

2025 MOVING TO WORK PLAN

King County Housing Authority

Amendment 1
July 16, 2025

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SECTION I

INTRODUCTION

A. OVERVIEW OF SHORT-TERM MTW GOALS AND OBJECTIVES

In recent years, Moving to Work flexibilities have allowed King County Housing Authority (KCHA) to pivot to address the emerging health and safety needs of our residents, design new programs to address the region's dual housing and homelessness crises, and make investments in critical operational and programmatic areas. After more than 20 years in the MTW program, KCHA remains committed to continually expanding both the reach and effectiveness of our programs through innovation and evaluation. In 2025, KCHA will continue to leverage MTW flexibility to:

SHAPE POLICIES THROUGH EVALUATION

Research and evaluation are important components of the MTW demonstration. KCHA uses continuous evaluation and research to ensure operational excellence. In 2025, KCHA will complete evaluation of our EASY and WIN rent policies (MTW activities 2008-10 and -11). After operating those rent reform policies for more than 10 years, KCHA will use this evaluation to better understand the policies' impact, understandability, efficiency, and costs. KCHA has contracted with Abt Global LLC (Abt) — a well-established research agency with expertise related to public housing authorities, MTW, and rent policies — to lead the evaluation. Abt will analyze administrative data to learn how often KCHA's federally subsidized residents are certified under these rent policies and whether the policies help grow their income, as well as assess costs associated with the policies. Abt is designing the evaluation to center lived experience by engaging and compensating a small team of KCHA residents as advisers through a Resident Expert Panel. The evaluation team additionally will interview KCHA staff and residents for their perspectives on the operation of the two rent policies. Abt also will compare rent policy materials from KCHA and other housing authorities. This evaluation will continue through fall 2025.

In 2025 KCHA will be launching a new subsidy model, Direct Rental Assistance (DRA), in which housing funds are paid directly to renters. A key goal of DRA is getting people housed faster, with less administrative burden for tenants as well as the housing authority. To design a successful pilot program and to evaluate the outcomes, KCHA will be participating in a research cohort in partnership with the research group MDRC and several other housing authorities across the country. DRA is a promising idea, and KCHA will be one of the initial innovators to pilot this program; by using our resources to research this new rental assistance model, we hope to not only expand rental assistance to additional households, but to create a housing model that is more effective and user-friendly than the traditional Housing Choice Voucher program.

PROMOTE ECONOMIC INDEPENDENCE AND SELF-SUFFICIENCY

KCHA's subsidized housing programs start with providing families a safe and stable place to call home. But they do not end there. Advancing economic opportunity and disrupting intergenerational poverty is a core focus for the agency. In 2025, KCHA will make further investments to advance this goal through the following strategies:

Advancing Economic Opportunity

To provide further opportunities for residents to advance economically and achieve self-sufficiency, KCHA will use our single-fund flexibility to create an Economic Independence Pathways Program. To inform the program design KCHA will consult with residents to ensure that the program will have meaningful and impactful outcomes and center lived experiences. The program will provide coaching and mentorship in tandem with financial incentives for up to two years with an aim of supporting residents' pursuit of economic independence through training and education. Additionally, KCHA is continuing the development of the Young Adult Prosperity Program to provide self-sufficiency support for youth participating in the Family Unification Program (FUP) and Foster Youth to Independence (FYI) voucher programs, further promoting economic mobility and preventing additional experiences of homelessness.

Wealth-Building Pathways

Homeownership is one of the most effective ways families can create wealth for themselves and future generations. In 2025, KCHA is preparing to launch a homeownership pilot program. To ensure the success of the program, KCHA will continue working with nonprofit, lending, and governmental partners to create stronger connections between participants of subsidized housing programs and affordable homeownership opportunities. KCHA understands the importance of creating avenues for existing residents of our affordable housing programs to purchase homes.

INCREASE THE NUMBER OF EXTREMELY LOW-INCOME HOUSEHOLDS WE SERVE

A sufficient supply of affordable housing is key to our region's strategies to combat issues of poverty, housing instability, public health, community displacement, and homelessness. KCHA continues to pursue every available opportunity to expand our housing assistance for low-income households through applications for new special purpose vouchers, property acquisitions and new development, the activation of banked public housing subsidies, project-basing voucher rental assistance to help increase the supply of Permanent Supportive Housing (PSH), over-leasing of our Housing Choice Voucher (HCV) program, and the use of innovative subsidy programs to house and support diverse populations.

In 2025, KCHA will continue to pursue full lease-up of all special purpose vouchers through partnerships with our governmental and community-based partners. KCHA will continue working in close collaboration with the Washington State Department of Children, Youth and Families and our local YMCA to support the lease-up of the agency's 123 Foster Youth to Independence (FYI) vouchers, and the local U.S. Office of Veterans Affairs to fully deploy the agency's 1,250 HUD-VASH vouchers.

SUPPORT RESIDENT HEALTH, STABILITY, AND WELL-BEING

KCHA is strengthening our capacity to strategically engage residents to provide ideas, advice, and feedback about health-related programming. In 2024, we will wrap up a Resident Health Needs Assessment and develop a strategy that is responsive to the findings. Already identified health issues that can significantly impact the ability to retain housing include: (1) mental and behavioral health, (2) hoarding and high clutter, and (3) aging in place. KCHA's work is laying the foundation for multi-tiered strategies to address these emerging priorities through internal cross-departmental process mapping, tools and training for staff, and contracts with external partners. We have maintained strategic partnerships with other housing authorities, local governments, community-based service providers, and community coalitions to leverage resources and build momentum for regional approaches to address the interconnected outcomes of housing stability, health, and wellness.

In 2025, we expect to continue to deepen relationships with community-based partners to provide services for KCHA residents related to healthy aging in place, mental health, and high clutter. We also will continue to refine a screening tool used to identify health-related social needs of individual households, and to support the broader use of the tool, which will allow us to be more responsive with our programming and services. We also plan to increase internal collaboration with our agency's new digital coordinator to support increased access to telehealth services.

LEVERAGE PARTNERSHIPS TO ADDRESS THE NEEDS OF INDIVIDUALS AND FAMILIES EXPERIENCING HOMELESSNESS

King County is grappling with a severe homelessness crisis, as highlighted by the January 2024 Point-in-Time (PIT) Count conducted by the King County Regional Homelessness Authority. The count revealed a 23% increase in homelessness since 2022 and 16,385 individuals and families in our community without stable housing.[1] Addressing this crisis demands robust collaboration, new funding, and sustained partnerships among various stakeholders. KCHA plays a pivotal role by preserving affordable housing, preventing homelessness, and pioneering new strategies for delivering housing and essential services. Through these collective efforts and strong partnerships,

[1] 2024 Point in Time Count. King County Regional Homelessness Authority. https://kcrha.org/data-overview/king-county-point-in-time-count

meaningful progress can be made in tackling homelessness in our community. In 2023, over 60% of the households entering KCHA's federally subsidized programs reported they were experiencing homelessness prior to receiving our housing assistance.

In 2025, KCHA will continue working with our partners to deploy multiple strategies to address homelessness, including:

Innovative Partnerships

KCHA will collaborate with multiple service partners and funders to enhance access to special purpose voucher programs, such as VASH, FUP, and FYI vouchers. KCHA will continue to refine our efforts to support students experiencing homelessness and integrate essential support services to maintain ongoing housing stability for our residents. Through these partnerships, KCHA aims to provide comprehensive and sustainable solutions to the homelessness crisis in King County.

VASH Designated Service Provider (DSP)

KCHA is currently exploring the possibility of applying to Veterans Affairs to become a Designated Service Provider (DSP) under the VASH program. This opportunity does not come with additional funding. Therefore, if KCHA decides to apply and is approved, we will use MTW funding to support VASH outreach efforts, provide housing navigation services, and fund the temporary case management services required under the DSP model.

Housing Navigation and Stability Supports

Building on the grant-funded work of 2023-2024, KCHA will expand our housing navigation services in 2025 to assist additional Housing Choice Voucher (HCV) households. This will be achieved through in-house housing navigators and an expanded HCV subsidy retention program within our Resident Services department. These initiatives aim to support successful lease-ups in King County's highly competitive rental market and ensure that housing stability services are available through KCHA, thereby preventing exits to homelessness.

Additionally, KCHA will continue our efforts to coordinate with multiple service partners that are providing housing navigation and stability services to many different special purpose voucher households, such as FUP, FYI, Mainstream, and Non-elderly Disability vouchers.

Project-Basing Voucher Assistance

KCHA will continue our long-standing partnership with other public funders such as King County government, A Regional Coalition for Housing (ARCH) and King County's Continuum of Care

through the King County Regional Homelessness Authority to explore Project-based Voucher (PBV) opportunities to help fund the operations of Permanent Supportive Housing (PSH). Through previous commitments, KCHA is anticipating that a total of 58 new PBV PSH units to be completed and ready for occupancy during 2025. This will include a unique partnership, that is in an exploratory phase, between KCHA and the Muckleshoot Housing Authority (MHA), allocating 50 KCHA PBVs to a new PSH development MHA is developing on the Muckleshoot reservation in Auburn.

Adding Incremental Vouchers to our Portfolio

In December 2023, KCHA was awarded 48 new Family Unification Program (FUP) vouchers through the FY-2022 Notice of Funding Opportunity (NOFO). Recognizing the incredible value these resources have in addressing the homelessness and housing instability in King County, KCHA will continue to seek out and apply for new vouchers that HUD makes available during 2025.

DEEPEN PARTNERSHIPS WITH EDUCATIONAL INSTITUTIONS, YOUTH, AND FAMILIES TO SUPPORT EDUCATIONAL OUTCOMES

KCHA's federally subsidized housing provides a home for over 15,470 children every year, underscoring the importance of continued investment in educational opportunities. Academic success is a crucial part of our core mission to prevent multi-generational cycles of poverty and promote economic mobility. In 2025, KCHA will continue to prioritize students' educational success through partnerships with educational stakeholders in King County, including school districts, out-of-school time and early learning providers, and youth and parents themselves. Additionally, KCHA will continue to collaborate with local schools, Highline College, and regional partners to provide critical housing assistance resources to individuals and families experiencing homelessness.

Youth Violence Prevention, Mentoring, and Leadership Opportunities

KCHA is dedicated to building healthy and safe communities where youth are empowered to be leaders and will be launching new programming focused on youth violence prevention, mentoring, and leadership at KCHA family sites. These programs aim to provide young people with positive role models, supportive environments, and the tools they need to lead in their community and overcome challenges. Additionally, our Education Team remains committed to supporting the recently introduced youth leadership and development program, co-created with youth and implemented in 2024. Through these efforts, we aim to cultivate healthier, safer, and more resilient communities where youth and families can thrive.

Out-of-School Time Programs

KCHA will continue to partner with our network of out-of-school time providers to ensure school-aged children living in KCHA properties have access to after-school and summer learning programs. These programs are in place to ensure that youth have safe spaces to support their education outside of the classroom, and to further their social and emotional development. Connecting providers with specialized nonprofits, school districts, and their respective resources, and building provider capacity through grant opportunities remain areas of key focus.

Neighborhood Early Learning Connectors

KCHA's Neighborhood Early Learning Connectors (NELC) program, launched in 2020, will continue in 2025. The NELC program aims to support families' success and promote healthy child development so that young children are prepared to thrive as they enter kindergarten. The NELC staff, comprised of residents from KCHA's housing programs, reflect the culture and linguistic makeup of the communities they serve. In 2025, KCHA will continue our pursuit to cultivate new partnerships that provide essential items for parents raising young children. These resources are a crucial part of the NELC model and remain an important next step in expanding the NELC program to additional KCHA sites.

ADAPT OPERATIONS, POLICIES, AND PROCEDURES TO SUPPORT PROGRAM ADMINISTRATION

KCHA continually pursues opportunities to streamline and adapt our operations, policies, and procedures to meet resident needs, ease administrative burdens, and remove barriers to efficiently administer federal housing assistance. KCHA has increased non-contact options available to residents by expanding the use of online rent payments and document signing, and by implementing an online submission form for requests for tenancy approvals. In 2025, KCHA will modernize our business systems further by transitioning to a new software platform that will offer significant opportunities to advance digital engagement and improve the operational experience between program staff and residents. For example, the transition will result in modified Tenant Selection policies to simplify procedures and increase program access for extremely low income households.

KCHA will be implementing all necessary policy and procedural changes in alignment with the U.S. Department of Housing and Urban Development's (HUD) to ensure compliance with the Housing Opportunity Through Modernization Act (HOTMA), pursuant to the U.S. Department of Housing and Urban Development's Final Rule on HOTMA, except where waived with MTW. KCHA's policies and procedures in which approved MTW waivers and activities supersede HOTMA will remain in effect, as allowed per the Final Rule on HOTMA published in the Federal Register on February 14,

2023.

INVEST IN THE ELIMINATION OF ACCRUED CAPITAL REPAIR AND SYSTEM REPLACEMENT NEEDS IN OUR FEDERALLY SUBSIDIZED HOUSING INVENTORY

In 2025, KCHA will continue our recapitalization efforts and invest $21 million in MTW working capital to upgrade our federal housing stock. These investments improve housing quality, reduce maintenance costs and energy consumption, and extend the life expectancy of our housing stock, enabling us to better fulfill our mission over the long term. KCHA may also pursue conversion of Public Housing properties to Section 8 subsidy, as outlined in Appendix I.

B. OVERVIEW OF LONG-TERM MTW GOALS AND OBJECTIVES

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

- **STRATEGY 1:** Continue to strengthen the physical, operational, financial, and environmental sustainability of our portfolio of more than 12,641 affordable housing units.
- **STRATEGY 2:** Increase the supply of housing in the region that is affordable to extremely low-income households — those earning below 30% of Area Median Income (AMI) — through developing new housing, preserving existing housing, and expanding the size and reach of our rental subsidy programs.
-
- **STRATEGY 3:** Provide greater geographic choice for low-income households — including residents with disabilities, elderly residents with mobility impairments, and families with children — so that more of our residents have the opportunity to live in neighborhoods with high-performing schools and convenient access to support services, transit, health services, and employment.
- **STRATEGY 4:** Coordinate closely with the behavioral health care and homeless systems to increase the supply of supportive housing for people who have been chronically homeless or have special needs, with the goal of significantly decreasing homelessness throughout King County.
- **STRATEGY 5:** Engage in the revitalization of King County's low-income neighborhoods, with a focus on housing and other services, amenities, institutions, and partnerships that empower strong, healthy communities and prevent displacement of existing community members.
- **STRATEGY 6:** Work with King County government, regional transit agencies, and suburban cities to support regional development by integrating new — and preserving existing — affordable housing in regional growth corridors aligned with mass transit

investments.

- **STRATEGY 7:** Expand and deepen partnerships with our residents, local school districts, Head Start programs, after-school program providers, public health departments, community colleges, and the philanthropic community with the goal of improving educational and life outcomes for the children and families we serve.
- **STRATEGY 8:** Promote greater economic independence for families and individuals living in subsidized housing by addressing barriers to employment and facilitating access to training and education programs, with the goal of enabling moves to market-rate housing — including homeownership — at the appropriate time.
- **STRATEGY 9:** Continue to develop institutional capacities and operational efficiencies to make the most effective use of limited federal resources, and provide extraordinary service to our residents, communities, and partners.
- **STRATEGY 10:** Develop our capacity as a learning organization that uses data, research, and evaluation to assess housing access and outcomes, and to drive decisions that shape policies and programs.

SECTION II

GENERAL HOUSING AUTHORITY OPERATING INFORMATION

A. HOUSING STOCK INFORMATION

i. Planned New Public Housing Units

AMP Name and Number	Bedroom Size						Total Units	Population Type	Section 504 Accessible Units (Mobility)	Section 504 Units (Hearing / Vision)
	0/1	2	3	4	5	6+				
Future Acquisition and Conversion of Existing Housing to Public Housing								TBD	TBD	TBD
Total Public Housing Units to be Added[2]							0			

ii. Planned Public Housing Units to be Removed

KCHA is evaluating each of its public housing-subsidized properties to identify options for increasing long-term financial stability and addressing capital and operating needs. To apply for some of these new funding opportunities, including HUD's Rental Assistance Demonstration (RAD) program as described further in Appendix I, KCHA must list them in this MTW Plan section under "units to be removed."

AMP Name and Number	Number of Units to Be Removed	Explanation for Removal
Anticipated in 2025:		Conversion to alternative funding source(s) through RAD or other HUD-approved strategies such as RAD/Section 18 Construction Blend or disposition and replacement units funded by tenant protection vouchers.
Briarwood (WA002000152)	70	
Brittany Park (WA002000354)	43	
Lake House (WA002000152)	70	
Munro Manor (WA002000352)	60	
Riverton Terrace II (WA002000354)	30	
Yardley Arms (WA002000352)	67	
Total Anticipated 2025:	340	
Other Properties:		
Ballinger Homes (WA002000101)	110	
Boulevard Manor (WA002000350)	70	
Brookside (WA002000180)	16	
Burien Park (WA002000390)	102	

[2] Additional properties yet to be identified or acquired by KCHA may convert to Public Housing in 2025 should KCHA deem such opportunities appropriate. Additionally, some housing units might be designated MTW Neighborhood Services units in 2025 should an opportunity arise to partner with a local service provider or assign units to other eligible MTW purposes upon approval from the HUD field office.

AMP Name and Number	Number of Units to Be Removed	Explanation for Removal
Burndale Homes (WA002000504)	50	
Casa Juanita (WA002000251)	80	
Casa Madrona (WA002000553)	70	
Cascade (WA002000403)	108	
College Place (WA002000203)	51	
Eastbridge (WA002000341)	13	
Eastside Terrace (WA002000203)	50	
Fairwind (WA002000346)	87	
Firwood Circle (WA002000503)	50	
Forest Glen (WA002000201)	40	
Gustaves Manor (WA002000550)	35	
Houghton (WA002000215)	10	
Island Crest (WA002000213)	17	
Kirkland Place (WA002000210)	9	
Mardi Gras (WA002000450)	61	
Nia (WA002000355)	40	
Northlake House (WA002000290)	38	
Northridge (WA002000153)	140	
Northwood (WA002000191)	34	
Northwood Square (WA002000467)	24	
Pacific Court (WA002000354)	32	
Paramount House (WA002000150)	70	
Park Royal (WA002000105)	23	
Peppertree (WA002000101)	28	
Plaza Seventeen (WA002000551)	70	
Salmon Creek (WA002000343)	50	
Seola Crossing (WA002000340)	77	
Shelcor (WA002000409)	8	
Sixth Place (WA002000345)	24	
Southridge House (WA002000552)	80	
Valli Kee (WA002000401)	115	
Village Plaza (WA002000452)	3	
Vantage Point (WA002000452)	77	
Wayland Arms (WA002000550)	67	
Westminster Manor (WA002000156)	59	
Zephyr (WA002000344)	25	
Total Other Properties:	**2,113**	
TOTAL:	**2,453**	

iii. Planned New Project-based Vouchers

Property Name	Anticipated Number of New Vouchers to be Project-based	RAD?	Description of Project
Illahee Apartments	36	No	Increase KCHA's level of existing affordable housing stock by converting 36 existing unsubsidized housing units to PBVs.
Mercy Housing's Burien Family Supportive Housing	34	No	Awarded Project-based Vouchers (PBV) through the 2023 King County Combined Funders NOFO. AHAP contract anticipated in Q1 2025 with project completion anticipated in Q3 2026.
Low Income Housing Institute's Child Haven Skyway	15	No	Awarded PBVs through the 2023 King County Combined Funders NOFO. AHAP contract anticipated in Q2 2025 with project completion anticipated in Q4 2026.
Henry House Apartments	54	No	Preserve affordable housing for low-income families by taking over a PBS8 contract for 36 units of HUD multifamily units, as well as converting 18 existing unsubsidized housing units to PBVs.
Briarwood	70	Yes	Subsidy conversion from Public Housing through RAD.
Brittany Park	43	Yes	Subsidy conversion from Public Housing through RAD.
Lake House	70	Yes	Subsidy conversion from Public Housing through RAD.
Munro Manor	60	Yes	Subsidy conversion from Public Housing through RAD.
Riverton Terrace II	30	Yes	Subsidy conversion from Public Housing through RAD.
Yardley Arms	67	Yes	Subsidy conversion from Public Housing through RAD.
Planned Total Vouchers to be Newly Project-based	479		

iv. Planned Existing Project-based Vouchers

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

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

While no additional modifications to KCHA's housing stock are anticipated at the time of this plan's drafting, KCHA will continue to use every tool available to expand our reach as additional opportunities arise throughout the plan year, including but not limited to the designation of units as MTW Neighborhood Services Units, the use of banked ACC or MTW working capital to support development and acquisition activities, the use of new Special Purpose and Project-Based Vouchers, and sponsor-based housing.

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

In 2025, KCHA will spend approximately $21 million in MTW working capital to complete improvements critical to maintaining our federally subsidized properties. Overall, these investments improve housing quality, reduce maintenance costs and energy consumption, and extend the life expectancy of our housing stock, enabling us to better fulfill our mission over the long term. Expenditures include:

- **UNIT UPGRADES AND SPECIAL PROJECTS ($7.8 MILLION)**
  KCHA's ongoing efforts to significantly upgrade the interiors of our affordable housing inventory as units turnover will continue in 2025. KCHA's in-house, skilled workforce will perform the renovations, which include the installation of new flooring, cabinets, and fixtures to extend by 15 years the useful life of up to 135 additional units. The increase in annual investment is due largely to the rising costs for contractor and vendor services as well as building materials.

- **BUILDING ENVELOPE AND COMPONENTS UPGRADES ($9.1 MILLION)**
  New windows will be installed at Brittany Park (Normandy Park) and Gustaves Manor (Auburn), and Burien Park (Burien) and Vista Heights (Renton) will be re-roofed. The building envelope upgrade at Westminster Manor (Shoreline) includes new siding, windows, exterior doors, and roofing. In 2023, only the roof had been scheduled to be completed but during the roof design, leaks were discovered in the stairways and in the siding so the scope of work was expanded to include a full envelope upgrade. This larger project is scheduled for 2025.

- **SYSTEMS (HEATING, SEWER, ELEVATOR) IMPROVEMENTS ($2.9 MILLION)**
  The fire monitoring systems at Harrison House (Kent) and Newport Apartments (Bellevue) were scheduled for upgrade in 2024, but the work had to be rescheduled for 2025. In 2025, the system at Yardley Arms (Burien) also will be upgraded. Work will begin at Wayland Arms (Auburn) to stabilize the slab under the south side of the building, which also will entail relocating the boiler and domestic hot water supply.

- **SECURITY IMPROVEMENTS ($1.2 MILLION)**
  Automated vehicle and pedestrian gates will be installed in existing fencing at Birch Creek (Kent), Mardi Gras (Kent), and Valli Kee (Kent).

B. LEASING INFORMATION

i. Planned Number of Households Served[3]

SUMMARY

MTW Households to be Served through:	Planned Number of Households to be Served	Planned Number of Unit Months Occupied/ Leased
MTW Public Housing Units Leased	2,440	29,280
MTW Housing Choice Vouchers (HCV) Utilized[4]	8,710	104,520
Local, Non-traditional: Tenant-based	140	1,680
Local, Non-traditional: Property-based	0	0
Local, Non-traditional: Homeownership	0	0
Planned Total Households Served	11,290	135,480

LOCAL, NON-TRADITIONAL PROGRAMS

Local, Non-traditional Category	MTW Activity Name/Number	Planned Number of Households to be Served	Planned Number of Unit Months Occupied/ Leased
Tenant-based	2007-6: Develop a Sponsor-based Housing Program	40	480
Tenant-based	2013-2: Flexible Rental Assistance	100	1,200
Planned Total Households Served		**140**	**1,680**

[3] In prior years, KCHA's planned number of households served included special purpose vouchers that were funded outside of the agency's MTW Block Grant. This table includes only KCHA's MTW Block Grant vouchers.
[4] In 2025, KCHA also plans to administer housing assistance to an additional 2,100 households that have ported-in to our jurisdiction and an additional 3,579 households using other non-MTW special purpose vouchers, including 703 Emergency Housing Vouchers.

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

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
MTW Public Housing	No leasing issues are anticipated for this program in 2025.
MTW Housing Choice Voucher (HCV)	King County continues to experience population growth, low vacancy rates, and rising rents. The resulting competition among renters for a limited supply of affordable units creates leasing challenges for those utilizing tenant-based vouchers and individuals with barriers to housing stability. To address these challenges, KCHA will continue to deploy a variety of interventions, including: executing contracts with nonprofits to provide housing search services; expanding housing navigation services within KCHA's Resident Services Department; a ZIP code-based payment standard system that tracks changes in market rents closely and adjusts payment standards on a semi-annual basis; landlord outreach and retention efforts; expedited inspection processes including self-certification of newly constructed and KCHA-owned properties; security deposit assistance; and exploration of the expansion of flexible client assistance funds aimed to mitigate financial leasing barriers for all voucher types.
Local, Non-traditional	Securing housing in high-cost, competitive rental markets is exceptionally challenging for low-income individuals and families. The gap between their earnings and soaring rent prices makes it difficult to meet financial requirements like high security deposits and strong credit scores. Additionally, the limited supply of affordable housing means that demand far exceeds availability, leading landlords to favor tenants with more stable financial backgrounds and rental history. To address these challenges, KCHA and our partners will continue working together to identify strategies and resources to help mitigate financial leasing barriers, and to offer support services such as unit identification, advocacy with landlords, and assistance with completing housing applications to help Local, Non-traditional clients navigate the complex rental landscape.

C. WAITING LIST INFORMATION

i. Waiting List Information Anticipated

Waiting List Name	Description	Number of Households on Waiting List	Waiting List Open, Partially Open, or Closed	Are There Plans to Open the Wait List During 2025?
Housing Choice Voucher	Community-wide	1,625	Partially open (accepting targeted voucher referrals only)	No
Public Housing	Regional	10,232	Closed	No
Public Housing	Site-based	10,287	Closed	No
Project-based	Regional	6,358	Open	N/A
Public Housing – Conditional Housing	Program-specific	25	Open	N/A

ii. Planned Changes to Waiting List in the Plan Year

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

- As noted in Activity 2004-3, KCHA plans to change the structure of the existing site-based waiting lists for our subsidized housing program. Currently, residents are able to select up to two regional waiting lists and up to two site-based waiting lists. To create greater choice for applicants, KCHA is exploring and may implement a change in 2025 to allow housing applicants to select as many sites as they desire. This change will allow greater opportunities for families to identify and select housing opportunities in communities of their choice based on their desired neighborhood and site amenities.

- As detailed in Appendix I, KCHA anticipates approval of its application to reposition its Public Housing inventory under HUD's RAD program. KCHA currently operates its Public Housing mixed-population hi-rise developments under a HUD-approved Designation Plan. To ensure operational continuity as these developments transition to Project-based subsidy, revised and/or new preferences specific to these former PH developments may be adopted to allow retention of current wait list and tenant selection procedures.

SECTION III

PROPOSED MTW ACTIVITIES

ACTIVITY 2025-1: Young Adult Prosperity Program (YAPP)

MTW Objective: Increase Self-Sufficiency

A. ACTIVITY DESCRIPTION

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

Therefore, KCHA is creating a local MTW self-sufficiency program, the Young Adult Prosperity Program (YAPP). YAPP will not replace the traditional FSS program. Rather it is aimed specifically at households that have FYI and FUP youth vouchers. YAPP will include self-sufficiency services coordinated with and complimentary to existing FUP-youth and FYI case management services provided by KCHA's long-time partner the YMCA and may incorporate incentives that are tied to program-specific pathways and goals.

The proposed program design will include, but is not limited to, the following:

- A contract of participation describing the targeted contract completion date and family obligations (program requirements).
- Participant identified goal(s), active participation in an education or career pathway plan and development of life skills in support of successful goal achievement.
- Youth-centered case management with minimum meetings with a coordinator to facilitate timely and relevant goals and service plan.
- Up to $500 per month in incentives by meeting program-wide and individual goals. KCHA may require some or all incentive payments be deposited into an escrow account based on participation terms and personal objectives. KCHA will establish guidelines for the use of escrow funds that align with program goals. Incentive payments are excluded from rent calculation income.

YAPP incorporates a client-centered approach designed to meet the unique needs of FYI and FUP-Y participants while addressing system service gaps, increasing youth voucher participants' level of engagement and better supporting their ability to build life skills, economic independence, and

long-term housing stability. Self-sufficiency services may incorporate attainment of a General Equivalency Diploma (GED), connections to resources to help finance post-secondary and technical school attendance, job preparedness coaching, job training programs, internships and employment opportunities; and other pathways of interests identified by YAPP young adults. YAPP will also serve to meet related service participation requirements to qualify for HUD-allowable voucher extension beyond the initial three years as described in the Fostering Stable Housing Opportunities Amendment.

KCHA expects to begin implementing the program as soon as feasible following MTW approval. Only FYI and FUP-Y voucher participants are eligible for participation in YAPP.

B. COST IMPLICATIONS

KCHA will utilize its single fund budget authority to support YAPP service delivery. KCHA may also seek grant funding to help augment use of its own single fund budget flexibility.
Potential cost-implications are estimated at $250,000 per year for staffing and incentive payments. This estimate is based on an anticipated caseload size of about 25 youth voucher participants fully meeting all program and incentive requirements. If demand exceeds the current program size, KCHA will review and determine program growth.

C. NEED/JUSTIFICATION:

Applicable MTW authorizations to engage in the following MTW initiative include Attachment C Section E and Attachment D, Section C.1.a of KCHA's Amended and Restated Moving to Work Agreement.

KCHA needs the funding and program flexibility to implement a local self-sufficiency program that meets the unique circumstances of YAPP households.

D. RENT REFORM/TERM LIMIT INFORMATION

This activity does not fall under The US Department of Housing and Urban Development's (HUD) definition of a "rent reform activity."

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
2024-1	Employment Sponsorship Program	Self-sufficiency	23
2024-2	Local Homeownership Program	Housing Choice	23
2022-1 & 2019-1	Acquire and Develop New Affordable Housing	Housing Choice	25
2018-1	Encouraging the Successful Lease-up of the Housing Choice Voucher Program	Housing Choice	26
2016-2	Conversion of Former Opt-out Developments to Public Housing	Cost-effectiveness	27
2015-2	Reporting on the Use of Net Proceeds from Disposition Activities	Cost-effectiveness	28
2014-2	Revised Definition of "Family"	Housing Choice	29
2013-1	Passage Point Re-entry Housing Program	Housing Choice	29
2013-2	Flexible Rental Assistance	Housing Choice	30
2009-1	Project-based Section 8 Local Program Contract Term	Housing Choice	31
2008-1	Acquire New Public Housing	Housing Choice	32
2008-3	FSS Program Modifications	Self-sufficiency	33
2008-10 & 2008-11	EASY and WIN Rent Policies	Cost-effectiveness	34
2008-21	Public Housing and Housing Choice Voucher Utility Allowances	Cost-effectiveness	35
2007-6	Develop a Sponsor-based Housing Program	Housing Choice	37
2007-14	Enhanced Transfer Policy	Cost-effectiveness	38
2005-4	Payment Standard Changes	Housing Choice	39
2004-2	Local Project-based Section 8 Program	Cost-effectiveness	40
2004-3	Develop Site-based Waiting Lists	Housing Choice	42
2004-5	Modified Housing Quality Standards (HQS) Inspection Protocols	Cost-effectiveness	43
2004-7	Streamlining Public Housing and Housing Choice Voucher Forms and Data Processing	Cost-effectiveness	45
2004-9	Rent Reasonableness Modifications	Cost-effectiveness	47
2004-12	Energy Performance Contracting	Cost-effectiveness	47
2004-16	Housing Choice Voucher Occupancy Requirements	Cost-effectiveness	48

ACTIVITY 2024-1: Employment Sponsorship Program

MTW STATUTORY OBJECTIVE: Increase Self-sufficiency
APPROVAL: 2024
IMPLEMENTED: 2024

CHALLENGE: In 2022, the median annual income of residents of KCHA's federally subsidized housing programs was $13,266. Households with a member able to work had a median income from wage earnings of about $32,591. Yet high housing costs in King County mean that households need annual incomes of about $84,000 to afford a one-bedroom rental unit, and $98,000 to afford a two-bedroom rental unit.[5] There is a significant opportunity to create greater access to employment and career training programs that increase long-term earnings for residents of subsidized housing.

SOLUTION: The Employment Sponsorship Program will promote self-sufficiency among residents by providing unique opportunities to gain on-the-job skills and a foothold in permanent positions that pay living wages. KCHA is working with residents, staff, and workforce development service providers to design an employment sponsorship program that will provide opportunities for participants in KCHA's housing programs to engage in job training programs or introductory positions that support a transition to permanent career opportunities. Employment sponsorship activities may include an internship, a time-limited employment opportunity, or other workforce development training programs. As stated in the agency's approved 2024 MTW Annual Plan, any wages, stipend, or other payments earned through the program would not impact a household's income calculation for a set period of time. This program broadens an existing exclusion for income received due to participation in HUD-funded training programs to include those paid for by KCHA or another provider.

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 2024-2: Local Homeownership Program

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2024
IMPLEMENTED: 2024

[5] Out of Reach Report. 2023. National Low Income Housing Coalition. www.nlihc.org/oor/state/wa

CHALLENGE: The high cost of housing and limited development of lower-cost housing types in KCHA's jurisdiction, combined with the level of subsidy needed to make a home affordable, is largely incongruous with HUD's traditional Housing Choice Voucher Homeownership Program.

SOLUTION: KCHA is committed to finding ways to support wealth-building opportunities for low-income households in King County. KCHA received approval to make modifications to HUD's traditional HCV Homeownership Program to operate more effectively within local conditions. As stated in the agency's approved 2024 MTW Annual Plan, KCHA makes monthly housing assistance payments on behalf of low-income homeownership voucher holders to assist in meeting their monthly homeownership obligations. Requirements for program participation may include, but are not limited to the following:

- Must be a program participant in good standing.
- Eligible households must attend pre-purchase and post-purchase homeownership counseling programs. With the aim of assisting program participants reach this requirement, KCHA may develop community partnerships and utilize our internal Resident Services Department to remove barriers and increase access to homeownership classes, credit counseling, and financial education activities.
- Any homes must pass an inspection approved by KCHA.

The approved changes that KCHA has made to the traditional homeownership program include, but are not limited to:

- Alternative eligibility requirements, including those related to minimum household income, sustained employment, removal of first-time homebuyer requirements, and additional modifications reasonably related to the ability to purchase a home.
- Lowering or eliminating the minimum homeowner contribution requirement.
- An alternative homeownership payment standard that differs from KCHA's multi-tiered HCV payment standards, and/or the establishment of a standard monthly homeownership subsidy amount.
- Alternative time limitations on subsidy assistance of up to 20 years under certain conditions.

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

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2019
IMPLEMENTED: 2019

CHALLENGE: This activity seeks to address a common barrier to the development of affordable housing. While traditional third-party debt can support a significant portion of total development or acquisition costs, it generally is not sufficient to finance the full cost of a property's acquisition or new development. MTW funds for development, acquisition, financing, or renovation costs can mitigate this financing gap in whole or in part, in accordance with PIH Notice 2011-45.

SOLUTION: To expand agency and regional efforts, KCHA re-proposed and was granted approval to modify Activity 2019-1 in order to allow MTW funds to be used to support the development or acquisition of non-federally subsidized affordable housing, including properties owned or controlled by KCHA (already approved by HUD) and those owned or operated by nonprofit entities. Properties supported by this effort may include, but are not limited to, properties also leveraging Low Income Housing Tax Credits (LIHTC) and other federal, state, and local funding sources. Funding provided under this activity may be structured as a loan (or internal loan when supporting a KCHA-owned property), a financial equity contribution to a development, or a recoverable grant.

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

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

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

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

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2018
IMPLEMENTED: 2018

CHALLENGE: King County's low vacancy rate, coupled with the large in-migration of an affluent and skilled workforce, make it difficult for KCHA's voucher holders to compete in the private housing market. The shopping success rate after eight months of searching hovers around 66% — an achievement in this market but lower than our agency stretch goal of 80%.

SOLUTION: KCHA is working to preserve and increase the number of housing options available by streamlining our inspection protocol even further by allowing landlords to inspect and self-certify that the unit passes HUD's standards. The program's three pilot phases have been implemented, including: (1) allowing self-certifications for newly constructed, not-previously-occupied units issued a Certificate of Occupancy or Temporary Certificate of Occupancy; (2) allowing KCHA-owned properties built after 1978 to self-certify; and (3) allowing non-KCHA affiliated LIHTC properties to self-certify. These efficiencies are enabling faster lease-up times and cause less disruption for landlords while ensuring program compliance. Following the implementation of the three-phase self-certification pilot, KCHA has made permanent the self-certification options for certain types of buildings, including newly constructed buildings, KCHA-owned sites built after 1978, and non-KCHA affiliated LIHTC properties.[6]

In addition to strategies to improve landlord recruitment and retention, KCHA will continue to invest in strategies to aid voucher holders in leasing a unit in the geographic location of their choice. Examples of previously implemented activities include: providing access to a security deposit assistance fund; use of multi-tiered, ZIP code-based payment standards; and continuing to focus on the customer experience.

PROPOSED CHANGES TO ACTIVITY: In 2025, building on learnings from the Creating Moves to Opportunity (CMTO) demonstration program and the recent use of in-house navigators to support HUD-VASH participants, KCHA is planning to expand housing search services. If any associated actions necessitate additional waiver flexibility, KCHA will seek approval through the HUD-approved MTW Plan amendment process.

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

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

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2016
IMPLEMENTED: 2016

CHALLENGE: The process to convert a property's subsidy model from project-based Section 8 to Public Housing is slow, burdensome, and administratively complex. Under current federal

[6] For additional detail, see Activity 2004-5.

guidelines, units convert only when the original resident moves out with a voucher. This transition is gradual, and at properties that house seniors or residents with disabilities, turnover of units tends to be particularly low. At the same time, two sets of rules — project-based Section 8 and Public Housing — simultaneously govern the management of the development, adding to the administrative complexity of providing housing assistance.

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

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

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

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

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

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

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2015
IMPLEMENTED: 2015

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

SOLUTION: This streamlining activity allows us to realize time-savings and administrative efficiencies while continuing to adhere to the guidelines outlined in 24 CFR 941 Subpart F of Section 18 demolition and disposition code.

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

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

KCHA reports on the uses of net proceeds from disposition activities, including administrative and overhead costs, in the annual MTW report.

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 2014-2: Revised Definition of "Family"

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2014
IMPLEMENTED: 2014

CHALLENGE: In July 2023, 1,779 households experiencing homelessness in King County were families with children.[7] Thousands more elders and people with disabilities, many with severe rent burdens, are experiencing homelessness and often on our waiting lists.

[7] King County Regional Homelessness Authority: Households Served. www.kcrha.org/households-served

SOLUTION: This policy directs KCHA's limited resources to populations facing the greatest need: elderly and near-elderly households; people with disabilities; families with children; and heads of household designated as emancipated minors (aged 16 and above) pursuant to Washington State regulations. We modified the eligibility standards outlined in the Public Housing Admissions and Continued Occupancy Policy (ACOP) and HCV Administrative Plans to limit eligible households to those that include at least one elderly member, person with a disability, or a minor/dependent child. The current policy affects only admissions and does not affect the eligibility of households currently receiving assistance. Exceptions will be made for participants in programs that target specialized populations, such as survivors of domestic violence or individuals experiencing chronic homelessness.

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

This activity may apply to Sedro-Woolley Housing Authority contingent upon HUD's approval of KCHA's application for MTW regionalization. SWHA may customize the adoption and implementation of this activity to best meet the needs of SWHA and its residents. During SWHA's conversion to this MTW activity it will continue to operate as is. See Appendix H for information regarding KCHA's regionalization efforts.

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

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

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2013
IMPLEMENTED: 2013

CHALLENGE: Between July 2020 and June 2023, 989 individuals in King County returned to the community after a period of incarceration.[8] In 2016 (the most recent year statistics are available), 47% of all state prisoners nationally and 57% of all federal prisoners were parents with at least one minor child. Among those minors, 19% with a parent in state prison and 13% with a parent in federal prison were age 4 or younger. [9] Parents typically face barriers to securing housing and employment upon release from prison due to their criminal record or lack of traditional job skills. Without a home or employment, many are unable to reunite with their children.

[8] Washington State Department of Corrections. Number of Prison Releases by County of Release. www.doc.wa.gov/docs/publications/reports/200-RE001.pdf
[9] Maruschak, L.M, Bronson, J., and Alper, M. (2021). Survey of Prison Inmates, 2016: Parents in Prison and Their Minor Children. https://bjs.ojp.gov/content/pub/pdf/pptmcspi16st.pdf

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

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

ACTIVITY 2013-2: Flexible Rental Assistance

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2013
IMPLEMENTED: 2013

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

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

KCHA currently administers two distinct flexible rental assistance programs:

- Student and Family Stability Initiative (SFSI): SFSI pairs short-term rental assistance with housing stability and eviction prevention services that follow the Rapid Rehousing model and is coupled with employment navigation services for families experiencing homelessness. School-based McKinney-Vento liaisons identify and connect these families with a community-based service provider under contract with KCHA. The caseworkers of

the community-based provider have the flexibility to determine the most effective approach to quickly stabilize the family in housing.

- While in School Housing Program (WISH): Implemented as part of KCHA's 2019 MTW Plan, flexible housing assistance is provided to college students experiencing homelessness or housing instability. This tenant-based, time-limited subsidy, developed in partnership with Highline College, provides up to 54 months of housing support while leveraging existing on-campus services that support students beyond their housing needs. This program was launched in 2020 with 40 vouchers and since has been expanded to now serve up to 70 students.

PROPOSED NON-SIGNIFICANT CHANGES TO ACTIVITY: In 2024, KCHA expanded the WISH program to 70 students. Due to the success of the program and continued local need, we additionally are exploring the expansion of WISH to another college with the necessary infrastructure to support the program. KCHA is also in early-stage conversations with the Jeannette Rankin Foundation and Highline College, discussing potential partnerships to address various needs of WISH students through targeted scholarship opportunities offered by the foundation.

In 2025, KCHA will begin exploring the use of flexible rent assistance to support additional populations experiencing homelessness, including those fleeing domestic violence, dating violence, sexual assault, and stalking. This initiative will consider providing flexible financial assistance for urgent basic needs, term-limited rental assistance, security deposits, and flex funds to mitigate leasing barriers. If any associated actions necessitate additional waiver flexibility, KCHA will seek approval through the HUD-approved MTW Plan amendment process.

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

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2009
IMPLEMENTED: 2009

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

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

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

ACTIVITY 2008-1: Acquire New Public Housing

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2008
IMPLEMENTED: 2008

CHALLENGE: In 2021 in King County, 85% of extremely low-income households were cost burdened by housing costs, and there were only 21 affordable and available units for every 100 extremely low-income renter households.[10] In the context of these challenges, KCHA's Public Housing waiting lists continue to grow to over 20,000 households. Given the gap between the availability of affordable housing and the number of low-income renters, KCHA must continue to increase the inventory of units that are affordable to extremely low-income households.

SOLUTION: KCHA's Public Housing Annual Contributions Contract (ACC) is currently below the Faircloth limit in the number of allowable units. These "banked" Public Housing subsidies allow us to add to the affordable housing supply in the region by acquiring new units. This approach is challenging, however, because Public Housing units cannot support debt. We continue our innovative use of MTW working capital, with a particular focus on the creation or preservation of units in high-opportunity neighborhoods.[11] We further simplify the acquisition and addition of units to our Public Housing inventory by collaborating with the local HUD field office to streamline the information needed to add these units to the PIH Information Center (PIC) system and obtain operating and capital subsidies. We also use a process for self-certification of neighborhood suitability standards and Faircloth limits, necessitating the flexibility granted in Attachment D, Section D of our MTW Agreement.[12]

[10] US Census Bureau, American Community Survey 2021 1-year estimate, as reported by the King County Regional Affordable Housing Dashboard. www.kingcounty.gov/depts/community-human-services/housing/affordable-housing-committee/data.aspx
[11] Neighborhood opportunity designations are from the Puget Sound Regional Council and Kirwan Institute's Opportunity Mapping index. www.psrc.org/opportunity-mapping
[12] Some Public Housing units might be designated MTW Neighborhood Services units in 2022 upon approval from the HUD field office.

KCHA continues to look for strategic opportunities to acquire existing private-market properties and turn on banked public housing ACC, both of which may occur within a plan year. For ACC units that we own or acquire, and that meet the definition of physically obsolete, Section 18 will remain a valuable tool in rehabilitation efforts. Combined with this approach through the plan year, KCHA will provide HUD with the respective property's date of construction completion rather than the DOFA date so that while determining the capital fund subsidy in accordance with CFR 905.400(d)(1)(iii), HUD can calculate the age of the project for estimated accrual need.

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

ACTIVITY 2008-3: FSS Program Modifications

MTW STATUTORY OBJECTIVE: Increase Self-sufficiency
APPROVAL: 2008
IMPLEMENTED: 2018

CHALLENGE: Nationally, only 25% of low-income households that qualify for housing assistance receive it.[13] For more households with limited resources to be served, subsidized households need to be supported in their efforts to achieve economic independence and cycle out of the program. HUD's standard Family Self-Sufficiency (FSS) program may not provide the full range of services and incentives necessary to support greater self-sufficiency among participants.

SOLUTION: KCHA is implementing modifications to the FSS program that could increase incentives for resident participation, education and training outcomes, and income growth. With KCHA's rent policy, the new Contract of Participation (COP) length can potentially decrease the number of families served. Through MTW flexibility, the COP will begin on the first day of the following month that is signed and will be in effect for five years, with possible extensions for up to two years. In order to serve even more families, FSS families that are actively seeking employment at contract end date — and are ready to move to market-rate housing or homeownership — will be deemed as successful participants and can graduate from the program. We also continue to explore the manner and rate at which participants accumulate and access escrow funds as part of a broader economic mobility strategic planning process.

PROPOSED CHANGES TO ACTIVITY: No additional major modifications are anticipated and no additional authorizations are needed at this time. If any actions necessitate additional waiver flexibility in 2025, KCHA will seek approval.

[13] Worst Case Housing Needs 2019: Report to Congress, page xi.
https://www.huduser.gov/portal/portal/sites/default/files/pdf/Worst-Case-Housing-Needs-2023.pdf

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

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2008
IMPLEMENTED: 2008

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

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

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

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

PROPOSED NON-SIGNIFICANT CHANGES TO ACTIVITY:

The EASY and WIN rent policies have been operating for more than 10 years without adjustments to the initially implemented tenant share of the rent. In 2025 KCHA will focus on:

- Evaluating these rent policies to learn more about their impact, understandability, efficiency, and costs, and to consider possible policy improvements for the future. KCHA may implement changes to address imminent and emergent program needs. For example, WIN Rent program Income Bands and Rent Tables may be modified and the percentage of income used when calculating rent for EASY Rent Households may be adjusted to allow KCHA to effectively respond to economic conditions and help ensure short and long-term program viability.
- No additional MTW authorizations are anticipated to be necessary.

- KCHA continues to assess the impact of HUD's final regulations implementing HOTMA Sections 102 and 104 on the agency's existing policies. While we undertake additional analysis, KCHA in 2025 will continue to leverage our MTW authority and previously approved activities to maintain existing policies related to recertifications, interim reexaminations, income calculations, streamlined deductions, and asset limitations. If any associated actions necessitate additional waiver flexibility in 2025, KCHA will seek approval through the HUD-approved MTW Plan amendment process.

This activity may apply to Sedro-Woolley Housing Authority (SWHA) contingent upon HUD's approval of KCHA's application for MTW regionalization. SWHA may customize the adoption and implementation of this activity to best meet the needs of SWHA and its residents. During SWHA's conversion to this MTW activity it will continue to operate as is. See Appendix H for information regarding KCHA's regionalization efforts.

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

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2008
IMPLEMENTED: 2010

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

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

PROPOSED NON-SIGNIFICANT CHANGES TO ACTIVITY:

- KCHA continues to assess the impact of HUD's final regulations implementing HOTMA Sections 102 and 104 on the agency's existing policies. While we undertake additional analysis, KCHA in 2025 will continue to leverage our MTW authority and previously approved activities to maintain existing policies related to recertifications, interim reexaminations, income calculations, streamlined deductions, and asset limitations.

- As noted in previous MTW Plans, as sustainable construction methods, building orientation, and natural features increasingly enable more energy efficient housing, the difference between the amount that a household may spend on utilities in a newer property relative to an older property is widening. In the case of Section 8 Project-Based Voucher contracts, relying on KCHA's streamlined utility allowances (referred to as Energy Assistance Supplement or EAS) can result in less subsidy paid to the owner over the life of the contract. Recognizing the importance of advancing sustainable development principles and the need for adequate operating revenue at supportive housing sites, KCHA in 2025 will explore and may implement a policy allowing for alternative utility allowances. In analyzing and implementing this policy, KCHA would establish criteria for energy modeling reports or other tools used to determine the alternative EAS, limit eligibility to certain types of properties, and establish criteria regarding periodic updates to models and approved allowances.

- In 2025, KCHA will continue to explore making changes to the content, structure, and scope of our utility allowances to ensure they are meeting the needs of households living in our subsidized housing. If KCHA pursues such changes in addition to those related to project-based vouchers, we will ensure that the proper public process is followed.

This activity may apply to Sedro-Woolley Housing Authority contingent upon HUD's approval of KCHA's application for MTW regionalization. SWHA may customize the adoption and implementation of this activity to best meet the needs of SWHA and its residents. During SWHA's conversion to this MTW activity it will continue to operate as is. See Appendix H for information regarding KCHA's regionalization efforts.

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

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2007
IMPLEMENTED: 2007

CHALLENGE: According to the King County Regional Homelessness Authority's most recent Point-in-Time Count in January 2024, 16,385 people in the county lacked housing, and about half of them (49%) reported that they were experiencing chronic homelessness.[14]

SOLUTION: KCHA provides housing funds directly to our behavioral health care and nonprofit partners, including Sound and Navos. Providers use the funds to provide affordable housing to subsidy program participants. The programs operate under the "Housing First" model of supportive housing, which couples low-barrier placement in permanent, scattered-site housing with individualized services that help residents maintain long-term housing stability. As openings occur, recipients are referred through the mental health system, street outreach teams, and King County's Coordinated Entry system. Once a participant is stabilized and ready for a more independent living environment, KCHA works with King County government to offer a move-on strategy through a tenant-based non-elderly disability voucher, issued by KCHA.

INFORMATIONAL UPDATE:

There are no significant changes being made to this activity, in 2025 KCHA will focus on:

Sponsor-based program partners continue to encounter financial, staffing, and service capacity challenges in administering the Sponsor-based housing program. KCHA remains actively engaged with these providers, including Sound and Navos, to evaluate their ability to sustain the program

[14] 2024 Point in Time Count. King County Regional Homelessness Authority. https://kcrha.org/data-overview/king-county-point-in-time-count

beyond 2024. Ongoing discussions aim to determine if any adjustments are necessary to ensure the program can effectively achieve its critical objectives in 2025.

ACTIVITY 2007-14: Enhanced Transfer Policy

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2007
IMPLEMENTED: 2007

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

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

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

ACTIVITY 2005-4: Payment Standard Changes

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2005
IMPLEMENTED: 2005

CHALLENGE: In 2022, 30% of all KCHA's federally subsidized households with children lived in high-opportunity neighborhoods — an increase of 6 percentage points since 2016. These

neighborhoods offer benefits to their residents, including improved educational opportunities, increased access to public transportation, and greater economic opportunities.[15]

When market rents exceed allowable subsidy levels provided under HUD's traditional payment standard methodology, participating HCV households must pay the overage directly out of pocket. Therefore, the failure of the payment standards to reflect escalating housing costs directly increases the amount paid by HCV participants and also can hamper the ability of some households to secure new housing, particularly those households coming directly from homelessness with extremely limited incomes. KCHA's multi-tiered approach to setting payment standards based on location has expanded geographic choice for families.

SOLUTION: This initiative develops local criteria for the determination and assignment of payment standards to better match local rental markets, with the goals of increasing affordability in high-opportunity neighborhoods and ensuring the best use of limited financial resources. We develop our payment standards through a biannual analysis of local submarket conditions, trends, and projections. This approach means that we can provide subsidy levels sufficient for families to afford the rents in high-opportunity areas of the county and not have to pay market-leading rents in less expensive neighborhoods. Our biannual monitoring ensures we are positioned to act quickly amid changing market conditions. As a result, our residents are less likely to be displaced by rising rents and have greater geographic choice.

In 2007, we expanded this initiative and allowed approval of payment standards of up to 120% of Fair Market Rent (FMR) without HUD approval. In early 2008, we decoupled the payment standards from HUD's FMR calculations entirely so that we could be responsive to the range of rents in Puget Sound's submarkets. Current payment standards for two-bedroom apartments range from 70% to 112% of the regional HUD FMR.

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

[15] High-opportunity areas in this case align with those identified as part of the Creating Moves to Opportunity (CMTO) project. To identify high-opportunity neighborhoods, CMTO researchers used the Opportunity Atlas which provides the rates of "upward income mobility for children growing up in low-income families" across census tracts. See: www.opportunityatlas.org

practice of conducting a second market analysis and potential payment standard adjustment to account for the rapidly changing rental submarkets.

NON-SIGINFICANT CHANGES TO ACTIVITY:

- In 2024 KCHA received confirmation of exemption from the mandatory use of the SAFMRs as a result of our alternative payment standards policy. HUD is in agreement that this activity meets the MTW exemption criteria per section 6 of Notice PIH 2018-01.
- KCHA continues to assess the impact of HUD's final regulations implementing HOTMA Sections 102 and 104 on the agency's existing policies. While we undertake additional analysis, KCHA in 2025 will continue to leverage our MTW authority and previously approved activities to maintain existing policies related to payment standards. No major modifications are anticipated and no additional authorizations are needed at this time.

ACTIVITY 2004-2: Local Project-based Voucher Program

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2004
IMPLEMENTED: 2004

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

SOLUTION: The ability to streamline the Project-based Voucher (PBV) 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 Vouchers in high-opportunity areas of the county in order to increase access to these neighborhoods for low-income households.[16] We also partner with nonprofit community service providers to create housing targeted to special-needs populations, opening new housing opportunities for people experiencing homelessness throughout King County who are traditionally not served through our mainstream Public Housing and Housing Choice Voucher programs. Additionally, we coordinate with county government and suburban jurisdictions to assist with underwriting 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.

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

CREATE HOUSING TARGETED TO SPECIAL-NEEDS POPULATIONS BY:

- Assigning Project-based Voucher 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 PBV assistance to units located in high-opportunity census tracts, including those with poverty rates lower than 20%. (FY 2004)
- Waiving the 25% cap on the number of units that can be project-based on a single site. (FY 2004)
- Allocating PBV subsidy non-competitively to KCHA-controlled sites or other jurisdictions and using an existing local government procurement process for project-basing Voucher assistance. (FY 2004)
- Allowing owners and agents to conduct their own construction and/or rehab inspections, and having the management entity complete the initial inspection rather than KCHA, with inspection sampling at annual review. (FY 2004)
- Modifying eligible unit and housing types to include shared housing, cooperative housing, transitional housing, and high-rise buildings. (FY 2004)
- Allowing PBV rules to defer to Public Housing rules when used in conjunction with a mixed finance approach to housing preservation or when assigned to a redeveloped former Public Housing property. (FY 2008)
- Partnering with local municipalities to develop a local competitive process that pairs project-based assistance with local zoning incentives. (FY 2016)
- Allowing KCHA to enter into a HAP contract for any type of unit that does not qualify as existing housing and is under construction or has been recently constructed, regardless of whether an AHAP has been executed. (FY 2019)

IMPROVE PROGRAM ADMINISTRATION BY:

- Allowing project sponsors to manage project waiting lists as determined by KCHA. (FY 2004)
- Using KCHA's standard HCV process for determining Rent Reasonableness for units in lieu of requiring third-party appraisals. (FY 2004)
- Allowing participants in "wrong-sized" units to remain in place, if needed, and pay the higher rent. (FY 2004)
- Assigning standard HCV payment standards to PBV 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 PBV 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 PBV vacancy when the unit has remained vacant for more than 30 days. (FY 2010)
- Waiving the 20% cap on the amount of HCV budget authority that can be project-based, allowing KCHA to determine the size of our PBV program. (FY 2010)

PROPOSED CHANGES TO ACTIVITY: KCHA is proposing the following changes to this activity to streamline PBV (Project-Based Voucher) contracting:

- Improve program administration by allowing KCHA to remove the requirement that all units to be placed under contract must pass inspection before the contract is executed. In these scenarios, KCHA will ensure that the property communal areas pass inspection before execution of the contract, and each individual unit intended for inclusion under the contract will undergo inspection and must pass prior to tenants moving into the unit and before KCHA pays the PBV subsidy.

