/2013	8/30/2013	154	\$9,199	\$6,432	\$15,631	724727
	24	485	150	EGIS	Paramount House	310	1		12/2/2013	1/31/2014	149	\$9,065	\$7,862	\$16,927	734625
	25	485	150	EGIS	Paramount House	123	1		1/2/2014	1/31/2014	147	\$8,958	\$7,253	\$16,211	736348
	26	485	150	EGIS	Paramount House	319	1		2/3/2014	2/28/2014	150	\$9,494	\$6,777	\$16,271	740146
	27	485	150	EGIS	Paramount House	119	1		9/29/2014	12/30/2014	169	\$10,293	\$7,337	\$17,630	758622
	28	485	150	EGIS	Paramount House	304	1		2/20/2015	4/10/2015	182	\$11,148	\$8,254	\$19,402	769746
	29	485	150	EGIS	Paramount House	311	1		3/16/2015	5/5/2015	183	\$11,266	\$9,253	\$20,519	772534
	30	485	150	EGIS	Paramount House	303	1	00101500303	8/30/2016	11/18/2016	185	\$11,801	\$9,201	\$21,002	18783
	31	485	150	EGIS	Paramount House	313	1	00101500313	12/1/2016	2/6/2017	193	\$12,707	\$9,251	\$21,958	22663
	32	485	150	EGIS	Paramount House	309	1	00101500309	12/2/2016	2/6/2017	198	\$12,977	\$9,694	\$22,671	22665
	33	485	150	EGIS	Paramount House	120	1	00101500120	1/3/2017	2/24/2017	193	\$12,611	\$9,846	\$22,457	28373
	34	485	150	EGIS	Paramount House	308	1	00101500308	3/10/2017	5/26/2017	191	\$12,509	\$9,392	\$21,901	29201
	35	485	150	EGIS	Paramount House	112	1	00101500112	3/7/2017	5/26/2017	198	\$12,919	\$9,630	\$22,549	29202
	36	485	150	EGIS	Paramount House	113	1	00101500113	4/9/2017	6/29/2017	193	\$12,643	\$9,150	\$21,793	29211
Paramount				1969	Total Units	70	Upgraded	36	Remaining	34			Avg. \$ (since 2012)	\$18,725	
Plaza 17															
	1	485	551	EGIS	Plaza 17	508	1		11/1/2006	11/22/2006	161	\$7,154	\$4,846	\$12,000	549437
	2	485	551	EGIS	Plaza 17	408	1		2/25/2008	3/17/2008	199	\$8,856	\$5,161	\$14,017	589068
	3	485	551	EGIS	Plaza 17	612	1		4/2/2008	3/18/2008	165	\$9,637	\$4,941	\$14,578	591464
	4	485	551	EGIS	Plaza 17	307	1		4/30/2008	5/19/2008	181	\$8,062	\$4,994	\$13,056	593346

		Fund	Prop		Community	Apt #	Bedrooms	Notes	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	5	485	551	EGIS	Plaza 17	101	1		7/29/2008	8/20/2008	203	\$12,724	\$5,351	\$18,074	599619
	6	150	551	EGIS	Plaza 17	310	1		8/11/2009	9/4/2009	190	\$13,261	\$6,577	\$19,837	629724
	7	485	551	EGIS	Plaza 17	605	1		1/10/2010	2/5/2010	193	\$12,329	\$5,155	\$17,484	640070
	8	485	551	EGIS	Plaza 17	109	1		4/15/2010	5/3/2010	230	\$14,529	\$5,800	\$20,329	645362
	9	485	551	EGIS	Plaza 17	102	0	Capital Const - 9		9/1/2009					
	10	485	551	EGIS	Plaza 17	103	0	Capital Const - 10		9/1/2009					
	11	485	551	EGIS	Plaza 17	110	0	Capital Const - 11		9/1/2009					
	12	485	551	EGIS	Plaza 17	108	1		4/11/2012	5/9/2012	189	\$12,029	\$6,128	\$18,157	695297
	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
			Riverton Senior	1969	Total Units	30	Upgraded	8	Remaining	22			Avg. \$ (since 2012)	\$23,019	
Salmon Creek															
Seola Crossing I															
Seola Crossing II															
Sixth Place															
Zephyr															
Local Programs															
Avondale House															
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															
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

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APPENDIX G

ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

Part I: Summary					
PHA Name: HA County of King		Grant Type and Number Capital Fund Program Grant No: WA19P002501-12 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2012 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2017 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	4,050,127.00	4,050,127.00	4,050,127.00	4,050,127.00
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

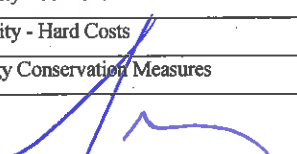
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary					
PHA Name: HA County of King		Grant Type and Number Capital Fund Program Grant No: WA19P002501-12 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2012 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2017 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	4,050,127.00	4,050,127.00	4,050,127.00	4,050,127.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 12/21/2017		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

form HUD-50075.1 (07/2014)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

² Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

Part I: Summary					
PHA Name: HA County of King		Grant Type and Number Capital Fund Program Grant No: WA19P002501-13 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2013 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2017 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	3,162,965.00	3,162,965.00	3,162,965.00	3,162,965.00
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.


² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary					
PHA Name: HA County of King		Grant Type and Number Capital Fund Program Grant No: WA19P002501-13 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2013 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/31/2017 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	3,162,965.00	3,162,965.00	3,162,965.00	3,162,965.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 12/21/2017		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

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ⁱ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

**Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Expires 06/30/2017

[illegible]

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part I: Summary					
PHA Name: HA County of King		Grant Type and Number Capital Fund Program Grant No: WA19P002501-14 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2014 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2017 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				FORMTEXT
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	3,684,067.00	3,684,067.00	3,684,067.00	381,925.56
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part I: Summary					
PHA Name: HA County of King		Grant Type and Number Capital Fund Program Grant No: WA19P002501-14 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2014 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2017 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	3,684,067.00	3,684,067.00	3,684,067.00	381,925.56
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date <u>12/21/2017</u>		Signature of Public Housing Director _____ Date _____	

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Part I: Summary					
PHA Name: HA County of King		Grant Type and Number Capital Fund Program Grant No: WA19P002501-15 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2015 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2017 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	3,795,767.00	3,795,767.00	3,795,767.00	379,576.70
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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Part I: Summary					
PHA Name: HA County of King		Grant Type and Number Capital Fund Program Grant No: WA19P002501-15 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2015 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2017 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	3,795,767.00	3,795,767.00	3,795,767.00	379,576.70
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 12/21/2017		Signature of Public Housing Director	
				Date	

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Part I: Summary					
PHA Name: HA County of King		Grant Type and Number Capital Fund Program Grant No: WA19P002501-16 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2016 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2017 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				FORMTEXT
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	3,900,241.00	3,900,241.00	390,024.10	390,024.10
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

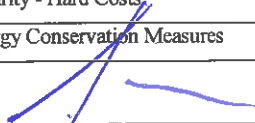
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Part I: Summary					
PHA Name: HA County of King		Grant Type and Number Capital Fund Program Grant No: WA19P002501-16 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2016 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2017 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	3,900,241.00	3,900,241.00	390,024.10	390,024.10
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 12/21/2017		Signature of Public Housing Director	
				Date	

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part I: Summary					
PHA Name: HA County of King		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: WA19R002501-14 Date of CFFP:			FFY of Grant: 2014 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2017 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				FORMTEXT
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	702,260.00	702,260.00	702,260.00	304,206.18

¹ To be completed for the Performance and Evaluation Report.

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part I: Summary					
PHA Name: HA County of King		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: WA19R002501-14 Date of CFFP:		FFY of Grant: 2014 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2017 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	702,260.00	702,260.00	702,260.00	304,206.18
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 12/21/2017		Signature of Public Housing Director	
				Date	

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part I: Summary					
PHA Name: HA County of King		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: WA19R002501-15 Date of CFFP:			FFY of Grant: 2015 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2017 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				FORMTEXT
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	690,064.00	690,064.00	690,064.00	0.00

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part I: Summary					
PHA Name: HA County of King		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: WA19R002501-15 Date of CFFP:		FFY of Grant: 2015 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2017 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	690,064.00	690,064.00	690,064.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 12/21/2017		Signature of Public Housing Director	
				Date	

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

Part I: Summary					
PHA Name: HA County of King		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: WA19R002501-16 Date of CFFP:			FFY of Grant: 2016 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2017 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	706,236.00	706,236.00	0.00	0.00

¹ To be completed for the Performance and Evaluation Report.

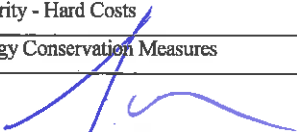
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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Expires 06/30/2017

Part I: Summary					
PHA Name: HA County of King		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: WA19R002501-16 Date of CFFP:		FFY of Grant: 2016 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2017 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	706,236.00	706,236.00	0.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 12/21/2017	Signature of Public Housing Director		Date

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Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: HA County of King					Federal FFY of Grant: 2016
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
WA002	04/12/2018	04/12/2018	04/12/2020	04/12/2020	
				FORMTEXT	

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Part I: Summary					
PHA Name: HA County of King		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: WA19R002502-14 Date of CFFP:			FFY of Grant: 2014 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2017 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	231,256.00	231,256.00	231,256.00	

¹ To be completed for the Performance and Evaluation Report.

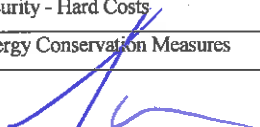
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Part I: Summary					
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Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2017 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	231,256.00	231,256.00	231,256.00	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date <u>12/21/2017</u>		Signature of Public Housing Director	
		Date			

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Part I: Summary	
PHA Name: HA County of King	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: WA19R002502-15 Date of CFFP:
FFY of Grant: 2015 FFY of Grant Approval:	

Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2017 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	229,799.00	229,799.00	229,799.00	0.00

¹ To be completed for the Performance and Evaluation Report.

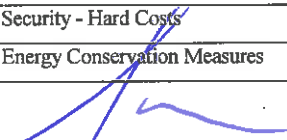
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Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	229,799.00	229,799.00	229,799.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 12/21/2017		Signature of Public Housing Director	
				Date	

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8	1440 Site Acquisition				
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11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	31,302.00	31,302.00	0.00	0.00

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18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	31,302.00	31,302.00	0.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date <u>12/21/2017</u>		Signature of Public Housing Director	
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