- KCHA continues to assess the impact of HUD's final regulations implementing HOTMA on the agency's existing policies. While we undertake additional analysis, KCHA in 2025 will continue to leverage our MTW authority and previously approved activities to maintain existing policies related to our local PBV program.

ACTIVITY 2004-3: Develop Site-based Waiting Lists

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2004
IMPLEMENTED: 2004

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

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

INFORMATIONAL UPDATES:

There are no significant changes being made to this activity, in 2025 KCHA will focus on:

- As described in previous MTW Plans, KCHA is considering implementing new site-based waiting lists for properties where there is a community-identified need to serve a priority population. For instance, to address high levels of students experiencing homelessness in the area, KCHA plans to partner with the Bellevue School District and local community organizations to provide families experiencing homelessness access to subsidized housing at particular properties within the school district. KCHA may apply this strategy to other areas of King County as well.

- As described in previous MTW Plans, and as mentioned in Section II of this plan, KCHA in 2025 plans to change the structure of the existing site-based waiting lists for our subsidized housing program. Currently, residents are able to select up to two regional waiting lists and up to two site-based waiting lists. To create greater choice for applicants, KCHA is exploring and may implement a change in 2025 allowing applicants to select as many sites or regional waiting lists as they desire. This change will allow greater opportunities for families to identify and select

housing opportunities in communities of their choice, based on their desired neighborhood and site amenities. KCHA also is considering grouping sites by cities or other characteristics, as an alternative to regional or site-specific waiting lists.

This activity may apply to Sedro-Woolley Housing Authority contingent upon HUD's approval of KCHA's application for MTW regionalization. See Appendix H for information regarding KCHA's regionalization efforts.

ACTIVITY 2004-5: Modified Inspection Protocols

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2004
IMPLEMENTED: 2004

CHALLENGE: HUD's inspection protocols often require multiple trips to the same neighborhood, the use of third-party inspectors, and blanket treatment of diverse housing types, adding an estimated $100,000 or more to annual administrative costs. Follow-up inspections for minor "fail" items impose additional burdens on landlords, who in turn may resist renting to families with Housing Choice Vouchers.

SOLUTION: Through a series of HCV program modifications, we have streamlined the 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 inspection due to minor deficiencies (applies to both annual and initial move-in inspections); (2) geographically clustering inspections to reduce repeat trips to the same neighborhood or building by accepting annual inspections completed eight to 20 months after initial inspection, allowing us to align inspection of multiple units in the same geographic location; and (3) self-inspecting KCHA-owned units rather than requiring inspection by a third party. KCHA also piloted a risk-based inspection model that places well-maintained, multi-family apartment complexes on a biennial inspection schedule. After closely monitoring the outcomes from the risk-based inspection pilot, KCHA decided to expand the program and move all units in multi-family apartment complexes to a biennial inspection schedule.

We also are streamlining our protocol even further by allowing landlords to inspect and self-certify that the unit passes HUD's standards. The program takes a phased-in approach and starts with newly constructed, not-previously-occupied units issued a Certificate of Occupancy or Temporary Certificate of Occupancy. The second phase extends the pilot to KCHA-owned properties built after 1978, and the third phase to non-KCHA affiliated LIHTC properties. To ensure that these units meet KCHA's high inspection standards, quality control audits will be performed on no fewer than 20% of the self-certified units every 90 days of the two-year pilot. These efficiencies will enable faster lease-up times and cause less disruption for landlords while ensuring program compliance. In early

2020, in response to the COVID-19 pandemic, KCHA implemented a catastrophe response plan that extended self-certified inspections to all landlords who qualify and delayed biennial inspections. In 2024, following the successful implementation of the three phase self-certification pilot program, KCHA made permanent the self-certification options for certain types of buildings, including newly constructed buildings, KCHA-owned sites built after 1978, and non-KCHA affiliated properties financed under the LIHTC program.

PROPOSED CHANGES TO ACTIVITY:

- KCHA continues to assess the impact of HUD's final regulations and guidance implementing HOTMA and NSPIRE on the agency's existing policies and is undergoing an enterprise-wide software conversion. In lieu of immediate implementation, KCHA will continue to leverage our MTW authority - maintaining existing inspection protocols including continued use of HQS inspection standards. No additional HUD authorizations are required at this time.

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

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2004
IMPLEMENTED: 2004

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

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

CHANGES TO BUSINESS PROCESSES:

- Modify HCV policy to require notice to move prior to the 20th of the month in order to have paperwork processed during the month. (FY 2004)
- Allow applicant households to self-certify membership in the family at the time of admission. (FY 2004)

- Modify HQS inspection requirements for units converted to project-based subsidy from another KCHA subsidy, and allow the most recent inspection completed within the prior 12 months to substitute for the initial HQS inspection required before entering the HAP contract. (FY 2012)
- Modify standard PBV requirements to allow the most recent recertification (within last 12 months) to substitute for the full recertification when a tenant's unit is converted to a PBV subsidy. (FY 2012)
- Allow Public Housing and HCV applicant households to qualify for a preference when household income is below 30% of AMI. (FY 2004)
- Streamline procedures for processing interim rent changes resulting from wholesale reductions in state entitlement programs. (FY 2011)
- Modify the HQS inspection process to allow streamlined processing of inspection data. (FY 2010)
- Establish a local release form that replaces HUD Form 9886 — clearly defining verifications that could be obtained and extending authorization for use to 40 months. (FY 2014)

CHANGES TO VERIFICATION AND INCOME CALCULATION PROCESSES:

- Exclude state Department of Social and Health Services (DSHS) payments made to a landlord on behalf of a tenant from the income and rent calculation under the HCV program. (FY 2004)
- Allow HCV residents to self-certify income of $50 or less received as a pass-through DSHS childcare subsidy. (FY 2004)
- Extend to 180 days the term over which verifications are considered valid. (FY 2008)
- Modify the definition of "income" to exclude income from assets with a value less than $50,000 and income from Resident Service Stipends less than $500 per month. (FY 2008)
- Modified the Resident Service Stipend maximum income exclusion allowance from $500 to $750 per month, and updated the policy so that the maximum amount will be annually adjusted based on the COLA increases received by KCHA employees. (FY 2023)
- Apply any change in Payment Standard at the time of the resident's next annual review or update, and for entering households, on the effective date. (FY 2004)
- Allow HCV residents who are at $0 HAP to self-certify income at the time of review. (FY 2004)

NON-SIGNIFICANT CHANGES TO ACTIVITY:

- As KCHA transitions to a new housing management software platform in 2025, KCHA will continue to explore and may implement further streamlining policies that take advantage the new software functionality and reduce administrative burdens. No further authorizations are needed at this time. Any changes are justified using the authorization granted in KCHA's MTW Restated and Amended Agreement: Attachment C, Item D.5.

- In 2025, KCHA plans to remove a local preference that was previously established to exclude recipients of federal rental subsidy programs on KCHA's waitlist from qualifying for a Housing

Choice Voucher. Removing this local preference will provide greater flexibility and housing choice.

- KCHA continues to assess the impact of HUD's final regulations implementing HOTMA Sections 102 and 104 on the agency's existing policies. While the agency continues to undertake additional analysis, KCHA in 2025 will continue to leverage our MTW authority and previously approved activities to maintain existing policies relating to recertifications, interim reexaminations, streamlined deductions, income calculations, and asset limitations.

This activity may apply to Sedro-Woolley Housing Authority contingent upon HUD's approval of KCHA's application for MTW regionalization. SWHA may customize the adoption and implementation of this activity to best meet the needs of SWHA and its residents. During SWHA's conversion to this MTW activity it will continue to operate as is. See Appendix H for information regarding KCHA's regionalization efforts.

ACTIVITY 2004-9: Rent Reasonableness Modifications

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2004
IMPLEMENTED: 2004

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

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

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

ACTIVITY 2004-12: Energy Performance Contracting

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2004
IMPLEMENTED: 2004

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

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

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

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

ACTIVITY 2004-16: Housing Choice Voucher Occupancy Requirements

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2004
IMPLEMENTED: 2004

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

SOLUTION: Households may continue to live in their current unit when their family size exceeds the standard occupancy requirements by just one member. Under standard guidelines, a seven-person household living in a three-bedroom unit would be considered overcrowded and thus be required to move to a larger unit. Under this modified policy, the family may remain voluntarily in its current

unit, avoiding the costs and disruption of moving. This initiative reduces the number of processed annual moves, increases housing choice among these families, and reduces our administrative and HAP expenses.

PROPOSED NON-SIGNIFICANT CHANGES TO ACTIVITY: In FY 2005 KCHA established occupancy standards that reduced the number of bedrooms for which a family qualified by allocating one bedroom per two adults or per two minors. In 2025, KCHA will reexamine our occupancy standards to allow bedrooms to again be allocated using such family characteristics as sex, age, and disability status.

B. Not Yet Implemented Activities

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

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

APPROVAL: 2015

This activity provides a flat, per-unit subsidy in lieu of a monthly Housing Assistance Payment (HAP) and allows the service provider to dictate the terms of the tenancy (such as length of stay and the tenant portion of rent). The funding would be block-granted based on the number of units authorized under contract and occupied in each program. This flexibility would allow KCHA to better support a "Housing First" approach that places high-risk homeless populations in supportive housing programs tailored to nimbly meet an individual's needs. Based upon recent evaluation this activity will not be implemented in 2025, but we will continue to consider implementation in a future fiscal year.

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. In 2025 this demonstration program will be deferred again, as our program partners opted for a tenant-based model. We continue to consider implementation in a future fiscal 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. Based upon recent evaluation this activity will not be implemented in 2025, but we will continue to consider implementation in a future fiscal year.

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. Based upon recent evaluation this activity will not be implemented in 2025, but we will continue to consider implementation 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. Based upon recent evaluation this activity will not be implemented in 2025, but we will continue to consider implementation in a future fiscal year.

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 2014-1: Stepped-down Assistance for Homeless Youth

APPROVAL: 2014
CLOSE OUT YEAR: 2024

Through this activity, KCHA implemented a flexible "stepped-down" rental assistance model in partnership with local youth service providers. KCHA partnered with Valley Cities Counseling and

Consultation (VCCC) to operate the Coming Up Program (CUP). This program offered independent housing opportunities to young adults (ages 18 to 25) who were transitioning out of homelessness. With support from the provider, the youth moved into housing in the private rental market, signed a lease, and worked with a resource specialist who prepared them to take over the lease after a period of being stabilized in housing.

For the past several years our partner agency has faced many challenges administering the Sponsor-based stepped rent model through a master-lease, and decided to end the CUP model and terminate its contract with KCHA through attrition. The contract between KCHA and VCCC ended on December 31, 2022. This activity is closed out as KCHA was not able to find another youth-serving agency to partner with us on this innovative model.

ACTIVITY 2016-1: Budget-based Rent Model

APPROVAL: 2016
CLOSEOUT YEAR: 2018

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

This policy is no longer under consideration.

ACTIVITY 2013-3: Short-term Rental Assistance Program

APPROVAL: 2013
CLOSEOUT YEAR: 2015

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

ACTIVITY 2012-2: Community Choice Program

APPROVAL: 2012

CLOSEOUT YEAR: 2016

This initiative was designed to encourage and enable HCV households with young children to relocate to areas of the county with higher achieving school districts and other community benefits. Through collaboration with local nonprofits and landlords, the Community Choice Program offered one-on-one counseling to households in deciding where to live, helped households secure housing in their community of choice, and provided ongoing support once a family moved to a new neighborhood. Lessons learned from this pilot informed Creating Moves to Opportunity, KCHA's completed research partnership that sought to expand geographic choice.

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

APPROVAL: 2012

CLOSEOUT YEAR: 2012

This project provided supplemental financial support to low-income families not otherwise qualified for the Healthy Homes project but that required assistance to avoid loss of affordable housing. This activity is completed. An evaluation of the program by 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 state Department of Social and Health Services funds. The goal was to continue the support of at-risk, homeless households in a FUP-like model after the completion of the Sound Families

demonstration. This activity is completed and the services have been incorporated into our existing conditional housing program.

ACTIVITY 2010-2: Resident Satisfaction Survey

APPROVAL: 2010
CLOSEOUT YEAR: 2010

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

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

APPROVAL: 2010
CLOSEOUT YEAR: 2016

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

ACTIVITY 2009-2: Definition of Live-in Attendant

APPROVAL: 2009
CLOSEOUT YEAR: 2014

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

ACTIVITY 2008-4: Combined Program Management

APPROVAL: 2008
CLOSEOUT YEAR: 2009

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

ACTIVITY 2008-6: Performance Standards

APPROVAL: 2008
CLOSEOUT YEAR: 2014

In 2008, KCHA investigated the idea of developing performance standards and benchmarks to evaluate the MTW program. We worked with other MTW agencies in the development of the

performance standards. This activity is closed out as KCHA continues to collaborate with other MTW agencies on industry metrics and standards.

ACTIVITY 2008-17: Income Eligibility and Maximum Income Limits

APPROVAL: 2008
CLOSEOUT YEAR: 2016

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

ACTIVITY 2006-1: Block Grant Non-mainstream Vouchers

APPROVAL: 2006
CLOSEOUT YEAR: 2006

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

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

APPROVAL: 2005
CLOSEOUT YEAR: 2005

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

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

APPROVAL: 2004
CLOSEOUT YEAR: 2006

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

SECTION V

PLANNED APPLICATION OF MTW FUNDS

A. PLANNED APPLICATION OF MTW FUNDS

i. Estimated Sources of MTW Funds

FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	$9,618,476
70600	HUD PHA Operating Grants	$230,948,616
70610	Capital Grants	$6,600,000
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	$0
71100+72000	Interest Income	$180,896
71600	Gain or Loss on Sale of Capital Assets	$0
71200+71300+71310+71400+71500	Other Income	$67,893,141
70000	**Total Revenue**	**$315,241,130**

ii. Estimated Application of MTW Funds

FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+ 91700+91800+91900)	Total Operating - Administrative	$18,889,043
91300+91310+92000	Management Fee Expense	$7,848,262
91810	Allocated Overhead	$0
92500 (92100+92200+92300+92400)	Total Tenant Services	$12,720,541
93000 (93100+93600+93200+93300+ 93400+93800)	Total Utilities	$4,011,513
93500+93700	Labor	$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	$7,490,352
95000 (95100+95200+95300+95500)	Total Protective Services	$0
96100 (96110+96120+96130+96140)	Total Insurance Premiums	$615,954
96000 (96200+96210+96300+96400+96500+ 96600+96800)	Total Other General Expenses	$0
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	$0
97100+97200	Total Extraordinary Maintenance	$4,000,000
97300+97350	Housing Assistance Payments + HAP Portability-in	$244,322,522
97400	Depreciation Expense	$8,919,679
97500+97600+97700+97800	All Other Expenses	$19,437,750
90000	**Total Expenses**	**$328,255,616**

The $13 million variance between the Estimated Total Revenue and Estimated Total Expense will be made up from KCHA's MTW HUD and PHA held reserves at the end of the 2024 calendar year.

iii. Description of Planned Application of MTW Funding Flexibility

KCHA seeks to make efficient, effective, and creative use of our single-fund flexibility while adhering to the statutory requirements of the MTW program. The agency's ability to blend funding sources gives us the freedom to implement new approaches to program delivery in response to the varied and challenging housing needs of low-income households in the Puget Sound region. In 2025, KCHA will continue to use MTW funds to invest in programs that expand our programs' reach and effectiveness, while offering new services that support social impact areas. Significant investment areas include:

- HOMELESSNESS INITIATIVES
  KCHA will continue to use MTW funding to help address the growing homelessness crisis in King County. These initiatives address the varied and diverse needs of the most vulnerable populations experiencing homelessness, including the supportive services necessary to meet their complex needs. Additionally, KCHA will remain steadfast in our commitment to work in close coordination with other public funders and community-based organizations to further advance regional solutions to the ongoing homelessness crisis in King County.

- FUNDING FOR HOUSING STABILITY SERVICES
  This funding provides emergency financial assistance to qualified households to maintain stable housing, including limited rental assistance to avoid eviction, security deposits, and utility support. In the case of KCHA's Housing Stability Fund, a designated agency partner disburses funds to third parties on behalf of program participants and screens for eligibility according to the program's guidelines.

- SUBSIDY RETENTION PROGRAM
  The subsidy retention program pairs KCHA internal resident services coordinators with voucher holders who are at acute risk of losing their voucher or housing. The coordinators provide a range of services, including referring clients to community resources and providing guidance on KCHA policies, processes, and landlord relations. Over a three-year period, 1,776 households were served through this program, with 87% retaining their voucher eight months beyond service intervention.

- EDUCATIONAL INITIATIVES
  KCHA will use our MTW funding flexibility to support various educational initiatives, including out-of-school programs, youth leadership, mentoring and violence prevention, and

coordination with school institutions to help advance educational opportunities for KCHA residents.

- ACQUISITION AND PRESERVATION OF AFFORDABLE HOUSING

  We continue to use MTW resources to preserve affordable housing at risk of market-rate redevelopment and create additional affordable housing opportunities in partnership with the state and local jurisdictions. We will continue to look for opportunities to purchase small- to medium-sized apartment complexes and turn on banked ACC, providing new housing choices for extremely low-income households across the region. KCHA's partnerships with the region's major technology companies has enabled the acquisition and preservation of over 2,000 units of non-subsidized housing over the past several years, and we plan to expand these efforts if feasible and when opportunities arise.

- INCREASE ACCESS TO HEALTH CARE THROUGH PARTNERSHIPS AND COLLABORATIVE PLANNING

  KCHA continues to develop new partnerships with local community-based providers and healthcare delivery systems to support residents in accessing the social services they need to maintain housing stability and a high quality of life. In 2025, KCHA will continue to invest in partnerships to support healthy aging in place, address hoarding and high clutter, and provide on-site behavioral health interventions and referrals, as well as consultation to direct service staff through our Resident Services Department.

- LONG-TERM VIABILITY OF OUR GROWING PORTFOLIO

  KCHA uses our single-fund flexibility to reduce outstanding financial liabilities and assure and plan for the long-term physical viability of our housing portfolio. Single-fund flexibility allows us to make loans, often in conjunction with LIHTC financing, to recapitalize properties in our federally subsidized inventory. With an eye toward the long-term needs of our portfolio, KCHA will explore establishing replacement reserves for public housing properties, and in doing so may deposit amounts sufficient to bring reserves up to levels commensurate with projected capital needs. MTW working capital also provides an essential backstop for outside debt, addressing risk concerns of lenders, enhancing our credit worthiness (currently rated as AA by S&P Global), and enabling our continued access to private capital markets.

- REMOVAL OF THE CAP ON VOUCHER UTILIZATION

  This flexibility enables us to utilize savings achieved through MTW initiatives to over-lease and provide HCV assistance to more households than permissible under our HUD-established baseline. Our cost-containment from operational efficiencies and policy changes has been critical in helping us respond to the growing housing needs of the region's extremely low-income households. Despite uncertainties around future federal funding levels, we continue to

use MTW program flexibility to support housing voucher issuance at 300 households above HUD baseline levels.

- SUPPORTING ROBUST AND EFFICIENT OPERATIONS

  KCHA's single-fund flexibility ensures that the agency can invest in robust staffing, safety and security measures, and software systems that assure the agency has the resources to deliver quality customer service and ensure resident health and safety. In 2025, KCHA is implementing a comprehensive safety strategy, leveraging technology to further invest in the security of our communities. Additionally, KCHA is transitioning to a new core housing management software platform and will utilize single-fund budget flexibility to assist with the conversion.

- YOUNG ADULT PROSPERITY PROGRAM (YAPP)

  The traditional Family Self-Sufficiency (FSS) program model is not tailored or designed to support young adults exiting foster care. As such, KCHA is developing the Young Adult Prosperity Program (YAPP), which will give eligible young adults the ability to extend their voucher for up to two years beyond the current limit of three years. YAPP participation will allow young adults to build life skills and economic independence to help create a pathway to long-term housing stability. Program services will be coordinated with community agencies that serve youth in foster care and may incorporate stipends, which may come in the form of monthly guaranteed income and/or be incentive-based with an annual cap. Once housing assistance ends or expires, self-sufficiency services offered through YAPP would also end. In addition to single-fund flexibility, KCHA also may seek grant funding to help augment use of our own single-fund budget flexibility.

- ECONOMIC MOBILITY PROGRAMMING

  In 2025, KCHA plans to use our single-fund budget flexibility to invest in a new economic independence pathways program. The program's core aim is to coach and mentor families to create economic independence pathways by seeking employment, training, and/or education. Additionally, participants will receive financial capability services to help them set goals and prepare for income changes. Program participants will be eligible for financial incentives, which may come in the form of a regular monthly payment or be based on reaching certain goals. Incentives will be capped annually. The program initially will serve between 100 and 150 participants.

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

Original Funding Source	Beginning of FY – Unspent Balances	Planned Application of PHA Unspent Funds during FY
HCV HAP	$38,017,387	$38,017,387
HCV Admin Fee	$0	$0
PH Operating Subsidy	$5,758,043	$0
Total:	**$43,775,431**	**$38,017,387**

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

B. LOCAL ASSET MANAGEMENT PLAN

Is the MTW PHA allocating costs within statute?	No
Is the MTW PHA implementing a local asset management plan (LAMP)?	Yes
Has the MTW PHA provided a LAMP in the appendix?	Yes

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

KCHA is not making changes to the LAMP in 2025.

C. RENTAL ASSISTANCE DEMONSTRATION (RAD) PARTICIPATION

i. Description of RAD Participation

In this MTW Plan KCHA is proposing a RAD Amendment. In May 2025, the agency's Board authorized submission of a RAD Portfolio Award application and RAD applications to convert all public housing units in the following public housing properties to RAD PBV: Briarwood, Brittany Park, Lake House, Munro Manor, Riverton Terrace II and Yardley Arms. KCHA's planned RAD participation is further described in Appendix I.

ii. Has the MTW PHA submitted a RAD Significant Amendment in the appendix?

Yes (see Appendix I).

iii. Status of RAD Significant Amendment

Initial submission.

SECTION VI

ADMINISTRATIVE

A. BOARD OF COMMISSIONERS RESOLUTION AND CERTIFICATIONS OF COMPLIANCE

Attached as Appendix A.

B. PUBLIC PROCESS

The public comment period for KCHA's FY 2025 MTW Plan was held between October 7 and November 10, 2024.

MEETINGS & HEARINGS:

- October 8: Resident Advisory Committee Meeting
- October 22: In-Person Public Hearing
- October 23: Virtual Public Hearing

The public comment period for KCHA's FY 2025 MTW Plan Amendment 1 was held between June 2 and July 1, 2025.

MEETINGS & HEARINGS:

- June 24: Resident Advisory Committee Meeting
- June 24: In-Person and Virtual Public Hearing

PUBLISHING AND POSTING:

KCHA conducted outreach to participants and the public throughout both public comment periods to make them aware of the availability of the Plan and Amendment and their ability to provide public comment, including posting in the Seattle Times, Daily Journal of Commerce, and Northwest Asian Weekly. Information was also included in KCHA's October 2024 and June 2025 e-newsletters, which was emailed to approximately 14,800 residents and available on KCHA's website (www.kcha.org). Additionally, flyers were posted in buildings and common areas with access to translation in the eight most prominent languages of KCHA residents (English, Arabic, Korean, Russian, Ukrainian, Somali, Spanish, and Vietnamese). The draft Plan was publicly available on KCHA's website and hard copies were available by request.

Summary of Community & Residents Feedback on 2025 annual plan:

Through the public comment period, KCHA received generally positive feedback on the plan, the agency's direction for 2025, and the new proposed MTW activity. Residents emphasized the importance of capital improvements, homeownership initiatives and economic independence programs to support participants. Multiple residents expressed support for learning more about the design of the Direct Rental Assistance pilot program.

Staff received one emailed written comments (printed below) during the public comment process. A separate commenter raised concerns around the long-term success of people enrolling in KCHA's Local Homeownership Program. This is important to staff as well, and language has been added to recognize the importance of long-term success for enrolled households.

KCHA took all public comments received into consideration in preparation of the final plan and proposed amendment.

Written Comments Received:

I would like to commend Grace Wood, KCHA's MTW Program Manager for this exceptionally crafted MTW 2025 plan.

I have resided in KCHA public housing for 25 years and currently serve on the Resident Advisory Committee. I have served on the committee for 20 years. I have lived (and exited) homelessness and would like to bring my life experiences to this discussion.

I am enthusiastically looking forward to the launch of the new subsidy model, Direct Rental Assistance. I agree it is a promising idea! With the high percentage of voucher holders struggling to get into stable housing, this new pilot program to provide a better process to get people into stable and affordable housing is a hopeful activity.

Evaluating the EASY and WIN rent policies is very much needed. I was on the Resident Advisory Committee at the inception of the EASY rent policy and participated in discussions with KCHA leadership and other committee members. Policy decisions were made contrary to what many RAC members believed would be a hardship for residents. For example, the change in how medical deductions are calculated. The minimum threshold of $2500 is impossible to reach for many lower income families. It is not equitable.

The EASY rent policy is not easy to understand. I only just recently found out that OTC (over the counter) medically-needed items could be claimed. This qualified me for applying for the rent deduction. When I had questions regarding the policy and procedures, I received contradictory information from staff. When I asked for a copy of the EASY rent policy to review, I was told there isn't one and was referred to the over 200 page Admissions and Continued Occupancy Procedure manual. There weren't any clear answers there either.

The Housing Authority's plan to research and evaluate these rent policies has already began in advance of the approval of this MTW plan. Abt Global LLC, the outside research consultant has selected and is interviewing a random sample of residents. Included in this process is forming and compensating a small team of KCHA residents as advisors as a Resident Expert Panel. It is my understanding the Expert Panel will

be limited to six participants that have been recruited by KCHA.

The purpose of having the Resident Advisory Committee is to advise on policy reform. Several of the RAC members were involved in the EASY and WIN policies inception. RAC members are often approached by residents who have questions and challenges with existing policies and procedures. They come to us for help and guidance. RAC members have the lived experiences and perspectives of our neighbors and our communities. We are not compensated. We serve because we care about our community and want to include their voices. We want to contribute in meaningful ways. Why is there a need to create and compensate a Resident Expert Panel? What will the Resident Advisory Committee's role be in this activity?

I am excited about - and looking forward to - the digital equity program and how it evolves. Although, I have concerns regarding KCHA's involvement in providing telehealth services and potentially looking to hire staff to address behavioral health needs. These are two separate issues mentioned in this plan, but also connected. I support KCHA's continuing to utilize existing behavioral health and medical programs as a resource referral. It should not be provided internally.

In 2023, over 60% of the households entering KCHA's federally subsidized programs reported they were experiencing homelessness prior to receiving housing assistance. A large percentage of incoming residents are elderly. Rental housing prices are so high and living on a fixed income cannot keep up.

I became homeless following an on-the-job injury resulting in a permanent disabling condition and became unemployable. Even then, the limited resources for sheltering and housing could not support the number of unhoused in this region. Being a single woman without children; who is not a veteran; was not fleeing from domestic violence; had no substance abuse recovery service needs, I fell through the cracks. There were no vouchers for me and only two small shelters funded to take in single women. I had to check in daily and there was never room. I had to start "thinking outside the box", rethinking what shelter looks like. This thinking is what kept me out of a tent and off the streets. When my name finally came to the top of the housing waitlist and I was given the keys to my apartment, I knew I had found a place to call Home...and that I would never leave. In 2025, as the Housing Authority continues to look at available vouchers, housing navigation, and stability services and voucher partnerships; please recognize that when women have no safe place to sleep, they are at very high risk for sexual assaults. These women often fall through the cracks.

CAPITAL EXPENDITURES: While I support investing MTW funds in extending the useful life of the existing properties, I believe this Housing Authority allocates too much MTW funding to capital projects. I do not believe this is fiscally responsible at a time when 10,000 households are on your waitlists and nearly half of unhoused families in this region are unsheltered. Children are being tucked into bed in the backseat of a car, in tents, or separated from their families. Seniors are living in their cars, on the streets, or in tents. Families are so desperate for help.

With allocation of capital project funds, oversight is imperative. By this I mean - in respect to unit upgrades and other capital projects, some of the changes are not supporting resident needs and create more work for maintenance staff. For example, there is considerably less storage space available in the remodeled "upgrade" units. The loss of storage space contributes to a greater degree of clutter which then becomes a risk of failing inspections and becoming at-risk for eviction. Grab bars in the shower and toilet area have been removed in the new upgrade design. The decision to remove the grab bars was a deliberate design modification made by management several years ago, despite the recommendations of the Resident Advisory Committee to keep them and add more supportive design. Grab bars help prevent falls and support aging in place. Some of the upgrade changes have created more work orders for KCHA maintenance staff, such as the redesign of the closet doors in the bedrooms. The new doors go off track requiring maintenance to make numerous service calls. The same is true for the vertical blinds during the Envelope Project. The new blind slats fall apart when used. I banded mine and they are unused – opting to

purchase curtains and drapes and pull down blinds instead, because I did not want to burden maintenance staff. Why am I discussing these details? Because you are allocating $22 million for capital and upgrade projects. It is not enough to extend the life of a property, a major consideration should be to support the household needs, as well as consider the maintenance burden on staff. Many of these changes are actually more expensive rather than cost-cutting.

Activity 2008 - 21 Public housing and Housing Choice voucher utility allowance: Diving deeper into this is very important. The current model is outdated and does not take into consideration increased utility costs and savings. A one size fits all model isn't equitable. In the city of Shoreline, there are two subsidized properties sharing common grounds. One of the properties has several heat pumps in common areas that benefit all residents. The other building has no heat pumps in any common area, including the community room. Therefore, it is not equitable to apply the same utility allowance when your building upgrade projects provide heating and cooling at certain properties and not others.

In 2025, I will continue to research ways other nonprofits and housing organizations are "thinking outside the box" and rethinking what shelter looks like. Cities are funding promising models to provide sheltered homes as a bridge to more permanent housing. I believe this agency can look to partner with existing organizations and to create innovative model designs to provide support and assistance to the thousands of households on your waitlists and beyond. I look forward to continuing the conversation with this agency leadership and Board, as I continue to delve into the "thinking outside the box" activity happening in this region.

In closing, as a Resident Advisory Committee member, as a KCHA resident for 25 years, as a tenant rights advocate, as a community outreach volunteer, I continue to learn from the living experiences of my community and our region - housed and unhoused, sheltered and unsheltered. This is not just one voice.

Sincerely,
Cindy Ference

Summary of Community & Residents Feedback on 2025 annual plan amendment 1:

For public comment regarding the proposed Amendment 1, KCHA received comments and questions through the virtual and in-person public hearing and a meeting with the Resident Advisory Council. In addition, one unrelated written public comment was submitted. Themes shared in public comment included: concerns about potential federal funding cuts; desire for increased resident support services such as employment and Family Self-Sufficiency; and clarifying questions about RAD conversion and potential rent policy changes. No substantive changes were made to the proposed plan.

C. PLANNED AND ONGOING EVALUATIONS

As noted and described previously (Section 1A), KCHA will be evaluating our WIN and EASY Rent policies in 2025 to learn more about their impact, understandability, efficiency, and costs, and to consider possible policy improvements for the future.

D. LOBBYING DISCLOSURES

Attached as Appendix D.

APPENDIX A

BOARD OF COMMISSIONERS RESOLUTION AND CERTIFICATIONS OF COMPLIANCE

Associated and signed documentation will be included in the final 2025 MTW Plan, prior to submission to the U.S. Department of Housing and Urban Development.

THE HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5799

APPROVING KCHA'S MOVING TO WORK ANNUAL PLAN FOR FISCAL YEAR 2025 AMENDMENT

WHEREAS, the King County Housing Authority (KCHA or Authority) entered the U.S. Department of Housing and Urban Development's (HUD) Moving to Work Demonstration Program (MTW) in 2003; and

WHEREAS, KCHA and HUD have entered into an Amended and Restated Moving to Work Agreement (Agreement), which has been extended by Congress through 2038; and

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

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

WHEREAS, in accordance with MTW program requirements, KCHA submitted to HUD and received subsequent approval of its FY 2025 MTW Annual Plan; and

WHEREAS, subsequent to HUD's approval, KCHA has identified new activities and a need to clarify the implementation scope of existing approved activities in 2025; and

WHEREAS, HUD requires certain information to be contained in an approved MTW Annual Plan in order to approve applications to convert subsidy for properties under the Rental Assistance Demonstration; and

WHEREAS, KCHA proposed the 2025 MTW Annual Plan Amendment 1 and provided opportunity for public and resident input, including a meeting with the KCHA Resident Advisory Council and a Public Hearing on June 24, 2025; and

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

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

The Board of Commissioners hereby:

1. Certifies that the public comment and public hearing requirements have been met.
2. Approves the 2025 MTW Plan Amendment 1 attached to this resolution and the accompanying memorandum for implementation and submission to HUD.
3. Authorizes the staff to take actions necessary to finalize the Plan for HUD approval and to implement approved activities including modifying the agency's Housing Choice Voucher Administrative Plans and Public Housing Admissions and Occupancy Plan.

ADOPTED AT A REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING AT AN OPEN PUBLIC MEETING THIS 21st DAY OF JULY, 2025.

THE HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON

Richard E Jackson

RICHARD JACKSON, Vice Chair
Board of Commissioners

R Walls

ROBIN WALLS
President/CEO and Secretary-Treasurer

OMB Approval No. 2577-0216 (exp. 08/31/2027)

CERTIFICATIONS OF COMPLIANCE

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

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chair or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning 01/01/2026 hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

(1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.

(2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.

(3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).

(4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d-1), the Fair Housing Act (42 USC 3601 et seq.), section 504 of the Rehabilitation Act of 1973 (29 USC 794), title II of the Americans with Disabilities Act of 1990 (42 USC 12131 et seq.), the Violence Against Women Act (34 USC 12291 et seq.), all regulations implementing these authorities; and other applicable Federal, State, and local fair housing and civil rights laws.

(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 signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).

(7) The MTW PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR 5.150 et. seq, 24 CFR 903.7(o), and 24 CFR 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing requires meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR 5.151). The MTW PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

(8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.

(9) In accordance with the Fair Housing Act and Act's prohibition on sex discrimination, which includes sexual orientation and gender identity, and 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not base a determination of eligibility for housing based on actual or perceived sexual orientation, gender identity, or marital status and will not otherwise discriminate because of sex (including sexual orientation and gender identity),will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing

(10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.

(11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 75.

(12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.

(13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment,31 U.S.C. § 1352.

(14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

(15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

(16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.

(17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

(18) The MTW PHA will keep records in accordance with 2 CFR 200.334 and facilitate an effective audit to determine compliance with program requirements.

(19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

(20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 225 (Cost Principles for State, Local and Indian Tribal Governments) and 2 CFR Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), as applicable.

(21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982 or as approved by HUD, for any Housing Choice Voucher units under administration.

(22) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.

(23) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA and should be made available electronically, upon request.

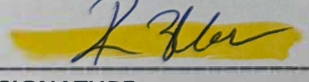
King County Housing Authority — ***MTW PHA NAME***

WA 002 — ***MTW PHA NUMBER/PHA CODE***

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

Robin Wallis — ***NAME OF AUTHORIZED OFFICIAL***

President/Chief Executive Officer — ***TITLE***



SIGNATURE

08/28/2025 — ***DATE***

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

cusign Envelope ID: 1CFE5AB8-1C77-45C9-94E5-DAB146086752

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan
(All PHAs)

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

Certification by State or Local O ficial of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, Xochitl Maykovich, the Interim Deputy Director, Housing & Community Dev. Division
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years N/A and/or Annual PHA Plan for fiscal year 2025 of the King County Housing Authority is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

King County
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The MTW strategies that align with the Consolidated Plan and AI are to advance racial equity and social justice across King County by embedding anti-racist policies throughout the agency; expand affordable housing supply and assistance to low-income households; affirmatively further the policies and purposes of the Fair Housing Act; and increase affordable homeownership opportunities for low-income households.

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)

Name of Authorized Official:	Title:
Xochitl Maykovich	Interim Deputy Director, HCD
Signature: Xochitl Maykovich	Date: 10/23/2024

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. esponses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

APPENDIX B

PLANNED EXISTING PROJECT-BASED VOUCHERS

Project-based Voucher Contracts

Property Name	Number of Project-based Vouchers	Status as of End of 2023	Population Served	RAD?
30Bellevue	23	Leased	Mainstream/NED	No
30Bellevue	8	Leased	Low Income Families	No
Alpine Ridge	27	Leased	Low Income Families	No
Andrew's Glen	30	Leased	Low Income Families; Homeless Veterans	No
Appian Way	2	Leased	Homeless Families	No
Athene	8	Leased	Low Income Seniors	No
August Wilson Place	8	Leased	Homeless Veterans	No
August Wilson Place	8	Leased	Homeless Families	No
Avondale Manor	20	Leased	Low Income Families, Elderly, or Disabled	No
Avondale Park	43	Leased	Homeless Families	No
Bellepark East	12	Leased	Low Income Families	No
Bellevue House # 1	1	Leased	Homeless Families	No
Bellevue House # 2	1	Leased	Homeless Families	No
Bellevue House # 3	1	Leased	Homeless Families	No
Bellevue House # 4	1	Leased	Homeless Families	No
Bellevue House # 5	1	Leased	Homeless Families	No
Bellevue House # 6	1	Leased	Homeless Families	No
Bellevue House # 7	1	Leased	Homeless Families	No
Bellevue House # 8	1	Leased	Homeless Families	No
Bellevue Manor	66	Leased	Low Income Seniors/Disabled	No
Birch Creek	262	Leased	Low Income Families	No
Burien Heights	15	Leased	Homeless Young Adults	No
Campus Court I	12	Leased	Low Income Families, Elderly, or Disabled	No
Campus Court II (House)	1	Leased	Low Income Families, Elderly, or Disabled	No
Carriage House	8	Leased	Homeless Veterans	No
Cedarwood	25	Leased	Low Income Families, Elderly, or Disabled	No
Chalet	4	Leased	Homeless Families	No
Chalet	5	Leased	Low Income Families	No
City Park Townhomes	11	Leased	Homeless Families	No

Project-based Voucher Contracts

Compass Housing Renton	58	Leased	Homeless Veterans	No
Copper Lantern	4	Leased	Homeless Individuals	No
Copper Lantern	7	Leased	Low Income Families	No
Cove East Apartments	16	Leased	Homeless Veterans	No
Creston Point	3	Leased	Homeless Families	No
Eastbridge	31	Leased	Low Income Families	No
Eastridge House	40	Leased	Low Income Seniors/Disabled	No
Eernisse	13	Leased	Low Income Families	No
Enumclaw Fourplex	5	Leased	Homeless Families	No
Evergreen Court	30	Leased	Low Income Families	No
Evergreen Court Apartments	15	Leased	Low Income Seniors	No
Family Village	10	Leased	Homeless Families	No
Family Village	26	Leased	Low Income Families	No
Federal Way House #1	1	Leased	Low Income Families, Elderly, or Disabled	No
Federal Way House #2	1	Leased	Low Income Families, Elderly, or Disabled	No
Federal Way House #3	1	Leased	Low Income Families, Elderly, or Disabled	No
Forest Grove	25	Leased	Low Income Families, Elderly, or Disabled	No
Foster Commons	1	Leased	Homeless Families	No
Francis Village	3	Leased	Low Income Families	No
Francis Village	10	Leased	Homeless Young Families	No
Francis Village	10	Leased	Homeless Veterans	No
Gilman Square	25	Leased	Low Income Families	No
Glenview Heights	10	Leased	Low Income Seniors/Disabled	No
Green Leaf	27	Leased	Low Income Families, Elderly, or Disabled	No
Green River Homes	59	Leased	Low Income Families, Elderly, or Disabled	No
Harrison House	48	Leased	Low Income Seniors	No
Heritage Park	15	Leased	Homeless Families	No
Heritage Park	36	Leased	Low Income Families	No
Hidden Village	78	Leased	Low Income Families, Elderly, or Disabled	No
Highland Village	8	Leased	Low Income Families	No
Houser Terrace	25	Leased	Homeless Veterans	No

Project-based Voucher Contracts

Independence Bridge	24	Leased	Homeless Young Adults	No
Inland Empire Group Home	1	Leased	Disabled Individuals	No
Inland Empire Group Home	1	Leased	Disabled Individuals	No
Inland Empire Group Home	1	Leased	Disabled Individuals	No
Inland Empire Group Home	1	Leased	Disabled Individuals	No
Inland Empire Group Home	1	Leased	Disabled Individuals	No
Inland Empire Group Home	1	Leased	Disabled Individuals	No
Inland Empire Group Home	1	Leased	Disabled Individuals	No
Inland Empire Group Home	1	Leased	Disabled Individuals	No
Johnson Hill	8	Leased	Low Income Families	No
Joseph House	10	Leased	Low Income Seniors	No
Juanita Court	30	Leased	Low Income Families, Elderly, or Disabled	No
Juanita Trace I & II	39	Leased	Low Income Families, Elderly, or Disabled	No
Kensington Square	6	Leased	Homeless Families	No
Kings Court	30	Leased	Low Income Families	No
Kirkland Avenue Townhomes	2	Leased	Homeless Veterans	No
Kirkwood Terrace	28	Leased	Low Income Families, Elderly, or Disabled	No
Landmark Apartments	28	Leased	Low Income Families	No
Laurelwood Gardens	8	Leased	Low Income Families	No
Lauren Heights	5	Leased	Homeless Families	No
New Arcadia	5	Leased	Homeless Young Adults	No
Newport	23	Leased	Low Income Families, Elderly, or Disabled	No
Newporter Apartments	22	Leased	Low Income Families	No
NIA Apartments	42	Leased	Low Income Seniors	No
Parkview Group Home	1	Leased	Disabled Individuals	No
Parkview Group Home	1	Leased	Disabled Individuals	No
Parkview Group Home	1	Leased	Disabled Individuals	No
Parkview Group Home	1	Leased	Disabled Individuals	No
Passage Point	46	Leased	Homeless Families/Re-entry	No
Patricia Harris Manor	41	Leased	Low Income Seniors/Disabled	No

Project-based Voucher Contracts

Petter Court	4	Leased	Homeless Families	No
Phoenix Rising	24	Leased	Homeless Young Adults	No
Pickering Court	30	Leased	Low Income Families, Elderly, or Disabled	No
Plum Court	10	Leased	Low Income Families	No
Plymouth Crossing	87	Leased	Low Income Individuals; Mainstream/NED	No
Providence John Gabriel House	43	Leased	Low Income Seniors	No
Renton Commons	12	Leased	Homeless Families	No
Renton Commons	14	Leased	Homeless Veterans	No
Riverton Terrace I	30	Leased	Low Income Families	No
Ronald Commons	8	Leased	Homeless Veterans	No
Rose Crest	10	Leased	Homeless Families	No
Rose Crest	8	Leased	Homeless Families	No
Salmon Creek	9	Leased	Low Income Families	No
Seola Crossing I & II	63	Leased	Low Income Families	No
Shoreham	18	Leased	Low Income Families, Elderly, or Disabled	No
Shoreline Veteran's Center	25	Leased	Homeless Veterans	No
Somerset Gardens	8	Leased	Low Income Families	No
Sophia's Home - Bellepark East	1	Leased	Homeless Individuals	No
Sophia's Home - Timberwood	2	Leased	Homeless Individuals	No
Sophia's Home - Woodside East	4	Leased	Homeless Individuals	No
Southwood Square	104	Leased	Low Income Families	No
Spiritwood Manor	128	Leased	Low Income Families, Elderly, or Disabled	No
Summerfield Apartments	13	Leased	Low Income Families	No
Summerwood	25	Leased	Low Income Families	No
The Willows	15	Leased	Homeless Families	No
Timberwood	20	Leased	Low Income Families	No
Timberwood Apartments	16	Leased	Homeless Veterans	No
Unity Village of White Center	6	Leased	Homeless Families	No

Project-based Voucher Contracts

Valley Park East & West	12	Leased	Homeless Families	No
Valley Park East & West	16	Leased	Low Income Families	No
Valley Park East & West	2	Leased	Disabled Individuals	No
Vashon Terrace	16	Leased	Low Income Seniors/Disabled	No
Velocity Apartments	8	Leased	Homeless Families	No
Velocity Apartments	8	Leased	Homeless Veterans	No
Victorian Woods	15	Leased	Low Income Families, Elderly, or Disabled	No
Villa Capri	5	Leased	Homeless Families	No
Villa Esperanza	23	Leased	Homeless Families	No
Village at Overlake Station	8	Leased	Disabled Individuals	No
Village at Overlake Station	12	Leased	Low Income Families	No
Villages at South Station	20	Leased	Homeless Veterans	No
Vista Heights	30	Leased	Low Income Families, Elderly, or Disabled	No
Wellswood	30	Leased	Low Income Families, Elderly, or Disabled	No
William J. Wood Veterans House	44	Leased	Homeless Veterans	No
Woodcreek Lane	20	Leased	Low Income Families, Elderly, or Disabled	No
Woodland North	8	Leased	Homeless Veterans	No
Woodland North	5	Leased	Low Income Families	No
Woodside East	23	Leased	Low Income Families	No
Young's Lake	28	Leased	Low Income Families	No
Juanita View	51	Leased	Low Inome Families	No
Kent PSH	36	Leased	Homeless Veterans	No
Kent PSH	44	Leased	Mainstream/NED	No
Kirkland Heights	106	Leased	Low Income	No
Esterra Park	8	Leased	Homeless Families	No
Shoreline Permanent Supportive Housing	80	Leased	Homeless Veterans; Mainstream/NED; Low Income	No
Island Center Homes	8	Issued through AHAP	Maintream/NED	No
DESC Burien	95	Issued through AHAP	Mainstream/NED; Homeless Veterans	No
Totem Lake	8	Issued through AHAP	FUP	No

Mercy Angle Lake	8	Issued through AHAP	Mainstream/NED	No
Sunset Gardens	38	Issued through AHAP	Homeless Veterans	No
Total Units	**3,051**			
Issued through AHAP	**157**			

APPENDIX C

KCHA'S LOCAL ASSET MANAGEMENT PLAN

KCHA'S LOCAL ASSET MANAGEMENT PLAN

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

Definitions

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

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

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

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

Overview

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

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

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

Public Housing Program Considerations

In contrast to regulations found in 990.280 which allows transfers between projects only after all project expenses are met, KCHA's model allows budget-based funding at the start of the fiscal year from the MTW Block Grant. KCHA will maintain a budgeting and accounting system that gives each property sufficient funds to support annual operations, including fees that have been determined to be reasonable under the LAMP. Actual revenues will include those provided by HUD and those allocated by KCHA from the MTW fund based on annual property-based budgets.

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

Housing Choice Voucher Program Considerations

- Amounts needed for Housing Assistance Payments (HAP) and program administrative costs will be transferred to the Housing Choice Voucher program fund, including sufficient funds to pay all management and bookkeeping fees. Block grant reserves and their interest earnings will not be commingled with Section 8 operations, enhancing budget transparency. Section 8 program managers will become more responsible for their budgets in the same manner as public housing site managers.
- HCV block grant revenue may be used to support other voucher types that are not part of the MTW program, such as FUP, NED or VASH vouchers. This will be done via an internal transfer.
- Central Office Cost Center (COCC) fees will be charged to each property at the amounts detailed below. However, in all cases, if federal funding is insufficient to support such fee levels, lower amounts may be substituted.

    - Management fees will be set at the HUD authorized amount of $12.00 PUM or 20% of the Administrative Fee whichever is greater. KCHA is defining the Administrative Fee amount as the Column B rate for the Authority for each calendar year.
    - Bookkeeping fees shall be set at the rate of $7.50 PUM (as authorized under original Asset Management guidelines, and inflated annually from the 2006 baseline of 203.8, using the Bureau of Labor Statistics CPI-W for the Seattle-Tacoma-Bellevue area, as published for June for each year. The fee of $7.50 has been in effect since 2006, and per HUD guidance (Federal Register, Volume 71, number 172, page 52712, section IX), “if a PHA considers the fees in this notice to be inadequate to address their individual circumstances, a PHA may use data that reflects the conditions of the local or national market”. As KCHA considers a fee set in 2006 and never increased to be inadequate, it will use the index listed above as the basis for adjusting to local conditions.

APPENDIX D

DISCLOSURE OF LOBBYING ACTIVITIES

Associated and signed documentation will be included in the final 2025 MTW Plan, prior to submission to the U.S. Department of Housing and Urban Development.

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB
0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

1. Type of Federal Action:
[b] a. contract
b. grant
c. cooperative agreement
d. loan
e. loan guarantee
f. loan insurance

2. Status of Federal Action:
[na] a. bid/offer/application
b. initial award
c. post-award

3. Report Type:
[a] a. initial filing
b. material change
For Material Change Only:
year _____ quarter _____
date of last report _____

4. Name and Address of Reporting Entity:
[x] **Prime** [ ] **Subawardee**
Tier _____, *if known*:

Congressional District, *if known*: 4c

5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:

Congressional District, *if known*:

6. Federal Department/Agency:
Department of Housing and Urban Development

7. Federal Program Name/Description:
MTW Annual Plan
CFDA Number, *if applicable*: _____

8. Federal Action Number, *if known*:

9. Award Amount, *if known*:
$

10. a. Name and Address of Lobbying Registrant
(*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*):
N/A

11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Signature: [signature]
Print Name: Robin Walls
Title: President & CEO
Telephone No.: (206)574-1100 Date: 11/1/2024

Federal Use Only:

Authorized for Local Reproduction
Standard Form LLL (Rev. 7-97)

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

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

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.

2. Identify the status of the covered Federal action.

3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.

4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.

5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.

6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.

7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.

8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."

9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.

10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

    (b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).

11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

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

OMB Approval No. 2577-0157 (Exp. 1/31/2027)

Certification of Payments to Influence Federal Transactions

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

Public reporting burden for this information collection is estimated to average 30 minutes, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St S.W. Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

Applicant Name

WA 002 MTW

Program/Activity Receiving Federal Grant Funding

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

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)

Name of Authorized Official	Title
Robin Walls	President/Chief Executive officer
Signature	**Date (mm/dd/yyyy)**
[redacted]	08/28/2025

Previous edition is obsolete

form HUD 50071 (01/14)

APPENDIX E

DESIGNATION PLAN

ing Count ousing u orit Designation Plan Report

as of 9/30/2024

Development #	Project	Public Housing Units	Designated Units	0 Bedrooms (Studio)	1 Bedroom	2 Bedrooms	# Units Occupied	Number Pre-Imp. Elderly Units	Target Number Elderly Units	Target Percent Elderly Units	Actual Number Elderly Units	Actual Percent Elderly Units	Count Over/Under Elderly Units	Waitlist Se ection Action for Next Applicant
NORTH MIXED POPULATION														
WA002000150	Paramount House	70	70	42	27	1	68	-12	55	78%	56	80%	1	No restrictions on younger households
WA002000153	Northridge I	70	70	42	27	1	66	-7	55	78%	53	75%	-2	Freeze admission of younger households
WA002000153	Northridge II	70	70	0	69	1	69	-2	55	78%	60	85%	5	No restrictions on younger households
WA002000152	Briarwood	70	70	0	70	0	68	-2	55	78%	60	85%	5	No restrictions on younger households
WA002000152	The Lake House	70	70	0	69	1	69	-5	55	78%	63	90%	8	No restrictions on younger households
WA002000156	Westminster Manor	58	58	35	23	0	57	-	46	78%	50	86%	4	No restrictions on younger households
WA002000191	Northwood	34	34	0	34	0	32	-	27	78%	30	88%	3	No restrictions on younger households
WA002000251	Casa Juanita	80	80	0	80	0	76	4	63	78%	66	82%	3	No restrictions on younger households
WA002000290	Northlake House	38	38	0	38	0	38	-	30	78%	36	94%	6	No restrictions on younger households
EASTSIDE MIXED POPULATION														
WA002000201	Forest Glen	40	40	0	39	1	40	-2	32	78%	40	100%	8	No restrictions on younger households
WA002000452	Vantage Point	77	77	0	72	5	77		61	78%	68	88%	7	No restrictions on younger households
SOUTHEAST MIXED POPULATION														
WA002000550	Wayland Arms	67	67	24	42	1	64	2	53	78%	52	77%	-1	Freeze admission of younger households
WA002000552	Southridge House	80	80	0	80	0	78	14	63	78%	69	86%	6	No restrictions on younger households
WA002000551	Plaza 17	70	70	3	67	0	68	7	55	78%	59	84%	4	No restrictions on younger households
WA002000553	Casa Madrona	70	70	0	69	1	68	6	55	78%	54	77%	-1	Freeze admission of younger households
WA002000550	Gustaves Manor	35	35	4	31	0	33	6	28	78%	26	74%	-2	Freeze admission of younger households
SOUTHWEST MIXED POPULATION														
WA002000355	Nia	42	42	0	35	7	39	0	33	78%	38	90%	5	No restrictions on younger households
WA002000350	Boulevard Manor	70	70	0	70	0	69	-11	55	78%	60	85%	5	No restrictions on younger households
WA002000352	Munro Manor	60	60	0	60	0	59	-5	47	78%	53	88%	6	No restrictions on younger households
WA002000352	Yardley Arms	67	67	0	67	0	67	-9	53	78%	55	82%	2	No restrictions on younger households
WA002000354	Brittany Park	43	43	0	43	0	43	-8	34	78%	34	79%	0	Monitor for next vacancy
WA002000354	Riverton Terrace	30	30	1	29	0	30	-3	24	78%	25	83%	1	No restrictions on younger households
WA002000390	Burien Park	102	102	0	102	0	101	-	80	78%	88	86%	8	No restrictions on younger households
WA002000450	Mardi Gras	61	61	3	57	1	61	10	48	78%	54	88%	6	No restrictions on younger households
	Total	**1474**	**1474**	**154**	**1300**	**20**								

ing Count ousing u orit Designation Plan Report

as of 6/30/2024

Development #	Project	Public Housing Units	Designated Units	0 Bedrooms (Studio)	1 Bedroom	2 Bedrooms	# Units Occupied	Number Pre-Imp. Elderly Units	Target Number Elderly Units	Target Percent Elderly Units	Actual Number Elderly Units	Actual Percent Elderly Units	Count Over/Under Elderly Units	Waitlist Se ection Action for Next Applicant
Non-PH Unit in Public Housing Property														
	Westminster Manor	2	2	2	0	0		-	-	-	-	-	-	
	Nia	40	40	0	30	10		-	-	-	-	-	-	
HOPA														
	Eastridge House	40	40	0	39	1	39	-	36	90%	36	90%	0	Monitor for next vacancy
	Bellevue Manor	66	66	0	65	1	65	5	60	90%	63	95%	3	No restrictions on younger households
	Patricia Harris	41	41	0	40	1	41	6	37	90%	40	97%	3	No restrictions on younger households
SEDRO-WOOLLEY														
WA030000155	Hillsview	60	60	0	60	0	58	-	-	-	46	76%	-	
	Total	**249**	**249**	**2**	**234**	**13**								

APPENDIX F

UNIT UPGRADE COMPLETION REPORT

Unit upgrade reports will be included in the final 2025 MTW Plan, prior to submission to the U.S. Department of Housing and Urban Development.

Program Master Completion List

Inc. Work for Asset Mgmt

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
Project Based Section 8 Housing															
Avondale Manor															
	1	509	201		Avondale Manor	12	2		6/30/2006	7/14/2006	153	$6,820	$3,808	$10,628	537911
	2	509	201		Avondale Manor	16	3		11/13/2006	12/27/2006	261	$11,540	$5,885	$17,424	550131
	3	509	201		Avondale Manor	2	3		12/13/2006	2/5/2007	319	$13,203	$8,492	$21,695	553484
	4	509	201		Avondale Manor	9	3		11/23/2011	2/29/2012	316	$18,307	$11,361	$29,668	686115
	5	509	201		Avondale Manor	17	3		5/31/2012	8/23/2012	323	$19,681	$11,197	$30,878	698083
	6	509	201		Avondale Manor	11	3		10/19/2012	11/21/2012	282	$18,010	$12,876	$30,886	707107
	7	509	201		Avondale Manor	8	3		2/20/2013	3/27/2013	289	$17,668	$11,594	$29,262	715412
	8	509	201		Avondale Manor	10	3		4/16/2013	6/26/2013	331	$18,957	$10,995	$29,952	718995
	9	509	201		Avondale Manor	4	2		7/9/2013	10/29/2013	266	$15,861	$11,749	$27,610	725072
	10	509	201		Avondale Manor	14	4		8/8/2013	1/16/2014	346	$20,279	$13,207	$33,486	726808
	11	509	201		Avondale Manor	18	4		11/29/2013	2/18/2014	305	$19,065	$11,877	$30,942	735904
	12	509	201		Avondale Manor	19	4		8/21/2015	9/29/2015	327	$20,679	$13,986	$34,664	782805
	13	509	201	Prev 2006	Avondale Manor	12	2		8/19/2015	9/30/2015	276	$17,436	$11,429	$28,865	782806
	14	509	201		Avondale Manor	5	3		10/13/2015	11/25/2015	337	$21,489	$14,215	$35,704	786607
	15	509	201		Avondale Manor	6	4		10/27/2015	11/30/2015	336	$21,232	$14,800	$36,032	384
	16	509	201		Avondale Manor	13	3	00202020001	9/6/2017	12/11/2017	275	$17,545	$14,176	$31,720	38263
	17	509	201		Avondale Manor	20	4	00202010020	7/17/19	9/16/19	293	$17,087	$14,773	$31,860	81742
	18	509	201	Prev 2014	Avondale Manor	14	4	00202010014	9/5/19	10/24/19	287	$17,165	$19,171	$36,336	84962
	19	509	201		Avondale Manor	7	4	00202010007	10/19/2020	1/8/2021	312	$20,360	$22,866	$43,226	109045
	20	509	201	Prev 2015	Avondale Manor	12	2	00202010012	6/30/2022	8/18/2022	274.0	$21,057	$17,144	$38,201	136942
		Avondale Manor		1970	Total Units	**20**	Upgraded	**20**	Remaining	**3**			Avg. $ (since 2022)	**$38,201**	
								Note: (3) units requred 2nd Upgrade					*Track since inflation following COVID Pandemic (Typical)		
Bellevue Houses															
	1	509	211		Bellevue House	3	3		11/3/2008	1/30/2009	323	$19,970	$13,383	$33,353	611404
	2	509	211		Bellevue House	4	3		2/22/2011	3/30/2011	313	$18,337	$11,901	$30,237	663972
	3	509	211		Bellevue House	2	3		7/1/2013	10/15/2013	276	$14,454	$9,668	$24,121	724028
	4	509	211		Bellevue House	8	3		12/8/2014	1/27/2015	343	$20,622	$9,001	$29,623	762029
	5	509	211		Bellevue House	6	3	00202110006	11/4/19	1/30/20	296	$17,025	$17,458	$34,483	90371
	6	509	211	Int Rebuild	Bellevue House	1	3	00202110001	1/15/2022	8/11/2023	914	$68,222	$69,875	$138,097	133492
		Bellevue Houses			Total Units	**8**	Upgraded	**5**	Remaining	**3**			Avg. $	**N/A**	
													Indivdual Family Homes		
Bellevue Manor															
	1	482	465	Tax Credit	Bellevue Manor	101	1	00404650101	2/3/2016	3/23/2016	228	$13,603	$9,950	$23,553	7642
	2	482	465	Tax Credit	Bellevue Manor	Key Keeper	3	00404650200	3/11/2016	5/4/2016	322	$20,678	$11,530	$32,208	9352
	3	482	465	Tax Credit	Bellevue Manor	111	1	00404650111	6/8/2016	7/1/2016	222	$13,790	$12,292	$26,082	12456
	4	482	465	Tax Credit	Bellevue Manor	108	1	00404650108	6/8/2016	7/26/2016	222	$13,379	$11,771	$25,150	12454
	5	482	465	Tax Credit	Bellevue Manor	104	1	00404650104	7/11/2016	8/19/2016	218	$13,565	$12,002	$25,566	14447
	6	482	465	Tax Credit	Bellevue Manor	205	1	00404650205	7/11/2016	8/23/2016	222	$13,684	$11,182	$24,866	14448
	7	482	465	Tax Credit	Bellevue Manor	115	1	00404650115	10/30/2016	12/14/2016	233	$14,793	$10,317	$25,110	19977
	8	482	465	Tax Credit	Bellevue Manor	319	1	00404650319	9/30/2016	1/4/2017	233	$14,531	$9,939	$24,470	20249
	9	482	465	Tax Credit	Bellevue Manor	219	1	00404650219	4/7/2017	6/23/2017	218	$14,335	$9,509	$23,844	29209
	10	482	465	Tax Credit	Bellevue Manor	121	1	00404650121	6/30/2017	8/30/2017	179	$11,512	$10,241	$21,753	32254
	11	482	465	Tax Credit	Bellevue Manor	103	1	00404650103	8/1/2017	10/25/2017	245	$14,675	$10,541	$25,216	33936
	12	482	465	Tax Credit	Bellevue Manor	202	1	00404650202	10/25/2017	1/18/2018	250	$15,195	$9,815	$25,009	38998
	13	482	465	Tax Credit	Bellevue Manor	120	1	00404650120	1/23/2018	4/30/2018	292	$18,842	$14,582	$33,424	47046
	14	482	465	Tax Credit	Bellevue Manor	117	1	00404650117	6/22/2018	9/6/2018	250	$16,418	$7,796	$24,214	55965
	15	482	465	Tax Credit	Bellevue Manor	109	1	00404650109	4/22/2019	5/17/2019	203	$12,893	$11,611	$24,504	75099
	16	482	465	Tax Credit	Bellevue Manor	318	1	00404650318	6/14/19	7/23/19	195	$11,731	$11,585	$23,316	79219
	17	482	465	Tax Credit	Bellevue Manor	317	1	00404650317	7/9/19	7/31/19	196	$11,351	$11,879	$23,231	80282
	18	482	465	Tax Credit	Bellevue Manor	106	1	00404650106	8/30/19	10/17/19	194	$11,651	$12,215	$23,866	84584
	19	482	465	Tax Credit	Bellevue Manor	215	1	00404650215	10/25/2019	12/4/2019	196	$11,531	$12,371	$23,902	88511
	20	482	465	Tax Credit	Bellevue Manor	323	1	00404650323	10/28/2019	12/9/2019	195	$11,759	$12,358	$24,117	88799
	21	482	465	Tax Credit	Bellevue Manor	322	1	00404650322	11/5/2019	12/31/2019	196	$12,347	$12,689	$25,036	89566
	22	482	465	Tax Credit	Bellevue Manor	221	1	00404650221	11/26/19	1/14/20	196	$10,739	$13,210	$23,949	91276
	23	482	465	Tax Credit	Bellevue Manor	207	1	00404650207	7/1/2020	8/25/2020	200	$12,776	$12,762	$25,538	105048
	24	482	465	Tax Credit	Bellevue Manor	303	1	00404650303	7/7/2020	9/29/2020	208	$13,552	$13,088	$26,640	105049
	25	482	465	Tax Credit	Bellevue Manor	312	1	00404650312	10/12/2020	12/22/2020	212	$14,522	$13,102	$27,624	109599
	26	482	465	Tax Credit	Bellevue Manor	321	1	00404650321	4/30/2021	6/29/2021	216	$12,984	$13,875	$26,859	118325
	27	482	465	Tax Credit	Bellevue Manor	310	1	00404650310	6/1/2021	7/13/2021	216	$14,056	$12,991	$27,047	119243
	28	482	465	Tax Credit	Bellevue Manor	320	1	00404650320	7/9/2021	8/30/2021	216	$14,024	$12,855	$26,879	121184
	29	482	465	Tax Credit	Bellevue Manor	113	1	00404650113	7/30/2021	9/23/2021	216	$14,184	$13,175	$27,359	122641
	30	482	465	Tax Credit	Bellevue Manor	216	1	00404650216	8/18/2021	10/29/2021	216	$13,400	$13,884	$27,284	123217
	31	482	465	Tax Credit	Bellevue Manor	306	1	00404650306	2/16/2022	4/1/2022	217	$14,152	$15,000	$29,152	131354
	32	482	465	Tax Credit	Bellevue Manor	307	1	00404650307	3/15/2022	5/10/2022	220	$14,308	$15,371	$29,679	132757
	33	482	465	Tax Credit	Bellevue Manor	313	1	00404650313	4/29/2022	7/20/2022	216	$16,136	$15,419	$31,555	134789
	34	482	465	Tax Credit	Bellevue Manor	301	1	00404650301	7/19/2023	8/31/2023	220	$16,316	$17,204	$33,520	152830
	35	482	465	Tax Credit	Bellevue Manor	119	1	00404650119	7/26/2023	9/27/2023	216	$16,141	$17,713	$33,854	153609
	36	482	465	Tax Credit	Bellevue Manor	112	1	00404650112	9/13/2023	11/15/2023	214	$15,934	$16,104	$32,038	155165
	37	482	465	Tax Credit	Bellevue Manor	305	1	00404650305	1/24/2024	3/15/2024	214	$15,748	$16,520	$32,268	160763
		Bellevue Manor			Total Units	**65**	Upgraded	**37**	Remaining	**28**			Avg. $ (since 2022)	**$31,723.85**	
Birch Creek															
	1	182	402	Kitchen	Birch Creek	79	2	00404010011	7/11/2021	9/21/2021	166	$10,146	$7,323	$17,469	121105
	2	182	402	Tax Credit	Birch Creek	3	3	00404020022	12/29/2022	1/6/2023	183	$18,936	$9,588	$28,524	144095
	3	182	402	Tax Credit	Birch Creek	128	1	00303530304	4/7/2023	8/2/2023	249	$18,581	$16,169	$34,750	149641
	4	182	402	Tax Credit	Birch Creek	27313	2	00404020079	8/21/2023	12/13/2023	201	$14,973	$22,111	$37,084	156436
				2009	Total Units	**262**	Upgraded	**4**	Remaining	**258**			Avg. $ (since 2022)	**$33,452.67**	

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
Campus Court															
	1	509	303		Campus Court	1	3		8/3/2007	9/20/2007	322	$14,329	$6,485	$20,814	574891
	2	509	303		Campus Court	8	3		10/1/2008	10/21/2008	228	$14,124	$9,445	$23,569	604226
	3	509	303		Campus Court	3	3		2/6/2009	3/23/2009	308	$17,610	$11,350	$28,961	615456
	4	509	303		Campus Court	2	3		1/12/2009	2/13/2009	272	$17,810	$10,159	$27,969	614814
	5	509	303		Campus Court	12	3		9/8/2009	10/1/2009	282	$16,884	$9,789	$26,673	631431
	6	509	303		Campus Court	7	3		8/30/11	11/22/2011	395	$24,975	$10,028	$35,003	679507
	7	509	303		Campus Court	11	3		9/4/12	12/19/2012	248	$15,880	$15,543	$31,422	703941
	8	509	303		Campus Court	6	3		11/7/12	12/27/2012	270	$17,045	$13,998	$31,043	708340
	9	509	303		Campus Court	4	3		10/31/12	12/31/2012	362	$23,441	$14,282	$37,722	707928
	10	509	303		Campus Court	5	3		11/7/12	12/31/2012	303	$19,359	$16,350	$35,709	708249
	11	509	303		Campus Court	10	3		12/2/2014	2/23/2015	310	$19,764	$16,761	$36,524	762134
	12	509	303		Campus Court	A2	3	303030002	3/1/2018	5/18/2018	336	$22,071	$13,970	$36,041	48276
	13	509	303	Heavily Damaged	Campus Court	2	3	00303030008	7/24/2018	10/17/2018	354	$23,173	$12,630	$35,803	57441
		Campus Court		1991	Total Units	**12**	Upgraded	**13**	Remaining	**0**			Avg. $ (2018)	**$35,922**	
								Note: (1) unit requred 2nd Upgrade							
Cedarwood															
	1	509	205		Cedarwood	18	2		4/6/2009	5/5/2009	285	$16,750	$9,422	$26,172	620343
	2	509	205		Cedarwood	24	2		5/15/2009	6/17/2009	224	$12,852	$8,589	$21,441	623701
	3	509	205		Cedarwood	11	2		6/30/2009	7/31/2009	217	$11,613	$9,548	$21,161	626887
	4	509	205		Cedarwood	12	2		8/3/2009	8/31/2009	216	$12,042	$10,352	$22,394	629145
	5	509	205		Cedarwood	23	2		8/24/2009	10/2/2009	228	$13,389	$9,267	$22,655	630592
	6	509	250		Cedarwood	10	3		6/28/2010	7/15/2010	228	$13,300	$9,226	$22,526	649639
	7	509	205		Cedarwood	21	2		9/21/2011	10/31/2011	217	$13,579	$10,372	$23,951	682055
	8	509	205		Cedarwood	9	2		8/23/2012	9/21/2012	234	$13,828	$11,194	$25,022	703419
	9	509	205		Cedarwood	25	2		1/7/2013	2/12/2013	233	$13,007	$10,028	$23,035	712629
	10	509	205		Cedarwood	17	2		4/5/2013	5/21/2013	241	$13,287	$9,834	$23,120	718576
	11	509	205		Cedarwood	5	2		5/8/2013	8/19/2013	234	$12,979	$8,680	$21,658	720777
	12	509	205		Cedarwood	1	2		7/3/2013	8/26/2013	205	$12,172	$9,223	$21,395	724581
	13	509	205		Cedarwood	14	3		12/1/2014	1/23/2015	226	$14,290	$11,332	$25,622	761736
	14	509	205		Cedarwood	3	2	00202050003	08/05/16	10/27/16	242	$15,420	$10,864	$26,283	15956
	15	509	205		Cedarwood	7	2	00202050007	8/29/2017	11/28/2017	240	$15,008	$11,422	$26,430	38255
	16	509	205		Cedarwood	6	2	00202050006	1/26/2018	4/6/2018	249	$15,707	$10,205	$25,912	45562
	17	509	205		Cedarwood	17	3	00202050017	7/13/2018	10/29/2018	247	$15,001	$12,364	$27,365	57904
	18	509	205		Cedarwood	15	3	00202050015	8/13/19	9/30/19	247	$15,172	$14,537	$29,709	83341
	19	509	205		Cedarwood	12	3	00202050012	10/28/2022	1/6/2023	245	$18,347	$19,193	$37,540	142467
	20	509	205		Cedarwood	22	2	00202050022	1/6/2023	2/27/2023	246	$17,980	$18,200	$36,180	145265
	21	509	205		Cedarwood	2	2	002020500022	7/22/2024	9/25/2024	242	$20,515	$20,378	$40,893	170486
	22	509	205	H2O Dam	Cedarwood	8	2	00202050008	3/1/2024	6/27/2024	270	$19,925	$25,648	$45,573	162757
		Cedarwood		1981	Total Units	**25**	Upgraded	**22**	Remaining	**3**			Avg. $ (since 2022)	**$40,046**	
Eastridge House															
	1	509	451		Eastridge House	302	1		9/15/2006	10/3/2006	135	$6,087	$5,968	$12,055	545356
	2	509	451		Eastridge House	312	1		11/6/2006	11/24/2006	92	$4,069	$5,374	$9,442	549489
	3	509	451		Eastridge House	305	1		8/27/2007	10/11/2007	128	$5,758	$4,212	$9,970	575805
	4	509	451		Eastridge House	205	1		8/31/2007	10/11/2007	111	$4,978	$5,115	$10,092	575804
	5	509	451		Eastridge House	211	1		1/29/2008	2/13/2008	148	$6,674	$6,455	$13,129	586707
	6	509	451		Eastridge House	103	1		2/25/2008	3/13/2008	121	$5,466	$4,992	$10,457	588496
	7	509	451		Eastridge House	209	1		3/19/2008	4/1/2008	122	$5,434	$6,123	$11,557	590281
	8	509	451		Eastridge House	109	1		10/31/2008	1/13/2009	112	$7,168	$6,508	$13,676	612068
	9	509	451		Eastridge House	107	1		11/26/2008	1/15/2009	101	$6,416	$6,167	$12,583	612069
	10	509	451		Eastridge House	314	1		12/9/2008	2/3/2009	134	$7,268	$7,384	$14,653	614093
	11	509	451		Eastridge House	201	1		2/10/2009	3/3/2009	113	$6,609	$7,220	$13,830	616600
	12	509	451		Eastridge House	207	1		6/29/2009	7/17/2009	150	$8,234	$6,311	$14,545	626742
	13	509	451		Eastridge House	303	1		7/31/2009	8/24/2009	138	$7,336	$6,808	$14,144	629121
	14	509	451		Eastridge House	215	1		3/9/2010	3/31/2010	151	$8,955	$6,933	$15,888	643081
	15	509	451		Eastridge House	204	1		6/1/2010	6/24/2010	159	$8,569	$6,893	$15,462	648211
	16	509	451		Eastridge House	304	1		8/31/2010	9/22/2010	169	$8,839	$6,139	$14,977	653354
	17	509	451		Eastridge House	115	1		8/31/2010	9/27/2010	160	$8,777	$6,498	$15,274	653475
	18	509	451		Eastridge House	111	1		9/30/2010	10/15/2010	164	$9,576	$6,070	$15,647	654926
	19	509	451		Eastridge House	101	2		3/23/2011	4/22/2011	200	$10,794	$10,163	$20,958	666104
	20	509	451		Eastridge House	301	1		5/9/2011	7/8/2011	169	$8,934	$7,026	$15,959	669286
	21	509	451		Eastridge House	105	1		7/6/2011	9/2/2011	188	$10,144	$7,440	$17,584	674202
	22	509	451		Eastridge House	110	1	RAFN (GC) -1		5/1/2011					
	23	509	451		Eastridge House	112	1	RAFN (GC) - 2		5/1/2011					
	24	509	451		Eastridge House	113	1	RAFN (GC) - 3		5/1/2011					
	25	509	451		Eastridge House	307	1		5/16/2012	6/27/2012	195	$10,123	$7,650	$17,773	697087
	26	509	451		Eastridge House	309	1		10/15/2012	10/26/2012	170	$9,576	$6,720	$16,296	706738
	27	509	451		Eastridge House	214	1		12/26/2012	1/15/2013	159	$9,315	$6,886	$16,201	711458
	28	509	451		Eastridge House	206	1		6/15/2015	7/22/2015	197	$10,613	$10,272	$20,884	778551
	29	509	451		Eastridge House	213	1		9/2/2015	10/16/2015	194	$10,471	$10,824	$21,295	783657
	30	509	451		Eastridge House	311	1	00204510311	12/21/2015	1/22/2016	175	$9,688	$10,382	$20,070	3508
	31	509	451		Eastridge House	203	1	00204510203	9/30/2016	1/10/2017	189	$11,181	$9,893	$21,074	18776
	32	509	451		Eastridge House	202	1	00204510202	1/5/2018	3/26/2018	200	$12,006	$11,599	$23,605	44663
	33	509	451		Eastridge House	208	1	00204510208	3/16/2018	7/10/2018	227	$14,418	$8,645	$23,063	50161
	34	509	451		Eastridge House	308	1	00404510308	5/1/2019	6/18/2019	196	$12,229	$14,590	$26,818	75832
	35	509	451	Prev 2009	Eastridge House	303	1	00204650303	1/16/2020	5/13/2020	245	$15,843	$15,299	$31,141	95236
	36	509	451	Prev 2006	Eastridge House	312	1	00404510312	3/30/2020	6/1/2020	200	$13,016	$14,890	$27,906	101221
		Eastridge House		1972	Total Units	**40**	Upgraded	**36**	Remaining	**4**			Avg. $ (From 2020)	**$29,523**	
								Note: (2) units requred 2nd Upgrade							

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
Evergreen Court															
	1	509	505		Evergreen Court	5	2		10/13/2006	10/30/2006	186	$8,140	$7,110	$15,250	547641
	2	509	505		Evergreen Court	26	2		5/27/2008	6/20/2008	302	$19,598	$8,707	$28,305	595322
	3	509	505		Evergreen Court	28	2		6/14/2009	7/29/2009	207	$13,053	$8,682	$21,735	627189
	4	509	505		Evergreen Court	11	3		5/1/2010	6/11/2010	324	$19,732	$10,527	$30,528	647193
	5	509	505		Evergreen Court	14	3		7/1/2010	9/13/2010	299	$18,947	$12,468	$31,415	649763
	6	509	505		Evergreen Court	13	3		11/9/2010	12/30/2010	227	$14,427	$12,040	$26,466	657853
	7	509	505		Evergreen Court	25	2		1/3/2011	2/10/2011	269	$17,031	$8,332	$25,363	660440
	8	509	505		Evergreen Court	3	2	RAFN (GC) - 4		5/1/2011					
	9	509	505		Evergreen Court	4	2	RAFN (GC) - 5		5/1/2011					
	10	509	505		Evergreen Court	21	3		9/3/2012	11/28/2012	412	$24,867	$12,512	$37,379	705361
	11	509	505		Evergreen Court	8	2		1/17/2013	2/21/2013	225	$13,648	$12,170	$25,819	713001
	12	509	505		Evergreen Court	10	2		1/17/2013	2/25/2013	227	$13,853	$12,535	$26,389	712999
	13	509	505		Evergreen Court	12	3		1/17/2013	2/26/2013	268	$15,782	$14,033	$29,814	713524
	14	509	505		Evergreen Court	9	2		1/28/2013	2/28/2013	244	$14,625	$11,442	$26,068	714027
	15	509	505		Evergreen Court	30	2		4/1/2013	6/26/2013	316	$20,132	$11,394	$31,526	718421
	16	509	505		Evergreen Court	1	2		4/14/2013	7/23/2013	296	$18,944	$10,703	$29,647	719736
	17	509	505		Evergreen Court	27	3		5/13/2013	7/31/2013	302	$19,403	$11,015	$30,417	720744
	18	509	505		Evergreen Court	7	2		5/22/2013	7/31/2013	269	$17,064	$11,435	$28,498	721329
	19	509	505		Evergreen Court	23	2		7/8/2013	9/12/2013	290	$18,148	$11,341	$29,489	726324
	20	509	505		Evergreen Court	19	2		12/27/2013	4/15/2014	379	$23,131	$12,561	$35,692	739479
	21	509	505		Evergreen Court	29	2		7/23/2014	8/19/2014	283	$17,499	$11,634	$29,133	752200
	22	509	505		Evergreen Court	18	3		6/20/2015	8/17/2015	340	$20,094	$12,812	$32,906	779097
	23	509	505		Evergreen Court	17	2		8/24/2015	10/19/2015	301	$19,065	$14,945	$34,009	782968
	24	509	505		Evergreen Court	24	2		10/26/2015	12/30/2015	289	$18,240	$13,528	$31,768	1063
	25	509	505		Evergreen Court	2	2	00505050002	1/3/2016	2/23/2016	267	$17,023	$12,409	$29,431	4073
	26	509	505		Evergreen Court	22	3	505050022	10/12/2017	11/30/2017	300	$19,611	$15,741	$35,351	37901
	27	509	505		Evergreen Court	15	2	505050015	12/3/2018	1/25/2019	341	$21,804	$14,106	$35,910	65044
	28	509	505		Evergreen Court	6	2	00505050006	4/1/2019	4/30/2019	374	$22,343	$9,690	$32,033	73057
	29	509	505	Prev 2006	Evergreen Court	5	2	00505050005	3/5/2020	5/15/2020	205	$15,510	$15,250	$30,760	99017
	30	509	505	Prev 2013	Evergreen Court	12	3	00505050012	2/14/2023	6/29/2023	335	$24,140	$17,188	$41,328	148154
	31	509	505	Prev 2011	Evergreen Court	4	2	00505050004	5/15/2024	8/29/2024	235	$20,730	$16,618	$37,348	165742
	32	509	505	Prev 2012	Evergreen Court	21	3	00505050012	5/8/2023	10/10/2023	288	$20,468	$24,927	$45,395	149198
		Evergreen Court		1981	Total Units	**30**	Upgraded	**32**	Remaining	**2**			Avg. $ (since 2022)	**$41,357**	
								Note: (4) units requred 2nd Upgrade							
Forest Grove															
	1	509	204		Forest Grove	13	2		2/10/2014	4/29/2014	214	$13,782	$11,258	$25,040	741603
	2	509	204		Forest Grove	19	2		9/3/2014	10/31/2014	178	$10,951	$12,679	$23,630	755257
	3	509	204		Forest Grove	15	2		10/27/2014	12/30/2014	229	$14,661	$14,085	$28,746	759402
	4	509	204		Forest Grove	2	3		11/21/2014	1/22/2015	348	$22,076	$12,844	$34,920	761105
	5	509	204		Forest Grove	12	2		10/30/2015	12/18/2015	225	$14,337	$12,855	$27,192	770
	6	509	204		Forest Grove	8	2		4/20/2015	5/19/2015	289	$18,112	$11,418	$29,531	775175
	7	509	204		Forest Grove	4	2	00202040004	2/15/2018	5/15/2018	241	$15,383	$12,978	$28,361	49137
	8	509	204		Forest Grove	10	2	00202040010	5/3/2018	7/31/2018	241	$14,431	$15,561	$29,992	54310
	9	509	204		Forest Grove	25	3	00202040025	1/28/2019	3/22/2019	238	$14,046	$14,087	$28,132	69646
	10	509	204		Forest Grove	20	2	00202040020	7/15/19	8/30/19	248	$15,152	$14,516	$29,668	81743
	11	509	204		Forest Grove	11	2	00202040011	10/1/2020	1/5/2021	240	$16,360	$16,852	$33,212	10887
	12	509	204		Forest Grove	3	2	00202040003	12/30/2020	2/5/2021	248	$16,200	$16,522	$32,722	112641
	13	509	204		Forest Grove	22	2	00202040022	2/2/2021	3/30/2021	272	$17,744	$15,543	$33,287	114811
	14	509	204		Forest Grove	7	2	00202040007	12/14/2021	2/16/2022	272	$17,648	$18,206	$35,854	128631
	15	509	204		Forest Grove	18	3	00202040018	4/22/2022	6/28/2022	272	$17,520	$18,222	$35,742	134284
	16	509	204		Forest Grove	13	2	00202040013	3/30/2023	6/23/2023	254.0	$18,788	$19,258	$38,046	148939
	17	509	204		Forest Grove	16	3	00202040016	1/3/2024	2/21/2024	250	$18,230	$23,348	$41,578	160670
		Forest Grove		1981	Total Units	**25**	Upgraded	**17**	Remaining	**8**			Avg. $ (since 2022)	**$37,805**	
Glenview Heights															
	1	509	405		Glenview Heights	7	2		8/8/2008	9/12/2008	234	$14,312	$7,971	$22,283	600453
	2	509	405		Glenview Heights	8	2		7/22/2010	8/12/2010	288	$17,739	$8,873	$26,611	650947
	3	509	405		Glenview Heights	10	2		12/16/2010	12/30/2010	210	$11,611	$8,637	$20,249	659901
	4	509	405		Glenview Heights	3	3		5/4/2009	5/22/2009	229	$14,199	$8,140	$22,340	622814
	5	509	405		Glenview Heights	6	2		10/5/2011	11/10/2011	206	$9,756	$10,021	$19,777	683126
	6	509	405		Glenview Heights	9	2		8/15/2012	9/10/2012	241	$15,395	$9,666	$25,061	703089
	7	509	405		Glenview Heights	5	2		8/27/2012	9/27/2012	233	$14,531	$9,507	$24,038	703637
	8	509	405		Glenview Heights	1	3		9/4/2012	10/11/2012	274	$17,472	$11,769	$29,240	704042
	9	509	405		Glenview Heights	4	2		10/24/2012	11/27/2012	240	$15,296	$11,389	$26,684	707910
	10	509	405		Glenview Heights	2	3		12/31/2012	1/25/2013	246	$15,646	$11,482	$27,128	712182
	11	509	405	Heavily Damaged	Glenview Heights	4	2	00404050004	10/4/2021	2/3/2022	336	$21,952	$22,618	$44,570	124181
	12	509	405	Heavily Damaged	Glenview Heights	2	2	00404050002	11/2/2021	2/28/2022	311	$20,476	$24,492	$44,968	125485
	13	509	405	Heavily Damaged	Glenview Heights	8	2	00404050008	1/31/2022	4/8/2022	216	$15,632	$16,909	$32,541	131355
		Glenview Heights		1981	Total Units	**10**	Upgraded	**13**	Remaining	**1**			Avg. $ (since 2022)	**$40,693**	
								Note: (3) units requred 2nd Upgrade							
Green Leaf															
	1	509	102		Green Leaf	B-2	2		4/26/2007	5/16/2007	220	$9,842	$8,618	$18,460	565719
	2	509	102		Green Leaf	E-5	2		7/30/2007	8/24/2007	188	$8,390	$9,150	$17,541	572957
	3	509	102		Green Leaf	D-5	2		7/1/2008	7/29/2008	203	$12,365	$10,267	$22,632	597733
	4	509	102		Green Leaf	D-6	2		8/21/2009	9/30/2009	212	$12,444	$9,834	$22,278	630427
	5	509	102		Green Leaf	E-1	3		7/1/2010	8/16/2010	224	$12,302	$11,204	$23,506	649812
	6	509	102		Green Leaf	D-7	2		9/15/2011	11/16/2011	227	$13,342	$11,156	$24,498	680997
	7	509	102		Green Leaf	D-4	2		11/30/2011	2/24/2012	256	$14,319	$10,386	$24,704	686027
	8	509	102		Green Leaf	B-1	2		7/2/2012	8/30/2012	206	$13,150	$12,444	$25,594	700105
	9	509	102		Green Leaf	E-4	2		10/31/2012	12/10/2012	200	$12,744	$10,430	$23,618	707940
	10	509	102		Green Leaf	D-3	2		11/26/2012	12/19/2012	218	$13,264	$10,301	$23,565	709661
	11	509	102		Green Leaf	E-6	3		8/27/2012	9/28/2012	243	$14,436	$12,419	$26,855	703760

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	12	509	102		Green Leaf	B-3	2		6/11/2013	10/24/2013	229	$13,751	$10,701	$24,452	723214
	13	509	102		Green Leaf	D-2	2		8/29/2014	12/30/2014	223	$13,608	$14,592	$28,199	754985
	14	509	102		Green Leaf	D-9	3		10/20/2015	12/21/2015	208	$15,156	$11,879	$27,035	786754
	15	509	102		Green Leaf	A-4	2	00101020004	7/25/2016	8/31/2016	240	$15,126	$11,891	$27,016	17098
	16	509	102		Green Leaf	B-6	2	00101020011	8/4/2016	9/30/2016	249	$15,865	$11,809	$27,673	17386
	17	509	102		Green Leaf	B-7	2	00101020012	12/5/2016	1/30/2017	248	$15,288	$12,251	$27,539	22662
	18	509	102		Green Leaf	E-2	2	00101020023	7/31/2017	9/28/2017	239	$15,622	$12,012	$27,633	35367
	19	509	102		Green Leaf	B-5	3	00101020010	8/1/2017	9/28/2017	342	$22,446	$14,509	$36,955	35368
	20	509	102		Green Leaf	E-3	2	00101020024	10/19/2017	12/12/2017	249	$15,907	$12,479	$28,386	38267
	21	509	509		Green Leaf	A-5	3	00101020005	11/20/2018	1/25/2019	248	$15,132	$11,932	$27,064	66881
	22	509	102	Prev 2007	Green Leaf	E-5	2	00101020025	8/26/2021	10/1/2021	275	$17,963	$13,998	$31,960	122868
	23	509	102		Green Leaf	A-3	2	00101020003	7/11/2022	8/16/2022	244.0	$18,642	$18,704	$37,346	137215
	24	509	102		Green Leaf	D-1	2	00101020013	9/26/2022	12/1/2022	296	$21,651	$21,934	$43,585	141822
	25	509	102	Prev 2013	Green Leaf	B-3	2	00101020008	12/15/2022	2/1/2023	248	$18,582	$19,013	$37,595	143836
	26	509	102		Green Leaf	A-2	2	00101020002	3/6/2023	5/2/2023	250	$18,412	$19,973	$38,385	147640
	27	509	102		Green Leaf	D-8	3	00101020020	6/1/2023	7/25/2023	246.0	$18,172	$19,316	$37,487	151582
	28	509	102		Green Leaf	D-6	2	00101020018	8/7/2023	10/6/2023	252	$18,648	$17,265	$35,913	154185
	29	509	102		Green Leaf	D-3	2	00101020015	11/2/2023	12/22/2023	258	$19,262	$20,440	$39,702	157576
		Green Leaf		1983	Total Units	**27**	Upgraded	**29**	Remaining	**0**			Avg. $ (since 2022)	**$38,573**	
								Note: (2) units requred 2nd Upgrade							
Harrison House															
	1	180	484		Harrison House	217	1	00404840217	2/28/2019	4/17/2019	388	$24,713	$11,328	$36,040	71941
	2	180	484		Harrison House	324	1	00404840324	9/20/19	10/24/19	221	$14,144	$12,596	$26,740	86063
	3	180	484		Harrison House	310	1	00404840310	10/29/2019	1/6/2020	230	$13,650	$17,456	$31,106	89500
	4	180	484		Harrison House	114	2	00404840114	5/4/2021	7/27/2021	257	$15,965	$17,797	$33,762	118139
	5	180	484		Harrison House	311	2	00404840311	3/27/2023	6/15/2023	334	$23,987	$17,994	$41,981	147395
	6	180	484		Harrison House	418	2	00404840418	6/30/2023	9/25/2023	282	$20,432	$17,093	$37,525	151826
	7	180	484		Harrison House	201	2	00404840201	7/1/2023	9/25/2023	258	$18,364	$21,242	$39,606	151824
	8	180	484		Harrison House	106	2	00404840106	3/31/2024	6/11/2024	246	$17,850	$17,487	$35,337	163496
	9	180	484		Harrison House	117	1	00404840117	5/16/2024	8/1/2024	210	$17,435	$16,350	$33,785	166322
	10	180	484		Harrison House	315	1	00404840315	12/18/2023	2/28/2024	269	$19,513	$20,749	$40,262	159108
	11	180	484		Harrison House	105	1	00404840105	12/29/2023	3/4/2024	291	$21,130	$20,429	$41,559	159425
	12	180	484		Harrison House	120	1	00404840120	1/23/2024	4/18/2024	250	$18,874	$15,280	$34,154	160533
		Harrison House		1992	Total Units	**94**	Upgraded	**12**	Remaining	**82**			Avg. $ (since 2022)	**$38,026**	
Hidden Village															
	1	114	293		Hidden Village	A-109	2		3/25/2013	4/22/2013	212	$13,504	$8,722	$22,226	717713
	2	114	293		Hidden Village	B-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	B-308	2		6/6/2013	10/31/2013	230	$14,638	$9,744	$24,382	726942
	5	114	293		Hidden Village	A-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	A-110	3		12/2/2013	3/31/2014	248	$15,768	$11,027	$26,795	734041
	8	114	293		Hidden Village	A-201	3		2/24/2015	3/31/2015	237	$15,053	$12,743	$27,796	769747
	9	114	293		Hidden Village	A-304	3		6/30/2015	8/25/2015	246	$15,480	$13,295	$28,774	780369
	10	114	293		Hidden Village	B-109	2		10/1/2014	2/11/2015	427	$26,932	$13,067	$39,999	748435
	11	114	293		Hidden Village	B-110	2		10/1/2014	2/13/2015	298	$18,513	$13,953	$32,466	744863
	12	114	293		Hidden Village	A-203	2		12/8/2014	2/27/2015	259	$16,475	$12,540	$29,015	763351
	13	114	293		Hidden Village	A-301	3		1/30/2015	3/10/2015	303	$19,223	$11,983	$31,206	768053
	14	114	293		Hidden Village	B-108	2	00802930050	1/4/2016	1/29/2016	285	$18,197	$13,142	$31,339	3649
	15	114	293		Hidden Village	A-111	3	00802930011	3/14/2016	5/6/2016	293	$18,297	$12,495	$30,792	7456
	16	114	293		Hidden Village	A-314	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	B-104	3	0080293	12/20/16	3/8/2017	294	$19,222	$13,470	$32,693	23041
	20	114	293		Hidden Village	B-312	3	0080293	12/20/16	3/10/2017	291	$19,178	$15,561	$34,740	23042
	21	114	293		Hidden Village	A-305	2	0080293033	02/14/17	4/18/2017	288	$18,952	$15,310	$34,262	25548
	22	114	293		Hidden Village	A-307	1	00802930035	02/14/17	4/24/2017	301	$19,719	$12,537	$32,256	25549
	23	114	293		Hidden Village	B-101	3	802930043	3/22/2017	6/28/2017	295	$19,317	$14,260	$33,577	27586
	24	114	293		Hidden Village	B-204	3	80293	5/30/2017	7/31/2017	304	$19,895	$14,610	$34,505	30850
	25	114	293		Hidden Village	A-212	2	80293	5/31/2017	8/1/2017	308	$20,140	$14,275	$34,415	31055
	26	114	293		Hidden Village	A-10	1	802930001	6/27/2017	8/30/2017	292	$19,116	$15,928	$35,044	32375
	27	114	293		Hidden Village	A-101	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	A-310	3	802930038	7/31/2017	10/5/2017	288	$18,784	$15,079	$33,863	33798
	30	114	293		Hidden Village	B-304	3	802930070	1/11/2018	3/15/2018	296	$19,263	$15,640	$34,903	44892
	31	114	293		Hidden Village	A-108	3	0080293	2/1/2018	3/28/2018	312	$20,399	$17,313	$37,712	45917
	32	114	293		Hidden Village	B-311	3	80293000	2/8/2018	4/24/2018	360	$23,615	$15,255	$38,870	47328
	33	114	293		Hidden Village	A-306	3	0080293A306	3/29/2018	5/31/2018	312	$20,496	$16,290	$36,786	50580
	34	114	293		Hidden Village	A-312	2	0080293A312	5/2/2018	7/2/2018	315	$20,497	$14,544	$35,041	52725
	35	114	293		Hidden Village	A-204	3	802930018	6/7/2018	8/22/2018	317	$20,867	$16,732	$37,599	54953
	36	114	293		Hidden Village	B-309	3	802930075	8/24/2018	11/16/2018	293	$19,020	$16,079	$35,099	59648
	37	114	293		Hidden Village	A-209	3	802930023	8/24/2018	11/21/2018	387	$24,326	$14,726	$39,052	59647
	38	114	293		Hidden Village	B-208	2	00802930062	10/1/2018	11/29/2018	273	$16,743	$15,458	$32,201	62237
	39	114	293		Hidden Village	B-201	3	00802930055	8/27/2018	11/30/2018	288	$16,781	$16,158	$32,938	60067
	40	114	293		Hidden Village	A-303	3	00802930031	11/30/2018	1/30/2019	280	$16,460	$14,635	$31,095	66678
	41	118	293		Hidden Village	A-205	2	00802930019	11/20/2018	1/31/2019	281	$16,475	$14,799	$31,274	66791
	42	114	293		Hidden Village	B-305	2	802930071	10/17/2018	2/8/2019	295	$18,486	$17,929	$36,415	64729
	43	114	293		Hidden Village	B-310	3	802930076	11/15/2018	2/20/2019	395	$25,179	$17,687	$42,866	66177
	44	114	293		Hidden Village	B-301	3	00802930067	12/10/2018	2/27/2019	272	$17,638	$14,314	$31,952	68318
	45	114	293		Hidden Village	B-212	3	00802930066	12/10/2018	2/28/2019	276	$17,768	$14,676	$32,444	68319
	46	114	293		Hidden Village	B-112	3	00802930054	3/7/2019	5/1/2019	292	$17,847	$15,172	$33,019	72527
	47	114	293		Hidden Village	B-303	3	00802930069	3/21/2019	5/13/2019	288	$17,228	$14,887	$32,115	73570
	48	114	293		Hidden Village	A-112	2	00802930012	4/10/2019	5/24/2019	286	$17,230	$14,343	$31,573	75077

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	49	114	293		Hidden Village	A-309	2	00802930037	4/18/2019	5/29/2019	286	$17,282	$15,327	$32,609	75078
	50	114	293		Hidden Village	B-107	2	00802930049	5/2/2019	6/12/2019	284	$17,188	$15,916	$33,104	75909
	51	114	293		Hidden Village	A-103	3	00802930004	6/6/19	7/25/19	288	$17,144	$15,288	$32,432	78542
	52	114	293		Hidden Village	B-211	2	00802930065	6/15/2020	7/2/2020	242	$14,565	$11,381	$25,946	104345
	53	114	293		Hidden Village	A-202	3	00802930016	5/7/2020	8/4/2020	292	$19,742	$17,479	$37,221	103448
	54	114	293		Hidden Village	A-113	1	00802930013	6/29/2020	10/28/2020	292	19,801	16,493	36,294	105782
	55	114	293		Hidden Village	B-210	3	00802930064	6/29/2020	10/29/2020	296	20,247	16,966	37,213	107367
	56	114	293		Hidden Village	A-308	3	00802930036	9/8/2020	12/18/2020	264	$17,240	$18,265	$35,505	107487
	57	114	293		Hidden Village	A-210	3	00802930024	10/11/2021	12/20/2021	293	$18,959	$17,126	$36,085	124478
	58	114	293		Hidden Village	B 102	2	00802930044	3/17/2022	5/20/2022	272	$17,520	$20,008	$37,528	131630
	59	114	293		Hidden Village	A-211	3	00802930025	6/1/2022	7/20/2022	272	$20,067	$18,042	$38,109	134880
	60	114	293		Hidden Village	A-105	3	00802930006	8/4/2022	10/18/2022	270	$19,813	$19,950	$39,764	137437
	61	114	293		Hidden Village	B-209	3	00802930063	7/18/2022	11/3/2022	340	$26,618	$21,439	$48,057	138725
	62	114	293		Hidden Village	B-106	2	0080293048	11/9/2022	1/23/2023	262	$19,481	$23,289	$42,770	141776
	63	114	293		Hidden Village	A-106	2	00802930007	1/9/2023	3/15/2023	274	$18,250	$20,328	$38,578	144274
	64	114	293		Hidden Village	A-201	3	00802930015	5/25/2023	7/14/2023	260.0	$21,500	$20,995	$42,495	150240
	65	114	293		Hidden Village	A-206	3	00802930020	1/24/2024	3/26/2024	254	$18,921	$25,412	$44,333	160638
	66	114	293		Hidden Village	B-109	3	00802930051	2/27/2024	4/19/2024	256	$19,112	$17,659	$36,772	162334
		Hidden Village		1992	Total Units	**78**	Upgraded	**66**	Remaining	**12**			Avg. $ (since 2022)	**$40,934**	
Hillsview (Sedro Woolley)															
	1	121	155		Hillsview	347	1		11/13/2007	12/19/2007	193	$8,641	$6,982	$15,623	581306
	2	121	155		Hillsview	348	1		12/17/2007	1/22/2008	199	$8,598	$7,398	$15,996	583232
	3	121	155		Hillsview	345	1		2/2/2009	3/18/2009	166	$9,027	$6,669	$15,696	616164
	4	121	155		Hillsview	358	1		3/4/2009	3/25/2009	162	$9,334	$7,901	$17,235	618141
	5	121	155		Hillsview	228	1		1/3/2011	1/25/2011	163	$10,044	$7,505	$17,549	660392
	6	121	155		Hillsview	107	1		1/25/2011	2/15/2011	168	$10,856	$8,088	$18,944	661925
	7	121	155		Hillsview	359	1		4/25/2011	5/19/2011	179	$10,201	$8,547	$18,749	668617
	8	121	155		Hillsview	102	1		5/5/2011	6/29/2011	170	$9,585	$7,479	$17,064	669295
	9	121	155		Hillsview	350	1		5/5/2011	6/29/2011	177	$9,412	$7,627	$17,039	669296
	10	121	155		Hillsview	109	1		7/6/2011	9/22/2011	181	$10,712	$7,405	$18,117	674231
	11	121	155		Hillsview	346	1		7/30/2012	8/22/2012	195	$11,499	$7,676	$19,175	701908
	12	121	155		Hillsview	115	1	RA-Shower	8/7/2012	8/29/2012	226	$13,407	$10,378	$23,785	702379
	13	121	155		Hillsview	340	1		3/29/2013	5/13/2013	157	$10,045	$6,827	$16,872	717862
	14	121	155		Hillsview	232	1		4/29/2014	6/30/2014	165	$10,501	$7,992	$18,493	747680
	15	121	155		Hillsview	344	1		4/30/2014	6/30/2014	162	$10,306	$8,266	$18,572	747681
	16	121	155		Hillsview	360	1		9/30/2014	11/25/2014	177	$11,313	$9,802	$21,115	757252
	17	121	155		Hillsview	221	1		10/14/2014	11/25/2014	176	$11,120	$10,536	$21,656	758279
	18	121	155		Hillsview	217	1		1/31/2015	3/27/2015	223	$13,773	$11,474	$25,247	768693
	19	121	155		Hillsview	110	1		3/9/2015	4/21/2015	227	$13,861	$8,855	$22,716	770967
	20	121	155		Hillsview	222	1		3/9/2015	4/21/2015	216	$13,142	$8,910	$22,052	770968
	21	121	155		Hillsview	339	1	00101550339	4/27/2016	6/30/2016	175	$11,087	$10,561	$21,648	10114
	22	121	155		Hillsview	354	1	00101550354	1/10/2017	3/31/2017	194	$12,755	$10,505	$23,260	24847
	23	121	155		Hillsview	218	1	00101550218	4/25/2017	7/21/2017	197	$12,403	$9,687	$22,090	30692
	24	121	155		Hillsview	227	1	00101550227	11/21/2017	2/21/2018	203	$12,777	$12,946	$25,723	42189
	25	121	155		Hillsview	235	1	00101550343	8/7/2018	10/31/2018	199	$12,079	$11,797	$23,876	58458
	26	121	155		Hillsview	116	1	00101550116	12/2/2019	1/3/2020	200	$11,576	$14,445	$26,021	92289
	27	121	155		Hillsview	219	1	00101550219	1/28/2020	4/2/2020	200	$13,112	$14,769	$27,881	97005
	28	121	155		Hillsview	108	1	00101550108	3/23/2021	6/22/2021	219	$14,301	$14,151	$28,452	118322
	29	121	155		Hillsview	103	1	00101550103	3/10/2023	5/10/2023	214	$15,868	$20,115	$35,983	148213
	30	121	155		Hillsview	112	1	00101550112	4/15/2023	9/22/2023	246	$19,126	$19,239	$38,365	152831
	31	121	155	Remediation	Hillsview	231	1	00101550231	7/12/2024	9/30/2024	216	$17,904	$19,297	$37,201	165177
		Hillsview (Sedro Woolley)		1971	Total Units	**60**	Upgraded	**31**	Remaining	**29**			Avg. $ (since 2022)	**$37,183**	
Juanita Court															
	1	509	206		Juanita Court	F-3	2		12/11/2006	12/29/2006	181	$8,015	$6,415	$14,430	553625
	2	509	206		Juanita Court	K-2	2		6/15/2007	7/3/2007	199	$8,811	$8,187	$16,998	569645
	3	509	206		Juanita Court	A-1	2		4/1/2008	5/13/2008	235	$13,359	$6,818	$20,176	591541
	4	509	206		Juanita Court	B-1	2		7/3/2008	7/30/2008	215	$13,045	$9,073	$22,118	597816
	5	509	206		Juanita Court	A-2	2		8/18/2008	9/10/2008	207	$11,966	$8,613	$20,579	598715
	6	509	206		Juanita Court	J-2	2		10/30/2008	12/16/2008	187	$11,452	$9,220	$20,673	610654
	7	509	206		Juanita Court	G-2	2		11/24/2008	1/15/2009	225	$14,176	$8,523	$22,699	612090
	8	509	206		Juanita Court	I-2	2		9/9/2009	10/20/2009	200	$11,459	$9,238	$20,697	631464
	9	509	206		Juanita Court	G-1	2		8/27/2010	9/30/2010	241	$12,590	$9,051	$21,641	653353
	10	509	206		Juanita Court	K-1	2		1/7/2010	1/29/2010	232	$13,627	$9,131	$22,758	639385
	11	509	206		Juanita Court	F-2	2		3/1/2010	3/15/2010	232	$13,635	$8,906	$22,542	642513
	12	509	206		Juanita Court	D-1	2		10/18/2010	11/12/2010	233	$14,002	$9,166	$23,168	656067
	13	509	206		Juanita Court	F-1	3		8/12/2011	9/27/2011	221	$12,977	$9,979	$22,955	679106
	14	509	206		Juanita Court	H-2	2		7/6/2011	9/28/2011	223	$13,569	$11,020	$24,589	674213
	15	509	206		Juanita Court	C-1	2		10/31/2011	12/29/2011	244	$14,647	$10,486	$25,133	684602
	16	509	206		Juanita Court	E-2	2		10/31/2012	11/29/2012	241	$14,305	$9,857	$24,162	707941
	17	509	206		Juanita Court	I-3	2		12/27/2012	1/24/2013	237	$14,458	$10,596	$25,054	711569
	18	509	206		Juanita Court	A-2	3		5/3/2013	6/14/2013	214	$13,630	$8,949	$22,579	720778
	19	509	206		Juanita Court	E-3	3		6/21/2013	7/15/2013	225	$13,834	$9,228	$23,062	723880
	20	509	206		Juanita Court	D-2	2		6/26/2013	10/17/2013	233	$14,118	$11,911	$26,029	725069
	21	509	206		Juanita Court	B-2	2		7/8/2013	10/21/2013	240	$14,515	$11,511	$26,025	725071
	22	509	206		Juanita Court	E-1	2		10/1/2013	1/29/2014	217	$13,817	$12,774	$26,590	735553
	23	509	206		Juanita Court	J-3	3		10/29/2015	12/14/2015	245	$15,509	$11,627	$27,136	781
	24	509	206		Juanita Court	G-3	3	00202060019	12/23/2015	1/26/2016	238	$15,054	$13,765	$28,818	3509
	25	509	206		Juanita Court	I-1	2	00202060022	1/23/2017	2/28/2017	243	$16,025	$10,887	$26,912	24848
	26	509	206		Juanita Court	C-3	2	00202060008	03/08/17	4/28/2017	246	$16,142	$11,393	$27,535	28773
	27	509	206		Juanita Court	H-1	2	00202060020	2/27/2017	3/30/2017	249	$16,299	$9,748	$26,047	26404
	28	509	206		Juanita Court	I-2	2	00202060023	1/18/2023	3/9/2023	284	$20,557	$18,841	$39,398	145903
	29	509	206		Juanita Court	C-2	2	00202060007	6/1/2023	8/3/2023	276.0	$20,570	$21,557	$42,127	152164

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	30	509	206		Juanita Court	K-3	2	00202060028	7/10/2024	9/23/2024	246	$20,590	$32,162	$52,752	170174
		Juanita Court		1982	Total Units	**30**	Upgraded	**30**	Remaining	**0**			Avg. $ (since 2022)	**$44,759**	
Juanita Trace															
	1	509	207		Juanita Trace	6	2		8/28/2006	9/8/2006	129	$5,767	$6,388	$12,155	542795
	2	509	207		Juanita Trace	11	2		10/11/2006	10/23/2006	172	$7,588	$8,287	$15,874	546860
	3	509	207		Juanita Trace	25	2		11/30/2007	1/7/2008	243	$10,847	$6,882	$17,728	582116
	4	509	212		Juanita Trace	106	2		3/31/2008	4/23/2008	194	$8,687	$6,825	$15,512	591045
	5	509	207		Juanita Trace	7	2		4/2/2008	5/2/2008	187	$8,402	$6,939	$15,341	591293
	6	509	207		Juanita Trace	17	2		7/29/2008	8/15/2008	184	$10,941	$7,033	$17,974	
	7	509	212		Juanita Trace	105	2		7/14/2008	8/18/2008	206	$11,639	$7,305	$18,944	598472
	8	509	207		Juanita Trace	13	2		10/20/2008	12/12/2008	209	$12,565	$8,534	$21,099	607380
	9	509	207		Juanita Trace	26	2		10/17/2008	12/10/2008	256	$15,715	$11,112	$26,827	607823
	10	509	207		Juanita Trace	2	2		11/3/2008	2/5/2009	201	$11,652	$9,524	$21,176	612418
	11	509	207		Juanita Trace	9	3		4/30/2009	5/22/2009	252	$14,715	$10,391	$25,106	622602
	12	509	207		Juanita Trace	5	3		6/29/2009	7/17/2009	194	$10,687	$11,085	$21,771	626719
	13	509	207		Juanita Trace	29	2		6/29/2009	7/24/2009	152	$8,606	$9,040	$17,646	626743
	14	509	207		Juanita Trace	30	2		7/13/2009	8/10/2009	180	$10,969	$8,317	$19,285	627758
	15	509	207		Juanita Trace	18	3		8/10/2009	9/22/2009	211	$12,336	$11,703	$24,039	629664
	16	509	207		Juanita Trace	3	2		12/28/2009	1/19/2010	207	$12,598	$8,836	$21,434	638740
	17	509	207		Juanita Trace	15	2		3/30/2010	4/21/2010	214	$13,036	$9,322	$22,357	644558
	18	509	207		Juanita Trace	8	2		10/18/2010	11/8/2010	222	$12,685	$8,502	$21,187	656008
	19	509	207		Juanita Trace	19	2		10/29/2010	11/19/2010	221	$12,357	$8,949	$21,306	656731
	20	509	207		Juanita Trace	103	3		1/28/2009	2/19/2010	211	$12,464	$10,687	$23,151	640439
	21	509	207		Juanita Trace	102	3		1/25/2010	2/22/2010	220	$12,616	$10,258	$22,874	640330
	22	509	207		Juanita Trace	10	2		1/3/2011	1/26/2011	237	$13,577	$9,044	$22,621	660639
	23	509	207		Juanita Trace	28	2		5/4/2011	6/17/2011	241	$13,385	$10,455	$23,839	668975
	24	509	207		Juanita Trace	14	1	RAFN (GC) - 6		7/1/2011					
	25	509	207		Juanita Trace	1	2		4/20/2012	5/25/2012	217	$12,953	$9,724	$22,678	695591
	26	509	207		Juanita Trace	108	2		4/3/2012	5/31/2012	259	$14,720	$9,794	$24,514	694371
	27	509	207		Juanita Trace	104	3		5/31/2012	7/19/2012	233	$13,643	$10,391	$24,034	698337
	28	509	207		Juanita Trace	27	2		9/7/2012	9/26/2012	226	$13,768	$10,514	$24,282	704336
	29	509	207		Juanita Trace	23	3		10/30/2012	11/28/2012	238	$13,565	$9,607	$23,172	707814
	30	509	207		Juanita Trace	20	2		1/28/2013	3/8/2013	210	$12,429	$10,556	$22,984	713753
	31	509	207		Juanita Trace	4	2		9/20/2013	1/16/2014	219	$13,400	$10,323	$23,723	729740
	32	509	207		Juanita Trace	101	2		12/9/2013	1/30/2014	208	$13,200	$12,407	$25,606	735566
	33	509	207		Juanita Trace	107	2		3/17/2014	6/9/2014	240	$14,554	$12,964	$27,518	742472
	34	509	207		Juanita Trace	21	2	00202070021	11/5/2018	12/21/2018	227	$13,480	$12,139	$25,619	65083
	35	509	207		Juanita Trace	12	3	00207020012	3/18/2020	6/23/2020	248	$16,104	$14,637	$30,741	100167
	36	509	207		Juanita Trace	6	2	00202070006	8/31/2021	12/3/2021	248	$16,040	$14,663	$30,703	124617
	37	509	207		Juanita Trace	29	2	00202070029	5/10/2023	8/14/2023	300	$22,366	$25,119	$47,484	152452
	38	509	207		Juanita Trace	11	3	00202070011	7/10/2023	8/29/2023	252	$18,941	$18,948	$37,889	152705
	39	130	251	Prev 2009	Juanita Trace	30	2	00202070030	4/9/2024	6/20/2024	272	$20,032	$27,862	$47,894	165989
		Juanita Trace		1983	Total Units	**39**	Upgraded	**39**	Remaining	**1**			Avg. $ (since 2022)	**$44,423**	
								Note: (1) unit requred 2nd Upgrade							
King's Court															
	1	509	506		King's Court	C-1	2			2/15/2007	138	$5,853	$5,774	$11,627	557089
	2	509	506		King's Court	F-5	2	Fire Repair	8/15/2006	3/2/2007	226	$9,584	$6,819	$16,403	559809
	3	509	506		King's Court	F-4	2	Fire Repair	8/15/2006	4/10/2007	142	$6,035	$7,120	$13,155	559807
	4	509	506		King's Court	F-2	2	Fire Repair	8/15/2006	5/11/2007	141	$5,971	$6,263	$12,235	559805
	5	509	506		King's Court	F-3	2	Fire Repair	8/15/2006	5/11/2007	146	$6,111	$6,183	$12,294	559806
	6	509	506		King's Court	F-1	2	Fire Repair	8/15/2006	5/11/2007	110	$4,654	$6,801	$11,455	559804
	7	509	506		King's Court	H-1	3		3/11/2008	4/1/2008	334	$15,197	$7,746	$22,943	589929
	8	509	506		King's Court	D-3	2		8/14/2008	9/23/2008	233	$14,529	$8,184	$22,713	600616
	9	509	506		King's Court	D-2	2		9/3/2008	10/6/2008	258	$16,194	$8,225	$24,420	602025
	10	509	506		King's Court	A-4	3		7/1/2010	9/2/2010	268	$17,064	$8,959	$26,022	649418
	11	509	506		King's Court	G-2	2		2/28/2011	3/30/2011	241	$15,357	$8,987	$24,344	664511
	12	509	506		King's Court	B-4	3		3/20/2012	5/16/2012	341	$20,063	$13,127	$33,190	693529
	13	509	506		King's Court	A-3	2		4/16/2012	6/22/2012	254	$15,156	$10,617	$25,773	695252
	14	509	506		King's Court	H-3	3		7/31/2012	10/2/2012	452	$27,726	$10,655	$38,381	702393
	15	509	506		King's Court	B-2	3		10/1/2012	2/7/2012	420	$25,875	$14,891	$40,766	705848
	16	509	506		King's Court	A-2	2		12/31/2012	2/15/2013	277	$15,794	$10,971	$26,765	711935
	17	509	506		King's Court	G-5	2		1/17/2013	2/20/2013	249	$14,593	$12,232	$26,825	713525
	18	509	506		King's Court	G-4	2		4/1/2013	6/21/2013	314	$20,078	$10,946	$31,024	718420
	19	509	506		King's Court	F-6	3		12/2/2013	4/4/2014	314	$18,797	$13,624	$32,421	739480
	20	509	506		King's Court	C-2	2		12/3/2015	12/31/2015	317	$19,277	$14,135	$33,412	1685
	21	509	506		King's Court	A-1	2	00505060001	3/7/2016	5/6/2016	300	$18,762	$12,139	$30,901	7151
	22	509	506		King's Court	G-1	2	00505060021	5/24/2016	6/24/2016	308	$20,836	$13,118	$33,954	11524
	23	509	506		King's Court	G-3	3	505060023	11/13/2017	12/29/2017	306	$19,729	$14,657	$34,386	40286
	24	509	506		King's Court	B-3	3	50506	12/4/2017	1/11/2018	331	$21,509	$20,498	$42,007	41169
	25	509	506		King's Court	H-5	3	00505060030	10/23/2018	12/20/2019	320	$20,150	$16,542	$36,692	89468
	26	509	506		King's Court	F-1	2	00505060015	10/9/2019	12/27/2019	280	$18,200	$15,442	$33,642	87210
	27	509	506		King's Court	H-2	3	00505060027	1/9/2020	3/26/2020	373	$24,138	$15,087	$39,225	96463
	28	509	506	Prev 2012	King's Court	B-2	3	00505060006	12/5/2022	4/18/2023	338	$24,625	$30,046	$54,671	144094
	29	509	506		King's Court	B-1	3	00505060005	12/10/2022	4/25/2023	322	$23,438	$27,022	$50,460	142964
	30	509	506	Prev 2012	King's Court	B-4	3	00505060008	1/10/2023	5/3/2023	339	$25,553	$26,791	$52,344	145107
	31	509	506	Prev 2007	Kings Court	F-4	2	00505060006	10/20/2023	1/29/2024	298	$22,024	$21,959	$43,983	156500
	32	509	506	Prev 2007	Kings Court	F-3	2	00505060006	11/14/2023	2/2/2024	383	$27,857	$21,826	$49,683	157616
		King's Court		1981	Total Units	**30**	Upgraded	**32**	Remaining	**2**			Avg. $ (since 2022)	**$50,228**	
								Note: (4) units requred 2nd Upgrade							
Kirkwood Terrace															
	1	509	209		Kirkwood Terrace	7	3		6/29/2007	7/23/2007	157	$7,042	$6,212	$13,253	570514

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	2	509	209		Kirkwood Terrace	10	3		10/30/2007	11/19/2007	188	$8,400	$8,818	$17,218	580193
	3	509	209		Kirkwood Terrace	5	2		11/7/2007	11/30//07	175	$7,860	$9,004	$16,865	580487
	4	509	209		Kirkwood Terrace	16	3		8/11/2008	9/4/2008	187	$11,254	$7,573	$18,827	600329
	5	509	209		Kirkwood Terrace	15	2		3/2/2009	3/28/2009	220	$12,171	$10,262	$22,432	618135
	6	509	209		Kirkwood Terrace	6	2		7/8/2010	7/30/2010	232	$13,492	$9,763	$23,255	650143
	7	509	209		Kirkwood Terrace	1	2		3/24/2011	4/27/2011	201	$11,437	$13,189	$24,626	666174
	8	509	209		Kirkwood Terrace	26	2		5/16/2011	7/11/2011	240	$12,479	$10,542	$23,021	669862
	9	509	209		Kirkwood Terrace	4	3		6/21/2011	8/12/2011	227	$13,741	$7,428	$21,168	672483
	10	509	209		Kirkwood Terrace	19	3		4/4/2012	4/30/2012	208	$12,435	$8,194	$20,630	694545
	11	509	209		Kirkwood Terrace	13	3		4/6/2012	6/20/2012	239	$13,858	$10,661	$24,519	694546
	12	509	209		Kirkwood Terrace	28	2		5/24/2012	7/10/2012	231	$13,596	$12,205	$25,801	697559
	13	509	209		Kirkwood Terrace	25	2		5/25/2012	7/10/2012	221	$12,740	$10,633	$23,373	697683
	14	509	209		Kirkwood Terrace	27	2		6/27/2012	7/24/2012	230	$13,366	$9,653	$23,019	699717
	15	509	209		Kirkwood Terrace	24	2		7/5/2012	7/26/2012	225	$13,347	$9,657	$23,005	700181
	16	509	209		Kirkwood Terrace	22	2		7/3/2012	7/27/2012	227	$13,349	$10,869	$24,218	700099
	17	509	209		Kirkwood Terrace	23	2		7/5/2012	7/30/2012	236	$13,663	$10,911	$24,574	700180
	18	509	209		Kirkwood Terrace	21	2		7/19/2012	8/20/2012	228	$14,300	$9,843	$24,143	701156
	19	509	209		Kirkwood Terrace	14	2		1/10/2013	2/19/2013	239	$13,192	$8,662	$21,855	712628
	20	509	209		Kirkwood Terrace	11	2		2/27/2013	3/25/2013	235	$13,384	$9,077	$22,460	715687
	21	509	209		Kirkwood Terrace	8	2		3/28/2013	5/10/2013	249	$14,041	$10,736	$24,777	717800
	22	509	209		Kirkwood Terrace	20	2		3/23/2015	4/28/2015	210	$13,223	$11,742	$24,965	771772
	23	509	209		Kirkwood Terrace	2	1	00202090002	11/1/2016	1/17/2017	242	$14,243	$11,993	$26,236	20310
	24	509	209	Prev 2007	Kirkwood Terrace	5	3	00202090005	6/24/19	9/18/19	248	$15,332	$12,469	$27,801	82311
	25	509	209		Kirkwood Terrace	18	2	00202090018	12/30/2020	2/9/2021	272	$17,776	$16,366	$34,142	112642
	26	509	209	Prev 2011	Kirkwood Terrace	4	3	00202090004	1/25/2021	2/26/2021	248	$16,200	$15,859	$32,059	113422
	27	509	209		Kirkwood Terrace	17	2	00202090017	5/30/2024	7/10/2024	248	$21,009	$23,669	$44,678	166563
		Kirkwood Terrace		1983	Total Units	**28**	Upgraded	**27**	Remaining	**3**			Avg. $ (2024 only)	**$44,678**	
								Note: (2) units requred 2nd Upgrade							
Newport															
	1	112	292		Newport	36	2		7/2/2013	11/14/2013	234	$14,866	$10,620	$25,486	725663
	2	112	292		Newport	24	2		2/26/2014	7/30/2014	221	$14,205	$13,173	$27,378	740381
	3	112	292		Newport	26	2		7/31/2014	10/31/2014	221	$14,077	$11,381	$25,458	757234
	4	112	292		Newport	38	2		11/4/2014	1/30/2015	238	$14,966	$12,752	$27,717	733698
	5	112	292		Newport	35	2	00802920035	3/1/2016	3/30/2016	240	$14,696	$13,326	$28,022	7255
	6	112	292		Newport	25	2	802920025	5/31/2017	8/8/2017	301	$19,718	$17,644	$37,362	30849
	7	112	292		Newport	4	2	802920004	6/29/2017	9/6/2017	280	$18,424	$15,397	$33,821	32373
	8	112	292		Newport	7	3	802920007	7/24/2017	9/12/2017	297	$19,421	$16,368	$35,788	33495
	9	112	292		Newport	34	3	802930019	10/25/2018	2/27/2019	386	$24,674	$20,832	$45,507	64960
	10	112	292		Newport	28	2	00802920028	3/1/2019	4/30/2019	293	$17,957	$15,339	$33,296	72526
	11	112	292		Newport	3	2	00802920003	5/10/2019	7/1/2019	288	$17,684	$14,816	$32,500	76635
	12	112	292		Newport	21	3	00802920021	10/21/2020	1/14/2021	256	$16,672	$17,236	$33,908	111022
	13	112	292		Newport	6	3	00802920006	11/1/2021	2/8/2022	296	$19,384	$21,911	$41,295	127482
	14	112	292		Newport	8	2	00802920008	2/2/2022	3/17/2022	300	$19,572	$20,858	$40,430	129757
	15	112	292		Newport	27	2	00802920027	11/16/2022	1/27/2023	280	$21,982	$22,954	$44,936	142034
	16	112	292		Newport	22	2	00802920022	7/31/2022	10/12/2023	264	$19,663	$20,905	$40,568	152801
			Newport	1992	Total Units	**23**	Upgraded	**16**	Remaining	**7**			Avg. $ (since 2022)	**$41,978**	
Parkway															
	1	116	294		Parkway	310	2		6/27/2013	10/15/2013	203	$12,847	$12,410	$25,257	725661
	2	116	294		Parkway	106	2		6/19/2013	10/16/2013	197	$12,561	$9,890	$22,451	725662
	3	116	294		Parkway	112	2		7/31/2013	10/17/2013	216	$13,776	$9,817	$23,593	728396
	4	116	294		Parkway	114	2		8/12/2013	10/17/2013	217	$13,767	$11,845	$25,612	728397
	5	116	294		Parkway	312	1		12/2/2013	1/16/2014	206	$13,062	$9,207	$22,269	734040
	6	116	294		Parkway	111	3		10/31/2013	1/22/2014	228	$14,448	$10,572	$25,019	732305
	7	116	294		Parkway	206	2		10/31/2013	1/27/2014	213	$14,563	$9,595	$24,158	732306
	8	116	294		Parkway	208	2		1/22/2014	5/22/2014	229	$14,441	$10,739	$25,180	739885
	9	116	294		Parkway	109	2		2/19/2014	5/23/2014	233	$14,857	$9,746	$24,603	739884
	10	116	294		Parkway	311	3		6/9/2014	9/30/2014	234	$14,742	$11,735	$26,477	750817
	11	116	294		Parkway	110	2		6/9/2014	9/29/2014	247	$15,591	$11,908	$27,499	750815
	12	116	294		Parkway	102	3		6/25/2014	10/7/2014	269	$16,997	$12,919	$29,916	753830
	13	116	294		Parkway	307	2		7/31/2014	10/9/2014	270	$17,118	$12,384	$29,502	755116
	14	116	294		Parkway	104	2		5/26/2015	7/21/2015	249	$15,769	$10,992	$26,761	778653
	15	116	294		Parkway	301	3		6/26/2015	7/31/2015	252	$16,012	$12,879	$28,891	779317
	16	116	294		Parkway	108	2		4/1/2015	5/15/2015	294	$18,712	$12,767	$31,479	772823
	17	116	294		Parkway	105	1		7/30/2015	9/22/2015	283	$17,238	$12,745	$29,983	781319
	18	116	294		Parkway	211	2		8/19/2015	9/17/2015	284	$17,964	$12,836	$30,800	782694
	19	116	294		Parkway	103	3	00802940103	10/7/2015	1/25/2016	315	$18,296	$13,438	$31,734	785816
	20	116	294		Parkway	314	2	00802940314	10/29/2005	1/28/2016	298	$18,980	$14,314	$33,294	164
	21	116	294		Parkway	304	2	00802940304	2/19/2016	3/28/2016	299	$18,507	$10,589	$29,096	6227
	22	116	294		Parkway	202	2	00802940202	3/24/2016	4/29/2016	263	$16,935	$11,449	$28,383	9350
	23	116	294		Parkway	213	2	00802940213	11/17/2016	2/17/2017	254	$16,717	$11,663	$28,379	21504
	24	116	294		Parkway	205	2	00802940205	03/01/17	5/23/2017	252	$16,484	$11,990	$28,474	26435
	25	116	294		Parkway	313	1	00802940313	03/01/17	5/31/2017	229	$14,991	$11,051	$26,042	26436
	26	116	294		Parkway	207	3	802940207	8/28/2017	11/17/2017	264	$17,215	$10,282	$27,497	35420
	27	116	294		Parkway	214	3	802940214	8/24/2018	11/1/2018	400	$25,113	$16,181	$41,294	59645
	28	116	294		Parkway	113	1	00802940013	2/10/2021	4/12/2021	274	$17,808	$15,965	$33,773	115347
	29	116	294		Parkway	201	3	00802940201	8/31/2021	11/15/2021	256	$16,800	$13,884	$30,684	124315
	30	116	294		Parkway	212	1	00802940212	9/8/2023	12/4/2023	278	$20,805	$19,432	$40,237	156596
	31	116	294		Parkway	209	2	00802940209	1/9/2024	2/29/2024	246	$18,420	$23,961	$42,381	161001
	32	116	294	Prev 2014	Parkway	111	3	00802940111	7/8/2024	9/9/2024	240	$20,821	$22,245	$43,066	169222
			Parkway	1995	Total Units	**41**	Upgraded	**32**	Remaining	**10**			Avg. $ (since 2022)	**$41,895**	
								Note: (1) unit requred 2nd Upgrade							

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
Patricia Harris Manor															
	1	207	466		Patricia Harris Manor	Key Keeper Office	3		3/11/2016	6/30/2016	312	$18,506	$12,980	$31,485	9079
	2	207	466		Patricia Harris Manor	214	1	00404660214	6/2/2016	6/30/2016	250	$15,131	$12,848	$27,978	12334
	3	207	466		Patricia Harris Manor	212	1	00404660212	7/22/2016	8/31/2016	221	$14,077	$9,989	$24,066	17097
	4	207	466		Patricia Harris Manor	312	1	00404660312	9/26/2016	11/24/2016	226	$14,161	$10,795	$24,956	18712
	5	207	466		Patricia Harris Manor	306	1	00404660306	10/10/2016	12/14/2016	232	$14,760	$9,847	$24,607	20250
	6	207	466		Patricia Harris Manor	304	1	00404660304	1/3/2017	2/28/2017	225	$14,851	$9,782	$24,633	23261
	7	207	466		Patricia Harris Manor	203	1	00404660203	1/31/2017	2/28/2017	225	$14,787	$9,805	$24,592	25004
	8	207	466		Patricia Harris Manor	311	1	00404660311	2/28/2017	4/28/2017	244	$15,996	$9,793	$25,789	26553
	9	207	466		Patricia Harris Manor	211	1	00404660211	3/16/2017	5/31/2017	248	$16,364	$9,698	$26,062	27417
	10	207	466		Patricia Harris Manor	112	1	00404660112	3/16/2017	5/31/2017	245	$16,287	$9,930	$26,217	27418
	11	207	466		Patricia Harris Manor	208	1	00404660208	5/12/2017	7/28/2017	246	$15,538	$9,954	$25,492	29912
	12	207	466		Patricia Harris Manor	205	1	00404660205	6/5/2017	8/25/2017	246	$14,975	$10,187	$25,162	21362
	13	207	466		Patricia Harris Manor	307	1	00404660307	7/31/2017	10/31/2017	231	$14,565	$9,808	$24,373	34173
	14	207	466		Patricia Harris Manor	204	1	00404660204	8/29/2017	11/21/2017	233	$14,637	$10,240	$24,877	36036
	15	207	466		Patricia Harris Manor	201	1	00404660201	8/31/2017	11/22/2017	233	$15,085	$10,253	$25,337	36047
	16	207	466		Patricia Harris Manor	305	1	00404660305	11/13/2017	12/28/2017	242	$15,334	$10,224	$25,557	40022
	17	207	466		Patricia Harris Manor	202	1	00404660202	11/27/2017	2/14/2018	227	$14,976	$11,011	$25,987	41173
	18	207	466		Patricia Harris Manor	315	1	00404660315	12/28/2017	3/16/2018	239	$15,241	$10,526	$25,767	43556
	19	207	466		Patricia Harris Manor	206	1	00404660206	2/14/2018	5/14/2018	233	$14,124	$10,884	$25,008	48017
	20	207	466		Patricia Harris Manor	314	1	00404660314	5/15/2018	9/14/2018	267	$17,250	$8,490	$25,741	53518
	21	207	466		Patricia Harris Manor	210	1	00404660210	9/28/2018	11/9/2018	193	$11,695	$11,002	$22,697	62093
	22	207	466		Patricia Harris Manor	103	1	00404660103	12/27/2018	2/21/2019	196	$11,722	$12,206	$23,928	67983
	23	207	466		Patricia Harris Manor	213	1	00404660213	3/6/2019	4/23/2019	196	$12,032	$11,949	$23,982	71939
	24	207	466		Patricia Harris Manor	106	1	00404660106	2/7/2020	4/16/2020	200	$12,920	$13,390	$26,310	97804
	25	207	466		Patricia Harris Manor	113	1	00404660113	6/30/2020	10/2/2020	200	$13,048	$13,586	$26,634	106154
	26	207	466		Patricia Harris Manor	115	1	00404660115	6/30/2020	11/4/2020	214	13,968	12,937	26,905	107368
	27	207	466		Patricia Harris Manor	308	1	00404660308	9/30/2020	12/16/2020	200	$13,048	$13,102	$26,150	108877
	28	207	466		Patricia Harris Manor	107	1	00404660107	2/15/2021	4/26/2021	248	$16,200	$15,200	$31,400	114435
	29	207	466		Patricia Harris Manor	209	1	00404660209	1/6/2023	2/21/2023	222	$16,433	$14,965	$31,398	145266
		207	466	Remediation	Patricia Harris Manor	109	1	00404060109	6/17/2024	8/16/2024	246	$21,188	$21,362	$42,550	168542
		Patricia Harris Manor			Total Units	**40**	Upgraded	**29**	Remaining	**11**			Avg. $ (since 2022)	**$36,974**	
Pickering Court															
	1	509	404		Pickering Court	105	3		1/9/2013	3/20/2012	238	$14,990	$10,049	$25,039	712632
	2	509	404		Pickering Court	104	3		1/4/2013	1/28/2013	259	$16,483	$9,389	$25,872	712180
	3	509	404		Pickering Court	205	2		1/28/2013	3/26/2013	234	$14,906	$9,749	$24,655	713751
	4	509	404		Pickering Court	705	2		4/17/2013	6/28/2013	221	$13,965	$8,902	$22,867	719565
	5	509	404		Pickering Court	204	1		6/16/2013	9/24/2013	172	$10,896	$7,931	$18,827	726323
	6	509	404		Pickering Court	206	2		10/31/2013	2/25/2014	208	$13,162	$9,868	$23,030	733436
	7	509	404		Pickering Court	401	2		1/4/2014	2/28/2014	184	$11,644	$9,652	$21,296	736588
	8	509	404		Pickering Court	304	3		8/3/2015	8/28/2015	333	$20,977	$14,197	$35,173	781505
	9	509	404		Pickering Court	301	3		9/9/2015	10/29/2015	273	$17,245	$14,768	$32,013	784081
	10	509	404		Pickering Court	703	2		8/31/2015	11/2/2015	283	$17,923	$12,659	$30,582	783564
	11	509	404		Pickering Court	203	2	00504040203	1/19/2016	2/26/2016	241	$15,329	$12,370	$27,699	4229
	12	509	404		Pickering Court	103	3	00504040103	6/29/2016	7/29/2016	317	$20,049	$14,019	$34,068	13570
	13	509	404		Pickering Court	501	2	504040501	7/3/2017	9/19/2017	284	$18,532	$17,267	$35,799	32476
	14	509	404		Pickering Court	102	3	504040102	10/12/2017	12/12/2017	320	$20,839	$16,613	$37,451	37942
	15	509	404		Pickering Court	502	2	00504040502	7/24/2018	9/25/2018	356	$22,982	$10,008	$32,991	57675
	16	509	404		Pickering Court	402	2	00504040402	3/12/2019	5/13/2019	365	$23,297	$15,221	$38,517	72043
	17	509	404		Pickering Court	303	3	00504040303	9/27/2021	1/24/2022	468	$30,911	$24,153	$55,064	123901
	18	509	404		Pickering Court	103	3	00504040103	3/31/2022	6/24/2022	324	$21,084	$23,480	$44,564	132404
	19	509	404		Pickering court	102	3	00504040102	1/23/2023	3/23/2023	300	$21,902	$21,005	$42,907	146342
	20	509	404		Pickering court	403	2	00504040403	9/29/2023	2/15/2024	348	$25,886	$33,707	$59,593	159619
		Pickering Court		1980	Total Units	**30**	Upgraded	**20**	Remaining	**10**			Avg. $ (since 2022)	**$50,532**	
Riverton Terrace (Family)															
	1	509	351		Riverton Terrace (Family)	9	4		11/5/2012	4/8/2013	263	$14,262	$15,025	$29,287	708180
	2	509	351		Riverton Terrace (Family)	12	4		12/12/2012	4/10/2013	241	$15,280	$13,815	$29,095	710679
	3	509	351		Riverton Terrace (Family)	13	5		12/14/2012	4/16/2013	264	$16,775	$18,352	$35,127	710861
	4	509	351		Riverton Terrace (Family)	21	2		12/19/2012	4/18/2013	217	$13,832	$11,912	$25,744	715508
	5	509	351		Riverton Terrace (Family)	28	3		2/25/2013	4/19/2013	234	$14,930	$13,319	$28,249	715508
	6	509	351		Riverton Terrace (Family)	23	3		4/30/2013	8/30/2013	222	$13,769	$10,272	$24,041	719765
	7	509	351		Riverton Terrace (Family)	4	2		6/15/2013	8/30/2013	219	$14,011	$10,315	$24,326	723494
	8	509	351		Riverton Terrace (Family)	18	2		7/22/2013	8/30/2013	213	$13,552	$10,488	$24,040	725698
	9	509	351		Riverton Terrace (Family)	10	4		10/2/2013	12/20/2013	373	$21,283	$13,411	$34,694	729981
	10	509	351		Riverton Terrace (Family)	22	3		10/1/2013	12/16/2013	231	$14,691	$11,954	$26,645	730283
	11	509	351		Riverton Terrace (Family)	2	3		5/16/2014	9/15/2014	278	$16,182	$10,719	$26,902	747408
	12	509	351		Riverton Terrace (Family)	27	3		7/15/2014	9/24/2014	288	$17,126	$10,508	$27,634	752023
	13	509	351		Riverton Terrace (Family)	24	3		5/28/2015	6/29/2015	309	$19,693	$12,798	$32,491	777426
	14	509	351		Riverton Terrace (Family)	11	5		3/3/2015	3/30/2015	316	$20,126	$17,794	$37,920	770136
	15	509	351		Riverton Terrace (Family)	30	2		3/24/2015	4/21/2015	219	$13,939	$10,099	$24,037	772107
	16	509	351		Riverton Terrace (Family)	17	2	00303510017	12/4/2015	2/5/2016	217	$13,863	$11,893	$25,756	2376
	17	509	351		Riverton Terrace (Family)	1	2	303510001	8/14/2017	11/15/2017	252	$16,395	$11,920	$28,315	34475
	18	509	351		Riverton Terrace (Family)	8	4	30351	12/31/2017	2/14/2018	306	$20,005	$14,378	$34,383	43703
	19	509	351		Riverton Terrace (Family)	3	3	300351	4/23/2018	7/3/2018	336	$21,991	$11,893	$33,883	52329
	20	509	351		Riverton Terrace (Family)	5	2	303510005	7/24/2018	10/12/2018	322	$21,183	$15,170	$36,353	57663
	21	509	351		Riverton Terrace (Family)	26	3	00303510026	12/30/2018	3/13/2019	375	$23,707	$16,467	$40,174	68403
	22	509	351		Riverton Terrace (Family)	16	2	00303510014	5/15/19	7/10/19	301	$18,960	$18,330	$37,290	78828
	23	509	351	Prev 2015	Riverton Terrace (Family)	30	3	00303510030	1/13/2020	4/23/2020	288	$19,008	$13,327	$32,335	96669
	24	509	351		Riverton Terrace (Family)	19	2	00506541125	2/21/2021	5/11/2021	297	$19,572	$18,606	$38,178	113965
	25	509	351		Riverton Terrace (Family)	25	2	00303510025	12/18/2021	4/4/2022	301	$19,846	$20,446	$40,292	127408
	26	509	351	Prev 2013	Riverton Terrace (Family)	21	2	00303510021	4/21/2022	7/14/2022	340	$24,835	$21,355	$46,190	133561

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	27	509	351	Prev 2013	Riverton Terrace (Family)	23	2	003035100213	4/21/2022	7/18/2022	358	$27,723	$25,517	$53,240	134595
	28	509	351		Riverton Terrace (Family)	7	4	003035100221	2/24/2023	6/26/2023	337	$24,852	$28,255	$53,107	145105
	29	509	351		Riverton Terrace (Family)	20	3	003035100213	12/30/2023	6/28/2023	419	$30,718	$31,660	$62,378	145105
	30	509	351	Prev 2014	Riverton Terrace (Family)	27	2	00303510027	5/4/2024	7/30/2024	230	$19,636	$24,507	$44,142	165233
	31	509	351	Remediation	Riverton Terrace (Family)	29	2	00303510029	11/23/2024	4/25/2024	400	$29,277	$24,593	$53,870	158301
	Riverton Terrace (Family)			1969	Total Units	**30**	Upgraded	**31**	Remaining	**3**			Avg. $ (since 2022)	**$50,460**	
								Note: (4) units requred 2nd Upgrade							
Shoreham															
	1	509	305		Shoreham	B-4	3		8/5/2008	9/23/2008	339	$20,909	$9,352	$30,262	590960
	2	509	305		Shoreham	A-1	3		4/21/2009	6/12/2009	311	$17,530	$10,768	$28,298	622294
	3	509	305		Shoreham	C-4	3		5/4/2009	6/29/2009	381	$21,456	$12,101	$33,556	622668
	4	509	305		Shoreham	A-2	3		5/20/2010	7/13/2010	332	$19,129	$12,520	$31,649	647665
	5	509	305		Shoreham	B-5	3		7/29/2010	12/3/2010	298	$18,964	$12,753	$31,716	657764
	6	509	305		Shoreham	C-6	3		6/3/2009	7/22/2009	323	$19,774	$9,413	$29,187	625201
	7	509	305		Shoreham	B-6	3		3/25/2011	5/24/2011	400	$24,560	$13,007	$37,567	666257
	8	509	305		Shoreham	B-1	3		11/1/11	12/30/2011	284	$18,228	$12,635	$30,862	684837
	9	509	305		Shoreham	A-6	3		8/22/12	11/14/2012	391	$22,427	$13,353	$35,780	703301
	10	509	305		Shoreham	A-5	3		2/1/13	4/18/2013	401	$25,639	$14,148	$39,787	714163
	11	509	305		Shoreham	A-4	3		3/2/13	4/26/2013	377	$24,149	$16,213	$40,362	717400
	12	509	305		Shoreham	C-4	3		1/28/13	4/30/2013	315	$20,165	$16,479	$36,644	713590
	13	509	305		Shoreham	C-1	3		7/8/2013	5/9/2014	454	$26,737	$19,942	$46,679	724776
	14	509	305		Shoreham	B-2	3		10/24/2014	12/30/2014	338	$21,158	$15,475	$36,633	758266
	15	509	305		Shoreham	C-5	3		3/5/2015	4/7/2015	328	$20,828	$15,070	$35,898	770157
	16	509	305		Shoreham	A-2	3		5/27/2015	7/15/2015	335	$21,111	$19,668	$40,778	777866
	17	509	305	Prev 2009	Shoreham	C-4	3		11/27/2017	12/29/2017	298	$19,361	$14,021	$33,382	30305
	18	509	305		Shoreham	C-2	3	303050014	7/23/2018	10/4/2018	383	$25,032	$11,819	$36,851	57520
	19	509	305	Prev 2010	Shoreham	A-2	3	303050002	8/8/2018	10/11/2018	276	$18,205	$15,789	$33,994	59167
	20	509	305	Prev 2009	Shoreham	A-1	3	303050001	8/14/2018	11/14/2018	380	$24,103	$14,573	$38,676	57663
	21	509	305	Prev 2013	Shoreham	A-4	3	303050004	9/6/2018	12/5/2018	274	$17,710	$14,469	$32,179	60495
	22	509	305	Prev 2009	Shoreham	C-6	3	303050018	11/8/2018	1/7/2019	357	$22,793	$15,359	$38,152	65156
	23	509	305		Shoreham	B-3	3	00303050009	5/1/2024	8/28/2024	324	$28,063	$27,872	$55,935	166268
		Shoreham		1995	Total Units	**18**	Upgraded	**23**	Remaining	**0**			Avg. $ (2024 only)	**$55,935**	
								Note: (5) units requred 2nd Upgrade							
Spiritwood Manor															
	1	481	291		Spiritwood Manor	F-3	3		5/9/2014	9/30/2014	297	$18,825	$13,048	$31,873	747984
	2	481	291		Spiritwood Manor	K-2	3		7/31/2014	10/31/2014	221	$14,141	$10,989	$25,130	757236
	3	481	291		Spiritwood Manor	K-6	2		11/12/2014	1/21/2015	249	$15,801	$10,767	$26,567	732305
	4	481	291		Spiritwood Manor	F-10	2		10/15/2014	1/22/2015	249	$15,873	$11,165	$27,038	732306
	5	481	291		Spiritwood Manor	H-1	3		2/2/2015	3/20/2015	237	$14,957	$14,429	$29,386	768051
	6	481	291		Spiritwood Manor	D-11	3		2/2/2015	3/24/2015	229	$14,489	$14,438	$28,927	768047
	7	481	291		Spiritwood Manor	N-3	2		3/27/2015	4/29/2015	248	$15,680	$10,923	$26,603	772376
	8	481	291		Spiritwood Manor	C-8	3		4/2/2015	5/14/2015	318	$20,386	$13,645	$34,031	772957
	9	481	291		Spiritwood Manor	P-6	2		5/8/2015	6/17/2015	293	$18,541	$13,808	$32,348	776598
	10	481	291		Spiritwood Manor	F-7	2		6/10/2015	8/19/2015	240	$15,216	$12,693	$27,909	778307
	11	481	291		Spiritwood Manor	N-6	2		6/25/2015	8/21/2015	241	$15,225	$13,177	$28,402	779246
	12	481	291		*Spiritwood - Complete Interior/Exterior Renovation by Asset Managment in 2016*										
		Spiritwood Manor		1992	Total Units	**130**	Upgraded	**130**	Remaining	**0**			Avg. $ (2015 & prior)	**$28,928**	
Valley Park															
	1	181	501		Valley Park	30	2	*Restored Meth Unit*	11/20/2014	1/14/2015	254	$15,964	$16,821	$32,784	734040
	2	181	501		Valley Park	29	2	*Restored Meth Unit*	12/11/2014	1/30/2015	481	$30,523	$24,461	$54,983	718276
	3	181	501		Valley Park	613	2	00505010054	1/13/2020	3/30/2020	213	$13,445	$11,408	$24,853	96466
	4	181	501		Valley Park	622	2	00505010033	3/3/2020	4/29/2020	290	$11,373	$14,467	$25,840	98932
	5	181	501		Valley Park	624	2	00505010031	5/4/2020	7/1/2020	217	$12,970	$12,200	$25,170	101835
	6	181	501		Valley Park	609	2	00505010034	5/8/2020	7/8/2020	225	$14,477	$12,100	$26,577	103118
	7	181	501		Valley Park	636	3	00505010057	12/7/2020	2/2/2021	354	$23,231	$16,323	$39,554	111613
	8	181	501		Valley Park	608	3	00505010057	2/2/2021	4/22/2021	242	$15,442	$17,206	$32,648	113873
	9	181	501		Valley Park	1108	2	00505010057	2/12/2021	4/29/2021	250	$15,248	$13,301	$28,549	114333
	10	181	501		Valley Park	635	2	00505010055	3/31/2021	6/16/2021	263	$17,293	$16,312	$33,605	116786
	11	181	501		Valley Park	606	2	00505010035	5/13/2021	7/19/2021	274	$16,436	$15,890	$32,326	118737
	12	181	501		Valley Park	626	2	00505010049	12/15/2021	3/2/2022	272	$17,999	$15,358	$33,357	127404
	13	181	501		Valley Park	211	2	00505010007	2/28/2022	5/26/2022	228	$14,549	$17,013	$31,562	130884
	14	181	501	Tax Credit	Valley Park	911	3	00505010026	5/26/2022	8/16/2022	311	$23,305	$22,747	$46,052	135255
	15	181	501	Tax Credit	Valley Park	215	2	00505010026	8/19/2022	11/10/2022	225	$16,860	$16,953	$33,813	138457
	16	181	501	Tax Credit	Valley Park	922	4	00505010007	10/3/2022	12/7/2022	358	$25,073	$22,684	$47,757	139803
	17	181	501		Valley Park	632	4	00505010059	3/7/2024	5/13/2024	351	$23,068	$24,281	$47,348	162699
	18	181	501		Valley Park	212	3	00505010016	7/7/2023	10/2/2023	328	$23,873	$22,899	$46,772	151966
		Valley Park		1958	Total Units	**60**	Upgraded	**18**	Remaining	**42**			Avg. $ (since 2022)	**$40,952**	
Victorian Woods															
	1	509	304		Victorian Woods	301	3		4/4/2007	5/16/2007	332	$13,955	$7,356	$21,311	564264
	2	509	304		Victorian Woods	304	3		7/30/2008	9/4/2008	249	$16,153	$9,556	$25,708	599605
	3	509	304		Victorian Woods	103	3		4/20/2009	5/22/2009	445	$26,242	$10,035	$36,277	621722
	4	509	304		Victorian Woods	201	3		6/30/2010	9/13/2010	355	$21,367	$12,553	$33,920	649685
	5	509	304		Victorian Woods	101	3		7/1/2010	10/1/2010	356	$21,644	$12,650	$34,294	649770
	6	509	304		Victorian Woods	204	3		6/30/2010	10/22/2010	367	$21,892	$13,681	$35,573	649694
	7	509	304		Victorian Woods	202	3		7/29/2010	11/12/2010	317	$20,241	$12,635	$32,876	654583
	8	509	304		Victorian Woods	303	3		1/3/2012	4/27/2012	496	$31,620	$17,513	$49,133	688003
	9	509	304		Victorian Woods	102	3		5/22/2012	8/13/2012	489	$27,395	$14,446	$41,842	696682
	10	509	304		Victorian Woods	205	3		11/19/2012	3/27/2013	457	$26,436	$15,639	$42,075	708961

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	11	509	304		Victorian Woods	305	3		1/25/2013	3/28/2013	506	$30,250	$15,925	$46,175	713489
	12	509	304		Victorian Woods	203	3		2/20/2013	5/10/2013	423	$25,977	$14,058	$40,035	715173
	13	509	304		Victorian Woods	104	3		6/15/2015	8/11/2015	313	$19,211	$17,961	$37,172	778617
	14	509	304		Victorian Woods	105	3	00303040105	6/23/2020	10/23/2020	502	24,750	17,855	42,605	104610
		Victorian Woods		1993	Total Units	**15**	Upgraded	**14**	Remaining	**1**			Avg. $ (2020 only)	**$42,605**	
Vista Heights															
	1	509	407		Vista Heights	17	3		8/17/2007	10/5/2007	284	$12,130	$7,914	$20,044	576622
	2	509	407		Vista Heights	27	3	Fire Repair	12/6/2007	2/20/2008	713	$31,884	$20,978	$52,862	582569
	3	509	407		Vista Heights	16	3		7/2/2009	8/5/2009	260	$16,580	$9,343	$25,923	628383
	4	509	407		Vista Heights	14	3		11/5/2009	12/14/2009	224	$10,268	$13,954	$24,222	636104
	5	509	407		Vista Heights	7	3		6/2/2010	7/16/2010	305	$19,425	$8,168	$27,592	648496
	6	509	407		Vista Heights	26	3		8/20/2010	9/30/2010	253	$16,081	$10,987	$27,067	652752
	7	509	407		Vista Heights	4	3		11/29/2010	12/28/2010	222	$14,130	$10,828	$24,957	658795
	8	509	407		Vista Heights	28	3		7/29/2011	10/12/2011	254	$16,206	$10,584	$26,790	676924
	9	509	407		Vista Heights	15	3	W/ CCD Envelope	12/13/2011	3/9/2012	256	$16,356	$10,127	$26,483	687695
	10	509	407		Vista Heights	9	3	"	12/16/2011	3/23/2012	211	$13,431	$10,393	$23,824	687696
	11	509	407		Vista Heights	20	3	"	10/1/2012	12/18/2012	200	$12,922	$12,911	$25,833	706032
	12	509	407		Vista Heights	10	3	"	8/6/2012	12/20/2012	193	$12,331	$11,815	$24,145	702410
	13	509	407		Vista Heights	21	3	"	8/7/2012	12/31/2012	227	$14,473	$10,107	$24,580	702409
	14	509	407		Vista Heights	22	3	"	9/11/2012	12/31/2012	213	$13,429	$10,728	$24,156	706033
	15	509	407		Vista Heights	6	3	"	9/4/2012	12/31/2012	153	$13,900	$11,010	$24,910	704043
	16	509	407		Vista Heights	12	3	"	10/29/2012	12/31/2012	210	$13,466	$11,059	$24,525	709121
	17	509	407		Vista Heights	13	3	"	10/29/2012	3/20/2013	237	$15,085	$11,359	$26,443	709122
	18	509	407		Vista Heights	2	3	"	10/29/2012	4/29/2013	199	$12,467	$8,207	$20,854	709119
	19	509	407		Vista Heights	3	3	"	10/29/2012	4/30/2013	203	$12,843	$7,736	$20,579	709120
	20	509	407		Vista Heights	25	3	"	11/30/2012	5/23/2013	209	$13,209	$6,861	$20,070	712184
	21	509	407		Vista Heights	11	3	"	9/10/2012	5/24/2013	205	$12,941	$6,055	$18,996	706031
	22	509	407		Vista Heights	19	3	ADA	5/24/2013	6/25/2013	196	$12,332	$10,888	$23,220	721854
	23	509	407		Vista Heights	24	3	W/ CCD Envelope	5/3/2013	7/22/2013	203	$12,987	$12,426	$25,413	720153
	24	509	407		Vista Heights	8	3	"	7/12/2013	7/23/2013	207	$13,119	$10,589	$23,708	712188
	25	509	407		Vista Heights	23	3	ADA	3/26/2013	7/24/2013	208	$13,244	$11,530	$24,774	717661
	26	509	407		Vista Heights	29	3	W/ CCD Envelope	6/7/2013	7/30/2013	162	$10,298	$11,685	$21,983	723598
	27	509	407		Vista Heights	18	3	"	6/1/2013	7/31/2013	164	$10,280	$10,378	$20,658	723597
	28	509	407		Vista Heights	1	3	"	5/22/2013	7/31/2013	176	$11,236	$10,859	$22,094	723595
	29	509	407		Vista Heights	5	3	"	5/22/2013	9/27/2013	261	$16,481	$11,517	$27,998	723596
	30	509	407	Failing Subfloor	Vista Heights	15	2	00404070015	8/6/2021	11/8/2021	372	$21,416	$20,947	$42,363	121996
	31	509	407	Failing Subfloor	Vista Heights	7	3	00404070007	7/18/2022	10/21/2022	424	$30,390	$24,084	$54,474	136718
	32	509	407	Failing Subfloor	Vista Heights	9	3	00404070009	11/30/2022	3/13/2023	510	$35,190	$29,382	$64,572	142691
	33	509	407	Failing Subfloor	Vista Heights	13	3	00404070013	5/8/2024	7/18/2024	329	$28,173	$28,814	$56,987	165639
	34	509	407	Failing Subfloor	Vista Heights	3	3	00404070003	12/18/2023	4/23/2024	359	$25,531	$24,841	$50,372	159031
	35	509	407	Failing Subfloor	Vista Heights	2	3	00404070002	5/1/2023	9/20/2023	373	$27,734	$20,857	$48,591	148421
		509	407		Vista Heights	30	3		*Resident would not relocate for Capital Constrciotn Envelope project*						
		Vista Heights		1995	Total Units	**30**	Upgraded	**35**	Remaining	**1**			Avg. $ (since 2022)	**$54,999**	
								Note: Units beg 2021 2nd upgrade due to failing subfloor, water and/or tenant damage.							
								Unit 30 remains for upgrade							
Wells Wood															
	1	509	208		Wells Wood	G-1	3		8/29/2008	10/6/2008	270	$13,423	$8,526	$21,949	601780
	2	509	208		Wells Wood	C-2	3		9/2/2009	10/13/2009	251	$14,556	$11,101	$25,657	631103
	3	509	208		Wells Wood	F-2	2		12/7/2009	1/13/2010	225	$12,441	$10,039	$22,480	637511
	4	509	208		Wells Wood	A-2	2		12/31/2009	1/27/2010	254	$14,528	$9,570	$24,098	638932
	5	509	208		Wells Wood	B-2	2		6/28/2011	8/25/2011	190	$11,816	$9,544	$21,360	673474
	6	509	208		Wells Wood	L-4	2	RAFN (GC) - 7		4/1/2011					
	7	509	208		Wells Wood	H-2	2		9/17/2012	10/8/2012	246	$14,582	$11,258	$25,840	704667
	8	509	208		Wells Wood	A-4	2		10/29/2012	12/12/2012	243	$12,871	$9,373	$22,245	707813
	9	509	208		Wells Wood	E-2	2		1/3/2013	1/31/2013	244	$13,843	$8,746	$22,589	712181
	10	509	208		Wells Wood	K-2	2		2/4/2013	3/18/2013	229	$12,817	$10,228	$23,044	714331
	11	509	208		Wells Wood	D-1	3		7/15/2013	9/17/2013	232	$13,116	$10,435	$23,551	725474
	12	509	208		Wells Wood	H-1	2		6/19/2013	9/17/2013	223	$12,628	$8,781	$21,409	723215
	13	509	208		Wells Wood	K-4	2		7/8/2013	9/17/2013	229	$12,832	$9,308	$22,140	724726
	14	509	208		Wells Wood	L-3	2		11/12/2013	2/3/2014	199	$12,679	$11,634	$24,313	735556
	15	509	208		Wells Wood	D-2	2		8/4/2014	10/17/2014	235	$13,884	$9,766	$23,650	753159
	16	509	208		Wells Wood	F-1	2		8/1/2014	10/20/2014	227	$13,475	$9,715	$23,190	753160
	17	509	208		Wells Wood	B-4	3		8/4/2015	9/25/2015	225	$14,305	$12,186	$26,491	783448
	18	509	208		Wells Wood	J-22	3		10/13/2015	12/16/2015	239	$15,087	$10,753	$25,840	786753
	19	509	208		Wells Wood	A-1	2		10/18/2016	1/17/2017	249	$15,603	$11,198	$26,801	20252
	20	509	208		Wells Wood	B-3	2	00202080001	2/27/2017	4/17/2017	245	$15,967	$12,283	$28,250	27781
	21	509	208		Wells Wood	L-2	3	00202080028	4/27/2017	7/31/2017	247	$16,049	$11,949	$27,998	31109
	22	509	208		Wells Wood	A-3	2	00202080003	10/30/2017	12/15/2017	241	$15,583	$12,790	$28,373	38965
	23	509	208		Wells Wood	C-2	3	00202080010	10/29/2018	12/14/2018	220	$13,372	$11,660	$25,032	64646
	24	509	208		Wells Wood	K-1	2	00202080023	6/3/19	7/19/19	242	$14,512	$13,105	$27,616	78181
	25	509	208		Wells Wood	B-2	2	00202080006	7/1/2020	11/18/2020	242	15,702	14,199	29,901	106157
	26	509	208		Wells Wood	E-1	2	00202080013	3/25/2021	6/1/2021	294	$18,971	$18,319	$37,290	117185
	27	509	208		Wells Wood	E-2	2	00202080014	11/23/2020	6/9/2021	299	$19,437	$17,552	$36,989	111175
	28	509	208		Wells Wood	B-1	2	00202080005	9/16/2021	12/10/2021	269	$17,447	$13,852	$31,299	125048
	29	509	208		Wells Wood	G-2	3	00202080018	8/12/2022	10/24/2022	212	$16,085	$17,426	$33,511	139675
	30	509	208		Wells Wood	L1	2	00202080027	2/21/2023	4/20/2023	278	$22,208	$25,116	$47,324	147360
	31	509	208	Prev 2008	Wells Wood	G-1	3	00202080017	4/23/2024	6/11/2024	270	$20,175	$25,217	$45,392	164849
		Wells Wood		1983	Total Units	**30**	Upgraded	**31**	Remaining	**0**			Avg. $ (since 2022)	**$42,075**	
								Note: (1) unit requred 2nd Upgrade							
Woodcreek Lane															

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	1	190	192		Woodcreek Lane	B-14	2	00101920014	12/6/2017	2/12/2018	226	$14,645	$7,092	$21,736	42304
	2	190	192		Woodcreek Lane	B-17	2	00101920017	5/14/2018	8/3/2018	345	$20,011	$10,646	$30,657	50509
	3	190	192		Woodcreek Lane	B-15	2	00101920015	7/9/2018	10/25/2018	238	$14,719	$11,263	$25,981	57903
	4	190	192		Woodcreek Lane	A-1	2	00101920001	11/15/2018	12/29/2018	240	$14,456	$10,977	$25,433	65585
	5	190	192		Woodcreek Lane	B-9	2	00101920009	2/27/2019	3/29/2019	276	$16,948	$12,970	$29,918	71859
	6	190	192		Woodcreek Lane	B-10	2	00101920010	7/1/2020	10/30/2020	248	16,200	16,526	32,726	106158
	7	190	192		Woodcreek Lane	A-7	2	00101920007	1/7/2020	2/23/2021	248	$16,168	$14,126	$30,294	112823
	8	190	192		Woodcreek Lane	B-12	2	00101920012	11/3/2023	12/28/2023	270	$19,904	$18,874	$38,778	158062
	9	190	192		Woodcreek Lane	A-6	2	00101920006	1/16/2024	3/14/2024	246	$18,360	$24,732	$43,092	161263
	10	190	192		Woodcreek Lane	B-16	2	00101920016	2/13/2024	3/29/2024	234	$17,524	$18,760	$36,284	162258
		Woodcreek Lane			Total Units	**20**	Upgraded	**10**	Remaining	**10**			Avg. $ (since 2022)	**$39,385**	
Young's Lake															
	1	509	408	Sewer Repla	Young's Lake	18930 (L-18)	3	00404080018	9/16/2020	10/7/2020	238	$17,136	$17,681	$34,817	107328
	2	509	408	"	Young's Lake	18929 (L-2)	3	00404080002	8/19/2020	9/20/2020	250	$18,688	$18,518	$37,206	106215
	3	509	408	"	Young's Lake	11520 (L-21)	3	00404080021	8/20/2020	9/17/2020	254	$18,987	$18,356	$37,343	106212
	4	509	408	"	Young's Lake	18935 (L-3)	3	00404080003	9/16/2020	10/7/2020	252	$18,144	$17,582	$35,726	103742
	5	509	408	"	Young's Lake	18923 (L-1)	3	00404080001	5/26/2020	6/22/2020	277	$18,470	$19,718	$38,188	101383
	6	509	408	"	Young's Lake	18953 (L-6)	3	00404080006	6/8/2020	7/1/2020	254	$16,976	$17,360	$34,336	101389
	7	509	408	"	Young's Lake	11521 (L-10)	3	00404080010	7/20/2020	8/17/2020	238	$15,946	$19,212	$35,158	104798
	8	509	408	"	Young's Lake	19021 (L-12)	2	00404080012	8/3/2020	9/1/2020	222	$15,385	$17,647	$33,032	105954
	9	509	408	"	Young's Lake	18948 (L-15)	3	00404080015	6/22/2020	7/15/2020	250	$16,700	$18,721	$35,421	102772
	10	509	408	"	Young's Lake	11508 (L-19)	3	00404080019	6/22/2020	7/17/2020	250	$16,700	$16,990	$33,690	102773
	11	509	408	"	Young's Lake	11514 (L-20)	3	00404080020	7/6/2020	8/3/2020	236	$15,812	$16,870	$32,682	104707
	12	509	408	"	Young's Lake	19003 (L-26)	3	00404080026	7/20/2020	8/17/2020	250	$16,750	$18,679	$35,429	104800
	13	509	408	"	Young's Lake	18941 (L-4)	3	00404080004	6/8/2020	7/1/2020	248	$14,298	$17,614	$31,912	101390
	14	509	408	"	Young's Lake	18947 (L-5)	3	00404080005	5/26/2020	6/23/2020	230	$15,875	$19,836	$35,711	101387
	15	509	408	"	Young's Lake	18959 (L-7)	3	00404080007	8/3/2020	8/31/2020	248	$16,616	$18,141	$34,757	105955
	16	509	408	"	Young's Lake	11515 (L-9)	2	00404080009	7/6/2020	8/3/2020	253	$16,950	$15,206	$32,156	104708
	17	509	408	"	Young's Lake	18936 (L-17)	3	00404080017	9/30/2020	10/27/2020	270	$18,555	$18,140	$36,695	107335
	18	509	408	"	Young's Lake	11523 (L-24)	3	00404080024	9/30/2020	10/27/2020	260	$17,680	$14,882	$32,562	107336
	19	509	408	"	Young's Lake	19015 (L-28)	3	00404080028	10/12/2020	11/4/2020	217	$15,378	$13,995	$29,373	108419
	20	509	408	"	Young's Lake	11527 (L-11)	2	00404080011	8/6/2020	11/5/2020	222	$15,318	$14,210	$29,528	108701
	21	509	408	"	Young's Lake	11526 (L-22)	3	00404080022	8/18/2020	11/17/2020	255	$17,144	$16,765	$33,909	107339
	22	509	408	"	Young's Lake	19009 (L-27)	3	00404080027	10/22/2020	11/20/2020	250	$15,698	$16,598	$32,296	107340
	23	509	408	"	Young's Lake	18925 (L-14)	2	00404080014	7/9/2020	12/4/2020	230	$17,974	$16,114	$34,088	109598
	24	509	408	"	Young's Lake	11517 (L-23)	3	00404080023	11/23/2020	12/22/2020	267	$11,334	$18,064	$29,398	110967
	25	509	408	"	Young's Lake	18954 (L-25)	3	00404080025	8/10/2020	12/11/2020	265	$17,630	$17,094	$34,724	109605
	26	509	408	"	Young's Lake	11518 (L-13)	3	00404080013	11/23/2020	12/31/2020	356	$17,420	$17,097	$34,517	109607
	27	509	408	"	Young's Lake	18942 (L16)	3	00404080016	12/17//2020	1/26/2021	299	$18,512	$20,817	$39,329	111072
	28	509	408	"	Young's Lake	11509 (L-18)	3	00404080008	12/17/2020	1/20/2021	298	$18,829	$20,768	$39,597	109836
		Young's Lake			Total Units	**28**	Upgraded	**28**	Remaining	**0**			Avg. $ (2020-21)	**$34,414**	
								Completed with Capital Construction sewer replacement project							
Public Housing															
Ballinger Homes															
	1	122	101		Ballinger Homes	119	1		3/10/2010	4/6/2010	182	$11,590	$7,841	$19,430	642523
	2	122	101		Ballinger Homes	167	2		2/9/2011	3/29/2011	317	$19,824	$14,440	$34,264	663083
	3	122	101		Ballinger Homes	169	2		8/15/2011	11/8/2011	310	$19,410	$11,016	$30,425	679184
	4	122	101		Ballinger Homes	121	1	RAFN (GC) - 8		6/1/2011					
	5	122	101		Ballinger Homes	123	1	RAFN (GC) - 9		6/1/2011					
	6	122	101		Ballinger Homes	124	1	RAFN (GC) - 10		6/1/2011					
	7	122	101		Ballinger Homes	125	1	RAFN (GC) - 11		6/1/2011					
	8	122	101		Ballinger Homes	127	1	RAFN (GC) - 12		6/1/2011					
	9	122	101		Ballinger Homes	128	1	RAFN (GC) - 13		6/1/2011					
	10	122	101		Ballinger Homes	191	3		12/16/2011	3/8/2012	367	$22,719	$11,797	$34,516	688150
	11	122	101		Ballinger Homes	188	3		11/3/2011	3/16/2012	332	$21,127	$12,808	$33,935	685347
	12	122	101		Ballinger Homes	178	2		11/2/2011	3/22/2012	333	$21,018	$13,814	$34,832	684603
	13	122	101		Ballinger Homes	171	3		1/5/2012	3/28/2012	355	$22,304	$13,022	$35,326	688965
	14	122	101		Ballinger Homes	133	2		11/30/2012	12/27/2012	278	$17,800	$10,764	$28,564	709775
	15	122	101		Ballinger Homes	135	3		11/30/2012	12/28/2012	264	$16,872	$11,652	$28,524	709839
	16	122	101		Ballinger Homes	163	2		12/5/2012	12/31/2012	292	$18,430	$11,234	$29,663	710368
	17	122	101		Ballinger Homes	190	2		10/3/2012	10/30/2012	347	$22,151	$11,559	$33,710	706108
	18	122	101		Ballinger Homes	194	3		12/13/2012	1/22/2013	329	$21,049	$12,951	$34,000	710879
	19	122	101		Ballinger Homes	152	4		1/3/2013	1/29/2013	357	$22,693	$15,972	$38,665	711845
	20	122	101		Ballinger Homes	147	5		4/30/2013	8/21/2013	367	$23,327	$15,923	$39,250	720279
	21	122	101		Ballinger Homes	180	2		6/20/2013	10/8/2013	273	$17,457	$13,673	$31,130	724400
	22	122	101		Ballinger Homes	155	2		7/1/2013	10/31/2013	265	$16,662	$13,294	$29,956	724724
	23	122	101		Ballinger Homes	197	3		8/7/2013	11/18/2013	270	$17,337	$10,046	$27,383	726807
	24	122	101		Ballinger Homes	168	3		7/26/2013	11/21/2013	268	$16,691	$9,956	$26,646	726331
	25	122	101		Ballinger Homes	150	4		8/2/2013	11/25/2013	279	$18,024	$12,097	$30,120	726806
	26	122	101		Ballinger Homes	145	4		9/5/2013	11/27/2013	278	$18,623	$17,067	$35,689	728399
	27	122	101		Ballinger Homes	134	3		12/20/2013	2/24/2014	325	$20,305	$12,627	$32,932	735905
	28	122	101		Ballinger Homes	138	5		12/10/2013	2/24/2014	356	$22,343	$16,924	$39,267	735563
	29	122	101		Ballinger Homes	132	4		2/3/2014	4/29/2014	325	$20,175	$16,800	$36,975	738529
	30	122	101		Ballinger Homes	153	2		4/11/2014	7/30/2014	338	$21,224	$10,553	$31,777	745731
	31	122	101		Ballinger Homes	115	2		9/15/2014	12/11/2014	357	$22,146	$15,973	$38,118	756502
	32	122	101		Ballinger Homes	141	2		12/22/2014	2/19/2015	303	$18,900	$14,548	$33,448	763440
	33	122	101		Ballinger Homes	161	3		3/31/2015	5/15/2015	334	$20,929	$14,713	$35,642	772576
	34	122	101		Ballinger Homes	110	3		4/27/2015	6/17/2015	295	$18,259	$14,659	$32,918	775684
	35	122	101		Ballinger Homes	148	4		8/31/2015	10/20/2015	321	$18,783	$17,966	$36,749	783449
	36	122	101		Ballinger Homes	173	2		10/15/2015	12/22/2015	309	$21,781	$12,762	$34,543	758
	37	122	101		Ballinger Homes	157	3	00101010157	10/29/2015	1/7/2016	337	$21,429	$13,552	$34,980	765
	38	122	101		Ballinger Homes	165	3	00101010165	2/1/2016	4/28/2016	337	$21,121	$14,943	$36,064	6476

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	39	122	101		Ballinger Homes	120	1	00101010120	3/15/2016	5/27/2016	330	$20,874	$11,248	$32,122	9351
	40	122	101		Ballinger Homes	203	2	00101010203	9/1/2016	11/16/2016	329	$21,097	$11,588	$32,685	18746
	41	122	101		Ballinger Homes	185	3	00101010185	3/7/2017	5/31/2017	347	$22,773	$12,311	$35,084	29203
	42	122	101		Ballinger Homes	170	3	00101010170	5/31/2017	8/23/2017	337	$20,755	$10,977	$31,732	31114
	43	122	101		Ballinger Homes	160	3	00101010160	5/16/2017	10/6/2017	341	$22,179	$13,439	$35,618	31113
	44	122	101		Ballinger Homes	130	4	00101010130	8/18/2017	11/22/2017	361	$22,659	$12,042	$34,701	35374
	45	122	101		Ballinger Homes	195	3	00101010195	8/22/2017	12/20/2017	349	$21,934	$14,288	$36,222	38266
	46	130	101		Ballinger Homes	106	4	00101010106	10/16/2017	1/19/2018	341	$21,847	$15,222	$37,069	41194
	47	122	101		Ballinger Homes	205	3	00101010205	1/2/2018	3/14/2018	329	$20,579	$16,532	$37,111	45560
	48	130	101		Ballinger Homes	159	3	00101010159	7/20/2018	11/9/2018	329	$19,151	$16,985	$36,136	57905
	49	130	101		Ballinger Homes	129	4	00101010129	11/1/2018	12/31/2018	327	$18,865	$20,651	$39,516	65599
	50	122	101		Ballinger Homes	172	2	00101010172	11/30/2018	1/31/2019	344	$20,780	$17,504	$38,284	66882
	51	122	101		Ballinger Homes	175	3	00101010175	12/28/2019	2/28/2019	329	$20,703	$18,027	$38,730	68214
	52	122	101		Ballinger Homes	179	3	00101010179	6/25/19	8/12/19	290	$17,446	$18,242	$35,688	79974
	53	122	101		Ballinger Homes	139	5	00101010139	7/22/19	8/30/19	344	$20,800	$21,450	$42,250	81744
	54	122	101		Ballinger Homes	207	2	00101010207	7/9/19	9/3/19	294	$17,495	$19,606	$37,101	80792
	55	122	101		Ballinger Homes	111	3	00101010111	8/20/19	10/2/19	296	$18,304	$20,454	$38,758	84222
	56	122	101		Ballinger Homes	108	4	00101010108	9/6/19	10/31/19	294	$17,997	$23,244	$41,241	85414
	57	122	101		Ballinger Homes	144	2	00101010144	9/17/2019	11/20/2019	299	$18,481	$20,108	$38,589	85417
	58	122	101		Ballinger Homes	177	2	00101010177	11/1/2019	1/6/2020	297	$19,997	$18,102	$38,099	90402
	59	122	101		Ballinger Homes	166	2	00101010166	11/1/19	2/7/20	269	$16,315	$19,486	$35,801	90403
	60	122	101		Ballinger Homes	146	4	00101010146	11/4/2019	2/13/2020	291	$20,925	$20,128	$41,052	91287
	61	12	101		Ballinger Homes	186	2	00101010186	11/22/2019	2/13/2020	237	$17,669	$19,159	$36,828	91288
	62	122	101		Ballinger Homes	117	3	00101010117	12/30/2019	3/13/2020	344	$22,596	$19,347	$41,943	96996
	63	122	101		Ballinger Homes	187	2	00101810187	1/21/2020	4/1/2020	296	$19,192	$20,112	$39,304	97004
	64	122	101		Ballinger Homes	149	4	00101010149	2/21/2020	4/29/2020	344	$22,184	$23,118	$45,302	98894
	65	122	101		Ballinger Homes	210	2	00101010210	2/21/2020	4/30/2020	288	$18,184	$19,352	$37,536	98895
	66	122	101		Ballinger Homes	101	2	00101010101	2/24/2020	5/1/2020	299	$19,745	$21,122	$40,867	98897
	67	122	101		Ballinger Homes	136	2	00101010136	5/1/2020	7/28/2020	296	$19,224	$22,359	$41,583	103447
	68	122	101		Ballinger Homes	102	3	00101010102	3/16/2020	8/24/2020	296	$19,416	$20,680	$40,096	103449
	69	122	101		Ballinger Homes	151	5	00101010151	5/26/2020	9/25/2020	360	$23,544	$31,420	$54,964	103540
	70	122	101		Ballinger Homes	107	5	00101010107	9/9/2020	12/9/2020	345	$22,603	$27,601	$50,204	107868
	71	122	101		Ballinger Homes	143	3	00101010143	9/14/2020	12/11/2020	296	$19,320	$22,695	$42,015	107869
	72	122	101		Ballinger Homes	140	4	00101010140	9/11/2020	12/16/2020	320	$20,928	$27,145	$48,073	109595
	73	122	101		Ballinger Homes	142	3	00101010142	12/18/2020	3/12/2021	344	$22,440	$19,633	$42,073	113822
	74	122	101		Ballinger Homes	209	3	00101010209	2/1/2021	4/1/2021	344	$22,376	$19,653	$42,029	114813
	75	122	101		Ballinger Homes	191	3	00101010191	10/29/2020	4/23/2021	368	$24,016	$24,125	$48,141	111909
	76	122	101		Ballinger Homes	192	2	00101010192	9/1/2020	4/26/2021	364	$24,418	$22,325	$46,743	111910
	77	122	101		Ballinger Homes	199	3	00101010199	9/1/2020	5/4/2021	368	$24,080	$23,966	$48,046	111911
	78	122	101		Ballinger Homes	200	2	00101010200	10/12/2020	5/20/2021	368	$24,016	$21,994	$46,010	111913
	79	122	101		Ballinger Homes	183	2	00101010183	7/2/2020	5/27/2021	344	$24,174	$24,695	$48,869	106160
	80	122	101		Ballinger Homes	184	3	00101010184	10/15/2019	5/28/2021	304	$24,351	$25,552	$49,903	88831
	81	122	101		Ballinger Homes	147	5	00101010147	5/21/2021	10/13/2021	345	$22,443	$21,235	$43,678	122646
	82	122	101		Ballinger Homes	201	2	00101010201	7/6/2021	1/31/2022	375	$24,189	$27,344	$51,533	126453
	83	122	101		Ballinger Homes	202	3	00101010202	5/3/2021	1/31/2022	375	$24,401	$28,401	$52,802	126155
	84	122	101		Ballinger Homes	196	3	00101010196	3/1/2022	2/25/2022	344	$22,536	$27,114	$49,650	132997
	85	122	101		Ballinger Homes	155	2	00101010155	12/15/2022	4/26/2022	296	$18,664	$20,151	$38,815	130924
	86	120	101		Ballinger Homes	189	3	00101010189	1/6/2023	4/5/2023	348	$25,509	$28,015	$53,524	146124
	87	120	101		Ballinger Homes	193	2	00101010193	7/24/2023	11/2/2023	344	$25,418	$34,210	$59,628	155164
	88	120	101		Ballinger Homes	112	2	00101010112	9/28/2023	12/19/2023	288	$22,115	$30,728	$52,842	156976
		Ballinger Homes		1969	Total Units	**110**	Upgraded	**88**	Remaining	**22**			Avg. $ (since 2022)	**$51,256**	
Boulevard Manor															
	1	162	350		Boulevard Manor	120	1		12/1/2006	12/21/2006	166	$7,293	$5,118	$12,411	551361
	2	162	350		Boulevard Manor	214	1		10/19/2007	11/14/2007	167	$7,628	$6,027	$13,654	579584
	3	162	350		Boulevard Manor	308	1		12/21/2007	1/16/2008	189	$8,505	$6,239	$14,744	583681
	4	162	350		Boulevard Manor	418	1		11/17/2008	12/5/2008	167	$10,361	$6,670	$17,031	610880
	5	162	350		Boulevard Manor	222	1		11/25/2008	12/24/2008	184	$11,928	$6,866	$18,793	611528
	6	162	350		Boulevard Manor	306	1		6/30/2008	7/8/2008	244	$14,914	$5,922	$20,836	596217
	7	162	350		Boulevard Manor	118	1		12/1/2008	1/7/2009	209	$13,585	$7,357	$20,942	611891
	8	162	350		Boulevard Manor	210	1		12/24/2008	1/26/2009	319	$20,740	$7,037	$27,777	613483
	9	162	350		Boulevard Manor	405	1		3/2/2009	4/6/2009	288	$18,638	$6,816	$25,454	617968
	10	162	350		Boulevard Manor	216	1		3/16/2009	4/8/2009	248	$15,837	$8,148	$23,985	618963
	11	162	350		Boulevard Manor	206	1		3/16/2009	4/23/2009	328	$21,089	$6,738	$27,826	619257
	12	162	350		Boulevard Manor	320	1		6/2/2009	7/17/2009	265	$16,233	$7,569	$23,802	625008
	13	162	350		Boulevard Manor	314	1		7/15/2009	8/17/2009	216	$13,740	$7,359	$21,098	628006
	14	162	350		Boulevard Manor	410	1		8/3/2009	8/29/2009	241	$15,529	$7,068	$22,597	629113
	15	162	350		Boulevard Manor	128	1		8/3/2009	9/4/2009	269	$16,307	$7,160	$23,466	629166
	16	162	350		Boulevard Manor	215	1		2/2/2010	2/25/2010	253	$15,803	$6,943	$22,746	640824
	17	162	350		Boulevard Manor	213	1		2/19/2010	4/2/2010	357	$22,251	$7,920	$30,172	641800
	18	162	350		Boulevard Manor	207	1		3/24/2010	5/10/2010	313	$19,435	$7,021	$26,456	644002
	19	162	350		Boulevard Manor	212	1		5/19/2010	6/22/2010	276	$17,327	$7,949	$25,277	647574
	20	162	350		Boulevard Manor	221	1		6/28/2010	10/13/2010	265	$16,783	$8,891	$25,674	649576
	21	162	350		Boulevard Manor	316	1		7/6/2010	10/15/2010	248	$15,149	$8,139	$23,288	649985
	22	162	350		Boulevard Manor	123	1		9/24/2010	11/9/2010	258	$16,218	$8,582	$24,800	654826
	23	162	350		Boulevard Manor	121	1		9/24/2010	11/17/2010	225	$14,259	$7,967	$22,226	654827
	24	162	350		Boulevard Manor	125	1		9/24/2010	11/29/2010	298	$18,914	$9,128	$28,042	654828
	25	162	350		Boulevard Manor	319	1		10/19/2010	12/10/2010	216	$12,450	$8,247	$20,697	656304
	26	162	350		Boulevard Manor	321	1		10/26/2010	12/17/2010	282	$16,901	$8,387	$25,288	656718
	27	162	350		Boulevard Manor	219	1		10/21/2010	12/24/2010	301	$18,118	$8,527	$26,645	656305
	28	162	350		Boulevard Manor	317	1		11/15/2010	12/30/2010	254	$15,593	$7,367	$22,960	658045
	29	162	350		Boulevard Manor	312	1		11/29/2010	1/28/2011	226	$13,561	$9,322	$22,883	660528
	30	162	350		Boulevard Manor	406	1		12/10/2010	2/9/2011	286	$18,248	$5,447	$23,695	659582
	31	162	350		Boulevard Manor	124	1		1/18/2011	2/18/2011	238	$14,529	$8,256	$22,785	661479
	32	162	350		Boulevard Manor	129	1		2/28/2011	4/18/2011	284	$17,393	$8,023	$25,416	665029
	33	162	350		Boulevard Manor	420	1		3/1/2011	4/21/2011	274	$17,052	$7,318	$24,370	665030

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	34	162	350		Boulevard Manor	409	1		5/4/2011	6/17/2011	261	$15,820	$8,719	$24,539	669027
	35	162	350		Boulevard Manor	130	1		5/25/2011	7/15/2011	268	$16,578	$7,918	$24,496	670578
	36	162	350		Boulevard Manor	322	1		6/23/11	8/3/2011	248	$15,759	$5,895	$21,654	673036
	37	162	350		Boulevard Manor	313	1		7/11/11	8/23/2011	249	$15,312	$8,514	$23,826	674527
	38	162	350		Boulevard Manor	412	1		8/10/11	10/21/2011	277	$17,557	$7,313	$24,870	678295
	39	162	350		Boulevard Manor	310	1		10/12/11	12/28/2011	258	$15,668	$7,515	$23,182	683182
	40	162	350		Boulevard Manor	318	1		1/9/12	2/27/2012	304	$19,623	$8,331	$27,955	688433
	41	162	350		Boulevard Manor	411	1		5/31/12	10/16/2012	318	$18,922	$7,176	$26,098	698311
	42	162	350		Boulevard Manor	315	1		9/28/12	10/30/2012	264	$16,635	$6,566	$23,201	705733
	43	162	350		Boulevard Manor	211	1		10/23/12	12/31/2012	227	$13,641	$8,935	$22,576	707302
	44	162	350		Boulevard Manor	408	1		12/31/2013	3/31/2014	219	$13,951	$9,789	$23,740	736162
	45	162	350		Boulevard Manor	304	1		12/23/2013	3/31/2014	225	$14,295	$10,319	$24,613	736163
	46	162	350		Boulevard Manor	404	1		4/4/2014	6/26/2014	235	$14,941	$10,595	$25,535	744149
	47	162	350		Boulevard Manor	220	1		4/6/2014	6/30/2014	204	$12,988	$10,515	$23,503	744150
	48	162	350		Boulevard Manor	419	1		7/8/2014	10/17/2014	232	$14,770	$9,580	$24,349	751046
	49	162	350		Boulevard Manor	217	1		10/29/2014	12/30/2014	234	$14,794	$10,931	$25,724	759436
	50	162	350		Boulevard Manor	218	1		1/23/2015	2/27/2015	227	$14,359	$9,929	$24,288	766191
	51	162	350		Boulevard Manor	305	1	00303500305	11/10/2016	12/30/2016	201	$12,761	$9,712	$22,473	20936
	52	162	350		Boulevard Manor	119	1	00303500119	01/03/17	3/27/2017	201	$13,178	$10,706	$23,883	23462
	53	22	350		Boulevard Manor	208	1	303500208	4/2/2018	6/5/2018	220	$14,287	$10,469	$24,756	50690
	54	162	350		Boulevard Manor	307	1	303500307	7/20/2018	10/26/2018	299	$18,785	$11,424	$30,209	58321
	55	162	350		Boulevard Manor	122	1	303500122	9/13/2018	11/29/2018	305	$18,773	$14,500	$33,272	60983
	56	162	350	Prev 2008	Boulevard Manor	308	1	303500308	9/24/2018	12/7/2018	359	$22,167	$14,566	$36,732	61708
	57	162	350		Boulevard Manor	120	1	303500120	10/26/2018	1/29/2019	259	$16,254	$14,648	$30,902	65280
	58	162	350		Boulevard Manor	413	1	00303500413	2/13/2019	4/9/2019	337	$20,471	$10,370	$30,841	70606
	59	162	350		Boulevard Manor	204	1	00303500204	6/17/19	8/5/19	352	$21,924	$13,079	$35,003	79193
	60	162	350		Boulevard Manor	422	1	00303500422	7/6/2020	9/22/2020	275	$17,796	$13,655	$31,451	105471
	61	162	350	Prev 2010	Boulevard Manor	316	1	00303500316	10/31/19	1/22/20	288	$18,562	$13,899	$32,461	88614
	62	162	350		Boulevard Manor	414	1	00303500414	10/31/19	1/23/20	283	$19,154	$13,849	$33,003	87240
	63	162	350		Boulevard Manor	421	1	00303500421	1/30/2020	3/30/2020	264	$16,169	$14,552	$30,721	96294
	64	162	350	Prev 2011	Boulevard Manor	310	1	00303500310	1/3/2020	4/3/2020	250	$15,825	$12,714	$28,539	96467
	65	162	350		Boulevard Manor	417	1	00303500417	2/10/2020	5/5/2020	239	$17,963	$16,543	$34,506	97054
	66	162	350	Prev 2010	Boulevard Manor	213	1	00303500213	11/16/2020	1/21/2021	271	$17,864	$14,487	$32,351	111047
	67	162	350	Prev 2009	Boulevard Manor	118	1	00303500118	3/30/2021	6/3/2021	255	$16,021	$12,512	$28,533	116207
	68	162	350	Prev 2007	Boulevard Manor	214	1	00303500214	10/4/2022	12/28/2022	229	$16,994	$15,359	$32,353	140281
	69	162	350		Boulevard Manor	407	1	00303500407	5/28/2024	9/4/2024	229	$20,106	$13,868	$33,973	167251
		Boulevard Manor		1969	Total Units	**70**	Upgraded	**69**	Remaining	**1**			Avg. $ (since 2022)	**$33,163**	
								Note: (6) unit requred 2nd Upgrade							
Briarwood															
	1	124	152		Briarwood	112	1		2/1/2008	2/25/2008	137	$6,158	$7,135	$13,293	586920
	2	124	152		Briarwood	203	1		2/19/2008	3/5/2008	140	$6,204	$6,755	$12,959	588032
	3	124	152		Briarwood	221	1		9/19/2008	10/14/2008	152	$8,790	$4,518	$13,309	602645
	4	124	152		Briarwood	308	1		9/22/2008	10/10/2008	153	$8,519	$4,988	$13,508	602911
	5	124	152		Briarwood	208	1		11/10/2008	1/16/2009	215	$12,242	$6,888	$19,130	612420
	6	124	152		Briarwood	219	1		12/19/2008	2/17/2009	162	$9,253	$7,464	$16,716	613513
	7	124	152		Briarwood	313	1		2/3/2009	2/26/2009	148	$8,593	$7,430	$16,023	616315
	8	124	152		Briarwood	101	1		7/31/2009	8/27/2009	142	$8,200	$7,162	$15,363	629047
	9	124	152		Briarwood	204	1		9/17/2009	10/21/2009	141	$7,968	$6,320	$14,288	632080
	10	124	152		Briarwood	104	1		8/7/2009	9/9/2009	152	$8,256	$6,496	$14,752	629419
	11	124	152		Briarwood	320	1		2/1/2010	2/24/2010	165	$9,781	$8,067	$17,847	640936
	12	124	152		Briarwood	302	1		3/4/2010	3/24/2010	157	$9,854	$6,868	$16,722	642892
	13	124	152		Briarwood	105	1		7/8/2010	8/26/2010	177	$9,612	$7,366	$16,978	651519
	14	124	152		Briarwood	222	1		7/28/2010	8/31/2010	166	$9,624	$6,916	$16,540	651520
	15	124	152		Briarwood	109	1		8/23/2010	9/16/2010	171	$9,834	$7,389	$17,223	652824
	16	124	152		Briarwood	214	1		10/1/2010	10/22/2010	165	$9,567	$7,442	$17,009	655334
	17	124	152		Briarwood	212	1		11/1/2010	11/30/2010	160	$9,420	$6,364	$15,783	656833
	18	124	152		Briarwood	119	1		11/15/2010	12/13/2010	152	$9,017	$7,455	$16,472	657711
	19	124	152		Briarwood	301	1		12/6/210	12/17/2010	169	$10,389	$7,504	$17,893	658872
	20	124	152		Briarwood	206	1		1/3/2011	1/21/2011	162	$9,934	$8,984	$18,917	660426
	21	124	152		Briarwood	115	1		1/14/2011	1/31/2011	161	$9,867	$6,909	$16,775	661324
	22	124	152		Briarwood	201	1		2/4/2011	2/25/2011	169	$10,137	$6,725	$16,862	662808
	23	124	152		Briarwood	113	1		2/7/2011	2/25/2011	172	$10,028	$7,122	$17,150	662951
	24	124	152		Briarwood	220	1		4/1/2011	4/29/2011	188	$10,698	$8,169	$18,867	666742
	25	124	152		Briarwood	310	1		4/11/2011	5/6/2011	163	$9,442	$7,246	$16,688	667463
	26	124	152		Briarwood	314	1		5/5/2011	6/24/2011	182	$10,101	$7,510	$17,611	669065
	27	124	152		Briarwood	210	1		5/9/2011	6/24/2011	186	$10,350	$7,478	$17,828	669311
	28	124	152		Briarwood	209	1		7/6/2011	8/30/2011	155	$9,219	$7,861	$17,080	674212
	29	124	152		Briarwood	108	1		7/5/2011	8/31/2011	161	$9,400	$7,819	$17,220	674724
	30	124	152		Briarwood	207	1		9/7/2011	11/15/2011	159	$9,439	$7,869	$17,308	681623
	31	124	152		Briarwood	111	1	Capital Const - 1		12/1/2010					
	32	124	152		Briarwood	106	1	Capital Const - 2		12/1/2010					
	33	124	152		Briarwood	215	1		4/30/2012	6/28/2012	182	$10,578	$7,991	$18,569	696012
	34	124	152		Briarwood	316	1		5/29/2012	6/29/2012	192	$10,480	$7,508	$17,988	697950
	35	124	152		Briarwood	312	1		10/31/2012	11/30/2012	168	$10,752	$8,245	$18,997	707969
	36	124	152		Briarwood	205	1		2/28/2014	4/30/2014	161	$8,833	$6,836	$15,669	740877
	37	124	152		Briarwood	307	1		5/12/2014	7/31/2014	149	$9,525	$9,637	$19,162	747040
	38	124	152		Briarwood	218	1		6/4/2014	8/28/2014	181	$11,445	$8,686	$20,131	748605
	39	124	152		Briarwood	304	1		10/31/2014	12/30/2014	180	$10,550	$9,360	$19,910	759534
	40	124	152		Briarwood	103	1		2/26/2015	4/15/2015	183	$11,431	$10,039	$21,470	769699
	41	124	152		Briarwood	324	1		7/27/2015	8/31/2015	153	$9,689	$11,175	$20,864	781315
	42	124	152		Briarwood	202	1	00101520202	8/2/2016	9/30/2016	193	$12,353	$9,810	$22,163	15651
	43	124	152		Briarwood	322	1	00101520322	11/1/2016	12/21/2016	193	$12,449	$10,064	$22,513	20785
	44	124	152		Briarwood	120	1	00101520120	3/2/2017	5/23/2017	202	$13,135	$9,081	$22,216	29200
	45	124	152		Briarwood	223	1	00101520223	8/29/2017	11/27/2017	194	$12,330	$9,459	$21,789	38256
	46	124	152		Briarwood	315	1	00101520315	1/5/2018	3/27/2018	190	$12,456	$11,737	$24,194	45427
	47	124	152		Briarwood	217	1	00101520217	6/7/2018	9/27/2018	193	$12,027	$11,436	$23,463	57189
	48	124	152		Briarwood	211	1	00101520211	10/2/2018	11/20/2018	196	$11,698	$13,230	$24,927	62310
	49	124	152		Briarwood	117	1	00101520117	7/15/19	8/22/19	195	$11,285	$13,160	$24,445	81116
	50	124	152		Briarwood	319	1	00101520319	12/9/2019	2/21/2020	200	$12,453	$13,949	$26,401	91923
	51	124	152		Briarwood	224	1	00101520224	12/16/2019	2/21/2020	196	$11,936	$14,334	$26,270	93739
	52	124	152		Briarwood	225	1	00101520225	12/3/2021	2/24/2022	220	$14,099	$14,860	$28,960	126998
	53	124	152		Briarwood	321	1	00101520321	6/30/2022	9/12/2022	212	$15,569	$16,333	$31,902	137972
	54	124	152		Briarwood	109	1	00101520109	8/31/2022	11/9/2022	212	$15,588	$18,580	$34,168	140362
	55	124	152	Prev 2010	Briarwood	301	1	00101520301	10/14/2022	12/20/2022	226	$16,686	$18,215	$34,900	142091
	56	124	152		Briarwood	325	1	00101520325	12/16/2022	2/9/2023	216	$16,295	$18,958	$35,253	144052

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
57		124	152	Prev 2010	Briarwood	104	1	00101520104	1/9/2023	3/2/2023	236	$17,188	$18,539	$35,728	145900
58		124	152		Briarwood	115	1	00101520115	1/26/2023	4/5/2023	216	$15,889	$19,097	$34,985	146548
59		124	152		Briarwood	315	1	00101520315	12/6/2022	4/21/2023	218	$16,113	$19,999	$36,112	147358
60		124	152		Briarwood	317	1	00101520317	2/24/2023	4/26/2023	214	$15,756	$18,843	$34,600	147639
61		124	152	Prev 2009	Briarwood	219	1	00101520219	6/22/2023	8/22/2023	220	$16,658	$18,758	$35,416	152704
62		124	152		Briarwood	305	1	00101520305	8/18/2023	11/6/2023	216	$16,089	$19,171	$35,260	154807
63		124	124		Briarwood	102	1	00101520102	11/7/2023	1/10/2024	218	$16,197	$19,002	$35,200	158288
64		124	152	Prev 2009	Briarwood	208	1	00101520208	11/21/2023	1/31/2024	212	$15,859	$19,598	$35,457	158995
65		124	152		Briarwood	304	1	00101520304	12/28/2023	2/26/2024	218	$16,054	$18,777	$34,831	160671
66		124	152		Briarwood	118	1	00101520118	1/8/2024	2/28/2024	216	$16,027	$18,777	$34,804	160999
67		124	152	Prev 2009	Briarwood	101	1	00101520101	2/14/2024	4/16/2024	218	$16,359	$16,410	$32,769	162259
68		124	152		Briarwood	116	1	00101520116	4/30/2024	7/1/2024	214	$15,758	$21,605	$37,362	166560
69		124	152		Briarwood	311	1	00101520311	6/30/2024	9/4/2024	208	$18,937	$17,961	$36,898	169221
		Briarwood		1970	Total Units	**70**	Upgraded	**69**	Remaining		**6**		Avg. $ (since 2022)	**$34,700**	
								Note: (5) unit requred 2nd Upgrade							
Burien Park															
1		188	390		Burien Park	329	1		9/30/2010	11/12/2010	145	$9,074	$4,476	$13,550	655652
2		188	390		Burien Park	303	1		8/9/11	10/12/2011	288	$18,203	$7,662	$25,864	678160
3		188	390		Burien Park	306	1		9/12/11	11/30/2011	219	$13,883	$6,555	$20,438	680734
4		188	390		Burien Park	112	1		10/3/11	12/15/2011	197	$12,557	$6,389	$18,946	682813
5		188	390		Burien Park	230	1		1/23/12	2/15/2012	209	$13,445	$6,406	$19,851	689423
6		188	390		Burien Park	126	1		2/21/12	3/21/2012	193	$12,295	$6,838	$19,133	691189
7		188	390		Burien Park	2	1		9/4/12	10/9/2012	173	$10,815	$7,465	$18,281	703955
8		188	390		Burien Park	300	1		1/15/13	3/29/2013	230	$14,278	$7,618	$21,896	712967
9		188	390		Burien Park	206	1		4/15/2013	6/7/2013	259	$16,569	$7,775	$24,344	721008
10		188	390		Burien Park	114	1		10/2/2013	11/29/2013	174	$11,046	$6,674	$17,720	731184
11		188	390		Burien Park	311	1		10/2/2013	11/29/2013	161	$10,213	$7,244	$17,462	731185
12		188	390		Burien Park	109	1		10/21/2013	11/29/2013	164	$10,318	$7,345	$17,663	731610
13		188	390		Burien Park	120	1		11/6/2013	11/29/2013	163	$10,257	$7,349	$17,606	732368
14		188	390		Burien Park	203	1		12/23/2014	1/30/2015	180	$11,492	$8,406	$19,898	718992
15		188	390		Burien Park	118	1		4/2/2015	4/27/2015	197	$12,521	$7,663	$20,184	772883
16		188	390		Burien Park	319	1		4/6/2015	4/27/2015	195	$12,331	$7,606	$19,937	772992
17		188	390		Burien Park	8	1		6/19/2015	7/28/2015	199	$12,691	$9,073	$21,764	778890
18		188	390		Burien Park	316	1		6/30/2015	7/30/2015	204	$12,932	$8,958	$21,889	779399
19		188	390		Burien Park	217	1		9/1/2015	9/30/2015	173	$10,945	$7,729	$18,673	783666
20		188	390		Burien Park	322	1		9/3/2015	10/22/2015	196	$12,205	$8,338	$20,543	783773
21		188	390		Burien Park	104	1		9/3/2015	10/27/2015	174	$10,572	$9,338	$19,910	784005
22		188	390		Burien Park	7	1		9/8/2015	11/23/2015	218	$12,945	$9,210	$22,155	784006
23		188	390		Burien Park	208	1		10/9/2015	11/23/2015	192	$11,688	$9,197	$20,884	786279
24		188	390		Burien Park	205	1	00303900205	12/2/2015	1/11/2016	203	$12,579	$7,105	$19,684	1644
25		188	390		Burien Park	4	1	00303900004	12/2/2015	1/14/2016	199	$12,355	$7,496	$19,851	1643
26		188	390		Burien Park	321	1	00303900321	12/18/2015	2/10/2016	193	$12,283	$8,880	$21,163	2697
27		188	390		Burien Park	111	1	00303900111	01/19/16	2/29/2016	188	$11,876	$9,223	$21,099	4333
28		188	390		Burien Park	301	1	00303900301	1/26/2016	3/8/2016	190	$12,050	$9,050	$21,100	4518
29		188	390		Burien Park	128	1	00303900128	1/11/2016	3/11/2016	208	$13,192	$8,519	$21,711	3941
30		188	390		Burien Park	211	1	00303900211	2/19/2016	3/30/2016	197	$12,308	$8,122	$20,430	6134
31		188	390		Burien Park	216	1	00303900216	4/6/2016	5/16/2016	207	$12,743	$7,847	$20,589	9068
32		188	390		Burien Park	323	1	00303900323	01/05/17	2/28/2017	188	$12,373	$9,798	$22,172	23615
33		188	390		Burien Park	101	1	00303900101	01/06/17	2/22/2017	193	$12,636	$9,596	$22,232	23762
34		188	390		Burien Park	126	1	00303900126	03/06/17	6/5/2017	201	$13,159	$9,209	$22,368	26789
35		188	390		Burien Park	125	1	303900125	6/16/2017	8/25/2017	195	$12,830	$8,817	$21,647	31605
36		188	390		Burien Park	221	1	303900221	7/31/2017	10/10/2017	201	$13,083	$9,912	$22,995	33719
37		188	390		Burien Park	309	1	303900309	8/17/2017	11/1/2017	196	$12,915	$9,154	$22,069	34680
38		188	390		Burien Park	229	1	303900229	11/13/2017	12/29/2017	212	$13,916	$9,112	$23,028	39782
39		188	390		Burien Park	230	1	303900230	1/10/2018	2/7/2018	204	$13,364	$8,724	$22,088	43067
40		188	390		Burien Park	213	1	303900213	1/30/2018	2/27/2018	196	$12,851	$7,384	$20,235	45789
41		188	390		Burien Park	330	1	303900330	5/1/2018	7/17/2018	238	$15,602	$6,555	$22,157	52907
42		188	390		Burien Park	210	1	00303900210	7/2/2018	9/18/2018	162	$10,597	$8,987	$19,584	56595
43		188	390		Burien Park	B2	1	30900002	10/23/2018	12/14/2018	202	$12,746	$8,455	$21,201	64133
44		188	390		Burien Park	305	1	303900305	12/18/2018	3/1/2019	234	$14,878	$11,050	$25,928	67955
45		188	390		Burien Park	106	1	00303900106	1/9/2019	3/15/2019	241	$15,616	$10,196	$25,812	68861
46		188	390		Burien Park	212	1	00303900212	5/15/2019	7/5/2019	228	$14,661	$7,801	$22,462	79126
47		188	390		Burien Park	212	1	00303900212	5/15/19	7/5/19	228	$14,661	$7,801	$22,462	79126
48		188	390		Burien Park	225	1	00303900225	1/3/2020	3/27/2020	190	$12,350	$9,730	$22,080	93160
49		188	390		Burien Park	117	1	00303900117	2/28/2020	5/22/2020	202	$11,602	$10,005	$21,607	98511
50		188	390		Burien Park	300	1	00303900300	5/6/2020	7/21/2020	231	$13,535	$11,355	$24,890	102255
51		188	390		Burien Park	303	1	00303900303	6/30/2020	9/4/2020	200	$13,200	$11,997	$25,197	104853
52		188	390		Burien Park	116	1	00303900116	9/15/2020	1/19/2021	261	$16,709	$13,040	$29,749	107848
53		188	390		Burien Park	320	1	00303900320	7/20/2021	10/26/2021	263	$16,500	$12,111	$28,611	121369
54		188	390		Burien Park	224	1	00303900224	10/1/2021	1/25/2022	274	$17,869	$13,985	$31,854	124018
55		188	390		Burien Park	310	1	00303900310	10/1/2021	2/7/2022	224	$15,026	$13,755	$28,781	124171
56		188	390		Burien Park	209	1	00303900209	12/31/2021	4/8/2022	271	$16,381	$13,106	$29,487	128220
57		188	390		Burien Park	201	1	00303900201	1/31/2022	4/21/2022	284	$18,211	$13,547	$31,758	129182
58		188	390		Burien Park	115	1	00303900115	1/31/2022	5/5/2022	232	$14,782	$13,104	$27,886	130223
59		165	504		Burien Park	200	1	00303900200	4/28/2022	7/7/2022	245	$14,536	$13,902	$28,438	133517
60		165	504		Burien Park	328	1	00303900328	4/30/2022	7/11/2022	225	$12,538	$14,038	$26,576	133583
61		188	390		Burien Park	315	1	00303900315	11/30/2022	2/9/2023	235	$20,175	$12,864	$33,039	142774
62		188	390		Burien Park	113	1	00303900113	3/20/2023	7/14/2023	219	$16,108	$15,092	$31,200	147066
63		188	390		Burien Park	304	1	00303900304	4/27/2023	8/30/2023	196	$14,590	$14,731	$29,321	147066
64		188	390		Burien Park	124	1	00303900124	8/30/2023	11/20/2023	199	$13,890	$13,250	$27,140	154238
65		188	390		Burien Park	122	1	00303900122	9/27/2023	11/21/2023	254	$17,416	$14,750	$32,166	155445
66		188	390		Burien Park	327	1	00303900327	11/29/2023	2/16/2024	232	$16,992	$15,407	$32,399	158293
67		188	390		Burien Park	204	1	00303900204	1/8/2024	3/20/2024	247	$18,076	$14,403	$32,479	159768
68		188	390		Burien Park	107	1	00303900107	1/8/2024	3/26/2024	208	$15,387	$14,642	$30,029	160477
69		188	390		Burien Park	331	1	00303900331	3/27/2024	5/28/2024	210	$14,698	$13,857	$28,555	163597
70		188	390		Burien Park	207	1	00303900207	2/6/2024	5/31/2024	195	$14,355	$13,725	$28,079	161269
71		188	390		Burien Park	307	1	00303900307	3/27/2024	5/31/2024	213	$15,254	$14,227	$29,481	163598
72		188	390		Burien Park	302	1	00303900302	4/29/2024	7/10/2024	183	$15,264	$14,311	$29,575	164727

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
		Burien Park			Total Units	**102**	Upgraded	**72**	Remaining	**30**			Avg. $ (since 2022)	**$29,883**	
Burndale Homes															
	1	165	504		Burndale Homes	1734	3	505040020	3/1/2008	5/24/2018	312	$20,599	$13,091	$33,690	48860
	2	165	504		Burndale Homes	1718K	2	00505040031	12/29/2020	2/16/2020	283	$17,621	$17,127	$34,748	112084
	3	165	504		Burndale Homes	1723K	4	00505040041	5/31/2021	8/4/2021	371	$22,618	$21,038	$43,656	119063
	4	165	504		Burndale Homes	1728J	2	00505040045	1/31/2022	6/8/2022	329	$21,438	$20,188	$41,626	129513
	5	165	504		Burndale Homes	1728K	3	00505040034	2/15/2022	6/14/2022	372	$23,114	$19,246	$42,360	130295
	6	165	504		Burndale Homes	1720K	3	00505040034	4/28/2022	6/27/2022	341	$22,438	$19,075	$41,513	133222
	7	165	504		Burndale Homes	1716K	3	00505040030	7/11/2022	9/12/2022	394	$28,321	$25,115	$53,436	136469
	8	165	504		Burndale Homes	1740I	2	00505040021	7/15/2022	9/19/2022	331	$22,607	$18,103	$40,710	136411
	9	165	504		Burndale Homes	1731J	5	00505040034	8/18/2022	11/9/2022	440	$33,085	$27,213	$60,298	137996
	10	165	504		Burndale Homes	920	2	00505040038	4/19/2024	6/20/2024	237	$16,627	$20,495	$37,122	164634
	11	165	504		Burndale Homes	1729K	2	00505040038	3/4/2024	6/27/2024	189	$12,338	$22,055	$34,393	162230
	12	165	504		Burndale Homes	1724I	3	00505040015	4/14/2023	8/17/2023	389	$27,456	$22,791	$50,247	148530
	13	165	504		Burndale Homes	1726J	2	00505040046	7/12/2023	10/19/2023	314	$22,810	$22,376	$45,186	152168
	14	165	504	Remediation	Burndale Homes	1710-I	2	00505040009	4/30/2024	8/28/2024	268	$22,590	$18,729	$41,319	165672
				1971	Total Units	**50**	Upgraded	**14**	Remaining	**36**			Avg. $ (since 2022)	**$44,382.70**	
Casa Juanita															
	1	130	251		Casa Juanita	205	1		9/12/2006	9/22/2006	76	$3,409	$4,193	$7,602	544477
	2	130	251		Casa Juanita	318	1		9/25/2006	10/12/2006	141	$6,256	$4,112	$10,369	545671
	3	130	251		Casa Juanita	306	1		10/19/2006	10/31/2006	112	$5,007	$4,183	$9,190	547825
	5	130	251		Casa Juanita	103	1		10/30/2006	11/6/2006	96	$4,297	$4,208	$8,505	548613
	6	130	251		Casa Juanita	12	1		2/12/2007	3/1/2007	87	$3,824	$4,617	$8,441	559505
	7	130	251		Casa Juanita	315	1		3/27/2007	4/5/2007	110	$4,944	$4,981	$9,925	563864
	8	130	251		Casa Juanita	210	1		5/1/2007	5/18/2007	148	$6,430	$4,720	$11,151	566057
	9	130	251		Casa Juanita	310	1		12/26/2007	1/16/2008	88	$3,935	$4,496	$8,430	583753
	10	130	251		Casa Juanita	116	1		12/31/2007	1/18/2008	97	$4,274	$4,221	$8,495	584171
	11	130	251		Casa Juanita	314	1		6/11/2008	7/16/2008	101	$6,206	$4,652	$10,857	597730
	12	130	251		Casa Juanita	307	1		8/1/2008	8/20/2008	95	$6,042	$4,366	$10,408	598713
	13	130	251		Casa Juanita	203	1		8/31/2008	9/22/2008	96	$6,061	$4,590	$10,650	601779
	14	125	251		Casa Juanita	211	1		11/2/2008	12/12/2008	85	$5,165	$4,360	$9,524	611251
	15	130	251		Casa Juanita	320	1		12/31/2008	2/11/2009	107	$6,075	$4,867	$10,942	614090
	16	130	251		Casa Juanita	120	1		2/9/2009	3/3/2009	100	$5,733	$4,991	$10,725	616592
	17	130	251		Casa Juanita	207	1		2/17/2009	3/6/2009	115	$6,252	$4,744	$10,995	617058
	18	130	251		Casa Juanita	212	1		3/9/2009	3/27/2009	92	$5,872	$5,075	$10,947	618612
	19	130	251		Casa Juanita	110	1		3/10/2009	3/31/2009	118	$6,703	$4,632	$11,336	618697
	20	130	251		Casa Juanita	312	1		4/6/2009	4/21/2009	145	$8,530	$5,924	$14,454	620344
	21	130	251		Casa Juanita	16	1		3/30/2009	4/30/2009	172	$9,935	$6,595	$16,529	619963
	22	130	251		Casa Juanita	218	1		4/27/2009	5/12/2009	123	$7,184	$4,659	$11,843	620847
	23	130	251		Casa Juanita	309	1		5/12/2009	6/1/2009	121	$6,896	$5,291	$12,187	623583
	24	130	251		Casa Juanita	223	1		5/15/2009	6/5/2009	126	$7,123	$5,996	$13,119	623771
	25	130	251		Casa Juanita	102	1		5/26/2009	6/15/2009	140	$8,063	$6,963	$15,026	624514
	26	130	251		Casa Juanita	221	1		6/11/2009	7/6/2009	124	$7,238	$5,938	$13,177	625541
	27	130	251		Casa Juanita	117	1		6/16/2009	7/8/2009	127	$7,317	$6,171	$13,489	625881
	28	130	251		Casa Juanita	112	1		6/30/2009	7/20/2009	133	$7,847	$5,596	$13,443	626832
	29	130	251		Casa Juanita	101	1		7/14/2009	8/13/2009	131	$7,645	$6,085	$13,730	627760
	30	130	251		Casa Juanita	215	1		9/28/2009	10/28/2009	127	$7,186	$6,225	$13,411	632620
	31	130	251		Casa Juanita	104	1		2/17/2010	3/1/2010	116	$6,738	$5,630	$12,368	641648
	32	130	251		Casa Juanita	322	1		3/31/2010	4/22/2010	148	$8,321	$5,852	$14,174	644592
	33	130	251		Casa Juanita	107	1		4/19/2010	4/30/2010	149	$8,963	$5,797	$14,761	645505
	34	130	251		Casa Juanita	3	1		10/27/2010	11/29/2010	132	$7,975	$5,914	$13,888	656580
	35	130	251		Casa Juanita	317	1		12/1/2010	12/22/2010	139	$8,638	$5,797	$14,435	658665
	36	130	251		Casa Juanita	301	1		12/10/2010	12/29/2010	142	$8,381	$6,832	$15,213	659318
	37	130	251		Casa Juanita	311	1		4/7/2011	4/27/2011	135	$7,907	$6,095	$14,002	667213
	38	130	251		Casa Juanita	308	1		5/2/2011	5/27/2011	139	$8,066	$5,864	$13,930	668828
	39	130	251		Casa Juanita	1	1		5/2/2011	5/27/2011	137	$8,006	$5,821	$13,827	668829
	40	130	251		Casa Juanita	214	1		5/31/2011	7/18/2011	128	$7,360	$5,984	$13,343	670932
	41	130	251		Casa Juanita	109	1		6/3/2011	7/19/2011	148	$8,377	$5,958	$14,335	671315
	42	130	251		Casa Juanita	121	0	RAFN (GC) - 14		6/1/2011					
	42	130	251		Casa Juanita	122	0	RAFN (GC) - 15		6/1/2011					
	44	130	251		Casa Juanita	123	0	RAFN (GC) - 16		6/1/2011					
	45	130	251		Casa Juanita	124	0	RAFN (GC) - 17		6/1/2011					
	46	130	251		Casa Juanita	106	1	ARRA	1/23/2012	8/23/2012	569	$36,761	$26,526	$63,287	693431
	47	130	251		Casa Juanita	108	1	ARRA	1/23/2012	8/23/2012	566	$36,398	$26,186	$62,584	693432
	48	130	251		Casa Juanita	305	1		9/21/2012	10/12/2012	157	$9,467	$6,884	$16,351	705214
	49	130	251		Casa Juanita	5	1		10/22/2012	11/9/2012	145	$8,245	$6,531	$14,776	707314
	50	130	251		Casa Juanita	219	1		1/2/2014	2/26/2014	137	$8,745	$6,992	$15,737	736432
	51	130	251		Casa Juanita	323	1		3/3/2014	5/28/2014	141	$9,005	$6,805	$15,810	742374
	52	130	251		Casa Juanita	220	1		4/1/2015	5/20/2015	169	$10,713	$7,872	$18,585	772822
	53	130	251		Casa Juanita	208	1	00202510208	12/17/2015	1/27/2016	177	$11,249	$9,291	$20,540	3513
	54	130	251		Casa Juanita	217	1	00202510217	09/01/16	10/28/16	185	$11,897	$8,503	$20,400	18745
	55	130	251		Casa Juanita	213	1	00202510213	1/9/2017	3/29/2017	197	$12,847	$9,559	$22,406	23872
	56	130	251		Casa Juanita	7	1	00202510007	3/27/2017	6/28/2017	191	$12,613	$9,015	$21,628	29205
	57	130	251		Casa Juanita	14	1	00202510014	7/6/2017	9/25/2017	198	$12,682	$10,214	$22,896	33582
	58	130	251		Casa Juanita	10	1	00202510010	11/1/2017	1/22/2018	193	$12,431	$11,900	$24,331	41196
	59	130	251		Casa Juanita	303	1	00202510303	1/22/2018	3/26/2018	198	$12,729	$13,236	$25,965	45558
	60	130	251		Casa Juanita	316	1	00202510316	3/1/2018	6/29/2018	197	$12,391	$11,699	$24,090	49865
	61	130	251		Casa Juanita	124	1	00202510124	2/26/2019	4/1/2019	200	$12,414	$10,283	$22,697	71951
	62	130	251		Casa Juanita	114	1	00202510114	2/8/2021	4/7/2021	200	$12,832	$13,998	$26,830	114029
	63	130	251		Casa Juanita	201	1	00202510201	7/8/2021	8/27/2021	200	$12,920	$13,984	$26,904	121574
	64	130	251		Casa Juanita	319	1	00202510319	9/1/2021	11/19/2021	200	$12,952	$13,252	$26,204	124316
	65	130	251		Casa Juanita	113	1	00202510113	2/1/2022	4/7/2022	215	$14,088	$15,510	$29,598	131117

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	66	130	251		Casa Juanita	205	1	00202510205	7/12/2022	9/21/2022	208	$15,342	$14,680	$30,021	138486
	67	130	251		Casa Juanita	321	1	00202510321	8/15/2022	11/1/2022	218	$16,014	$16,767	$32,781	140020
	68	130	251		Casa Juanita	309	1	00202510309	1/3/2023	3/1/2023	220	$16,321	$17,665	$33,985	145498
	69	130	251		Casa Juanita	210	1	00202510210	1/31/2023	4/12/2023	216	$15,832	$15,001	$30,833	147356
	70	130	251		Casa Juanita	102	1	00202510102	4/2/2023	6/14/2023	218.0	$16,605	$18,011	$34,616	149390
	71	130	251		Casa Juanita	222	1	00202510222	5/23/2023	7/13/2023	214.0	$16,025	$18,395	$34,419	150681
	72	130	251		Casa Juanita	115	1	00202510115	7/18/2023	9/19/2023	220	$16,229	$18,994	$35,223	153605
	73	130	251	Prev 2006	Casa Juanita	306	1	00202510306	5/11/2023	9/20/2023	228	$17,095	$18,444	$35,539	153288
	74	130	251		Casa Juanita	206	1	00202510206	8/25/2023	11/20/2023	220	$16,267	$17,146	$33,413	155528
	75	130	251		Casa Juanita	313	1	00202510313	9/27/2023	12/5/2023	218	$16,215	$17,205	$33,420	156597
	76	130	130	Prev 2009	Casa Juanita	212	1	00202510212	11/17/2023	1/22/2024	214	$15,895	$18,355	$34,249	158757
	77	130	251	Prev 2009	Casa Juanita	120	1	00202510120	11/30/2023	1/26/2024	204	$15,404	$17,531	$32,935	158758
	78	130	251	Prev 2009	Casa Juanita	223	1	00202510223	5/7/2024	7/11/2024	212	$17,565	$17,005	$34,570	167561
	79	130	251		Casa Juanita	302	1	00202510302	7/31/2024	10/1/2024	218	$18,315	$17,288	$35,603	170487
		Casa Juanita		1970	Total Units	**80**	Upgraded	**79**	Remaining	**5**			Avg. $ (since 2022)	**$33,414**	
								Note: (4) unit requred 2nd Upgrade							
Cascade Homes															
	1	142	403		Cascade Homes	C-103	1		4/9/2009	4/24/2009	204	$12,364	$6,125	$18,489	620860
	2	142	403		Cascade Homes	D-102	1		10/24/2011	12/6/2011	201	$11,287	$8,857	$20,144	684174
	3	142	403		Cascade Homes	D-104	1	RAFN (GC) - 18		6/1/2011					
	4	142	403		Cascade Homes	C-104	1	RAFN (GC) - 19		6/1/2011					
	5	142	403		Cascade Homes	C-102	1	RAFN (GC) - 20		6/1/2011					
	6	142	403		Cascade Homes	C-101	1	RAFN (GC) - 21		6/1/3011					
	7	142	403		Cascade Homes	Q-103	3	00404030054	3/11/2019	4/30/2019	295	$18,564	$3,681	$22,245	72245
	8	142	403		Cascade Homes	W-103	2	00404030030	3/12/2019	4/30/2019	381	$23,646	$3,311	$26,956	72380
	9	142	403		Cascade Homes	BB-104	2	00404030009	4/29/2019	7/2/2019	273	$17,325	$13,151	$30,476	75623
	10	142	403		Cascade Homes	AA-102	2	00404030015	4/29/2019	7/5/2019	305	$19,161	$12,611	$31,772	75622
	11	142	403		Cascade Homes	S-102	3	00404030047	5/26/2021	8/16/2021	366	$22,340	$21,993	$44,333	118754
	12	142	403		Cascade Homes	G-101	2	00404030084	6/1/2021	8/23/1991	318	$20,290	$18,685	$38,975	118945
	13	142	403		Cascade Homes	J-104	2	00404030073	6/22/2021	9/8/2021	321	$20,954	$18,933	$39,887	120057
	14	142	403		Cascade Homes	X-103	2	00404030026	6/22/2021	9/8/2021	323	$20,621	$17,400	$38,021	120057
	15	142	403		Cascade Homes	F-104	3	00404030085	8/11/2021	11/30/2021	331	$21,752	$20,315	$42,067	121985
	16	142	403		Cascade Homes	F-103	3	00404030086	10/5/2021	2/14/2022	332	$21,480	$17,718	$39,198	124250
	17	142	403		Cascade Homes	S-104	3	00404030045	12/31/2021	4/14/2022	373	$24,454	$20,712	$45,166	129258
	18	142	403		Cascade Homes	Z-102	2	00404030019	2/7/2022	4/15/2022	315	$20,212	$19,434	$39,647	130593
	19	142	403		Cascade Homes	S-101	3	00404030042	4/25/2022	6/17/2022	377	$24,578	$24,864	$49,442	133152
	20	142	403		Cascade Homes	AA-101	3	00404030016	5/9/2022	8/8/2022	295	$25,041	$20,378	$45,419	133593
	21	142	403		Cascade Homes	D-102	1	00404030016	7/18/2022	10/5/2022	325	$23,104	$16,829	$39,933	133590
	22	142	403		Cascade Homes	E-104	3	00404030089	4/4/2023	8/1/2023	261	$18,474	$22,096	$40,570	147759
	23	142	403		Cascade Homes	H-102	3	00404030079	5/3/2023	9/13/2023	308	$21,875	$20,965	$42,840	149028
	24	142	403		Cascade Homes	B-101	3	00404030104	5/15/2023	9/20/2023	206	$14,295	$23,472	$37,767	149605
	25	142	403		Cascade Homes	W-101	2	00404030089	8/11/2023	11/15/2023	222	$20,979	$20,410	$41,389	147759
	26	142	403		Cascade Homes	M-103	3	00404030066	10/20/2023	1/11/2024	277	$20,487	$23,501	$43,988	156463
	27	142	403		Cascade Homes	G-104	2	00404030081	10/20/2023	1/18/2024	253	$18,712	$21,708	$40,420	156486
	28	142	403		Cascade Homes	F102	3	00404030081	1/8/2024	3/18/2024	252	$17,343	$25,087	$42,430	160744
	29	142	403		Cascade Homes	K102	3	00404030081	1/8/2024	3/21/2024	288	$19,649	$23,561	$43,210	160743
	30	142	403		Cascade Homes	E101	3	00404030092	3/15/2024	5/18/2024	249	$17,789	$20,761	$38,550	162522
	31	142	403		Cascade Homes	A-104	2	00404030105	5/15/2024	7/16/2024	245	$20,928	$27,126	$48,054	167563
	32	142	403		Cascade Homes	F-101	3	00404030088	5/20/2024	7/23/2024	252	$21,057	$28,099	$49,157	167564
	33	142	403		Cascade Homes	R-103	2	00404030050	5/31/2024	7/31/2024	258	$21,101	$27,712	$48,813	166663
	34	142	403		Cascade Homes	N-102	3	00404030063	6/30/2024	8/30/2024	243	$20,243	$24,933	$45,176	167861
	35	142	403	Repairs	Cascade Homes	A-101	2	00404030108	4/15/2024	6/17/2024	273	$20,179	$31,908	$52,087	165417
		Cascade Homes		1968	Total Units	**108**	Upgraded	**35**	Remaining	**73**			Avg. $ (Since 2022)	**$43,662.76**	
Cedar Grove (Sedro Woolley)															
	1	120	103		Cedar Grove	11	3		1/2/2008	2/13/2008	319	$13,919	$9,210	$23,129	584104
	2	120	103		Cedar Grove	8	4		5/1/2009	6/24/2009	317	$18,252	$17,137	$35,389	622731
	3	120	103		Cedar Grove	14	4		6/20/2013	7/26/2013	298	$18,745	$10,848	$29,593	723216
	4	120	103		Cedar Grove	19	3		12/22/2014	2/26/2015	274	$17,330	$11,484	$28,814	763447
	5	120	103		Cedar Grove	9	4		6/28/2017	9/29/2017	235	$14,981	$11,563	$26,544	32162
	6	120	103		Cedar Grove	7	4	00101030007	9/24/2018	12/13/2018	286	$16,520	$20,338	$36,858	61839
	7	120	103		Cedar Grove	4	4	00101030004	12/12/2018	3/5/2019	282	$16,582	$17,207	$33,790	68328
	8	120	103		Cedar Grove	3	4	00101030003	10/1/2019	12/18/2019	299	$18,002	$15,013	$33,014	86672
	9	120	103		Cedar Grove	20	3	00101030020	6/25/2020	10/22/2020	288	18,912	20,691	$39,603	106153
	10	120	103		Cedar Grove	1	3	00101030001	4/11/2021	7/9/2021	298	$19,422	$17,526	$36,948	118326
	11	120	103		Cedar Grove	12	4	00101030002	6/21/2021	9/14/2021	296	$19,352	$18,185	$37,537	121774
		120	103	Redone	Cedar Grove	14	4	00101030014	9/19/2023	12/13/2023	296	$21,740	$28,688	$50,428	155529
		Cedar Grove (Sedro Woolley)		1971	Total Units	**20**	Upgraded	**11**	Remaining	**9**			Avg. $ (since 2022)	**$50,428**	
College Place															
	1	127	203		College Place	1385-A			2/27/2007	3/23/2007	234	$10,607	$7,606	$18,213	561921
	2	127	203		College Place	1213-B	2		3/29/2007	4/20/2007	222	$10,007	$9,510	$19,517	564153
	3	127	203		College Place	1317-B	3		10/3/2007	11/1/2007	216	$9,609	$9,469	$19,078	577973
	4	127	203		College Place	1349-B	2		4/21/2008	5/23/2008	167	$9,298	$8,955	$18,253	592673
	5	127	203		College Place	1197-B	2		1/7/2009	2/20/2009	218	$11,859	$11,103	$22,963	614094
	6	127	203		College Place	1165-A	2		2/13/2009	3/16/2009	210	$12,804	$9,962	$22,766	616868
	7	127	203		College Place	1359-B	2		6/16/2009	7/14/2009	205	$11,221	$12,625	$23,846	625583
	8	127	203		College Place	1359-C	2		9/8/2009	10/16/2009	212	$12,380	$11,057	$23,438	631290
	9	127	203		College Place	1279-C	3		5/26/2010	6/22/2010	222	$12,640	$9,836	$22,475	647918
	10	127	203		College Place	1213-A	3		7/23/2010	8/27/2010	223	$12,528	$10,099	$22,626	651237
	11	127	203		College Place	1213-C	3		8/31/2010	9/30/2010	240	$13,943	$9,510	$23,454	653476
	12	127	203		College Place	1279-D	3		10/12/2010	11/5/2010	238	$13,712	$8,011	$21,723	655838
	13	127	203		College Place	1349-D	2		2/1/2011	2/16/2011	236	$13,804	$9,639	$23,443	662186
	14	127	203		College Place	1317-A	3		2/23/2011	3/15/2011	232	$13,273	$9,474	$22,747	664128

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	15	127	203		College Place	1385-B	2		5/3/2011	5/27/2011	230	$13,543	$9,383	$22,926	668903
	16	127	203		College Place	1317-D	3		5/5/2011	6/9/2011	244	$13,561	$10,367	$23,928	669081
	17	127	203		College Place	1213-D	2		5/9/2011	6/23/2011	258	$14,742	$10,855	$25,597	669276
	18	127	203		College Place	1333-B	2		8/17/2011	10/5/2011	220	$12,968	$12,547	$25,515	678714
	19	127	203		College Place	1149-A	2	RAFN (GC) - 22		5/1/2011					
	20	127	203		College Place	1117-A	2	RAFN (GC) - 23		5/1/2011					
	21	127	203		College Place	1117-B	2	RAFN (GC) - 24		5/1/2011					
	22	124	203		College Place	1279-E	3		1/30/2011	4/9/2012	258	$14,730	$11,306	$26,037	689738
	23	124	203		College Place	1181-B	3		2/8/2012	4/27/2012	242	$14,274	$10,637	$24,911	690374
	24	124	203		College Place	1391-A	2		3/27/2012	4/30/2012	241	$14,001	$9,970	$23,971	693825
	25	124	203		College Place	1149-C	3		10/1/2012	10/15/2012	224	$13,079	$9,781	$22,860	705739
	26	124	203		College Place	1133-A	2		10/15/2012	10/29/2012	237	$13,965	$9,058	$23,023	706739
	27	124	203		College Place	1349-A	2		11/13/2012	12/17/2012	202	$11,989	$10,592	$23,090	708644
	28	124	203		College Place	1377-A	2		5.23/2013	8/26/2013	228	$12,365	$10,644	$23,009	721410
	29	124	203		College Place	1391-C	2		5/30/2013	8/26/2013	236	$12,811	$11,254	$24,065	721812
	30	127	203		College Place	1391-B	3		9/3/2013	12/12/2013	223	$12,086	$10,049	$22,135	728161
	31	127	203		College Place	1279-B	3		8/23/2013	12/13/2013	222	$12,342	$11,612	$23,954	727527
	32	124	203		College Place	1317-C	2		3/4/2014	4/30/2014	233	$13,330	$13,403	$26,732	741241
	33	124	203		College Place	1333-A	2		4/25/2014	7/31/2014	238	$13,382	$8,974	$22,356	745173
	34	124	203		College Place	1399-B	2		5/21/2014	8/29/2014	201	$12,128	$12,333	$24,461	747563
	35	127	203		College Place	1369-A	2	00202030007	10/31/2016	12/12/2016	298	$18,810	$12,018	$30,893	20870
	36	127	203		College Place	1391-D	3	00202030024	4/2/2018	6/21/2018	315	$19,573	$11,517	$31,090	50612
	37	127	203		College Place	1399-A	2	00202030001	5/20/2019	6/20/2019	250	$14,768	$14,586	$29,354	77216
	38	127	203		College Place	1279-A	3	00202030029	6/30/2020	10/8/2020	332	21,688	16,512	$38,200	106098
	39	127	203		College Place	1279-F	3	00202030034	5/12/2021	7/1/2021	224	$14,624	$14,952	$29,576	119239
	40	127	203		College Place	1333-D	2	00202030020	6/6/2021	8/9/2021	248	$16,040	$13,895	$29,935	120334
	41	127	203		College Place	1165-B	3	00202030049	8/23/2021	9/30/2021	273	$17,187	$14,092	$31,279	122645
	42	127	203		College Place	1349-C	2	00202030015	10/11/2021	12/23/2021	244	$15,828	$15,339	$31,167	125855
	43	127	203		College Place	1359-A	2	00202030009	1/18/2022	2/28/2022	243	$15,785	$16,617	$32,402	129560
	44	127	203		College Place	1333-C	2	00202030019	7/24/2022	8/26/2022	251.0	$18,912	$16,950	$35,862	137445
	45	127	203		College Place	1377-B	2	00202030006	7/7/2023	8/18/2023	254	$18,782	$18,227	$37,009	152459
	46	127	203		College Place	1385-A	2	00202030003	1/29/2024	3/21/2024	248	$18,663	$24,252	$42,915	161832
	47	127	203		College Place	1149-B	2	00202030040	6/10/2024	8/14/2024	244	$20,534	$23,311	$43,845	168538
		College Place		1981	Total Units	**51**	Upgraded	**47**	Remaining	**4**			Avg. $ (since 2022)	**$38,407**	
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		Eastisde Terrace	42	3		7/1/2010	7/22/2010	239	$13,668	$10,448	$24,115	649800
	6	127	202		Eastisde Terrace	38	2		7/1/2010	7/29/2010	221	$12,688	$11,220	$23,908	649799
	7	127	202		Eastside Terrace	28	2		3/31/2010	4/26/2010	273	$15,852	$11,627	$27,479	644557
	8	127	202		Eastside Terrace	39	2		3/7/2011	4/6/2011	241	$13,707	$10,228	$23,934	664930
	9	127	202		Eastside Terrace	3	2		3/14/2011	4/8/2011	258	$14,469	$13,130	$27,599	665354
	10	127	202		Eastside Terrace	30	1		5/4/2011	6/30/2011	235	$13,196	$9,701	$22,897	668991
	11	127	202		Eastside Terrace	4	2		10/27/2011	12/30/2011	243	$14,737	$11,370	$26,107	683743
	12	127	202		Eastside Terrace	33	1	ADA	11/30/2011	1/27/2012	221	$12,659	$10,504	$23,163	686026
	13	127	202		Eastside Terrace	25	2		8/16/2012	9/17/2012	257	$13,919	$10,222	$24,141	702958
	14	127	202		Eastside Terrace	2	2		11/2/2012	12/14/2012	246	$12,976	$10,965	$23,940	708061
	15	127	202		Eastside Terrace	15	2		3/29/2013	5/7/2013	229	$13,357	$11,042	$24,399	717985
	16	127	202		Eastside Terrace	32	1	ADA	4/23/2013	7/16/2013	250	$13,557	$8,820	$22,377	719448
	17	127	202		Eastside Terrace	8	2		7/15/2013	12/23/2013	232	$12,580	$15,993	$28,572	725159
	18	127	202		Eastside Terrace	21	3		8/14/2013	12/23/2013	263	$14,154	$13,165	$27,319	727219
	19	127	202		Eastside Terrace	6	2		7/31/2014	10/30/2014	245	$12,823	$12,842	$25,665	752687
	20	127	202		Eastside Terrace	34	1		11/10/2014	December	280	$16,793	$12,200	$28,993	760113
	21	127	202		Eastside Terrace	44	3	00202020044	12/28/2015	1/28/2016	320	$18,757	$12,091	$30,848	3510
	22	127	202		Eastside Terrace	27	2	00202020027	5/16/2016	6/14/2016	250	$14,106	$13,298	$27,403	11235
	23	127	202		Eastside Terrace	11	2	00202020011	12/13/2016	1/30/2017	250	$14,852	$11,630	$26,482	22552
	24	127	202		Eastside Terrace	26	2	00202020026	1/30/2017	3/29/2017	247	$16,165	$10,742	$26,907	24793
	25	127	202		Eastside Terrace	23	2	00202020023	1/30/2017	3/29/2017	242	$15,862	$11,488	$27,350	24832
	26	127	202		Eastside Terrace	8	2	00202020008	4/5/2017	6/21/2017	262	$15,643	$7,130	$22,773	28194
	27	127	202		Eastside Terrace	35	1	00202020035	8/22/2017	10/30/2017	244	$15,862	$9,916	$25,779	34927
	28	127	202		Eastside Terrace	1	3	00202020001	8/29/2017	11/28/2017	297	$19,433	$12,203	$31,636	35631
	29	127	202		Eastside Terrace	14	2	00202020014	4/2/2018	6/26/2018	326	$21,340	$15,647	$36,987	51271
	30	127	202		Eastside Terrace	16	2	00202020016	6/11/2018	9/6/2018	356	$22,982	$10,008	$32,991	55042
	31	127	202		Eastside Terrace	29	3	00202020029	7/30/2018	10/11/2018	239	$15,020	$12,494	$27,513	57976
	32	127	202		Eastside Terrace	43	3	00202020043	2/19/2019	4/2/2019	249	$14,580	$15,241	$29,821	71421
	33	127	202		Eastside Terrace	31	1	00202020031	5/22/2019	7/16/2019	291	$17,740	$14,458	$32,198	77411
	34	127	202		Eastside Terrace	12	2	00202020012	7/1/2019	8/1/2019	260	$15,764	$15,289	$31,053	80156
	35	127	202		Eastside Terrace	18	2	00202020018	7/31/2019	9/23/2019	248	$14,599	$15,247	$29,847	82376
	36	127	202		Eastside Terrace	17	2	00202020017	8/6/2019	9/26/2019	243	$14,363	$15,059	$29,422	82797
	37	127	202		Eastside Terrace	50	3	00202020050	9/30/2019	11/1/2019	264	$15,663	$15,058	$30,721	86513
	38	127	202		Eastside Terrace	45	3	00202020045	11/3/2019	1/2/2020	258	$15,712	$14,698	$30,410	90124
	39	127	202		Eastside Terrace	13	2	00202020013	1/20/2019	3/20/2020	261	$16,805	$15,837	$32,642	95139
	40	127	202		Eastside Terrace	22	2	00202020022	1/16/2020	3/23/2020	272	$17,604	$16,306	$33,911	95425
	41	127	202		Eastside Terrace	40	3	00202020040	5/13/2020	7/23/2020	273	$17,571	$13,063	$30,634	103145
	42	127	202		Eastside Terrace	633 C	2	00202020019	7/21/2021	9/22/2021	280	$18,280	$14,967	$33,247	122279
		Eastside Terrace		1980	Total Units	**50**	Upgraded	**42**	Remaining	**8**			Avg. $ (since 2020)	**$32,169**	
Federal Way Houses															
	1	509	508		Federal Way House	2	2		4/6/2009	6/8/2009	581	$36,182	$10,145	$46,326	620894
	2	509	508		Federal Way House	3	3		9/1/2014	11/24/2014	608	$38,532	$15,835	$54,367	756084
	3	509	508		Federal Way House	1	3	00505080001	1/13/2020	5/28/2020	491	$30,721	$15,869	$46,590	97456

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
		Federal Way Houses		1993	Total Units	3	Upgraded	3	Remaining	0			Avg. $	N/A	
													Indivdual Family Homes		
Firwood Circle															
	1	148	503		Firwood Circle	337	1	505030042	11/2/2018	12/31/2018	231	$14,612	$13,632	$28,244	65156
	2	148	503		Firwood Circle	329	2	00505030046	4/12/2019	6/5/2019	245	$15,374	$12,377	$27,751	74492
	3	148	503		Firwood Circle	229	3	00505030010	5/7/2019	6/17/2019	254	$16,248	$12,935	$29,183	76125
	4	148	503		Firwood Circle	255	2	00505030022	1/4/2022	5/2/2022	387	$25,458	$16,829	$42,287	128796
	5	148	503		Firwood Circle	221	2	00505030022	1/4/2022	5/12/2022	371	$25,363	$17,265	$42,628	129220
	6	148	503		Firwood Circle	239	2	00505030015	1/20/2022	5/18/2022	405	$25,854	$16,921	$42,775	129221
	7	148	503		Firwood Circle	333	3	00505030045	6/30/2022	8/29/2022	256	$18,625	$17,167	$35,792	135150
	8	148	503		Firwood Circle	355	3	00505030034	7/12/2022	10/6/2022	314	$23,010	$15,885	$38,895	136602
	9	148	503		Firwood Circle	261	3	00505030034	10/4/2022	12/13/2022	369	$26,791	$19,998	$46,789	140196
	10	148	503		Firwood Circle	219	4	00505030004	12/20/2023	5/9/2023	367	$26,400	$27,127	$53,527	145100
	11	148	503		Firwood Circle	361	5	00505030030	1/20/2023	5/25/2023	422	$31,449	$25,651	$57,100	145108
	12	148	503		Firwood Circle	351	3	00505030030	3/17/2023	7/10/2023	257	$18,421	$19,839	$38,260	147512
	13	148	503		Firwood Circle	225	3	00505030007	3/13/2024	6/12/2024	290	$22,261	$21,425	$43,685	163573
	14	148	503		Firwood Circle	353	4	00505030030	8/2/2023	11/7/2023	386	$28,303	$27,006	$55,309	152962
		Firwood Circle		1971	Total Units	50	Upgraded	14	Remaining	36			Avg. $ (since 2022)	$45,186	
Forest Glen															
	1	126	250		Forest Glen	7	1		10/1/2008	11/12/2008	256	$15,832	$7,500	$23,332	604911
	2	126	250		Forest Glen	19	1		5/1/2009	5/22/2009	249	$14,020	$8,056	$22,077	622706
	3	126	250		Forest Glen	8	1		5/29/2009	6/29/2009	204	$11,802	$7,923	$19,724	624581
	4	126	250		Forest Glen	13	1		1/15/2010	2/23/2010	201	$12,644	$8,549	$21,194	639928
	5	126	250		Forest Glen	2	1		3/2/2010	3/22/2010	195	$12,419	$7,661	$20,080	642787
	6	126	250		Forest Glen	35	1		7/2/2010	8/24/2010	194	$11,292	$8,322	$19,615	649991
	7	126	250		Forest Glen	1	1		7/29/2010	8/31/2010	205	$12,023	$8,248	$20,271	651522
	8	126	250		Forest Glen	15	1		9/10/2010	10/8/2010	192	$11,017	$7,841	$18,858	653816
	9	126	250		Forest Glen	38	1		11/3/2010	12/3/2010	194	$10,924	$6,748	$17,672	657166
	10	126	250		Forest Glen	12	1		12/6/2010	12/23/2010	190	$11,785	$6,537	$18,322	658790
	11	126	250		Forest Glen	39	1		4/19/2011	5/12/2011	201	$12,396	$7,781	$20,177	668071
	12	126	250		Forest Glen	23	1		5/23/2011	7/29/2011	180	$10,633	$8,749	$19,382	670487
	13	126	250		Forest Glen	17	1		6/17/2011	7/29/2011	195	$12,431	$8,743	$21,174	673478
	14	126	250		Forest Glen	18	1		8/22/2011	10/21/2011	208	$13,232	$8,832	$22,064	679195
	15	126	250		Forest Glen	30	1		9/13/2011	12/19/2011	210	$12,594	$9,147	$21,741	680837
	16	126	250		Forest Glen	40	2		10/4/2011	12/20/2011	216	$13,081	$10,188	$23,269	683480
	17	126	250		Forest Glen	33	1		11/3/2011	12/30/2011	214	$13,391	$8,599	$21,990	684593
	18	126	250		Forest Glen	29	1		1/24/2012	4/20/2012	187	$11,386	$8,269	$19,654	689539
	19	126	250		Forest Glen	24	1		1/10/2014	3/25/2014	193	$11,978	$9,347	$21,325	736975
	20	126	250		Forest Glen	6	1		12/31/2013	3/24/2014	190	$12,074	$9,113	$21,187	736431
	21	126	250		Forest Glen	25	1		4/14/2014	7/31/2014	201	$12,873	$9,996	$22,869	744561
	22	126	250		Forest Glen	11	1		1/31/2015	3/25/2015	189	$11,905	$10,435	$22,339	767793
	23	126	250	w/ Sewer Replace	Forest Glen	29	1	00202500029	01/05/16	6/10/2016	348	$21,908	$14,990	$36,898	9629
	24	126	250	"	Forest Glen	30	1	00202500030	01/05/16	6/10/2016	319	$19,695	$13,973	$33,668	9630
	25	126	250	"	Forest Glen	31	1	00202500031	01/05/16	6/10/2016	292	$18,420	$14,174	$32,594	9631
	26	126	250	"	Forest Glen	32	1	00202500032	01/05/16	6/10/2016	296	$18,016	$15,308	$33,324	9632
	27	126	250	"	Forest Glen	33	1	00202500033	01/05/16	6/10/2016	283	$17,107	$14,547	$31,654	9564
	28	126	250	"	Forest Glen	1	1	00202500001	05/02/16	7/29/2016	297	$18,970	$12,104	$31,073	10654
	29	126	250	"	Forest Glen	2	1	00202500002	05/02/16	7/29/2016	294	$18,642	$13,445	$32,087	10655
	30	126	250	"	Forest Glen	3	1	00202500003	05/02/16	7/29/2016	295	$18,835	$14,258	$33,093	10656
	31	126	250	"	Forest Glen	4	1	00202500004	05/02/16	7/29/16%	306	$19,538	$14,004	$33,542	10657
	32	126	250	"	Forest Glen	5	1	00202500005	05/02/16	7/29/2016	294	$18,718	$11,869	$30,586	10658
	33	126	250	"	Forest Glen	6	1	00202500006	05/02/16	7/29/2016	279	$17,835	$10,960	$28,794	10659
	34	126	250	"	Forest Glen	7	1	00202500007	05/02/16	7/29/2016	286	$18,126	$11,109	$29,235	10660
	35	126	250	"	Forest Glen	8	1	00202500008	05/02/16	7/29/2016	282	$17,962	$9,215	$27,177	10661
	36	126	250	"	Forest Glen	23	1	00202500023	06/01/16	8/26/2016	280	$17,866	$12,949	$30,814	13191
	37	126	250	"	Forest Glen	24	1	00202500024	06/01/16	8/26/2016	308	$19,524	$11,209	$30,733	13192
	38	126	250	"	Forest Glen	25	1	00202500025	06/01/16	8/26/2016	311	$19,783	$12,066	$31,849	13193
	39	126	250	"	Forest Glen	26	1	00202500026	06/01/16	8/26/2016	246	$15,542	$11,157	$26,699	13194
	40	126	250	"	Forest Glen	27	1	00202500027	06/01/16	8/26/2016	242	$15,442	$11,257	$26,699	13195
	41	126	250	"	Forest Glen	28	1	00202500028	06/01/16	8/26/2016	237	$15,129	$12,040	$27,169	13196
	42	126	250	"	Forest Glen	9	1	00202500009	07/07/16	9/30/2016	358	$22,770	$12,990	$35,760	14499
	43	126	250	"	Forest Glen	10	1	00202500010	07/07/16	9/30/2016	327	$20,639	$11,948	$32,587	14500
	44	126	250	"	Forest Glen	11	1	00202500011	07/07/16	9/30/2016	307	$19,499	$12,531	$32,030	14501
	45	126	250	"	Forest Glen	12	1	00202500012	07/07/16	9/30/2016	312	$19,832	$12,273	$32,105	14502
	46	126	250	"	Forest Glen	13	1	00202500013	07/07/16	9/30/2016	336	$21,456	$11,601	$33,057	14503
	47	126	250	"	Forest Glen	14	1	00202500014	07/07/16	9/30/2016	312	$19,774	$11,750	$31,524	14504
	48	126	250	"	Forest Glen	15	1	00202500015	07/07/16	9/30/2016	297	$18,953	$11,078	$30,031	14505
	49	126	250	"	Forest Glen	16	1	00202500016	07/07/16	9/30/2016	313	$20,025	$11,222	$31,247	14506
	50	126	250	"	Forest Glen	34	1	00202500034	08/15/16	11/9/2016	328	$20,840	$11,682	$32,522	16942
	51	126	250	"	Forest Glen	35	1	00202500035	08/15/16	11/9/2016	336	$21,376	$11,633	$32,489	16943
	52	126	250	"	Forest Glen	36	1	00202500036	08/15/16	11/9/2016	328	$20,776	$11,601	$32,377	16944
	53	126	250	"	Forest Glen	37	1	00202500037	08/15/16	11/9/2016	331	$21,055	$11,661	$32,716	16945
	54	126	250	"	Forest Glen	38	1	00202500038	08/15/16	11/9/2016	320	$20,288	$11,948	$32,236	16946
	55	126	250	"	Forest Glen	39	1	00202500039	08/15/16	11/9/2016	339	$21,671	$11,699	$33,370	16947
	56	126	250	"	Forest Glen	40	1	00202500040	08/15/16	11/9/2016	312	$19,736	$11,989	$31,724	16948
	57	126	250	"	Forest Glen	20	1	00202500020	09/06/16	5/26/2017	165	$10,831	$10,807	$21,638	26317
	58	126	250	"	Forest Glen	21	1	00202500021	09/06/16	5/26/2017	168	$10,984	$10,554	$21,538	26319
	59	126	250	"	Forest Glen	22	1	00202500022	09/06/16	5/26/2017	162	$10,662	$10,685	$21,347	26320
	60	126	250	"	Forest Glen	17	1	00202500017	09/06/16	5/30/2017	168	$11,000	$10,551	$21,551	26313
	61	126	250	"	Forest Glen	18	1	00202500018	09/06/16	5/30/2017	168	$11,096	$10,625	$21,721	26315
	62	126	250	"	Forest Glen	19	1	00202500019	09/06/16	5/30/2017	168	$11,032	$9,794	$20,826	26318
		Forest Glen		1970	Total Units	40	Upgraded	62	Remaining	0			Avg. $ (2016-17)	$30,052	

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
								All uits inc. previous upgrades completed with CCD Sewer replacement 2016-17							
Houghton Court															
	1	153	215		Houghton Court	201	3	00202150010	5/3/2018	7/27/2018	440	$28,784	$15,505	$44,289	54951
	2	153	215		Houghton Court	4	2	00202150004	5/3/2018	8/2/2018	412	$26,908	$15,634	$42,542	54950
	3	153	215		Houghton Court	203	3	00202150015	5/3/2018	8/3/2018	486	$31,762	$16,081	$47,843	54952
	4	153	215		Houghton Court	101	3	00202150101	10/15/2018	11/28/2018	297	$17,695	$14,816	$32,511	64391
	5	153	215		Houghton Court	202	2	00202150202	7/1/2022	9/20/2022	318	$23,392	$23,811	$47,203	137973
		Houghton Court			Total Units	**15**	Upgraded	**5**	Remaining	**10**			Avg. $ (since 2022)	**$47,203**	
Illahee Creekside															
	1	169	296		Illahee	7	2	00202960007	1/7/2021	3/1/2021	344	$22,376	$18,964	$41,340	113430
	2	169	296		Illahee	25	1	00202960025	1/7/2021	3/18/2021	324	$21,132	$17,626	$38,758	113824
	3	169	158		Illahee	9	1	00202960009	5/20/2021	8/3/2021	320	$20,768	$17,103	$37,871	120331
	4	169	158		Illahee	22	2	00202960022	1/7/2021	8/12/2021	344	$22,600	$18,633	$41,233	113431
	5	169	158		Illahee	30	2	00202960030	1/7/2021	8/16/2021	344	$22,408	$17,866	$40,274	113825
	6	169	296		Illahee	3	1	00202960003	8/2/2021	10/21/2021	320	$20,992	$17,669	$38,661	123011
	7	169	296		Illahee	12	2	00202960012	8/18/2021	10/27/2021	320	$21,056	$17,422	$38,478	123214
	8	169	296		Illahee	28	2	00202960028	8/26/2021	11/1/2021	320	$18,848	$18,116	$36,964	123215
	9	169	296		Illahee	1	1	00202960001	9/24/2021	12/12/2021	325	$21,275	$17,400	$38,675	125221
	10	169	296		Illahee	4	1	00202960004	11/1/2021	2/1/2022	314	$20,414	$22,336	$42,750	126676
	11	169	296		Illahee	21	2	00202960021	12/6/2021	3/14/2022	368	$24,016	$22,530	$46,546	126982
	12	169	296		Illahee	32	1	00202960032	2/25/2022	5/2/2022	352	$22,912	$21,627	$44,539	130897
	13	169	158		Illahee	31	2	00202960031	5/13/2021	5/31/2022	344	$22,472	$21,522	$43,994	119291
	14	169	296		Illahee	16	1	00202960016	4/14/2022	6/29/2022	200	$13,048	$11,003	$24,051	134283
	15	169	296		Illahee	6	1	00202960006	2/7/2022	7/27/2022	368	$27,166	$23,401	$50,567	130896
	16	169	296		Illahee	27	2	00202960027	6/17/2022	8/1/2022	316.0	$23,398	$21,900	$45,298	137238
	17	169	296		Illahee	35	2	00202960035	6/3/2022	8/11/2022	346.0	$25,919	$26,011	$51,929	134978
	18	169	296		Illahee	5	1	00202960005	1/27/2023	4/11/2023	298	$22,238	$26,852	$49,090	145402
	19	169	296		Illahee	19	2	00202960019	3/21/2022	5/12/2023	362	$26,490	$26,158	$52,647	133491
	20	169	296	Prev 2021	Illahee	25	2	00202960025	4/27/2022	5/24/2023	346	$25,482	$28,325	$53,808	137237
	21	169	296		Illahee	11	1	00202960011	7/20/2022	6/12/2023	366.0	$27,007	$28,105	$55,111	137236
	22	169	296		Illahee	26	2	00202960026	6/26/2023	11/22/2023	350	$26,093	$27,506	$53,599	151498
	23	169	296		Illahee	10	1	00202960010	2/7/2024	4/10/2024	296	$21,711	$22,940	$44,651	161300
		Illahee Creekside		1967	Total Units	**36**	Upgraded	**23**	Remaining	**14**			Avg. $ (since 2022)	**$47,041**	
								Note: (1) unit requred 2nd Upgrade due to mold and water damage							
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
	16	118	213		Island Crest	25	2	00802130025	7/19/2024	10/2/2024	276	$22,877	$25,007	$47,884	170177
		Island Crest		1959	Total Units	**30**	Upgraded	**16**	Remaining	**14**			Avg. $ (since 2022)	**$47,884**	
Kirkland Place															
	1	132	210		Kirkland Place	303	2		3/28/2013	5/15/2013	251	$13,795	$11,675	$25,470	717814
	2	132	210		Kirkland Place	304	2		4/28/2013	7/19/2013	252	$14,093	$11,007	$25,101	71879
	3	132	210		Kirkland Place	203	2		5/23/2013	7/22/2013	246	$13,669	$10,504	$24,174	721411
	4	132	210		Kirkland Place	202	2		6/17/2014	9/30/2014	234	$14,233	$10,915	$25,149	749443
	5	132	210		Kirkland Place	201	2	00202100201	1/5/2017	4/28/2017	241	$15,827	$11,609	$27,436	23806
	6	132	210		Kirkland Place	301	3	00202100301	9/18/2017	12/27/2017	247	$15,563	$13,956	$29,519	36444
	7	132	210		Kirkland Place	302	3	00202100302	11/16/2017	1/25/2018	250	$15,529	$13,362	$28,890	40091
	8	132	210		Kirkland Place	101	2	201320001	5/15/2018	8/29/2018	291	$19,085	$7,768	$26,853	53650
	9	132	210		Kirkland Place	204	2	00202100204	12/12/2018	1/31/2019	243	$14,091	$14,861	$28,953	67508
	10	132	210	Severe Damage	Kirkland Place	302	2	00202100302	6/8/2022	12/5/2022	252	$21,356	$22,553	$43,910	141827
		Kirkland Place			Total Units	**9**	Upgraded	**10**	Remaining	**0**			Avg. $ (since 2022)	**$43,910**	
								Note: (1) unit requred 2nd Upgrade							
Lake House															
	1	124	154		Lake House	106	1		9/15/2006	10/4/2006	121	$5,628	$3,641	$10,771	554392
	2	124	154		Lake House	109	1		12/31/2006	1/16/2007	130	$5,786	$4,985	$12,595	557841
	3	124	154		Lake House	309	1		1/29/2007	2/16/2007	144	$6,802	$5,793	$9,358	559448
	4	124	154		Lake House	105	1		2/7/2007	3/2/2007	115	$5,376	$3,982	$10,308	570621
	5	124	154		Lake House	316	1		7/3/2007	8/1/2007	143	$6,291	$4,017	$11,780	574020
	6	124	154		Lake House	319	1		8/15/2007	9/4/2007	179	$7,985	$3,795	$11,261	577409
	7	124	154		Lake House	13	1		9/25/2007	10/9/2007	137	$6,080	$5,181	$12,679	581610
	8	124	154		Lake House	312	1		11/26/2007	12/14/2007	152	$6,785	$5,895	$12,533	586959
	9	124	154		Lake House	317	1		2/4/2008	2/28/2008	141	$6,268	$6,265	$14,994	590212
	10	124	154		Lake House	201	1		3/19/2008	4/11/2008	171	$7,650	$7,344	$13,947	592350
	11	124	154		Lake House	318	1		4/2/2008	5/16/2008	151	$7,943	$6,005	$13,220	602647

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	12	124	154		Lake House	107	1		9/17/2008	10/2/2008	145	$7,843	$5,377	$13,811	603329
	13	124	154		Lake House	8	1		10/8/2008	11/14/2008	136	$8,417	$5,393	$13,811	
	14	124	154		Lake House	212	1		12/15/2008	2/12/2009	145	$9,253	$5,454	$14,707	612982
	15	124	154		Lake House	120	1		11/25/2008	1/29/2009	165	$9,392	$5,422	$14,814	612421
	16	124	154		Lake House	202	1		2/27/2009	3/23/2009	147	$8,194	$5,997	$14,190	617600
	17	124	154		Lake House	314	1		3/31/2009	4/17/2009	148	$8,220	$6,310	$14,531	620132
	18	124	154		Lake House	6	1		4/24/2009	5/15/2009	167	$9,263	$6,081	$15,344	622336
	19	124	154		Lake House	122	1		5/22/2009	6/26/2009	143	$8,373	$6,398	$14,771	624613
	20	124	154		Lake House	304	1		7/6/2009	8/3/2009	147	$9,072	$5,858	$14,930	627243
	21	124	154		Lake House	14	1		8/13/2009	9/14/2009	148	$8,203	$6,704	$14,907	629829
	22	124	154		Lake House	110	1		10/1/2009	10/16/2009	185	$10,867	$6,522	$17,389	632741
	23	124	154		Lake House	302	1		2/12/2010	2/26/2010	150	$8,737	$6,745	$15,482	641560
	24	124	154		Lake House	306	1		6/1/2010	6/29/2010	186	$9,949	$6,318	$16,267	648158
	25	124	154		Lake House	102	2		6/7/2010	6/30/2010	207	$11,835	$7,770	$19,605	648528
	26	124	154		Lake House	108	1		10/6/2010	10/29/2010	176	$9,861	$6,381	$16,242	655593
	27	124	154		Lake House	7	1		12/9/2010	12/30/2010	180	$10,860	$6,873	$17,733	659193
	28	124	154		Lake House	10	1		7/13/2011	9/13/2011	164	$9,733	$7,538	$17,272	675246
	29	124	154		Lake House	112	1	RA - Modified	12/19/2011	1/31/2012	243	$14,165	$8,348	$22,513	687823
	30	124	154		Lake House	208	1		10/15/2012	10/31/2012	179	$10,159	$7,821	$17,980	706722
	31	124	154		Lake House	216	1		2/1/2013	3/13/2013	179	$9,670	$7,614	$17,285	714113
	32	124	154		Lake House	310	1		3/25/2013	5/2/2013	169	$9,497	$7,764	$17,261	717580
	33	124	154		Lake House	204	1		4/1/2013	5/17/2013	169	$9,715	$7,740	$17,454	718037
	34	124	154		Lake House	221	1		7/8/2013	9/19/2013	157	$9,699	$6,888	$16,588	724725
	35	130	154		Lake House	220	1		8/5/2014	10/21/2014	176	$10,207	$7,637	$17,844	753383
	36	130	154		Lake House	111	1		10/1/2014	December	164	$10,457	$8,890	$19,347	758379
	37	124	154		Lake House	303	1		9/1/2015	10/30/2015	173	$10,925	$10,011	$20,935	785140
	38	124	154		Lake House	211	1		9/29/2015	10/30/2015	173	$10,989	$10,081	$21,070	785317
	39	124	154		Lake House	12	1		9/30/2015	11/30/2015	179	$11,185	$9,946	$21,131	786221
	40	124	154		Lake House	206	1	00101540206	4/25/2016	5/31/2016	169	$10,729	$10,248	$20,977	9992
	41	124	154		Lake House	320	1	00101540320	8/30/2016	11/22/2016	197	$12,565	$9,937	$22,502	18076
	42	124	154		Lake House	114	1	00101540114	11/28/2017	2/12/2018	198	$13,032	$11,674	$24,707	42302
	43	124	154		Lake House	305	1	00101540305	12/13/2017	3/2/2018	184	$11,377	$11,175	$22,552	41960
	44	124	154		Lake House	222	1	00101540222	4/30/2018	8/31/2018	196	$12,443	$11,391	$23,834	53865
	45	124	154		Lake House	11	1	00101540011	6/24/2018	9/25/2018	195	$12,201	$10,182	$22,383	57229
	46	124	154		Lake House	9	1	00101540009	5/1/2019	6/28/2019	200	$12,604	$14,523	$27,127	75938
	47	124	154		Lake House	217	1	00101540217	7/9/19	8/30/19	200	$8,797	$14,027	$22,825	80619
	48	124	154		Lake House	218	1	00101540218	1/25/2021	3/25/2021	200	$13,080	$14,865	$27,945	113826
	49	124	154		Lake House	308	1	00101540308	3/4/2021	5/21/2021	200	$13,080	$13,952	$27,032	116565
	50	124	154		Lake House	202	1	00101540202	4/5/2021	6/17/2021	213	$13,855	$13,195	$27,050	117425
	51	124	154		Lake House	304	1	00101540304	2/1/2022	3/31/2022	216	$13,992	$19,220	$33,212	131116
	52	124	154		Lake House	219	1	00101540219	1/14/2022	4/4/2022	219	$14,056	$18,547	$32,603	130672
	53	124	154		Lake House	115	1	00101540115	2/10/2022	4/29/2022	240	$15,632	$19,437	$35,069	132309
	54	124	154		Lake House	301	1	00101540301	4/5/2022	6/27/2022	217	$14,027	$18,971	$32,998	133490
	55	124	154		Lake House	316	1	00101540316	9/21/2022	12/1/2022	220	$16,279	$18,449	$34,728	141374
	56	124	154		Lake House	106	1	00101540206	8/24/2022	11/2/2022	242	$17,594	$19,553	$37,147	140360
	57	124	154		Lake House	321	1	00101540321	9/20/2022	12/2/2022	214	$15,751	$18,219	$33,970	140991
	58	124	154		Lake House	5	1	00101540005	7/8/2024	8/22/2024	216	$18,196	$20,633	$38,829	168813
		Lake House		1972	Total Units	**70**	Upgraded	**58**	Remaining	**12**			Avg. $ (since 2022)	**$34,819**	
Northlake House															
	1	187	290		Northlake House	104	1		7/14/2009	8/17/2009	271	$14,316	$10,094	$24,410	627898
	2	187	290		Northlake House	409	1		7/8/2010	8/10/2010	214	$12,046	$7,786	$19,832	650157
	3	187	290		Northlake House	303	1		9/20/2010	10/11/2010	185	$10,384	$5,988	$16,373	654797
	4	187	290		Northlake House	203	1		10/4/2010	10/22/2010	184	$10,420	$7,238	$17,658	655319
	5	187	290		Northlake House	222	1		11/18/2010	12/14/2010	151	$9,475	$5,795	$15,270	657712
	6	187	290		Northlake House	102	1	Flood unit	12/2/2010	1/14/2011	332	$17,109	$7,997	$25,107	658510
	7	187	290		Northlake House	105	1		2/18/2011	3/21/2011	246	$13,760	$9,892	$23,652	664157
	8	187	290		Northlake House	405	1		9/30/2011	12/27/2011	176	$11,097	$8,306	$19,403	682646
	9	187	290		Northlake House	307	1		12/28/2011	2/8/2012	192	$12,260	$8,132	$20,392	688328
	10	187	290		Northlake House	115	1		10/2/2012	10/16/2012	187	$11,786	$6,246	$18,032	705889
	11	187	290		Northlake House	114	1		10/26/2012	11/9/2012	165	$10,469	$7,407	$17,876	707668
	12	187	290		Northlake House	204	1		5/3/2013	8/30/2013	176	$11,161	$7,220	$18,381	722661
	13	187	290		Northlake House	211	1		3/5/2014	4/30/2014	178	$11,274	$6,638	$17,912	742270
	14	187	290		Northlake House	302	1		9/24/2014	10/30/2014	194	$11,933	$6,080	$18,013	756821
	15	187	290		Northlake House	310	1		11/30/2014	1/14/2015	181	$11,461	$8,921	$20,382	763093
	16	187	290		Northlake House	219	1		1/21/2015	2/26/2015	176	$11,312	$9,404	$20,716	767032
	17	187	290		Northlake House	208	1		4/8/2015	5/13/2015	181	$11,481	$8,259	$19,740	774116
	18	187	290		Northlake House	311	1	00202900311	2/2/2017	3/31/2017	239	$15,596	$9,758	$25,353	26401
	19	187	290		Northlake House	217	1	00202900217	2/27/2017	4/18/2017	239	$15,596	$9,758	$25,353	26401
	20	187	290		Northlake House	309	1	00202900309	4/6/2017	6/28/2017	237	$15,495	$10,158	$25,653	28562
	21	187	290		Northlake House	215	1	00202900215	4/27/2017	7/24/2017	194	$12,263	$10,034	$22,296	31107
	22	187	290		Northlake House	403	1	00202900403	6/30/2017	8/25/2017	200	$12,636	$10,008	$22,644	33578
	23	187	290		Northlake House	209	1	00202900209	7/3/2017	8/25/2017	185	$11,595	$10,373	$21,968	33581
	24	187	290		Northlake House	205	1	00202900206	7/31/2017	9/29/2017	190	$12,322	$9,254	$21,576	34605
	25	187	290		Northlake House	207	1	00202900207	11/19/2018	1/18/2019	193	$11,395	$10,613	$22,008	66711
	26	187	290		Northlake House	308	1	00202900308	3/8/2019	4/30/2019	200	$11,980	$13,263	$25,243	72164
	27	187	290		Northlake House	214	1	00202900214	12/26/2019	2/27/2020	200	$12,752	$14,153	$26,905	94298
	28	187	290		Northlake House	104	1	00202900104	10/1/2020	12/31/2020	200	$13,080	$13,985	$27,065	109596
	29	187	290		Northlake House	314	1	00202900314	9/9/2021	11/12/2021	217	$13,931	$13,695	$27,626	124314
	30	187	290		Northlake House	411	1	00202900411	7/11/2022	9/2/2022	212	$15,895	$15,425	$31,320	137216
	31	187	290		Northlake House	202	1	00202900202	6/1/2023	7/31/2023	218.0	$16,194	$17,156	$33,350	151837
		Northlake House		1981	Total Units	**38**	Upgraded	**31**	Remaining	**7**			Avg. $ (since 2022)	**$32,335**	
Northridge I															

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	1	125	151		Northridge I	110	1		8/11/2008	9/12/2008	203	$9,932	$8,274	$18,206	601843
	2	125	151		Northridge I	208	1		10/30/2008	1/2/2009	147	$8,928	$3,930	$12,858	612283
	3	125	151		Northridge I	205	1		12/1/2008	1/12/2009	197	$11,086	$6,709	$17,795	612083
	4	125	151		Northridge I	112	1		12/1/2008	1/15/2009	156	$8,826	$5,843	$14,670	612079
	5	125	151		Northridge I	11	1		1/27/2009	2/18/2009	169	$9,797	$7,421	$17,218	615729
	6	125	151		Northridge I	218	1		3/5/2009	3/20/2009	133	$7,834	$6,684	$14,519	617540
	7	125	151		Northridge I	221	1		5/18/2009	6/8/2009	160	$8,955	$6,796	$15,751	623811
	8	125	151		Northridge I	3	1		6/5/2009	6/24/2009	154	$8,781	$7,897	$16,678	624716
	9	125	151		Northridge I	201	1		6/17/2009	7/10/2009	148	$8,734	$7,972	$16,706	625884
	10	125	151		Northridge I	2	1		12/30/2009	1/26/2010	199	$11,665	$7,905	$19,570	638922
	11	125	151		Northridge I	202	1		1/12/2010	2/2/2010	203	$11,624	$7,774	$19,398	639703
	12	125	151		Northridge I	223	1		3/24/2010	4/21/2010	201	$11,329	$7,606	$18,934	644019
	13	125	151		Northridge I	216	1		11/18/2010	12/21/2010	169	$9,418	$7,329	$16,747	658018
	14	125	151		Northridge I	1	1		3/28/2011	5/3/2011	199	$11,662	$6,614	$18,276	667030
	15	125	151		Northridge I	304	1		6/29/2011	8/16/2011	187	$10,545	$7,122	$17,667	673883
	16	125	151		Northridge I	12	1		8/29/2011	11/28/2011	179	$10,815	$8,298	$19,112	680995
	17	125	151		Northridge I	115	1		9/30/2011	12/5/2011	166	$10,042	$8,017	$18,059	682648
	18	125	151		Northridge I	102	0	RAFN (GC) - 25		7/1/2011					
	19	125	151		Northridge I	104	0	RAFN (GC) - 26		7/1/2011					
	20	125	151		Northridge I	105	1	RAFN (GC) - 27		7/1/2011					
	21	125	151		Northridge I	108	0	RAFN (GC) - 28		7/1/2011					
	22	125	151		Northridge I	111	1	RAFN (GC) - 29		7/1/2011					
	23	125	151		Northridge I	209	1		9/13/2013	12/6/2013	157	$10,029	$6,196	$16,225	728937
	24	125	151		Northridge I	214	1		2/19/2014	5/12/2014	182	$11,446	$6,567	$18,013	741703
	25	125	151		Northridge I	6	1		6/26/2014	9/23/2014	177	$11,249	$10,361	$21,610	752566
	26	125	151		Northridge I	107	1		5/26/2015	7/28/2015	170	$10,786	$10,359	$21,145	777450
	27	125	151		Northridge I	119	1		9/29/2015	11/20/2015	175	$11,119	$8,886	$20,005	328
	28	125	151		Northridge I	211	1		9/30/2015	11/20/2015	182	$11,574	$8,597	$20,171	345
	29	125	151		Northridge I	118	1	00101510118	3/30/2016	6/7/2016	160	$10,118	$9,271	$19,389	11060
	30	125	151		Northridge I	142	1	00101530142	05/30/16	7/25/2016	176	$11,120	$9,796	$20,916	14363
	31	125	151		Northridge I	13	1	00101510013	10/30/2015	1/14/2016	189	$11,949	$9,144	$21,093	796
	32	125	151		Northridge I	224	1	00101510224	11/24/2015	1/14/2016	196	$12,282	$8,914	$21,196	3507
	33	125	151		Northridge I	206	1	00101510206	1/22/2016	3/8/2016	173	$10,987	$9,268	$20,255	5774
	34	125	151		Northridge I	231	1	00101530231	2/19/2016	4/6/2016	196	$12,004	$9,813	$21,817	6506
	35	125	151		Northridge I	9	1	00101510009	5/15/2017	8/23/2017	193	$12,103	$10,306	$22,409	31112
	36	125	151		Northridge I	124	1	00101510124	7/21/2017	9/22/2017	193	$12,643	$10,317	$22,960	33583
	37	125	151		Northridge I	301	1	00101510301	9/18/2017	12/1/2017	193	$12,411	$11,149	$23,560	38264
	38	125	151		Northridge 1	10	1	00101530010	6/1/2018	8/31/2018	200	$11,999	$11,068	$23,067	57900
	39	125	151		Northridge I	123	1	00101510123	4/22/2019	5/31/2019	200	$11,800	$13,920	$25,720	75182
	40	125	151		Northridge I	116	1	00101510116	8/30/19	10/8/19	200	$11,852	$13,736	$25,588	85420
	41	125	151		Northridge I	220	1	00101510220	10/9/2019	12/4/2019	200	$12,476	$13,555	$26,031	87547
	42	125	151		Northridge I	222	1	00101510222	10/31/2019	12/19/2019	200	$11,460	$13,509	$24,969	90401
	43	125	151		Northridge I	203	1	00101510203	12/5/2019	3/6/2020	197	$12,879	$14,526	$27,405	94300
	44	125	151		Northridge I	307	1	00101510307	1/3/2019	3/10/2020	200	$12,720	$14,437	$27,157	94301
	45	125	151		Northridge I	103	1	00101510103	3/7/2020	5/14/2020	200	$12,952	$14,495	$27,447	101220
	46	125	151		Northridge I	302	1	00101510302	5/14/2020	7/29/2020	200	$13,080	$14,158	$27,238	104351
	47	125	151		Northridge I	5	1	00101510005	11/1/2022	12/21/2022	220	$16,366	$16,352	$32,718	142736
	48	125	151		Northridge I	113	1	00101510113	7/28/2023	10/13/2023	216	$15,965	$14,858	$30,823	154233
	49	125	151		Northridge I	326	1	00101530326	7/28/2023	10/26/2023	244	$18,166	$18,284	$36,450	154232
	50	125	151		Northridge I	204	1	00101510204	12/4/2023	2/14/2024	214	$15,696	$15,861	$31,556	160228
		Northridge I		1969	Total Units	**70**	Upgraded	**50**	Remaining	**20**			Avg. $ (since 2022)	**$32,887**	
Northridge II															
	1	125	153		Northridge II	232	1		3/2/2009	3/17/2009	139	$8,014	$7,598	$15,611	617538
	2	125	153		Northridge II	241	1		8/31/2009	9/21/2009	152	$8,536	$8,121	$16,657	630716
	3	125	153		Northridge II	148	1		10/2/2009	10/29/2009	148	$8,384	$8,326	$16,710	633108
	4	125	153		Northridge II	146	1		12/9/2009	1/15/2010	179	$10,307	$6,905	$17,213	638163
	5	125	153		Northridge II	246	1		5/5/2010	5/26/2010	185	$11,207	$7,570	$18,777	646911
	6	125	153		Northridge II	133	1		5/14/2010	6/8/2010	203	$11,810	$8,173	$19,983	647365
	7	125	153		Northridge II	147	1		6/22/2010	7/14/2010	177	$10,090	$8,808	$18,898	649308
	8	125	153		Northridge II	228	1		12/11/2009	9/21/2010	191	$11,181	$8,383	$19,564	638165
	9	125	153		Northridge II	328	1		8/27/2010	9/21/2010	186	$10,694	$8,659	$19,352	650895
	10	125	153		Northridge II	31	1		11/4/2010	12/7/2010	181	$10,273	$7,277	$17,550	657219
	11	125	153		Northridge II	141	1		3/3/2011	3/25/2011	182	$10,196	$7,409	$17,605	664876
	12	125	151		Northridge II	117	1		3/1/2011	3/30/2011	191	$10,905	$7,830	$18,735	664464
	13	125	153		Northridge II	235	1		6/30/2011	8/16/2011	187	$10,435	$7,300	$17,735	673884
	14	125	153		Northridge II	247	1		7/27/2011	9/28/2011	192	$10,678	$7,602	$18,281	679759
	15	125	153		Northridge II	325	1		8/25/2011	9/29/2011	182	$10,334	$7,517	$17,851	679760
	16	125	153		Northridge II	233	1		9/26/2011	12/2/2011	182	$10,487	$8,125	$18,612	682354
	17	125	153		Northridge II	242	1		11/7/2011	12/16/2011	190	$10,409	$8,128	$18,536	684863
	18	125	153		Northridge II	137	1	ARRA	5/12/2011	12/28/2011	362	$23,302	$17,936	$41,238	683778
	19	125	153		Northridge II	149	1		11/29/2011	12/30/2011	200	$11,819	$9,833	$21,651	686016
	20	125	153		Northridge II	125	0	RAFN (GC) - 30		7/1/2011					
	21	125	153		Northridge II	130	0	RAFN (GC) - 31		7/1/2011					
	22	125	153		Northridge II	132	0	RAFN (GC) - 32		7/1/2011					
	23	125	153		Northridge II	134	0	RAFN (GC) - 33		7/1/2011					
	24	125	153		Northridge II	131	1	ARRA	3/30/2012	6/13/2012	389	$24,796	$17,821	$42,617	694296
	25	125	153		Northridge II	337	1		12/5/2012	12/28/2012	151	$9,576	$6,079	$15,654	710011
	26	125	153		Northridge II	135	1		7/23/2013	12/4/2013	161	$10,209	$6,579	$16,788	726805
	27	125	153		Northridge II	244	1		5/20/2014	8/28/2014	178	$10,804	$7,499	$18,304	747983
	28	125	153		Northridge II	127	1		5/1/2014	9/23/2014	172	$10,442	$9,270	$19,712	747878
	29	125	153		Northridge II	219	1		5/19/2014	9/23/2014	169	$10,332	$9,495	$19,827	747980
	30	125	153		Northridge II	143	1		10/31/2014	12/30/2014	189	$12,029	$9,100	$21,129	760792
	31	125	153		Northridge II	29	1		10/20/2014	12/30/2014	188	$11,543	$9,651	$21,194	759401
	32	125	153		Northridge II	327	1		1/6/2015	2/11/2015	178	$10,916	$10,786	$21,702	763933
	33	125	153		Northridge II	121	1		3/12/2015	5/19/2015	183	$11,633	$11,475	$23,107	771555

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	34	125	153		Northridge II	26	1		4/27/2015	7/2/2015	168	$10,526	$10,984	$21,511	776150
	35	125	153		Northridge II	334	1		8/3/2015	9/28/2015	169	$10,729	$10,476	$21,205	782527
	36	125	153		Northridge II	339	1		10/13/2015	11/20/2015	179	$11,355	$9,526	$20,881	326
	37	125	153		Northridge II	27	1	00101530027	11/30/2015	2/4/2016	193	$11,945	$9,920	$21,865	3543
	38	125	153		Northridge II	230	1	00101530230	11/30/2015	2/4/2016	192	$11,808	$9,773	$21,581	3545
	39	125	153		Northridge II	329	1	00101530329	10/28/2016	1/10/2017	191	$11,177	$9,628	$20,805	21560
	40	125	153		Northridge II	333	1	00101530333	10/26/2017	1/24/2018	230	$14,766	$12,278	$27,044	41195
	41	125	153		Northridge II	129	1	00101530129	11/28/2017	2/9/2018	192	$12,464	$11,836	$24,300	42190
	42	125	153		Northridge II	136	1	00101530136	1/3/2018	3/12/2018	237	$15,055	$11,026	$26,081	43613
	43	125	153		Northridge II	234	1	00101530234	5/2/2018	8/30/2018	197	$12,303	$11,290	$23,593	57901
	44	125	153		Northridge II	30	1	00101530030	1/11/2019	3/21/2019	191	$11,347	$13,255	$24,601	69045
	45	125	153		Northridge II	126	1	00101530126	10/1/2019	11/18/2019	197	$12,159	$13,747	$25,906	86673
	46	125	153		Northridge II	28	1	00101530028	10/5/2019	11/26/2019	198	$11,499	$14,191	$25,690	87546
	47	125	151		Northridge II	336	1	00101530336	11/11/2019	12/23/2019	200	$11,524	$14,935	$26,459	90399
	48	125	153		Northridge II	229	1	00101530229	11/20/2019	3/12/2020	200	$12,836	$14,912	$27,748	94299
	49	125	153		Northridge II	332	1	00101530332	6/12/2020	9/1/2020	200	$13,048	$15,202	$28,250	105050
	50	125	153		Northridge II	245	1	00101530245	1/29/2021	3/17/2021	200	$12,984	$13,854	$26,838	113823
	51	125	151		Northridge II	114	1	00101510114	5/14/2021	7/16/2021	200	$13,016	$13,628	$26,644	119286
	52	125	153		Northridge II	238	1	00101530238	2/28/2022	5/4/2022	220	$14,212	$18,383	$32,595	132310
	53	125	151		Northridge II	335	1	00101530335	6/10/2022	8/5/2022	218	$16,334	$19,353	$35,687	136059
	54	125	151		Northridge II	330	1	00101530330	7/28/2022	9/30/2022	216	$15,819	$18,761	$34,580	138762
	55	125	153		Northridge II	134	1	00101530134	8/8/2023	10/25/2023	216	$15,876	$17,825	$33,701	154234
	56	125	153		Northridge II	246	1	00101530246	6/3/2024	8/27/2024	214	$17,952	$20,487	$38,439	168818
		Northridge II		1975	Total Units	**70**	Upgraded	**54**	Remaining	**16**			Avg. $ (since 2022)	**$35,000**	
Northwood															
	1	189	191		Northwood	205	1		2/25/2010	3/9/2010	175	$10,483	$7,139	$17,621	642337
	2	189	191		Northwood	308	1		3/5/2010	3/29/2010	189	$10,732	$7,195	$17,927	643029
	3	189	191		Northwood	204	1		2/7/2011	2/23/2011	170	$10,199	$6,795	$16,994	662931
	4	189	191		Northwood	208	1		3/22/2011	4/18/2011	171	$9,794	$6,812	$16,606	666566
	5	189	191		Northwood	207	1		11/30/2011	1/24/2012	163	$9,441	$7,861	$17,303	686116
	6	189	191		Northwood	105	1		12/14/2011	1/26/2012	178	$9,947	$7,394	$17,341	687827
	7	189	191		Northwood	314	1		4/24/2013	6/21/2013	151	$9,555	$6,548	$16,103	720280
	8	189	191		Northwood	203	1		5/6/2013	6/21/2013	154	$9,706	$6,654	$16,360	720779
	9	189	191		Northwood	210	1		5/5/2014	8/28/2014	181	$11,383	$7,699	$19,081	746624
	10	189	191		Northwood	201	1		11/15/2014	December	180	$11,231	$7,901	$19,132	759744
	11	189	191		Northwood	109	1		12/30/2014	2/26/2015	162	$10,386	$7,364	$17,750	764227
	12	189	191		Northwood	106	1		3/16/2015	4/29/2015	169	$10,633	$8,788	$19,421	771558
	13	189	191		Northwood	305	1		4/13/2015	5/22/2015	165	$10,501	$8,287	$18,787	774978
	14	189	191		Northwood	102	1		5/11/2015	6/8/2015	166	$10,502	$9,115	$19,617	777449
	15	189	191		Northwood	312	1		5/29/2015	6/29/2015	170	$10,786	$8,918	$19,704	778652
	16	189	191		Northwood	107	1		9/17/2015	10/19/2015	163	$10,347	$9,189	$19,536	785138
	17	189	191		Northwood	301	1		9/23/2015	10/19/2015	163	$9,998	$9,315	$19,313	785146
	18	189	191		Northwood	307	1	00101910307	8/22/2016	9/30/2016	193	$12,225	$10,062	$22,287	17099
	19	189	191		Northwood	309	1	00101910309	2/24/2017	3/31/2017	197	$12,815	$10,097	$22,912	25983
	20	189	191		Northwood	311	1	00101910311	5/15/2017	7/25/2017	193	$12,559	$10,125	$22,684	31111
	21	189	191		Northwood	202	1	00101910180	2/27/2018	4/30/2018	237	$14,559	$10,860	$25,419	49870
	22	189	191		Northwood	108	1	00101910180	3/12/2018	4/30/2018	248	$15,216	$10,392	$25,608	49871
	23	189	191		Northwood	103	1	00101910103	2/28/2020	5/21/2020	200	$12,952	$12,934	$25,886	101219
	24	189	191		Northwood	306	1	00101910306	6/8/2020	9/1/2020	201	$13,083	$13,573	$26,656	106149
	25	189	191		Northwood	313	1	00101910313	6/8/2020	9/30/2020	192	$12,576	$13,987	$26,563	106150
	26	189	191		Northwood	211	1	00101910211	9/21/2021	12/2/2021	215	$13,865	$12,652	$26,517	125219
	27	189	191		Northwood	310	1	00101910310	7/26/2022	10/3/2022	200	$15,952	$14,796	$30,748	139038
	28	189	191	ADA	Northwood	209	1	001001910209	3/26/2024	5/8/2024	254	$18,831	$21,168	$39,999	163914
		Northwood			Total Units	**34**	Upgraded	**28**	Remaining	**6**			Avg. $ (since 2022)	**$35,374**	
Northwood Square															
	1	208	467		Northwood Square	B-5	2	00404670013	3/14/2016	4/13/2016	312	$19,678	$14,976	$34,653	7452
	2	208	467		Northwood Square	A-6	3	00404670006	3/2/2016	4/29/2016	333	$21,147	$17,179	$38,325	6947
	3	208	467		Northwood Square	B-9	3	00404670017	5/27/2016	6/29/2016	301	$18,790	$12,651	$31,441	11675
	4	208	467		Northwood Square	A-4	2	00404670004	10/3/2016	12/22/2016	297	$18,953	$14,260	$33,213	18903
	5	208	467		Northwood Square	B-1	3	00404670009	10/24/2016	12/29/2016	287	$18,319	$15,210	$33,529	20026
	6	208	467		Northwood Square	C-2		00404670020	02/24/17	4/27/2017	276	$18,084	$11,771	$29,855	26023
	7	208	467		Northwood Square	B-8	3	40467	4/4/2017	6/19/2017	280	$18,328	$11,605	$29,933	28062
	8	208	467		Northwood Square	A2	3	504670002	3/1/2018	5/14/2018	323	$21,156	$13,711	$34,867	48277
	9	208	467		Northwood Square	C-6	3	404670024	6/18/2018	8/27/2018	343	$22,647	$11,249	$33,896	55501
	10	208	467		Northwood Square	C1	3	404670019	9/26/2018	12/18/2018	350	$22,489	$12,955	$35,444	61882
	11	208	467		Northwood Square	B4	2	404670012	12/6/2018	1/22/2019	307	$20,453	$14,354	$34,807	66856
	12	208	467		Northwood Square	B-2	3	00404670010	2/28/2019	4/25/2019	397	$24,288	$7,887	$32,175	71510
	13	208	467		Northwood Square	A8	2	00404670008	6/1/2020	8/3/2020	276	$13,510	$14,177	$27,687	104421
	14	208	467		Northwood Square	C4	2	00404670022	8/11/2020	12/1/2020	374	23,302	15,706	39,008	108194
	15	208	467		Northwood Square	B3	2	00404670011	12/14/2020	2/8/2021	300	$19,800	$17,317	$37,117	108194
	16	208	467		Northwood Square	C3	2	00404670022	1/30/2020	4/20/2021	303	$19,420	$16,443	$35,863	113116
	17	208	467		Northwood Square	A3	2	00404670022	2/10/2021	5/5/2021	276	$17,496	$18,385	$35,881	114670
	18	208	467		Northwood Square	C5	2	00404670022	4/31/21	6/30/2021	376	$23,704	$17,474	$41,178	117539
	19	208	467		Northwood Square	B6	2	00404670022	7/6/2021	10/14/2021	266	$17,264	$16,707	$33,971	122267
	20	208	467		Northwood Square	A1	2	00404670001	7/28/2023	11/8/2023	219	$20,739	$25,889	$46,628	153328
		Northwood Square			Total Units	**24**	Upgraded	**20**	Remaining	**4**			Avg. $ (since 2022)	**$46,628**	
Pacific Court															
	1	164	365		Pacific Court	A7	2	Fully mod	1/4/2010	4/9/2010	643	$41,293	$17,242	$58,535	639042
	2	164	365		Pacific Court	A8	1	Fully mod	1/4/2010	4/9/2010	525	$33,593	$17,017	$50,610	639043

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	-	164	365	Trashed	Pacific Court	A8	1	00303650108	3/26/2019	5/17/2019	394	$25,446	$12,756	$38,202	73432
	3	164	365		Pacific Court	B10	2	00303650227	6/14/2021	10/21/2021	353	$22,219	$13,870	$36,089	118852
	4	164	365		Pacific Court	B3	2	00303650114	11/2/2021	2/18/2022	294	$19,327	$14,868	$34,195	125782
	5	164	365		Pacific Court	A15	2	00303650215	5/30/2022	8/17/2022	304	$22,607	$15,992	$38,599	134701
	6	164	365		Pacific Court	A17	2	00303650114	12/23/2022	5/24/2023	272	$20,245	$15,955	$36,200	145102
	7	164	365		Pacific Court	A12	2	00303650114	2/17/2023	6/5/2023	258	$19,284	$16,178	$35,462	146255
	8	164	365		Pacific Court	B9	2	3650226RM	9/1/2023	12/28/2023	323	$24,100	$19,000	$43,100	154375
	9	164	365		Pacific Court	A21	2	00303650221	7/31/2023	12/28/2023	249	$18,371	$18,905	$37,276	153793
	10	164	365		Pacific Court	A4	1	00303650104	5/8/2023	2/13/2024	338	$25,215	$27,499	$52,714	150267
	11	164	365		Pacific Court	B5	2	00303650116	11/22/2023	3/26/2024	337	$24,860	$19,983	$44,843	158302
	12	164	365		Pacific Court	A20	2	00505510107	1/8/2024	5/17/2024	266	$19,582	$16,320	$35,902	160261
	13	164	365		Pacific Court	A3	2	00303650116	1/3/2024	5/29/2024	307	$22,358	$19,185	$41,544	160260
	14	164	365		Pacific Court	A-16	2	00303650216	5/3/2024	8/27/2024	209	$18,169	$18,819	$36,987	165234
		Pacific Court		2009	Total Units	**32**	Upgraded	**14**	Remaining	**18**			Avg. $ (since 2022)	**$39,711**	
Park Royal															
	1	123	105		Park Royal	1202	2	001010501202	11/20/2020	1/27/2021	272	$17,776	$17,896	$35,672	111908
	2	123	104		Park Royal	104	2	00101051104	5/3/2021	7/29/2021	273	$17,907	$15,101	$33,008	119290
	3	123	105		Park Royal	1001	2	00101051101	11/23/2020	8/23/2021	320	$21,056	$16,002	$37,058	111914
	4	123	105		Park Royal	108	2	00101051108	8/12/2021	10/15/2021	269	$17,747	$15,337	$33,084	122830
	5	123	105		Park Royal	201	2	00101050201	9/23/2021	12/8/2021	274	$17,878	$13,959	$31,837	125220
	6	123	105		Park Royal	208	2	00101051208	11/5/2021	1/14/2022	275	$17,683	$19,592	$37,275	127146
	7	123	105		Park Royal	106	2	00101051106	8/12/2022	10/28/2022	236	$17,163	$22,486	$39,648	140009
	8	123	105		Park Royal	204	2	00101051204	3/27/2023	5/31/2023	272	$20,982	$25,297	$46,280	149098
	9	123	105		Park Royal	205	2	00101051205	3/30/2023	6/16/2023	276.0	$20,120	$26,338	$46,459	149392
	10	123	105		Park Royal	107	2	00101051107	6/28/2023	10/2/2023	268	$20,095	$25,348	$45,443	153611
				2010	Total Units	**25**	Upgraded	**10**	Remaining	**15**			Avg. $ (since 2022)	**$43,021**	
Pepper Tree															
	1	122	101		Pepper Tree	10	2		4/1/2009	5/12/2009	309	$19,813	$9,411	$29,224	620574
	2	122	101		Pepper Tree	28	2		6/3/2011	7/26/2011	265	$16,257	$10,742	$26,999	671379
	3	122	101		Pepper Tree	17	2		8/23/2011	10/26/2011	200	$12,632	$10,846	$23,478	680867
	4	122	101		Pepper Tree	21	2		9/2/2011	10/28/2011	217	$13,721	$10,171	$23,892	680868
	5	122	101		Pepper Tree	19	2		4/11/2012	6/19/2012	220	$14,044	$9,930	$23,974	694891
	6	122	101		Pepper Tree	11	2		4/17/2012	6/22/2012	251	$15,647	$10,793	$26,440	695438
	7	122	101		Pepper Tree	32	2		10/24/2012	11/26/2012	192	$12,200	$8,765	$20,965	707669
	8	122	101		Pepper Tree	29	2		4/11/2013	5/24/2013	247	$15,711	$9,857	$25,568	718654
	9	122	101		Pepper Tree	16	1		6/20/2013	10/9/2013	239	$15,020	$8,832	$23,852	724723
	10	122	101		Pepper Tree	20	2		5/8/2014	8/18/2014	229	$14,349	$12,702	$27,051	746706
	11	122	101		Pepper Tree	39	2		5/27/2014	8/29/2014	249	$15,525	$12,936	$28,461	747985
	12	122	101		Pepper Tree	33	2		4/24/2015	6/3/2015	234	$14,140	$11,917	$26,056	775472
	13	122	101		Pepper Tree	15	1		5/26/2015	6/30/2015	230	$14,356	$10,644	$24,999	777547
	14	122	101		Pepper Tree	12	2		9/4/2015	9/30/2015	231	$13,784	$10,451	$24,235	783839
	15	122	101		Pepper Tree	37	2	00101040037	6/6/2016	7/28/2016	262	$15,583	$11,616	$27,199	13311
	16	122	101		Pepper Tree	14	2	00101040014	6/8/2016	7/28/2016	262	$16,432	$11,696	$28,128	13310
	17	122	101		Pepper Tree	27	2	00101040027	11/13/2017	1/29/2018	232	$14,240	$13,256	$27,497	41465
	18	122	101		Pepper Tree	13	2	00101040013	1/2/2018	2/26/2018	249	$15,739	$12,422	$28,161	44722
	19	122	101		Pepper Tree	24	2	00101040024	1/2/2018	2/26/2018	233	$14,423	$13,131	$27,554	45559
	20	122	101		Pepper Tree	26	2	00101040023	4/10/2018	6/29/2018	249	$15,771	$12,299	$28,070	54309
	21	122	101		Pepper Tree	36	2	00101040036	10/4/2021	12/16/2021	274	$17,826	$14,329	$32,155	125568
	22	122	104		Pepper Tree	30	2	00101040030	12/6/2021	2/10/2022	273	$17,811	$18,391	$36,202	128365
	23	122	104		Pepper Tree	18	2	00101040018	2/1/2022	3/7/2022	272	$17,712	$16,139	$33,851	130175
	24	122	104		Pepper Tree	22	1	00101040022	7/22/2022	9/23/2022	234	$16,527	$17,676	$34,203	138487
	25	122	104		Pepper Tree	38	2	00101040038	10/24/2022	12/19/2022	248	$18,058	$21,600	$39,658	142092
		Pepper Tree		2009	Total Units	**30**	Upgraded	**25**	Remaining	**5**			Avg. $ (since 2022)	**$35,979**	
Southridge House															
	1	167	552		Southridge House	411	1		7/27/2006	8/9/2006	147	$6,489	$5,933	$12,422	541202
	2	167	552		Southridge House	505	1		12/26/2006	1/21/2007	151	$6,418	$5,613	$12,031	553794
	3	167	552		Southridge House	202	1		7/15/2008	8/6/2008	194	$11,525	$6,530	$18,056	598097
	4	167	552		Southridge House	303	1		7/25/2008	8/25/2008	282	$17,906	$6,494	$24,400	599576
	5	167	552		Southridge House	609	1		7/27/2009	8/13/2009	166	$10,690	$6,522	$17,212	628811
	6	167	552		Southridge House	307	1		8/11/2009	9/3/2009	159	$10,147	$7,383	$17,529	629900
	7	167	552		Southridge House	402	1		12/30/2009	1/27/2010	164	$10,580	$6,085	$16,665	638976
	8	167	552		Southridge House	201	1		8/27/2010	10/25/2010	196	$12,428	$6,739	$19,167	653356
	9	167	552		Southridge House	507	1		9/14/2010	10/27/2010	205	$12,851	$6,659	$19,510	654593
	10	167	552		Southridge House	508	1		transfer	1/6/2010	224	$13,984	$6,689	$20,673	638109
	11	167	552		Southridge House	309	1		3/4/2010	5/7/2010	242	$15,348	$6,081	$21,429	644187
	12	167	552		Southridge House	212	1		4/27/2010	6/2/2010	277	$17,288	$7,085	$24,373	646235
	13	167	552		Southridge House	403	1		6/21/2010	8/18/2010	224	$13,269	$7,215	$20,438	649276
	14	167	552		Southridge House	103	1		5/13/2010	8/23/2010	233	$14,649	$7,370	$22,018	651324
	15	167	552		Southridge House	511	1		1/27/2011	2/23/2011	206	$13,150	$6,871	$20,021	661781
	16	167	552		Southridge House	214	1		3/21/2011	5/9/2011	257	$15,685	$6,979	$22,664	665695
	17	167	552		Southridge House	305	1		3/25/2011	5/12/2011	216	$13,632	$6,787	$20,418	666206
	18	167	552		Southridge House	607	1		5/26/2011	7/26/2011	265	$16,793	$4,977	$21,769	671142
	19	167	552		Southridge House	211	1		7/29/11	8/31/2011	223	$13,969	$7,518	$21,488	677006
	20	167	552		Southridge House	510	1		8/25/11	11/4/2011	252	$16,604	$7,217	$23,821	679370
	21	167	552		Southridge House	101	1	RAFN (GC) - 34		5/1/2010					
	22	167	552		Southridge House	102	1	RAFN (GC) - 35		5/1/2010					
	23	167	552		Southridge House	104	1	RAFN (GC) - 36		5/1/2010					
	24	167	552		Southridge House	106	1	RAFN (GC) - 37		5/1/2010					
	25	167	552		Southridge House	107	1	RAFN (GC) - 38		5/1/2010					

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	26	167	552		Southridge House	108	1	RAFN (GC) - 39		5/1/2010					
	27	167	552		Southridge House	204	1		11/16/11	1/26/2012	261	$16,054	$7,510	$23,564	685723
	28	167	552		Southridge House	404	1		12/14/11	2/6/2012	242	$15,747	$7,491	$22,965	687168
	29	167	552		Southridge House	207	1		2/2/12	3/20/2012	244	$14,673	$7,668	$22,341	690009
	30	167	552		Southridge House	612	1		3/5/12	4/3/2012	184	$11,776	$7,441	$19,217	692107
	31	167	552		Southridge House	313	1		4/24/12	7/11/2012	275	$16,835	$7,243	$24,077	695601
	32	167	552		Southridge House	611	1		6/11/12	8/31/2012	233	$14,022	$7,267	$21,289	698443
	33	167	552		Southridge House	407	1		9/9/12	10/18/2012	169	$10,877	$7,560	$18,437	705360
	34	167	552		Southridge House	114	1		9/28/12	11/5/2012	235	$14,475	$7,231	$21,706	705731
	35	167	552		Southridge House	414	1		10/18/12	12/3/2012	137	$8,749	$7,278	$16,027	707095
	36	167	552		Southridge House	505	1		1/7/13	2/27/2013	211	$12,779	$6,828	$19,607	712542
	37	167	552		Southridge House	602	1		1/3/13	2/28/2013	257	$15,951	$8,639	$24,591	711938
	38	167	552		Southridge House	206	1		12/13/12	2/28/2013	248	$15,210	$7,814	$23,041	710745
	39	167	552		Southridge House	205	1		3/27/2013	5/20/2013	242	$15,288	$4,424	$19,711	717758
	40	167	552		Southridge House	401	1		3/15/2013	5/23/2013	252	$16,044	$8,681	$24,725	717020
	41	167	552		Southridge House	603	1		3/15/2013	5/27/2013	238	$15,118	$8,382	$23,499	717019
	42	167	552		Southridge House	406	1		11/6/2013	12/23/2013	201	$12,242	$8,462	$20,704	732348
	43	167	552		Southridge House	502	1		12/2/2013	12/27/2013	208	$12,832	$8,444	$21,276	734104
	44	167	552		Southridge House	410	1		3/5/2014	5/28/2014	194	$12,336	$6,938	$19,274	741360
	45	167	552		Southridge House	503	1		9/11/2014	10/31/2014	206	$13,102	$7,713	$20,815	755846
	46	167	552		Southridge House	601	1		11/17/2014	12/30/2014	201	$12,268	$7,679	$19,948	760617
	47	167	552		Southridge House	308	1		5/18/2015	6/23/2015	220	$13,087	$8,593	$21,680	777031
	48	167	552		Southridge House	405	1	00505520405	11/16/2016	12/30/2016	179	$11,980	$10,404	$22,384	21280
	49	167	552		Southridge House	509	1	00505520509	12/8/2016	1/17/2017	209	$12,747	$11,145	$23,893	22364
	50	167	552		Southridge House	412	1	00505520412	12/29/16	3/15/2017	210	$13,068	$9,202	$22,271	23278
	51	167	552		Southridge House	208	1	00505520208	03/02/17	4/28/2017	206.0	$13,450	$10,477	$23,927	26526
	52	167	552		Southridge House	613	1	505520612	12/27/2017	1/31/2018	220	$14,399	$9,673	$24,072	43068
	53	167	552		Southridge House	413	1	505520413	1/30/2018	3/12/2018	216	$14,215	$8,842	$23,056	45790
	54	167	552		Southridge House	301	1	00505520301	3/17/2020	6/17/2020	251	$15,275	$12,500	$27,775	99749
	55	167	552		Southridge House	105	1	00505520105	3/24/2020	6/19/2020	210	$13,650	$12,680	$26,330	100153
	56	167	552		Southridge House	302	1	00505520302	8/10/2020	12/22/2020	265	$17,424	$16,259	$33,683	108719
	57	167	552		Southridge House	604	1	00505520604	9/1/2020	12/30/2020	261	$17,209	$18,100	$35,309	108714
	58	167	552		Southridge House	614	1	00505520614	9/27/2021	1/4/2022	252	$16,644	$15,963	$32,607	122285
	59	167	552		Southridge House	608	1	00505520608	12/1/2021	3/18/2022	265	$17,826	$12,896	$30,722	127128
	60	167	552		Southridge House	312	1	00505520312	7/3/2022	9/12/2022	274	$20,559	$14,845	$35,404	136078
	61	167	552		Southridge House	310	1	00505520310	9/21/2023	12/4/2023	262	$19,672	$12,320	$31,992	155154
	62	167	552		Southridge House	409	1	00505520409	9/21/2023	1/3/2024	280	$20,958	$15,262	$36,220	155154
	63	167	552		Southridge House	411	1	00505520411	1/9/2024	4/12/2024	263	$19,722	$16,530	$36,252	159798
	64	167	552		Southridge House	201	1	00505520201	2/2/2024	5/9/2024	216	$15,669	$15,800	$31,469	161177
	65	167	552		Southridge House	304	1	00505520304	4/22/2024	7/10/2024	229	$20,196	$15,460	$35,656	164878
		Southridge House		1970	Total Units	**80**	Upgraded	**65**	Remaining	**15**			Avg. $ (since 2022)	**$33,790**	
Valli Kee															
	1	140	401		Valli Kee	89	4		11/22/2010	1/25/2011	338	$21,454	$11,587	$33,041	658052
	2	140	401		Valli Kee	12	3	CCD Sewer Replac	9/9/2013	9/23/2013	184	$11,800	$10,405	$22,205	728429
	3	140	401		Valli Kee	11	3	"	9/9/2013	9/23/2013	188	$11,916	$11,019	$22,935	728430
	4	140	401		Valli Kee	3	2	"	9/9/2013	9/24/2013	168	$10,632	$9,793	$20,425	727052
	5	140	401		Valli Kee	8	2	"	9/9/2013	9/26/2013	170	$10,826	$10,145	$20,971	728431
	6	140	401		Valli Kee	1	2	"	9/9/2013	10/1/2013	164	$10,596	$9,414	$20,010	726553
	7	140	401		Valli Kee	2	2	"	9/9/2013	10/2/2013	162	$10,338	$9,836	$20,174	726979
	8	140	401		Valli Kee	5	2	"	9/9/2013	10/3/2013	164	$10,486	$9,420	$19,906	727195
	9	140	401		Valli Kee	6	2	"	9/9/2013	10/4/2013	167	$10,603	$9,880	$20,483	728433
	10	140	401		Valli Kee	4	2	"	9/9/2013	10/7/2013	160	$10,160	$9,541	$19,701	727126
	11	140	401		Valli Kee	7	2	"	9/9/2013	10/8/2013	167	$10,699	$9,001	$19,700	728435
	12	140	401		Valli Kee	9	2	"	9/9/2013	10/9/2013	160	$10,304	$9,107	$19,411	728432
	13	140	401		Valli Kee	10	2	"	9/9/2013	10/10/2013	161	$10,305	$8,996	$19,301	728436
	14	140	401		Valli Kee	17	4	"	10/1/2013	11/1/2013	178	$11,314	$11,961	$23,275	729704
	15	140	401		Valli Kee	18	4	"	10/1/2013	11/4/2013	179	$11,283	$11,147	$22,430	729705
	16	140	401		Valli Kee	19	4	"	10/1/2013	11/6/2013	177	$11,201	$11,277	$22,478	729706
	17	140	401		Valli Kee	20	4	"	10/1/2013	11/8/2013	175	$11,023	$11,897	$22,920	729707
	18	140	401		Valli Kee	13	3	"	10/1/2013	11/12/2013	164	$10,436	$9,882	$20,318	729708
	19	140	401		Valli Kee	14	3	"	10/1/2013	11/13/2013	160	$10,128	$10,015	$20,143	729709
	20	140	401		Valli Kee	15	3	"	10/1/2013	11/15/2013	163	$10,371	$10,378	$20,749	729710
	21	140	401		Valli Kee	16	3	"	10/1/2013	11/20/2013	160	$10,208	$9,941	$20,149	729711
	22	140	401		Valli Kee	22	3	"	10/30/2013	12/5/2013	160	$10,224	$9,806	$20,030	732868
	23	140	401		Valli Kee	23	3	"	10/30/2013	12/9/2013	160	$10,256	$9,932	$20,188	732871
	24	140	401		Valli Kee	24	3	"	10/30/2013	12/10/2013	144	$9,216	$9,218	$18,434	732872
	25	140	401		Valli Kee	25	3	"	10/30/2013	12/13/2013	160	$10,160	$8,653	$18,813	732873
	26	140	401		Valli Kee	26	3	"	10/30/2013	12/18/2013	158	$10,206	$8,599	$18,805	732874
	27	140	401		Valli Kee	28	3	"	10/30/2013	12/24/2013	151	$9,528	$8,892	$18,419	732875
	28	140	401		Valli Kee	29	3	"	12/9/2013	1/2/2014	151	$9,655	$8,800	$18,455	734866
	29	140	401		Valli Kee	30	3	"	12/9/2013	1/6/2014	144	$9,072	$7,952	$17,024	734868
	30	140	401		Valli Kee	31	3	"	12/9/2013	1/14/2014	152	$9,752	$6,616	$16,368	734870
	31	140	401		Valli Kee	32	3	"	12/9/2013	1/17/2014	152	$9,720	$10,585	$20,305	734871
	32	140	401		Valli Kee	33	4	"	12/9/2013	1/24/2014	160	$10,192	$13,745	$23,937	734872
	33	140	401		Valli Kee	34	4	"	12/9/2013	1/30/2014	160	$10,224	$10,089	$20,313	734873
	34	140	401		Valli Kee	35	4	"	12/9/2013	1/31/2014	160	$10,208	$10,694	$20,902	734874
	35	140	401		Valli Kee	36	4	"	12/9/2013	1/31/2014	159	$10,110	$10,051	$20,161	734875
	36	140	401		Valli Kee	37	3	"	1/2/2014	2/7/2014	150	$9,558	$10,642	$20,200	736606
	37	140	401		Valli Kee	38	3	"	1/2/2014	2/10/2014	148	$9,492	$8,791	$18,283	736607
	38	140	401		Valli Kee	39	3	"	1/2/2014	2/12/2014	151	$9,655	$7,491	$17,146	736608
	39	140	401		Valli Kee	40	3	"	1/2/2014	2/14/2014	156	$9,852	$8,187	$18,039	736609
	40	140	401		Valli Kee	41	3	"	1/2/2014	2/19/2014	150	$9,982	$8,341	$18,323	736610
	41	140	401		Valli Kee	42	3	"	1/2/2014	2/21/2014	150	$9,558	$8,224	$17,782	736611
	42	140	401		Valli Kee	43	3	"	1/2/2014	2/28/2014	158	$10,334	$8,007	$18,341	736613
	43	140	401		Valli Kee	44	3	"	1/2/2014	2/28/2014	166	$11,002	$8,200	$19,202	736615

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	44	140	401		Valli Kee	45	3	"	1/2/2014	3/6/2014	155	$10,471	$6,937	$17,408	738960
	45	140	401		Valli Kee	46	3	"	1/2/2014	3/10/2014	150	$9,998	$7,416	$17,414	738961
	46	140	401		Valli Kee	301	2	"	2/6/2014	3/12/2014	154	$10,358	$8,970	$19,328	738963
	47	140	401		Valli Kee	302	2	"	2/6/2014	3/14/2014	146	$9,658	$8,856	$18,513	738965
	48	140	401		Valli Kee	305	2	"	2/6/2014	3/24/2014	146	$9,202	$8,854	$18,056	738956
	49	140	401		Valli Kee	306	2	"	2/6/2014	2/25/2014	146	$9,330	$8,660	$17,990	738958
	50	140	401		Valli Kee *	97	3	"	2/14/2014	3/26/2014	199	$2,990	$23,161	$26,151	739578
	51	140	401		Valli Kee *	98	3	"	2/14/2014	3/26/2014	205	$3,315	$22,830	$26,145	739580
	52	140	401		Valli Kee *	99	3	"	2/14/2014	3/26/2014	201	$3,120	$22,841	$25,961	739582
	53	140	401		Valli Kee *	100	3	"	2/14/2014	3/26/2014	203	$3,234	$23,396	$26,629	740158
	54	140	401		Valli Kee	304	2	"	2/6/2014	3/28/2014	150	$9,462	$8,988	$18,449	738971
	55	140	401		Valli Kee	303	2	"	2/6/2014	3/28/2014	152	$9,688	$8,645	$18,333	738969
	56	140	401		Valli Kee *	91	2	"	2/14/2014	3/28/2014	201	$2,990	$21,553	$24,543	739950
	57	140	401		Valli Kee *	92	2	"	2/14/2014	3/28/2014	199	$2,860	$22,110	$24,970	739952
	58	140	401		Valli Kee *	93	2	"	2/14/2014	3/28/2014	201	$2,990	$21,897	$24,887	739953
	59	140	401		Valli Kee *	94	2	"	2/14/2014	3/28/2014	203	$3,120	$22,448	$25,568	739954
	60	140	401		Valli Kee *	95	2	"	2/14/2014	3/28/2014	201	$2,990	$22,650	$25,640	739955
	61	140	401		Valli Kee *	96	2	"	2/14/2014	3/28/2014	199	$2,795	$21,792	$24,587	739956
	62	140	401		Valli Kee	313	1	"	2/10/2014	4/9/2014	134	$8,550	$7,955	$16,505	740729
	63	140	401		Valli Kee	308	1	"	2/10/2014	4/11/2014	128	$8,192	$6,068	$14,260	740722
	64	140	401		Valli Kee	309	1	"	2/10/2014	4/15/2014	132	$8,516	$7,963	$16,479	740723
	65	140	401		Valli Kee	310	1	"	2/10/2014	4/22/2014	138	$8,810	$7,926	$16,736	740725
	66	140	401		Valli Kee	311	1	"	2/11/2014	4/23/2014	134	$8,583	$8,057	$16,639	740726
	67	140	401		Valli Kee	312	1	"	2/11/2014	4/25/2014	138	$8,746	$6,670	$15,416	740727
	68	140	401		Valli Kee	307	1	"	2/11/2014	4/29/2014	134	$8,518	$7,324	$15,842	740720
	69	140	401		Valli Kee	314	1	"	2/11/2014	4/30/2014	134	$8,550	$8,337	$16,887	740731
	70	140	401		Valli Kee	80	3	"	2/25/2014	5/9/2014	152	$9,656	$9,144	$18,800	745577
	71	140	401		Valli Kee	79	3	"	2/25/2014	5/12/2014	158	$10,014	$8,224	$18,238	745578
	72	140	401		Valli Kee	87	4	"	2/16/2014	5/16/2014	162	$10,226	$11,241	$21,467	744723
	73	140	401		Valli Kee	88	4	"	2/16/2014	5/21/2014	159	$9,999	$10,853	$20,851	744724
	74	140	401		Valli Kee	86	2	"	2/16/2014	5/29/2014	143	$9,087	$7,774	$16,861	744722
	75	140	401		Valli Kee	81	3	"	2/16/2014	5/30/2014	154	$9,818	$8,446	$18,263	745579
	76	140	401		Valli Kee	82	3	"	2/16/2014	6/9/2014	148	$9,428	$10,344	$19,772	745580
	77	140	401		Valli Kee	89	4	"	2/16/2014	6/12/2014	159	$10,053	$12,317	$22,370	744725
	78	140	401		Valli Kee	65	4	"	2/16/2014	6/16/2014	152	$9,560	$11,406	$20,966	750050
	79	140	401		Valli Kee	66	4	"	2/16/2014	6/17/2014	140	$8,812	$11,667	$20,479	750053
	80	140	401		Valli Kee	83	2	"	2/16/2014	6/24/2014	149	$9,397	$10,005	$19,402	744719
	81	140	401		Valli Kee	84	2	"	2/16/2014	6/25/2014	161	$10,209	$9,009	$19,218	744720
	82	140	401		Valli Kee	85	4	"	2/16/2014	6/30/2014	166	$10,470	$11,387	$21,857	744721
	83	140	401		Valli Kee	90	4	"	2/16/2014	7/7/2014	149	$9,429	$10,857	$20,286	744726
	84	140	401		Valli Kee	77	3	"	6/6/2014	7/14/2014	154	$9,658	$9,210	$18,868	750333
	85	140	401		Valli Kee	78	3	"	6/6/2014	7/17/2014	163	$10,275	$9,670	$19,945	750334
	86	140	401		Valli Kee	50	1	"	6/6/2014	7/18/2014	151	$9,639	$7,064	$16,702	750335
	87	140	401		Valli Kee	51	1	"	6/6/2014	7/22/2014	156	$9,916	$7,707	$17,623	750336
	88	140	401		Valli Kee	49	1	"	6/6/2014	7/24/2014	140	$9,088	$7,419	$16,507	750338
	89	140	401		Valli Kee	52	1	"	6/6/2014	7/24/2014	138	$8,990	$7,843	$16,833	750339
	90	140	401		Valli Kee	64	3	"	6/6/2014	7/29/2014	155	$9,787	$9,211	$18,998	750342
	91	140	401		Valli Kee	63	3	"	6/6/2014	7/31/2014	156	$10,792	$9,954	$20,746	750343
	92	140	401		Valli Kee	58	1	"	7/8/2014	8/12/2014	134	$8,422	$7,324	$15,745	752181
	93	140	401		Valli Kee	57	1	"	7/8/2014	8/13/2014	128	$8,064	$7,441	$15,505	752654
	94	140	401		Valli Kee	55	1	"	7/8/2014	8/14/2014	135	$8,487	$7,193	$15,680	752655
	95	140	401		Valli Kee	56	1	"	7/8/2014	8/15/2014	128	$8,160	$7,309	$15,469	752658
	96	140	401		Valli Kee	59	3	"	7/8/2014	8/18/2014	160	$10,208	$10,034	$20,242	752183
	97	140	401		Valli Kee	60	3	"	7/8/2014	8/19/2014	164	$10,436	$6,043	$16,479	752659
	98	140	401		Valli Kee	61	3	"	7/8/2014	8/20/2014	152	$9,656	$9,303	$18,959	752660
	99	140	401		Valli Kee	62	3	"	7/8/2014	8/22/2014	152	$9,528	$9,949	$19,477	753263
	100	140	401		Valli Kee	101	2	"	7/8/2014	9/11/2014	140	$8,780	$9,132	$17,912	754871
	101	140	401		Valli Kee	72	3	"	6/10/2014	9/17/2014	152	$9,624	$9,211	$18,835	754858
	102	140	401		Valli Kee	69	3	"	7/8/2014	9/18/2014	154	$9,722	$9,301	$19,023	754859
	103	140	401		Valli Kee	70	3	"	6/10/2014	9/19/2014	151	$9,495	$9,194	$18,689	754860
	104	140	401		Valli Kee	71	3	"	6/10/2014	9/22/2014	153	$9,625	$9,433	$19,058	754861
	105	140	401		Valli Kee	53	1	"	6/10/2014	9/26/2014	136	$8,616	$7,179	$15,795	754862
	106	140	401		Valli Kee	54	1	"	6/10/2014	9/29/2014	141	$9,403	$9,826	$19,229	754863
	107	140	401		Valli Kee	73	4	"	7/8/2014	9/30/2014	160	$10,112	$11,600	$21,712	754864
	108	140	401		Valli Kee	74	4	"	7/8/2014	10/2/2014	165	$10,437	$11,444	$21,881	754867
	109	140	401		Valli Kee	75	4	"	7/8/2014	10/6/2014	168	$10,632	$10,935	$21,567	754868
	110	140	401		Valli Kee	76	4	"	7/8/2014	10/7/2014	166	$10,598	$10,550	$21,148	754869
	111	140	401	Prev 2014	Valli Kee	82	3	00404010082	8/1/2019	9/4/2019	231	$14,162	$14,570	$28,732	82066
	112	140	401	Prev 2013	Valli Kee	11	2	00404010011	6/11/2021	10/28/2021	265	$22,373	$14,372	$36,745	120314
	113	140	401	Prev 2014	Valli Kee	59	2	00404010059	10/13/2022	12/29/2022	260	$18,709	$19,376	$38,085	139981
	114	149	550	Prev 2014	Valli Kee	304	2	00404010304	5/15/2023	9/12/2023	273	$20,719	$19,773	$40,491	150269
	115	149	550	Prev 2014	Valli Kee	61	3	00404010061	5/12/2023	9/18/2023	292	$22,194	$19,112	$41,306	150467
	116	140	401	Prev 2013	Valli Kee	18	4	00404010018	9/22/2023	1/4/2024	400	$29,218	$27,335	$56,553	155547
			Valli Kee	1968	Total Units	**116**	Upgraded	**116**	Remaining	**0**			Avg. $ (since 2022)	**$44,108.70**	
								Note: (6) units required 2nd upgrade. Units beginng 2019 requred 2nd Upgrade							
								109 units completed with Capital Construction sewer replamcent project 2013-14							
Wayland Arms															
	1	149	550		Wayland Arms	408	0 to a 1		9/5/2006	9/28/2006	185	$8,369	$5,252	$13,622	543541
	2	149	550		Wayland Arms	318	1		9/20/2006	10/6/2006	188	$8,379	$6,324	$14,703	544474
	3	149	550		Wayland Arms	303	0 to a 1		11/1/2006	11/14/2006	181	$4,852	$8,125	$12,977	548860
	4	149	550		Wayland Arms	106	0 to a 1		2/1/2007	2/22/2007	188	$8,525	$4,932	$13,458	558686
	5	149	550		Wayland Arms	216	1		5/29/2007	6/13/2007	188	$8,054	$3,537	$11,590	567945
	6	149	550		Wayland Arms	105	0 to a 1		6/18/2007	7/27/2007	178	$7,917	$4,566	$12,480	571074
	7	149	550		Wayland Arms	203	Alcove		6/27/2008	7/21/2008	225	$14,004	$5,621	$19,625	597532
	8	149	550		Wayland Arms	201	Alcove		7/14/2008	8/13/2008	229	$14,314	$4,025	$18,339	598436
	9	149	550		Wayland Arms	301	Alcove		9/2/2008	10/3/2008	197	$11,978	$5,115	$17,094	601936
	10	149	550		Wayland Arms	101	Alcove to 1		1/22/2009	2/11/2009	284	$16,922	$5,907	$22,828	615335

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	11	149	550		Wayland Arms	306	AI-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	AI-1br		8/20/2009	10/1/2009	241	$15,270	$5,320	$20,590	631022
	14	149	550		Wayland Arms	302	AI-1br		9/17/2009	10/14/2009	276	$17,668	$6,456	$24,124	632095
	15	149	550		Wayland Arms	309	AI-1br		11/18/2009	2/12/2010	255	$15,215	$5,113	$20,327	637755
	16	149	550		Wayland Arms	304	AI-1br		12/4/2009	3/1/2010	237	$15,124	$6,401	$21,525	637756
	17	149	550		Wayland Arms	109	AI-1br		2/18/2010	3/19/2010	224	$14,214	$6,508	$20,721	641653
	18	149	550		Wayland Arms	213	1		5/11/2010	6/17/2010	287	$18,315	$4,216	$22,530	647187
	19	149	550		Wayland Arms	402	0 to 1		2/25/2011	3/17/2011	269	$17,185	$6,878	$24,063	664316
	20	149	550		Wayland Arms	406	0 to 1		3/21/2011	4/15/2011	244	$15,454	$7,388	$22,842	665972
	21	149	550		Wayland Arms	409	0 to 1		4/8/2011	5/9/2011	238	$15,238	$6,841	$22,078	667676
	22	149	550		Wayland Arms	405	0 to 1		4/21/2011	5/26/2011	260	$16,564	$9,016	$25,580	668129
	23	149	550		Wayland Arms	212	1		5/24/2011	7/1/2011	240	$15,324	$8,496	$23,820	670492
	24	149	550		Wayland Arms	305	0 to 1		5/25/2011	7/18/2011	233	$14,985	$7,311	$22,296	672157
	25	149	550		Wayland Arms	205	0 to 1		7/25/2011	7/22/2011	228	$14,620	$6,855	$21,475	675910
	26	149	550		Wayland Arms	202	0 to 1		8/1/2011	9/15/2011	231	$14,741	$7,100	$21,841	676925
	27	149	550		Wayland Arms	307	0 to 1		9/1/2011	11/8/2011	232	$15,005	$6,631	$21,636	680168
	28	149	550		Wayland Arms	315	1		9/22/2011	11/30/2011	237	$15,129	$7,385	$22,514	683550
	29	149	550		Wayland Arms	102	0 to 1		9/28/2011	12/20/2011	189	$12,085	$6,700	$18,784	684176
	30	149	550		Wayland Arms	311	1		11/16/2011	12/30/2011	211	$13,457	$7,238	$20,695	686585
	31	149	550		Wayland Arms	103	1	RAFN (GC) - 40		4/1/2011					
	32	149	550		Wayland Arms	107	1	RAFN (GC) - 41		4/1/2011					
	33	149	550		Wayland Arms	108	1	RAFN (GC) - 42		4/1/2011					
	34	149	550		Wayland Arms	319	1		12/7/2011	2/7/2012	214	$13,642	$6,853	$20,494	686754
	35	149	550		Wayland Arms	414	1		12/14/2011	2/29/2012	221	$14,135	$7,474	$21,609	687694
	36	149	550		Wayland Arms	410	1		1/6/2012	4/5/2012	212	$13,532	$7,915	$21,446	688558
	37	149	550		Wayland Arms	412	1		2/14/2012	4/17/2012	253	$16,189	$8,330	$24,519	690800
	38	149	550		Wayland Arms	407	0 to 1		4/23/2012	7/25/2012	255	$16,267	$7,322	$23,588	695598
	39	149	550		Wayland Arms	413	1		4/11/2012	8/9/2012	269	$17,221	$7,270	$24,491	695110
	40	149	550		Wayland Arms	206	0 to 1		1/9/2013	2/27/2013	283	$17,889	$9,420	$27,309	714060
	41	149	550		Wayland Arms	403	0 to 1		1/29/2013	2/28/2013	254	$16,138	$8,620	$24,757	714202
	42	149	550		Wayland Arms	415	1		2/26/2013	4/30/2013	309	$19,586	$7,794	$27,380	715579
	43	149	550		Wayland Arms	401	0 to 1		3/20/2013	5/16/2013	302	$19,348	$6,984	$26,332	717233
	44	149	550		Wayland Arms	411	1		5/6/2013	6/29/2013	235	$14,891	$8,928	$23,819	721006
	45	149	550		Wayland Arms	417	1		5/10/2013	6/28/2013	248	$15,804	$10,117	$25,921	721004
	46	149	550		Wayland Arms	313	1		5/9/2013	6/29/2013	241	$15,205	$8,932	$24,137	720648
	47	149	550		Wayland Arms	218	1		5/13/2013	6/29/2013	241	$15,307	$8,973	$24,280	721844
	48	149	550		Wayland Arms	207	0 to 1		5/14/2013	7/15/2013	287	$18,189	$9,414	$27,602	721077
	49	149	550		Wayland Arms	314	1		4/2/2014	8/22/2014	284	$18,050	$11,389	$29,438	744874
	50	149	550		Wayland Arms	419	1	505500419	6/18/2018	8/29/2018	352	$23,143	$8,631	$31,774	55502
	51	149	550		Wayland Arms	215	1	505500125	10/31/2018	12/19/2018	297	$19,824	$11,859	$31,683	64719
	52	149	550		Wayland Arms	210	1	00505500210	8/2/2021	11/18/2021	355	$22,725	$13,367	$36,092	122276
	53	149	550		Wayland Arms	101	1	00505500101	9/28/2021	12/13/2021	341	$22,418	$14,247	$36,665	123812
	54	149	550		Wayland Arms	106	1	00505500106	9/28/2021	12/16/2021	346	$22,041	$13,817	$35,858	123756
	55	149	550		Wayland Arms	418	1	00505500418	12/18/2021	3/29/2022	270	$17,550	$15,453	$33,003	127221
	56	149	550		Wayland Arms	416	1	00505500416	4/19/2023	8/8/2023	341	$23,621	$15,910	$39,531	148546
		Wayland Arms		1968	Total Units	**67**	Upgraded	**56**	Remaining	**11**			Avg. $ (since 2022)	**$36,267**	
Westminster Manor															
	1	250	156		Westminster Manor	412	1		10/1/2014	12/30/2014	281	$17,783	$9,031	$26,815	758625
	2	250	156		Westminster Manor	401	1		8/28/2014	12/30/2014	290	$18,466	$11,839	$30,305	756114
	3	250	156		Westminster Manor	109	1		11/14/2014	1/28/2015	249	$15,355	$10,839	$26,194	760803
	4	250	156		Westminster Manor	112	1		11/17/2014	1/30/2015	244	$15,636	$12,759	$28,395	760805
	5	250	156		Westminster Manor	402	1		11/21/2014	2/26/2015	239	$13,673	$9,795	$23,468	762513
	6	250	156		Westminster Manor	405	1		12/15/2014	3/23/2015	211	$13,491	$10,087	$23,578	764056
	7	250	156		Westminster Manor	213	1		3/20/2015	5/13/2015	242	$14,500	$10,357	$24,857	771788
	8	250	156		Westminster Manor	103	1		4/13/2015	6/2/2015	230	$13,306	$10,261	$23,567	774017
	9	250	156		Westminster Manor	115	1		5/1/2015	6/18/2015	223	$12,937	$10,087	$23,024	776157
	10	250	156		Westminster Manor	114	1		6/26/2015	7/27/2015	235	$14,403	$10,429	$24,832	779316
	11	250	156		Westminster Manor	101	1		8/13/2015	10/22/2015	205	$12,273	$10,086	$22,359	783450
	12	250	156		Westminster Manor	409	1		9/11/2015	10/23/2015	203	$12,052	$9,048	$21,100	784281
	13	250	156		Westminster Manor	305	1	00101560305	11/4/2015	2/3/2016	232	$14,572	$10,400	$24,972	1051
	14	250	156		Westminster Manor	208	1	00101560208	1/22/2016	2/29/2016	209	$13,297	$10,244	$23,541	5248
	15	250	156		Westminster Manor	316	1	00101560316	1/18/2016	2/29/2016	217	$13,745	$10,154	$23,899	5246
	16	250	156		Westminster Manor	204	1	00101560204	2/9/2016	3/24/2016	232	$14,208	$8,178	$22,386	6042
	17	250	156		Westminster Manor	212	1	00101560212	3/7/2016	4/29/2016	223	$14,111	$10,063	$24,174	8230
	18	250	156		Westminster Manor	403	1	00101560403	08/02/16	10/28/16	241	$15,409	$8,655	$24,064	15650
	19	250	156		Westminster Manor	116	1	00101560116	08/02/16	10/28/16	240	$15,318	$8,665	$23,983	15648
	20	250	156		Westminster Manor	413	1	00101560413	8/8/2016	11/21/2016	233	$14,857	$9,356	$24,213	16452
	21	250	156		Westminster Manor	210	1	00101560210	10/5/2016	12/16/2016	249	$15,833	$9,098	$24,931	20246
	22	250	156		Westminster Manor	302	1	00101560302	11/14/2016	12/20/2016	233	$14,889	$9,216	$24,105	21558
	23	250	156		Westminster Manor	311	1	00101560311	2/21/2017	4/24/2017	250	$16,370	$10,325	$26,695	26402
	24	250	156		Westminster Manor	215	1	00101560215	3/31/2017	6/29/2017	189	$12,387	$10,293	$22,680	29207
	25	250	156		Westminster Manor	104	1	00101560104	8/15/2017	10/31/2017	249	$15,855	$9,426	$25,281	35372
	26	250	156		Westminster Manor	209	1	00101560209	5/12/2018	9/28/2018	198	$12,180	$10,564	$22,744	54662
	27	250	156		Westminster Manor	308	1	00101560308	8/3/2018	10/26/2018	200	$12,236	$12,711	$24,947	58683
	28	250	156		Westminster Manor	404	1	00101560404	10/17/2018	12/19/2018	190	$11,614	$11,335	$22,949	63578
	29	250	156		Westminster Manor	111	1	00101560111	9/1/2020	11/24/2020	240	15,600	14,646	30,246	107867
	30	250	156		Westminster Manor	205	1	00101560205	3/1/2021	6/11/2021	217	$14,123	$12,051	$26,174	117822
	31	250	156		Westminster Manor	113	1	00101560113	11/4/2021	1/19/2022	217	$14,051	$15,292	$29,343	127483
	32	250	156		Westminster Manor	410	1	00101560410	4/8/2022	6/30/2022	216	$14,120	$15,507	$29,627	133615
	33	250	156		Westminster Manor	312	1	00101560312	5/31/2022	7/26/2022	216	$15,761	$15,615	$31,376	135519
	34	250	156		Westminster Manor	110	1	00101560110	7/8/2022	10/10/2022	216	$15,816	$15,401	$31,217	138225
	35	250	156		Westminster Manor	309	1	00101560309	9/1/2022	12/7/2022	220	$16,334	$15,855	$32,189	140703
	36	250	156		Westminster Manor	216	1	00101560216	11/1/2022	1/9/2023	220	$16,531	$17,527	$34,058	143160
	37	250	156		Westminster Manor	109	1	00101560109	12/16/2022	2/16/2023	220	$16,520	$17,006	$33,526	144661

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	38	250	156		Westminster Manor	416	1	00101560416	3/30/2023	6/30/2023	224.0	$16,809	$16,576	$33,385	149889
	39	250	156		Westminster Manor	206	1	00101560206	8/21/2023	11/28/2023	220	$16,143	$17,448	$33,591	155688
	40	250	250		Westminster Manor	415	1	00101560415	11/7/2023	1/18/2024	214	$16,145	$19,865	$36,010	158287
	41	250	156		Westminster Manor	102	1	00101560102	3/12/2024	4/30/2024	218	$16,231	$18,578	$34,809	163565
	42	250	156		Westminster Manor	315	1	00101560315	4/8/2024	5/23/2024	210	$15,425	$19,245	$34,671	164570
	43	250	156		Westminster Manor	211	1	00101560211	6/12/2024	8/3/2024	220	$18,674	$22,002	$40,675	168199
	44	250	156		Westminster Manor	304	1	00101560304	1/2/2024	3/27/2024	220	$16,247	$17,128	$33,375	161791
	45	250	156	Remediation	Westminster Manor	414	1	00101560414	3/4/2024	4/26/2024	214	$15,835	$17,892	$33,727	162756
		Westminster		2013	Total Units	**60**	Upgraded	**45**	Remaining	**15**			Avg. $ (since 2022)	**$33,438**	
Yardley Arms															
	1	163	353		Yardley Arms	110	1		7/6/2006	7/28/2006	154	$6,886	$6,746	$13,633	538979
	2	163	353		Yardley Arms	211	1		7/26/2006	8/8/2006	131	$5,773	$6,488	$12,261	540028
	3	163	353		Yardley Arms	216	1		5/10/2007	5/25/2007	134	$5,695	$4,680	$10,375	566855
	4	163	353		Yardley Arms	315	1		7/1/2008	7/23/2008	243	$15,075	$7,440	$22,516	597569
	5	163	353		Yardley Arms	313	1		7/1/2008	7/28/2008	228	$13,354	$7,440	$20,794	597570
	6	163	353		Yardley Arms	218	1		1/23/2009	2/20/2009	284	$17,674	$7,993	$25,667	614611
	7	163	353		Yardley Arms	311	1		2/5/2009	3/11/2009	229	$14,643	$7,473	$22,115	616071
	8	163	353		Yardley Arms	205	1		3/31/2009	4/22/2009	278	$17,670	$6,953	$24,623	620151
	9	163	353		Yardley Arms	103	1		6/2/2009	7/27/2009	200	$12,424	$8,467	$20,891	625030
	10	163	353		Yardley Arms	106	1		8/19/2009	9/17/2009	233	$15,091	$7,313	$22,404	630229
	11	163	353		Yardley Arms	319	1		12/21/2009	Complete	262	$16,009	$6,410	$22,419	638555
	12	163	353		Yardley Arms	203	1		6/3/2010	7/15/2010	229	$13,450	$7,109	$20,559	648499
	13	163	353		Yardley Arms	105	1		5/28/2010	7/22/2010	223	$13,669	$8,004	$21,673	648240
	14	163	353		Yardley Arms	108	1		6/21/2010	7/27/2010	225	$13,889	$6,391	$20,279	649293
	15	163	353		Yardley Arms	220	1		7/6/2010	9/29/2010	234	$13,786	$8,193	$21,979	649984
	16	163	353		Yardley Arms	223	1		7/27/2010	10/1/2010	148	$9,396	$8,268	$17,664	651321
	17	163	353		Yardley Arms	202	1		7/28/2010	10/4/2010	211	$13,371	$6,820	$20,191	651332
	18	163	353		Yardley Arms	219	1		10/8/2010	12/6/2010	254	$15,339	$7,068	$22,407	655909
	19	163	353		Yardley Arms	316	1		11/30/2010	1/21/2011	256	$16,029	$7,673	$23,702	658616
	20	163	353		Yardley Arms	104	1		12/9/2010	1/28/2011	240	$14,587	$6,023	$20,610	659212
	21	163	353		Yardley Arms	117	1		1/27/2011	3/23/2011	258	$15,767	$8,126	$23,893	662168
	22	163	353		Yardley Arms	309	1		2/7/2011	3/24/2011	283	$17,455	$6,485	$23,940	662886
	23	163	353		Yardley Arms	101	1		3/31/2011	5/31/2011	241	$14,997	$7,662	$22,659	667497
	24	163	353		Yardley Arms	118	1		6/12/11	7/22/2011	231	$14,041	$7,407	$21,448	672670
	25	163	353		Yardley Arms	301	1		8/2/11	9/20/2011	275	$17,429	$8,093	$25,523	677242
	26	163	353		Yardley Arms	107	1		8/4/11	9/27/2011	200	$12,802	$7,222	$20,024	677497
	27	163	353		Yardley Arms	102	1	RAFN (GC) - 43		4/1/2011					
	28	163	353		Yardley Arms	113	1	RAFN (GC) - 44		4/1/2011					
	29	163	353		Yardley Arms	119	1	RAFN (GC) - 45		4/1/2011					
	30	163	353		Yardley Arms	221	1		3/30/12	6/7/2012	258	$15,019	$8,678	$23,697	694097
	31	163	353		Yardley Arms	314	1		4/23/12	7/3/2012	259	$15,727	$9,147	$24,874	69595
	32	163	353		Yardley Arms	224	1		6/12/12	8/28/2012	300	$18,681	$6,558	$25,238	698803
	33	163	353		Yardley Arms	321	1		11/15/12	1/25/2013	303	$18,648	$7,892	$26,540	707904
	34	163	353		Yardley Arms	206	1		11/20/12	1/30/2013	297	$18,039	$10,233	$28,272	709134
	35	163	353		Yardley Arms	112	1		12/26/12	1/31/2013	250	$14,525	$7,677	$22,202	711578
	36	163	353		Yardley Arms	114	1		2/7/13	4/1/2013	235	$14,192	$7,917	$22,109	714697
	37	163	353		Yardley Arms	222	1		2/6/13	4/10/2013	249	$15,592	$8,752	$24,532	714614
	38	163	353		Yardley Arms	305	1		6/27/2014	10/15/2014	264	$16,225	$8,442	$24,668	750346
	39	163	353		Yardley Arms	110	1		8/28/2015	10/2/2015	186	$11,738	$7,477	$19,214	783348
	40	163	353		Yardley Arms	302	1		9/14/2015	11/10/2015	193	$12,103	$10,468	$22,571	784416
	41	163	353		Yardley Arms	322	1		9/25/2015	11/13/2015	211	$13,358	$11,013	$24,370	785579
	42	163	353		Yardley Arms	303	1		10/30/2015	12/23/2015	207	$13,143	$10,112	$23,255	162
	43	163	353		Yardley Arms	204	1	00303530204	1/6/2015	2/16/2016	200	$12,662	$9,776	$22,438	3780
	44	163	353		Yardley Arms	307	1	00303530307	2/24/2016	4/20/2016	222	$13,660	$9,206	$22,865	6367
	45	163	353		Yardley Arms	116	1	00303530116	9/27/2016	11/30/2016	246	$15,538	$11,484	$27,022	18793
	46	163	353		Yardley Arms	207	1	00303530207	01/11/17	3/30/2017	216	$14,204	$12,680	$26,884	23882
	47	163	353		Yardley Arms	111	1	303530111	3/9/2017	6/9/2017	204	$13,116	$10,883	$23,999	26873
	48	485	353		Yardley Arms	217	1	303520217	6/1/2017	7/19/2017	200	$13,103	$9,664	$22,767	30848
	49	163	353		Yardley Arms	313	1	00303530313	1/2/2018	2/21/2018	202	$13,197	$8,669	$21,865	43417
	50	163	353		Yardley Arms	311	1	00303530311	1/2/2018	2/23//18	205	$13,434	$6,604	$20,038	43416
	51	163	353		Yardley Arms	212	1	303530212	9/6/2018	12/12/2018	239	$14,352	$11,505	$25,857	60482
	52	163	353		Yardley Arms	113	1	00303533113	6/11/19	7/30/19	294	$18,801	$12,675	$31,475	78704
	53	163	352		Yardley Arms	312	1	00303533312	12/16/2019	2/21/2020	235	$14,132	$12,747	$26,879	92772
	54	163	352		Yardley Arms	318	1	00303533318	12/10/2019	2/27/2020	229	$14,656	$15,064	$29,720	88615
	55	163	352		Yardley Arms	213	1	00303533213	12/29/2020	2/24/2021	260	$16,433	$13,358	$29,791	112111
	56	163	352		Yardley Arms	201	1	00303533201	12/17/2020	3/24/2022	255	$19,101	$13,823	$32,924	127132
	57	163	353		Yardley Arms	210	1	00303530210	12/5/2022	3/20/2023	267	$21,051	$14,571	$35,622	142939
	58	163	353		Yardley Arms	115	1	00303530115	1/2/2023	3/28/2023	240	$19,309	$14,488	$33,797	142939
	59	163	353		Yardley Arms	304	1	00303530304	4/7/2023	8/1/2023	261	$19,182	$15,105	$34,287	148107
	60	163	353		Yardley Arms	222	1	00303530222	6/11/2024	9/25/2024	191	$16,539	$9,991	$26,530	167252
		Yardley Arms		1970	Total Units	**67**	Upgraded	**60**	Remaining	**7**			Avg. $ (since 2022)	**$32,559**	
EGIS & Misc. Tax Credit Partnership															
Brittany Park															
	1	164	354		Brittany Park	206	1		11/27/2006	12/19/2006	123	$5,412	$5,763	$11,175	551307
	2	164	354		Brittany Park	110	1		6/1/2007	7/5/2007	158	$6,715	$5,028	$11,743	569061
	3	164	354		Brittany park	114	1		3/4/2010	4/26/2010	229	$13,779	$6,558	$20,337	642864
	4	164	354		Brittany Park	209	1	ARRA	5/3/2010	8/18/2010	425	$27,275	$15,729	$43,004	646868
	5	164	354		Brittany Park	315	1		5/11/2011	6/23/2011	258	$16,630	$7,753	$24,383	669555
	6	164	354		Brittany Park	113	1	ARRA	6/1/2011	9/1/2011	390	$25,110	$15,217	$40,327	670909
	7	164	354		Brittany Park	115	1	ARRA	7/5/2011	9/30/2011	366	$23,692	$18,085	$41,778	674110
	8	164	354		Brittany Park	310	1		5/21/2012	7/30/2012	234	$13,277	$7,518	$20,795	697417
	9	164	354		Brittany Park	204	1		3/31/2013	5/30/2013	249	$15,985	$8,727	$24,712	720063
	10	164	354		Brittany Park	107	1		1/22/2014	4/18/2014	293	$16,831	$9,827	$26,658	737807

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	11	164	354		Brittany Park	311	1		3/2/2014	4/28/2014	251	$15,935	$9,949	$25,884	741100
	12	164	354		Brittany Park	312	1		2/23/2015	3/30/2015	216	$13,470	$9,857	$23,327	768049
	13	164	354		Brittany Park	112	1		2/9/2015	3/24/2015	229	$14,525	$10,261	$24,786	768312
	14	164	354		Brittany Park	301	1		7/29/2015	9/28/2015	213	$13,425	$10,279	$23,703	781294
	15	164	354		Brittany Park	203	1		8/20/2015	9/24/2015	239	$14,986	$10,193	$25,179	782791
	16	164	354		Brittany Park	305	1	00303540305	1/29/2016	3/10/2016	201	$12,741	$10,994	$23,735	4713
	17	164	354		Brittany Park	314	1	00303540314	3/1/2016	4/29/2016	202	$12,750	$9,759	$22,509	6576
	18	164	354		Brittany Park	202	1	00303540202	7/6/2016	9/29/2016	300	$18,795	$10,567	$29,362	14184
	19	164	354		Brittany Park	308	1	00303540308	01/04/17	3/22/2017	201	$13,212	$11,300	$24,513	23616
	20	164	354		Brittany Park	206	1	303540206	3/24/2017	4/28/2017	196.0	$12,780	$9,447	$22,227	27585
	21	164	354		Brittany Park	215	1	00303540215	03/10/17	5/8/2017	198	$13,010	$9,944	$22,954	26872
	22	164	354		Brittany Park	205	1	303540205	5/22/2017	7/13/2017	206	$13,482	$8,943	$22,425	30320
	23	164	354		Brittany Park	201	1	00303540201	5/28/2020	7/29/2020	246	$15,286	$13,030	$28,316	103282
	24	164	354		Brittany Park	316	1	00303540316	5/28/2020	8/18/2020	250	$16,500	$13,867	$30,367	103126
	25	164	354		Brittany Park	207	1	00303540207	7/29/2020	10/22/2020	275	18,425	13,834	32,259	106039
	26	164	354		Brittany Park	304	1	00303540304	8/18/2020	10/27/2020	270	19,642	13,949	33,591	106952
	27	164	354		Brittany Park	105	1	00303540105	10/27/2020	1/5/2021	287	$18,319	$16,375	$14,852	109990
	28	164	354		Brittany Park	210	1	00303540210	1/4/2021	3/4/2021	254	$16,782	$14,451	$31,233	112380
	29	164	354		Brittany Park	313	1	00303540313	2/2/2021	4/13/2021	250	$15,337	$12,988	$28,325	113706
	30	164	354		Brittany Park	216	1	00303540216	5/24/2021	7/29/2021	248	$16,099	$15,269	$31,368	118549
	31	164	354		Brittany Park	204	1	00303540204	6/23/2021	8/24/2021	246	$14,460	$10,934	$25,394	120148
	32	164	354		Brittany Park	303	1	00303540303	9/27/2021	12/15/2021	272	$17,647	$13,307	$30,954	123886
	33	164	354		Brittany Park	214	1	00303540214	12/23/2021	3/10/2022	275	$18,672	$13,742	$32,414	128274
	34	164	354		Brittany Park	211	1	00303540211	10/4/2022	12/22/2022	371	$24,950	$15,059	$40,009	139891
	35	164	354		Brittany Park	317	1	00303540317	11/30/2022	2/16/2023	240	$18,637	$14,699	$33,336	142793
	36	164	354		Brittany Park	117	1	00303540117	12/22/2022	3/13/2023	237	$17,545	$13,970	$31,515	145101
	37	164	354		Brittany Park	213	1	00303540213	5/17/2023	8/3/2023	276	$20,830	$15,805	$36,635	150088
	38	164	354		Brittany Park	307	1	00303540307	6/2/2023	8/15/2023	181	$13,402	$16,077	$29,479	150482
	39	164	354		Brittany Park	309	1	00303540309	8/13/2023	10/24/2023	274	$22,681	$15,336	$38,017	154091
	40	164	354		Brittany Park	212	1	00303540212	11/29/2023	2/12/2024	286	$21,628	$17,802	$39,430	158381
		Brittany Park		1970	Total Units	**43**	Upgraded	**40**	Remaining	**3**			Avg. $ (since 2022)	**$35,104**	
Casa Madrona															
	1	168	553		Casa Madrona	106	1		6/28/2007	7/13/2007	134	5,695	$5,313	$11,008	570357
	2	168	553		Casa Madrona	123	1		1/23/2009	1/23/2009	184	10,991.18	$6,134	$17,125	614311
	3	168	553		Casa Madrona	266	1		2/27/2009	3/24/2009	160	9,678.39	$7,411	$17,090	617954
	4	168	553		Casa Madrona	118	1		2/24/2011	3/23/2011	194	11,582.07	$5,371	$16,953	664610
	5	168	553		Casa Madrona	112	1		4/20/2011	6/6/2011	279	17,003.64	$6,475	$23,479	668188
	6	168	553		Casa Madrona	107	1	Capital Const - 3		1/1/2010					
	7	168	553		Casa Madrona	132	1	Capital Const - 4		1/1/2010					
	8	168	553		Casa Madrona	103	1	Capital Const - 5		1/1/2010					
	9	168	553		Casa Madrona	121	1		1/9/2012	2/27/2012	229	$14,533	$6,584	$21,117	688546
	10	168	553		Casa Madrona	268	1		4/2/2012	5/29/2012	180	$11,616	$6,473	$18,088	694307
	11	168	553		Casa Madrona	269	1		4/2/2012	5/26/2012	185	$11,839	$5,792	$17,631	694309
	12	168	553		Casa Madrona	270	1		5/1/2012	7/17/2012	224	$11,788	$7,338	$19,126	696139
	13	168	553		Casa Madrona	248	1		10/24/2012	12/7/2012	191	$12,279	$6,798	$19,549	707382
	14	168	553		Casa Madrona	255	1		3/12/2013	6/6/2013	257	$15,640	$7,038	$22,678	717234
	15	168	553		Casa Madrona	247	1		7/10/2013	9/26/2013	241	$15,345	$7,183	$22,528	725561
	16	168	354		Casa Madrona	108	1		2/28/2014	5/23/2014	187	$11,939	$6,692	$18,631	739677
	17	168	553		Casa Madrona	256	1		7/31/2014	10/23/2014	253	$15,685	$7,835	$23,520	755857
	18	168	553		Casa Madrona	257	1		8/3/2014	10/28/2014	205	$12,506	$8,714	$21,220	755858
	19	168	553		Casa Madrona	236	1		3/2/2015	4/16/2015	202	$12,430	$8,372	$20,802	770683
	20	168	553		Casa Madrona	117	1		2/23/2015	4/16/2015	203	$12,279	$8,430	$20,709	769425
	21	168	553		Casa Madrona	252	1		4/21/2015	5/29/2015	206	$13,098	$8,785	$21,883	775147
	22	168	553		Casa Madrona	128	1		4/23/2015	5/29/2015	210	$13,426	$9,196	$22,622	775326
	23	168	553		Casa Madrona	246	1		4/28/2015	5/29/2015	203	$12,899	$8,491	$21,390	775522
	24	168	553		Casa Madrona	245	1		6/1/2015	6/30/2015	191	$12,083	$8,976	$21,059	777751
	25	168	553		Casa Madrona	101	2		6/1/2015	6/30/2015	187	$11,799	$10,050	$21,849	777733
	26	168	553		Casa Madrona	238	1		6/8/2015	7/21/2015	204	$12,868	$9,593	$22,461	778243
	27	168	553		Casa Madrona	250	1		6/8/2015	7/21/2015	211	$13,451	$9,713	$23,165	778244
	28	168	553		Casa Madrona	264	1		6/30/2015	8/27/2015	205	$12,989	$8,667	$21,655	779918
	29	168	553		Casa Madrona	234	1		9/17/2015	11/30/2015	254	$15,267	$9,094	$24,361	786176
	30	168	553		Casa Madrona	267	1	00505530267	2/16/2016	3/25/2016	208	$13,232	$8,594	$21,826	5888
	31	168	553		Casa Madrona	109	1	00505530109	3/11/2016	6/7/2016	215	$13,805	$9,444	$23,249	7530
	32	168	553		Casa Madrona	102	1	00505530102	7/7/2016	8/19/2016	203	$12,851	$9,731	$22,582	14248
	33	168	553		Casa Madrona	126	1	00505530126	7/7/2016	8/29/2016	209	$13,217	$10,106	$23,322	14249
	34	168	553		Casa Madrona	111	1	00505530111	08/02/16	10/24/16	202	$12,894	$10,493	$23,387	16008
	35	168	553		Casa Madrona	239	1	00505530239	08/04/46	10/24/16	207	$13,275	$9,589	$22,864	16009
	36	168	553		Casa Madrona	260	1	00505530260	11/16/2016	12/18/2016	191	$12,191	$9,223	$21,414	21265
	37	168	553		Casa Madrona	114	1	00505530114	11/7/2016	12/27/2016	193	$12,257	$9,032	$21,289	20912
	38	168	553		Casa Madrona	253	1	00505530253	11/7/2016	12/28/2016	185	$11,705	$8,879	$20,584	20911
	39	168	553		Casa Madrona	113	1	00505530113	01/31/17	4/5/2017	225	$14,759	$9,876	$24,635	24883
	40	168	554		Casa Madrona	265	1	00505540265	2/8/2018	4/17/2018	236	$15,467	$8,538	$24,005	46873
	41	168	553		Casa Madrona	240	1	505530240	7/25/2018	10/18/2018	253	$15,622	$10,218	$25,840	60078
	42	168	553		Casa Madrona	249	1	505530249	12/13/2018	2/1/2019	251	$15,472	$13,935	$29,407	67450
	43	168	553		Casa Madrona	110	1	00505530110	12/3/2018	3/25/2019	455	$27,620	$17,118	$44,738	66631
	44	168	553		Casa Madrona	235	1	00505530235	5/2/2019	6/22/2019	173	$10,263	$11,182	$21,444	75789
	45	168	553		Casa Madrona	115	1	00505530115	10/8/19	1/10/20	286	$22,029	$13,050	$35,079	86903
	46	168	553		Casa Madrona	233	1	00505530115	11/30/19	1/24/20	263	$17,055	$12,880	$29,935	93707
	47	168	553		Casa Madrona	104	1	00505530104	12/17/2020	3/12/2020	238	$15,778	$11,323	$27,101	96464
	48	168	553		Casa Madrona	107	1	00505530107	12/20/2020	3/13/2020	196	$12,099	$11,234	$23,333	96465
	49	168	553		Casa Madrona	242	1	00505530242	3/27/2020	6/3/2020	247	$15,210	$12,825	$28,035	100626
	50	168	553		Casa Madrona	125	1	00505530125	8/4/2020	10/2/2020	231	$15,708	$13,217	$28,925	107397
	51	168	553		Casa Madrona	116	2	00505530116	1/14/2021	4/2/2021	250	$16,162	$13,003	$29,165	113190
	52	168	553		Casa Madrona	241	2	00505530241	4/30/2021	6/24/2021	262	$17,254	$11,553	$28,807	117108
	53	168	553		Casa Madrona	244	2	00505530244	10/5/2021	12/21/2021	272	$17,796	$13,695	$31,491	124584

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	54	168	553		Casa Madrona	106	2	00505530106	12/21/2021	3/7/2022	299	$19,827	$11,515	$31,342	128334
	55	168	553		Casa Madrona	263	1	00505530263	5/31/2023	8/25/2023	221	$16,173	$15,795	$31,968	150479
	56	168	553		Casa Madrona	243	1	00505530243	6/2/2023	8/25/2023	197	$14,639	$14,737	$29,376	150477
		Casa Madrona		1973	Total Units	**70**	Upgraded	**56**	Remaining	**14**			Avg. $ (since 2022)	**$30,895**	
Eastbridge				2010	Total Units	**13**	*Newly Built*		Remaining	**13**					
Fairwind				2013	Total Units	**87**	*Newly Built*		Remaining	**87**					
Greenriver Homes					***CCD Renovated 2012***										
				1958	Total Units	**70**	*Complete Renovation*		Remaining	**70**					
Gustaves Manor															
	1	149	554		Gustaves Manor	506	1		1/6/2009	1/22/2009	184	$11,603	$7,763	$19,367	614156
	2	149	554		Gustaves Manor	309	1		3/2/2009	3/13/2009	213	$13,254	$6,638	$19,892	617931
	3	149	554		Gustaves Manor	102	1		4/2/2009	4/14/2009	156	$9,592	$4,240	$13,832	620294
	4	149	554		Gustaves Manor	402	1		10/12/2009	10/27/2009	202	$12,708	$6,170	$18,878	633568
	5	149	554		Gustaves Manor	166	1		1/1/2010	1/21/2010	178	$10,845	$7,093	$17,937	639082
	6	149	554		Gustaves Manor	308	1		2/7/2011	2/28/2011	228	$14,652	$7,281	$21,933	663007
	7	149	554		Gustaves Manor	405	1		5/6/2011	6/13/2011	195	$12,363	$6,979	$19,342	670491
	8	149	554		Gustaves Manor	206	1		1/1/2012	2/17/2012	164	$10,532	$6,852	$17,384	688559
	9	149	554		Gustaves Manor	101	1	00505540101	2/16/2016	4/6/2016	199	$12,715	$9,254	$21,969	5886
	10	149	554		Gustaves Manor	313	1	00505540313	5/2/2016	5/27/2016	200	$12,302	$9,691	$21,993	10598
	11	149	554		Gustaves Manor	311	1	00505540311	6/28/2016	7/27/2016	246	$15,710	$9,678	$25,388	13515
	12	149	554		Gustaves Manor	304	1	00505540304	7/5/2016	7/29/2016	198	$12,404	$9,540	$21,943	14051
	13	149	554		Gustaves Manor	502	1	00505540502	7/29/2016	8/31/2016	241	$15,273	$9,771	$25,044	15653
	14	149	554		Gustaves Manor	314	1	00505540314	8/8/2016	9/20/2016	237	$15,027	$10,612	$25,639	16011
	15	149	554		Gustaves Manor	404	1	00505540404	09/16/16	10/31/16	260	$16,507	$9,489	$25,996	18791
	16	149	554		Gustaves Manor	201	1	00505540201	10/13/2016	12/6/2016	239	$15,223	$10,746	$25,969	19555
	17	149	554		Gustaves Manor	202	1	00505540202	12/15/16	2/7/2017	222	$14,555	$10,247	$24,802	22792
	18	149	554		Gustaves Manor	503	1	00505540503	2/1/2017	2/28/2017	193	$12,643	$10,961	$23,604	24884
	19	149	554		Gustaves Manor	302	1	00505540302	02/24/17	4/10/2017	219	$14,301	$9,096	$23,397	26022
	20	149	554		Gustaves Manor	305	1	505540305	4/19/2017	6/23/2017	199	$13,104	$10,674	$23,777	28828
	21	149	554		Gustaves Manor	403	1	505540403	6/26/2017	7/25/2017	230	$15,186	$10,802	$25,988	32039
	22	149	554		Gustaves Manor	203	1	505540203	7/5/2017	8/17/2017	211	$13,793	$11,511	$25,304	32415
	23	149	554		Gustaves Manor	103	1	505540103	8/21/2017	9/29/2017	205	$13,338	$11,357	$24,695	35021
	24	149	554		Gustaves Manor	310	1	505540310	8/21/2017	11/28/2017	198	$12,921	$11,994	$24,915	35830
	25	149	554		Gustaves Manor	504	1	505540504	9/11/2017	11/30/2017	198	$12,729	$11,361	$24,090	35975
	26	149	554		Gustaves Manor	303	1	505540303	12/4/2017	1/18/2018	240	$15,731	$11,826	$27,556	41168
	27	149	554		Gustaves Manor	501	1	505540501	2/20/2018	3/30/2018	212	$13,955	$10,474	$24,429	47327
	28	149	554		Gustaves Manor	505	1	505540505	5/1/2018	6/14/2018	215	$14,125	$12,551	$26,676	52620
	29	149	554		Gustaves Manor	406	1	00505540406	7/1/19	8/9/19	276	$17,301	$14,836	$32,137	80197
	30	149	554		Gustaves Manor	401	1	00505540401	7/3/19	8/15/19	298	$18,887	$14,427	$33,314	80685
	31	149	554		Gustaves Manor	306	1	00505540306	7/3/19	8/27/19	221	$13,580	$14,762	$28,342	80648
	32	149	554		Gustaves Manor	312	1	00505540312	9/6/19	10/11/19	281	$17,370	$14,659	$32,029	86149
	33	149	554		Gustaves Manor	307	1	00505540307	11/4/2019	12/31/2019	306	$20,910	$12,234	$33,144	89103
	34	149	7-Jul		Gustaves Manor	1	1	00505540204	4/5/2023	6/30/2023	292	$21,191	$22,479	$43,670	147997
		Gustaves Manor		1982	Total Units	**35**	Upgraded	**34**	Remaining	**1**			Avg. $ (since 2022)	**$43,670**	
Mardi Gras															
	1	146	450		Mardi Gras	105	1		10/31/2006	11/17/2006	135	$6,068	$3,205	$9,273	548858
	2	146	450		Mardi Gras	207	1		1/2/2007	1/22/2007	50	$2,223	$3,819	$6,042	
	3	146	450		Mardi Gras	222	1		2/28/2007	3/14/2007	144	$6,164	$4,469	$10,633	561454
	4	146	450		Mardi Gras	112	1		6/6/2007	6/18/2007	137	$6,165	$4,320	$10,485	568704
	5	146	450		Mardi Gras	301	1		8/1/2007	8/22/2007	156	$6,915	$4,474	$11,389	572983
	6	146	450		Mardi Gras	204	1		11/1/2007	11/28/2007	129	$5,725	$4,290	$10,015	580109
	7	146	450		Mardi Gras	103	0	Capital Const - 6		8/1/2009					
	8	146	450		Mardi Gras	110	0	Capital Const - 7		8/1/2009					
	9	146	450		Mardi Gras	117	0	Capital Const - 8		8/1/2009					
	10	146	450		Mardi Gras	108	1		2/28/2010	4/5/2010	220	$14,056	$5,811	$19,868	642974
	11	146	450		Mardi Gras	213	1		2/23/2010	4/15/2010	180	$11,426	$3,571	$14,997	643203
	12	146	450		Mardi Gras	310	1		5/3/2010	5/28/2010	274	$17,378	$6,171	$23,549	646573
	13	146	450		Mardi Gras	215	1		1/27/2011	2/16/2011	194	$12,400	$5,758	$18,158	662307
	14	146	450		Mardi Gras	312	1		3/28/2012	4/30/2012	171	$10,855	$5,644	$16,499	694594
	15	146	450		Mardi Gras	208	1		4/26/2012	5/25/2012	171	$10,798	$5,733	$16,531	696044
	16	146	450		Mardi Gras	307	1		5/15/2012	7/31/2012	158	$10,190	$5,328	$15,518	699903
	17	146	450		Mardi Gras	302	1		3/14/2014	5/13/2014	180	$11,478	$6,935	$18,413	743077
	18	146	450		Mardi Gras	101	1		2/6/2013	3/20/2013	217	$13,893	$7,480	$21,373	715814
	19	146	450		Mardi Gras	214	1		9/3/2013	11/25/2013	189	$11,907	$6,258	$18,165	731121
	20	146	450		Mardi Gras	115	1	00404500115	8/14/19	9/20/19	259	$16,219	$13,322	$29,541	83182
	21	146	450		Mardi Gras	109	1	00404500109	10/4/2019	11/23/2019	244	$14,955	$13,245	$28,200	86288
	22	146	450		Mardi Gras	113	1	00404500113	8/28/19	10/2/19	225	$13,980	$13,452	$27,432	84800
	23	146	450		Mardi Gras	306	1	00404500306	1/4/2021	3/3/2021	254	$16,813	$11,323	$28,136	112414
	24	146	450		Mardi Gras	206	1	00404500206	4/19/2021	6/17/2021	265	$16,542	$12,598	$29,140	117567
	25	146	450		Mardi Gras	216	1	00404500216	6/16/2021	9/3/2021	269	$17,472	$12,668	$30,140	121224
	26	146	450		Mardi Gras	107	1	00404500107	6/30/2021	9/13/2021	244	$15,978	$12,449	$28,427	121226
	27	146	450		Mardi Gras	313	1	00404500313	10/25/2021	1/24/2022	232	$16,146	$13,573	$29,719	126909
	28	146	450		Mardi Gras	218	1	00404500313	4/20/2022	6/30/2022	220	$14,669	$11,374	$26,043	133562
	29	146	450		Mardi Gras	207	1	00404500207	7/11/2022	9/21/2022	235	$17,599	$11,984	$29,583	136726
	30	146	450		Mardi Gras	319	1	00404500319	8/22/2022	10/19/2022	258	$19,273	$12,457	$31,730	137772
	31	146	450		Mardi Gras	320	1	00404500319	9/19/2022	12/1/2022	231	$16,370	$13,797	$30,167	139156

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	32	146	450		Mardi Gras	308	1	00404500308	11/16/2022	2/1/2023	203	$15,860	$12,533	$28,393	142803
	33	146	450		Mardi Gras	322	1	00404500319	12/14/2022	3/1/2023	220	$16,273	$13,681	$29,954	145571
	34	146	450		Mardi Gras	221	1	00404500221	12/30/2022	3/17/2023	233	$17,342	$14,784	$32,126	145103
	35	146	450		Mardi Gras	217	1	00404500217	8/21/2023	10/24/2023	217	$15,716	$14,543	$30,259	145103
	36	146	450	Prev 2009	Mardi Gras	110	1	00404500110	1/31/2024	4/4/2024	233	$17,042	$16,545	$33,587	160631
	37	146	450		Mardi Gras	304	1	00404500304	4/30/2024	7/18/2024	231	$20,376	$15,409	$35,785	166310
		Mardi Gras		1970	Total Units	**60**	Upgraded	**37**	Remaining	**24**			Avg. $ (since 2022)	**$30,668**	
								Note: (1) unit required 2nd upgrade.							
Munro Manor															
	1	163	352		Munro Manor	11	1		10/2/2006	10/23/2006	187	$8,228	$4,019	$12,237	546285
	2	163	352		Munro Manor	103	1		10/16/2007	10/22/2007	183	$8,235	$5,596	$13,831	578705
	3	163	352		Munro Manor	10	1		1/8/2009	2/5/2009	212	$13,780	$6,751	$21,189	613895
	4	163	352		Munro Manor	121	1		2/22/2010	4/8/2010	216	$13,728	$7,675	$21,403	641972
	5	163	352		Munro Manor	119	1		3/5/2010	4/16/2010	191	$11,642	$7,259	$18,901	643021
	6	163	352		Munro Manor	20	1	ARRA	7/26/2010	7/26/2010	400	$25,968	$29,168	$55,136	646424
	7	163	352		Munro Manor	212	1		2/7/2011	3/10/2011	294	$17,945	$6,598	$24,543	662887
	8	163	352		Munro Manor	14	1	ARRA	3/21/2011	5/20/2011	415	$26,741	$17,367	$44,107	665971
	9	163	352		Munro Manor	118	1		5/26/2011	6/30/2011	254	$15,467	$8,149	$23,616	671031
	10	163	352		Munro Manor	21	1	ARRA	7/12/2011	11/14/2011	428	$27,626	$16,477	$44,103	674698
	11	163	352		Munro Manor	213	1		1/30/2012	3/14/2012	269	$15,943	$8,567	$24,510	689877
	12	163	352		Munro Manor	13	1		4/18/2012	6/15/2012	184	$11,205	$9,677	$20,882	695401
	13	163	352		Munro Manor	12	1		3/25/2013	5/31/2013	213	$13,190	$9,302	$22,492	717625
	14	163	352		Munro Manor	114	1		8/30/2013	11/15/2013	224	$14,224	$8,090	$22,923	728027
	15	163	352		Munro Manor	19	1		10/31/2013	12/31/2013	205	$12,437	$9,978	$22,415	732027
	16	163	352		Munro Manor	108	1		6/30/2014	9/19/2014	265	$16,196	$8,123	$24,319	750559
	17	163	352		Munro Manor	104	1		9/15/2014	11/13/2014	211	$12,850	$9,113	$21,963	756084
	18	163	352		Munro Manor	210	1		11/14/2014	12/30/2014	218	$13,824	$8,446	$22,269	760369
	19	163	352		Munro Manor	101	1		2/27/2015	3/31/2015	230	$14,610	$10,552	$25,162	769710
	20	163	352		Munro Manor	112	1		4/30/2015	5/29/2015	200	$12,417	$10,985	$23,402	775690
	21	163	352		Munro Manor	316	1		4/28/2015	6/5/2015	213	$13,226	$10,279	$23,505	775533
	22	163	352		Munro Manor	116	1		4/29/2015	6/8/2015	216	$13,553	$10,579	$24,133	775608
	23	163	352		Munro Manor	319	1		6/16/2015	7/29/2015	196	$11,408	$10,180	$21,588	778618
	24	163	352		Munro Manor	208	1		8/28/2015	10/9/2015	174	$10,922	$10,081	$21,002	783349
	25	163	352		Munro Manor	16	1		10/5/2015	12/8/2015	197	$12,517	$10,920	$23,437	785656
	26	163	352		Munro Manor	201	1	00303520201	11/30/2015	1/20/2016	225	$14,253	$9,797	$24,050	1454
	27	163	352		Munro Manor	18	1	00303520018	2/1/2016	3/16/2016	199	$12,663	$12,116	$24,778	5184
	28	163	352		Munro Manor	15	1	00303520015	3/28/2016	5/26/2016	248	$15,287	$10,841	$26,128	8169
	29	163	352		Munro Manor	111	1	00505320111	11/17/2016	1/30/2017	213	$13,910	$11,814	$25,724	21264
	30	163	352		Munro Manor	314	1	00303520314	12/28/2016	1/31/2017	209	$13,612	$11,197	$24,809	23274
	31	163	352		Munro Manor	214	1	303520214	3/29/2017	6/13/2017	203	$13,225	$10,955	$24,180	27809
	32	163	352		Munro Manor	217	1	303520217	6/22/2017	8/28/2017	200	$13,576	$11,496	$25,072	31874
	33	163	352		Munro Manor	107	1	303520107	8/2/2017	10/17/2017	200	$13,091	$12,126	$25,217	33916
	34	163	352		Munro Manor	209	1	303520209	8/4/2017	10/23/2017	199	$12,984	$13,119	$26,103	34101
	35	163	352		Munro Manor	321	1	303520321	4/3/2018	5/29/2018	238	$15,651	$10,910	$26,560	50778
	36	163	352		Munro Manor	216	1	00303520216	12/26/2018	3/5/2019	303	$18,591	$9,164	$27,755	68040
	37	163	352		Munro Manor	211	1	00303520211	3/13/2019	5/16/2019	409	$24,972	$13,018	$37,990	72524
	38	163	352		Munro Manor	218	1	00303520218	4/3/2019	5/23/2019	325	$20,447	$14,043	$34,490	73731
	39	163	352		Munro Manor	221	1	00303520221	5/31/19	7/17/19	275	$17,147	$13,215	$30,362	77925
	40	163	352		Munro Manor	109	1	00303520109	5/30/19	7/18/19	292	$18,591	$13,616	$32,207	78442
	41	163	352		Munro Manor	203	1	00303520203	8/1/19	9/16/19	255	$16,094	$14,523	$30,617	82292
	42	163	352		Munro Manor	207	1	00303520207	9/30/2019	11/19/2019	252	$15,808	$14,423	$30,231	86013
	43	163	352		Munro Manor	202	1	00303520202	10/4/2019	11/24/2019	279	$15,248	$14,216	$29,464	87244
	44	163	352		Munro Manor	17	1	00303520017	11/21/2019	2/14/2020	274	$1,338	$14,242	$15,580	92107
	45	163	352		Munro Manor	206	1	00303520206	11/26/2019	2/21/2020	218	$13,952	$13,630	$27,582	92108
	46	163	352		Munro Manor	121	1	00303520121	12/21/2019	2/28/2020	237	$14,963	$14,442	$29,405	93598
	47	163	352		Munro Manor	313	1	00303520313	2/21/2020	5/5/2020	294	$19,404	$13,692	$33,096	97936
	48	163	352		Munro Manor	200	1	00303520200	7/12/2021	10/4/2021	250	$14,966	$12,921	$27,887	120797
	49	163	352		Munro Manor	11	1	00303520011	12/31/2021	3/17/2022	257	$16,902	$14,436	$31,338	128276
	50	163	352		Munro Manor	204	1	00303520204	2/14/2022	4/26/2022	255	$16,040	$15,172	$31,212	130300
	51	163	352		Munro Manor	215	1	00303520215	3/17/2022	6/6/2022	270	$17,550	$15,307	$32,857	132304
	52	163	352		Munro Manor	20	1	00303520020	12/5/2022	2/28/2023	220	$13,356	$17,614	$30,970	142939
	53	163	352		Munro Manor	314	1	00303520314	4/3/2024	7/2/2024	213	$15,197	$14,479	$29,677	164342
	54	163	352		Munro Manor	315	1	00303520315	5/17/2024	7/11/2024	201	$16,493	$19,345	$35,838	165906
	55	163	352		Munro Manor	312	1	00303520312	7/2/2024	9/11/2024	212	$17,436	$15,603	$33,039	168541
	56	163	352		Munro Manor	10	1	00303520010	6/26/2020	9/17/2024	212	$17,701	$16,352	$34,052	168537
		Munro Manor		1971	Total Units	**60**	Upgraded	**56**	Remaining	**4**			Avg. $ (since 2022)	**$32,521**	
Nia Apartments				2008	Total Units	**40**	*Newly Built*		Remaining	**40**					
Paramount House															
	1	128	150		Paramount House	312	1		8/28/2006	9/15/2006	168	$7,545	$3,905	$11,450	542913
	2	128	150		Paramount House	212	1		10/30/2006	11/20/2006	161	$7,266	$6,165	$13,431	548584
	3	128	150		Paramount House	317	1		1/29/2007	2/23/2007	132	$5,841	$7,433	$13,274	558068
	4	128	150		Paramount House	116	Alcove		3/13/2007	3/30/2007	167	$7,469	$5,391	$12,860	562619
	5	128	150		Paramount House	207	Alcove		4/3/2007	5/1/2007	186	$8,137	$5,303	$13,439	563880
	6	128	150		Paramount House	311	Alcove		4/26/2007	6/1/2007	147	$6,562	$5,122	$11,684	565902
	7	128	150		Paramount House	203	Alcove		7/2/2007	8/8/2007	130	$5,733	$5,757	$11,490	570673
	8	128	150		Paramount House	323	Alcove		7/13/2007	8/8/2007	127	$5,673	$4,982	$10,656	571601
	9	128	150		Paramount House	315	Alcove		9/26/2007	10/16/2007	152	$6,754	$4,823	$11,577	577489
	10	128	150		Paramount House	107	Alcove		10/12/2007	10/31/2007	151	$6,704	$5,203	$11,907	578545
	11	128	150		Paramount House	217	1		3/24/2009	4/10/2009	196	$11,372	$8,666	$20,038	619649
	12	128	150		Paramount House	302	1		3/8/2011	4/13/2011	185	$10,483	$9,119	$19,602	665121
	13	128	150		Paramount House	109	1		4/29/2011	5/20/2011	178	$10,098	$6,745	$16,843	668667
	14	128	150		Paramount House	204	1		1/5/2012	3/9/2012	166	$9,032	$7,199	$16,231	688333

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	15	128	150		Paramount House	202	1		3/29/2012	5/10/2012	179	$10,111	$6,128	$16,239	694286
	16	128	150		Paramount House	103	1		4/2/2012	5/10/2012	171	$9,873	$6,895	$16,768	694285
	17	128	150		Paramount House	121	1		5/2/2012	6/21/2012	169	$10,697	$7,759	$18,455	696502
	18	128	150		Paramount House	108	1		6/5/2012	7/20/2012	176	$9,542	$8,236	$17,778	698342
	19	128	150		Paramount House	210	1		7/6/2012	8/21/2012	171	$9,726	$7,488	$17,214	700271
	20	128	150		Paramount House	209	1		10/22/2012	11/15/2012	170	$9,974	$7,194	$17,168	707258
	21	128	150		Paramount House	316	1		1/30/2013	3/15/2013	189	$10,707	$6,856	$17,562	714112
	22	128	150		Paramount House	102	1		6/27/2013	8/30/2013	150	$9,526	$6,808	$16,334	723212
	23	128	150		Paramount House	215	1		6/27/2013	8/30/2013	154	$9,199	$6,432	$15,631	724727
	24	128	150		Paramount House	310	1		12/2/2013	1/31/2014	149	$9,065	$7,862	$16,927	734625
	25	128	150		Paramount House	123	1		1/2/2014	1/31/2014	147	$8,958	$7,253	$16,211	736348
	26	128	150		Paramount House	319	1		2/3/2014	2/28/2014	150	$9,494	$6,777	$16,271	740146
	27	128	150		Paramount House	119	1		9/29/2014	12/30/2014	169	$10,293	$7,337	$17,630	758622
	28	128	150		Paramount House	304	1		2/20/2015	4/10/2015	182	$11,148	$8,254	$19,402	769746
	29	128	150		Paramount House	311	1		3/16/2015	5/5/2015	183	$11,266	$9,253	$20,519	772534
	30	128	150		Paramount House	303	1	00101500303	8/30/2016	11/18/2016	185	$11,801	$9,201	$21,002	18783
	31	128	150		Paramount House	313	1	00101500313	12/1/2016	2/6/2017	193	$12,707	$9,251	$21,958	22663
	32	128	150		Paramount House	309	1	00101500309	12/2/2016	2/6/2017	198	$12,977	$9,694	$22,671	22665
	33	128	150		Paramount House	120	1	00101500120	1/3/2017	2/24/2017	193	$12,611	$9,846	$22,457	28373
	34	128	150		Paramount House	308	1	00101500308	3/10/2017	5/26/2017	191	$12,509	$9,392	$21,901	29201
	35	128	150		Paramount House	112	1	00101500112	3/7/2017	5/26/2017	198	$12,919	$9,630	$22,549	29202
	36	128	150		Paramount House	113	1	00101500113	4/9/2017	6/29/2017	193	$12,643	$9,150	$21,793	29211
	37	128	150		Paramount House	110	1	00101500110	12/1/2017	1/31/2018	214	$13,647	$11,535	$25,182	42001
	38	128	150		Paramount House	322	1	00101500322	3/10/2018	5/18/2018	254	$16,306	$25,834	$42,140	48865
	39	128	150		Paramount House	117	1	00101500117	3/12/2019	5/2/2019	197	$12,397	$12,693	$25,090	72488
	40	128	150		Paramount House	200	1	00101500200	5/1/2019	6/26/2019	200	$12,772	$14,465	$27,237	75785
	41	128	150		Paramount House	101	2	00101500101	6/21/19	7/31/19	199	$12,218	$14,610	$26,828	79613
	42	128	150		Paramount House	105	1	00101500105	7/8/19	8/21/19	199	$12,477	$12,712	$25,189	80486
	43	128	150		Paramount House	216	1	00101500216	9/3/19	10/22/19	195	$11,405	$13,851	$25,256	85422
	44	128	150		Paramount House	213	1	00101500213	10/23/2019	12/18/2019	200	$11,312	$13,631	$24,943	88832
	45	128	150	Fire Restoration	Paramount House	101	2	00101500101	2/28/2020	4/2/2020	245	$15,767	$10,744	$26,511	97247
	46	128	150		Paramount House	201	1	00101520201	2/5/2020	4/3/2020	244	$15,816	$14,001	$29,817	97248
	47	128	150		Paramount House	321	1	00101500321	11/9/2020	1/21/2021	192	$12,544	$15,857	$28,401	111172
	48	128	150		Paramount House	106	1	00101500106	12/22/2020	2/19/2021	224	$14,656	$14,852	$29,508	112821
	49	128	150		Paramount House	214	1	00101500214	5/24/2021	7/16/2021	200	$12,896	$13,696	$26,592	119289
	50	128	150		Paramount House	218	1	00101500218	9/2/2021	11/16/2021	200	$13,016	$13,907	$26,923	124615
	51	128	150		Paramount House	112	1	00101500112	2/23/2022	5/16/2022	220	$14,340	$17,401	$31,741	132996
	52	128	150		Paramount House	122	1	00101500122	3/30/2023	6/1/2023	214	$16,158	$20,228	$36,386	149096
	53	128	150		Paramount House	212	1	00101500212	5/8/2023	7/3/2023	214.0	$15,579	$19,014	$34,593	150680
	54	128	150		Paramount House	307	1	00101500307	12/4/2023	2/1/2024	216	$16,057	$18,136	$34,194	159238
		Paramount House		1969	Total Units	**70**	Upgraded	**54**	Remaining	**16**			Avg. $ (since 2022)	**$34,228**	
Plaza Seventeen															
	1	150	551		Plaza Seventeen	508	1		11/1/2006	11/22/2006	161	$7,154	$4,846	$12,000	549437
	2	150	551		Plaza Seventeen	408	1		2/25/2008	3/17/2008	199	$8,856	$5,161	$14,017	589068
	3	150	551		Plaza Seventeen	612	1		4/2/2008	3/18/2008	165	$9,637	$4,941	$14,578	591464
	4	150	551		Plaza Seventeen	307	1		4/30/2008	5/19/2008	181	$8,062	$4,994	$13,056	593346
	5	150	551		Plaza Seventeen	101	1		7/29/2008	8/20/2008	203	$12,724	$5,351	$18,074	599619
	6	150	551		Plaza Seventeen	310	1		8/11/2009	9/4/2009	190	$13,261	$6,577	$19,837	629724
	7	150	551		Plaza Seventeen	605	1		1/10/2010	2/5/2010	193	$12,329	$5,155	$17,484	640070
	8	150	551		Plaza Seventeen	109	1		4/15/2010	5/3/2010	230	$14,529	$5,800	$20,329	645362
	9	150	551		Plaza Seventeen	102	0	Capital Const - 9		9/1/2009					
	10	150	551		Plaza Seventeen	103	0	Capital Const - 10		9/1/2009					
	11	150	551		Plaza Seventeen	110	0	Capital Const - 11		9/1/2009					
	12	150	551		Plaza Seventeen	108	1		4/11/2012	5/9/2012	189	$12,029	$6,128	$18,157	695297
	13	150	551		Plaza Seventeen	509	1		4/27/2012	6/20/2012	202	$12,875	$6,857	$19,732	696045
	14	150	551		Plaza Seventeen	106	1		12/27/2013	1/29/2013	243	$15,547	$6,279	$21,826	712209
	15	150	551		Plaza Seventeen	206	1		1/7/2013	1/31/2013	253	$16,083	$6,592	$22,675	712208
	16	150	551		Plaza Seventeen	104	1		11/25/2013	1/31/2014	236	15,084	6,916	22,000	733698
	17	150	551		Plaza Seventeen	511	1		11/13/2014	12/30/2014	230	14,518	7,704	22,222	760032
	18	150	551		Plaza Seventeen	501	1		1/30/2015	2/27/2015	202	$12,838	$7,068	$19,906	767206
	19	150	551		Plaza Seventeen	502	1		7/7/2015	8/5/2015	203	$12,787	$8,966	$21,753	779924
	20	150	551		Plaza Seventeen	402	1		6/30/2015	8/21/2015	190	$11,974	$7,849	$19,822	780257
	21	150	551		Plaza Seventeen	210	1		8/20/2015	10/13/2015	198	$12,450	$8,047	$20,497	782792
	22	150	551		Plaza Seventeen	510	1		10/27/2015	12/15/2015	230	$14,454	$7,544	$21,978	163
	23	150	551		Plaza Seventeen	407	1	00505510407	6/2/2016	6/30/2016	209	$13,303	$8,229	$21,532	12200
	24	150	551		Plaza Seventeen	309	1	00505510309	12/13/2016	2/15/2017	209	$13,704	$7,693	$21,397	22893
	25	150	551		Plaza Seventeen	306	1	00505510306	1/17/2017	4/13/2017	227	$14,882	$10,113	$24,995	24266
	26	150	551		Plaza Seventeen	609	1	00505510609	02/28/17	5/16/2017	195	$12,690	$9,920	$22,609	26544
	27	150	551		Plaza Seventeen	304	1	505510304	4/28/2017	7/11/2017	200	$13,096	$9,018	$22,114	29355
	28	150	551		Plaza Seventeen	410	1	505510305	8/11/2017	10/27/2017	196	$12,504	$8,650	$21,154	34474
	29	150	551		Plaza Seventeen	411	1	505510411	8/18/2017	10/31/2017	197	$12,820	$8,486	$21,306	35829
	30	150	551		Plaza Seventeen	301	1	00505510301	2/6/2019	4/2/2019	301	$19,083	$7,683	$26,766	71038
	31	150	551		Plaza Seventeen	209	1	00505510209	3/29/2019	5/26/2019	304	$19,196	$10,546	$29,742	73598
	32	150	551		Plaza Seventeen	202	1	00505510202	5/13/2019	6/26/2019	251	$15,745	$8,305	$24,049	76699
	33	150	551		Plaza Seventeen	212	1	00505510212	9/27/2019	11/7/2019	259	$16,027	$11,852	$27,879	87812
	34	150	551		Plaza Seventeen	405	1	00505510405	10/10/2019	12/6/2019	255	$15,810	$12,114	$27,924	87816
	35	150	551		Plaza Seventeen	503	1	00505510503	10/7/2019	12/9/2019	239	$14,775	$12,289	$27,064	87815
	36	150	551		Plaza Seventeen	601	1	00505510601	4/3/2020	5/14/2020	268	$16,996	$12,898	$29,894	100679
	37	150	551		Plaza Seventeen	311	1	00505510311	6/23/2020	9/8/2020	265	$17,490	$12,892	$30,382	105472
	38	150	551		Plaza Seventeen	610	1	00505510610	8/31/2020	11/24/2020	269	18,254	10,011	28,265	109609
	39	150	551		Plaza Seventeen	607	1	00505510607	1/20/2021	3/3/2021	250	$15,396	$13,455	$28,851	113191
	40	150	551		Plaza Seventeen	611	1	00505510611	1/25/2021	3/8/2021	250	$16,206	$12,447	$28,653	113192
	41	150	551		Plaza Seventeen	504	1	00505510504	2/8/2021	3/18/2021	250	$16,250	$12,168	$28,418	114382
	42	150	551		Plaza Seventeen	211	1	00505510211	1/27/2021	3/23/2021	250	$16,433	$11,647	$28,080	113603
	43	150	551		Plaza Seventeen	506	1	00505510506	2/17/2021	3/29/2021	250	$16,280	$11,289	$27,569	114381

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
44		150	551		Plaza Seventeen	505	1	00505510505	2/18/2021	4/8/2021	250	$16,041	$10,783	$26,824	114238
45		150	551		Plaza Seventeen	207	1	00505510207	3/15/2021	5/19/2021	250	$15,643	$10,785	$26,428	115296
46		150	551		Plaza Seventeen	208	1	00505510608	3/20/2021	5/25/2021	252	$16,211	$11,436	$27,647	114383
47		150	551		Plaza Seventeen	608	1	00505510208	3/25/2021	5/28/2021	254	$16,273	$10,803	$27,076	114383
48		150	551		Plaza Seventeen	507	1	00505510507	6/30/2021	9/20/2021	248	$15,567	$13,588	$29,155	121143
49		150	551		Plaza Seventeen	308	1	00505510308	6/30/2021	9/23/2021	249	$15,895	$12,294	$28,189	121142
50		150	551		Plaza Seventeen	403	1	00505510403	1/30/2022	4/18/2022	274	$18,201	$13,836	$32,037	129945
51		150	551		Plaza Seventeen	110	1	00505510110	6/6/2022	8/22/2022	230	$17,100	$13,298	$30,398	135151
52		150	551		Plaza Seventeen	302	1	00505510302	8/22/2022	11/15/2022	247	$18,476	$12,186	$30,662	139070
53		150	551		Plaza Seventeen	101	1	00505510101	1/13/2023	3/31/2023	191	$14,169	$13,320	$27,489	145130
54		163	551		Plaza Seventeen	307	1	00303530304	5/1/2023	7/19/2023	222	$16,499	$12,954	$29,453	148806
55		150	551		Plaza Seventeen	512	1	00505510512	9/15/2023	11/21/2023	243	$18,203	$15,543	$33,746	155249
56		150	551		Plaza Seventeen	105	1	00505510105	10/16/2023	12/28/2023	237	$17,512	$13,304	$30,816	157048
57		150	551		Plaza Seventeen	404	1	00505510404	11/30/2023	2/13/2024	225	$16,616	$13,573	$30,189	158800
58		150	551		Plaza Seventeen	107	1	00505510107	1/1/2024	3/6/2024	211	$15,645	$13,039	$28,684	159762
59		150	551		Plaza Seventeen	606	1	00505510606	2/16/2024	5/3/2024	221	$16,492	$14,131	$30,623	161743
60		150	551		Plaza Seventeen	201	1	00505510201	2/20/2024	5/16/2024	156	$12,126	$13,523	$25,649	163743
61		150	551		Plaza Seventeen	303	1	00505510303	3/10/2024	5/28/2024	227	$16,832	$15,989	$32,821	163569
62		150	551		Plaza Seventeen	305	1	00505510305	5/16/2024	7/23/2024	203	$17,722	$17,881	$35,603	166292
63		150	551		Plaza Seventeen	204	1	00505510204	6/5/2024	7/31/2024	181	$15,416	$16,008	$31,424	166747
64		150	551		Plaza Seventeen	205	1	00505510205	6/24/2024	9/10/2024	219	$19,627	$15,023	$34,650	167543
65		150	551	Remediation	Plaza Seventeen	301	1	00505510301	6/22/2024	9/13/2024	204	$17,309	$11,470	$28,779	169458
		Plaza Seventeen		1971	Total Units	**70**	Upgraded	**65**	Remaining	**6**			Avg. $ (since 2022)	**$30,814**	
								Note: (1) unit required 2nd upgrade.							
Riverton Terrace (Senior)															
1		164	358		Riverton Terrace (Senior)	110	1		2/8/2010	3/12/2010	154	$9,880	$5,805	$15,684	641664
2		164	358		Riverton Terrace (Senior)	203	1	ARRA	4/5/2010	7/7/2010	400	$26,000	$21,543	$47,543	644559
3		164	358		Riverton Terrace (Senior)	208	1		3/7/2011	4/29/2011	266	$16,270	$7,010	$23,280	664845
4		164	358		Riverton Terrace (Senior)	106	1		3/15/2012	5/7/2012	242	$14,497	$7,269	$21,766	693154
5		164	358		Riverton Terrace (Senior)	311	1		4/6/2012	6/8/2012	223	$12,850	$8,316	$21,165	695046
6		164	358		Riverton Terrace (Senior)	108	1		10/13/2014	11/26/2014	206	$12,882	$8,599	$21,481	758267
7		164	358		Riverton Terrace (Senior)	304	1		2/4/2015	3/17/2015	202	$12,854	$10,358	$23,212	768050
8		164	358		Riverton Terrace (Senior)	207	1	00303580207	10/31/2016	12/15/2016	282	$17,988	$9,483	$27,471	20913
9		164	358		Riverton Terrace (Senior)	303	1	303580303	12/4/2017	1/23/2018	221	$14,454	$10,585	$25,039	41167
10		164	358		Riverton Terrace (Senior)	310	1	303580310	2/28/2018	4/30/2018	232	$15,167	$10,278	$25,445	48275
11		164	358		Riverton Terrace (Senior)	211	1	00303580211	7/1/19	8/23/19	351	$21,800	$13,772	$35,572	80648
12		164	358		Riverton Terrace (Senior)	307	1	00303580307	9/3/19	10/9/19	287	$18,229	$13,213	$31,442	84425
13		164	358		Riverton Terrace (Senior)	206	1	00303580206	10/21/19	1/26/20	304	$20,645	$12,488	$33,133	87887
14		164	358		Riverton Terrace (Senior)	306	1	00303580306	11/20/19	1/30/20	308	$20,020	$12,737	$32,757	90716
15		164	358		Riverton Terrace (Senior)	202	1	00303580202	6/3/2021	8/19/2021	258	$16,470	$15,195	$31,665	119861
16		164	358		Riverton Senior	204	1	00303580204	5/23/2022	8/4/2022	222	$16,598	$18,461	$35,058	133840
		Riverton Terrace (Senior)		1969	Total Units	**30**	Upgraded	**16**	Remaining	**14**			Avg. $ (since 2022)	**$35,058**	
Salmon Creek				2009	Total Units	**50**	*Newly Built*		Remaining	**50**					
Seola Crossing I				2007	Total Units	**40**	*Newly Built*		Remaining	**40**					
Seola Crossing II				2007	Total Units	**37**	*Newly Built*		Remaining	**37**					
Sixth Place				2011	Total Units	**24**	*Newly Built*		Remaining	**24**					
Vantage Point															
1		486	487		Vantage Point	108	1	0040487N108	12/13/2019	12/30/2019	260	$16,900	$9,854	$26,754	93565
		Vantage Point			Total Units	**15**	Upgraded	**1**	Remaining	**14**			Avg. $ (2019 only)	**$26,754.09**	
Zephyr				2011	Total Units	**25**	*Newly Built*		Remaining	**25**					
Local Programs															
Avondale House				1992	Total	**1**	Upgraded	**0**			Uncertain	**1**			
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	Prev 2007	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
9		500	485		Anita Vista	205	1	00404850012	5/31/2022	7/27/2022	350	$25,331	$20,745	$46,076	133703
		Anita Vista			Total Units	**15**	Upgraded	**9**	Remaining	**7**			Avg. $ (since 2022)	**$46,076**	
								Note: (1) unit required 2nd upgrade.							

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
Brookside		143	180	1983	Total Units	**16**	Upgraded	**0**			Uncertain	**16**			
Campus Green															
	1	500	582		Campus Green	20-F	1	00505800004	11/15/2019	1/3/2020	57	$4,225	$3,500	$7,725	89876
	2	500	582		Campus Green	23-D	1	00505800014	8/10/2020	12/17/2020	310	$20,150	$15,396	$35,546	108190
	3	500	582		Campus Green	20-E	1	00505800003	12/31/2020	2/18/2021	250	$16,004	$15,178	$31,182	112323
	4	500	582		Campus Green	23-E	1	00505800003	4/30/2021	7/13/2021	279	$17,419	$14,009	$31,428	117687
	5	500	582		Campus Green	21-B	1	00505800005	9/1/2021	12/28/2021	294	$19,337	$14,831	$34,168	122285
	6	500	582		Campus Green	21-G	1	00505800010	1/11/2022	5/20/2022	307	$19,533	$17,378	$36,911	128687
	7	500	582		Campus Green	21-A	1	00505800005	2/1/2022	6/1/2022	287	$18,352	$16,133	$34,485	129652
	8	500	582		Campus Green	21-E	1	00505800009	6/3/2022	8/31/2022	240	$17,671	$14,981	$32,652	135055
	9	500	582		Campus Green	23-A	1	00505800011	10/27/2023	1/18/2024	295	$24,566	$19,921	$44,487	156706
	10	500	582		Campus Green	21-C	1	00505800007	11/21/2023	2/29/2024	214	$16,100	$17,820	$33,920	157998
	11	500	582		Campus Green	23-F	1	00505800015	3/11/2024	6/24/2024	220	$16,242	$20,086	$36,328	162890
	12	500	582		Campus Green	20-B	1	00505800001	6/12/2024	8/13/2024	221	$19,657	$19,794	$39,451	166771
		Campus Green			Total Units	**15**	Upgraded	**12**	Remaining	**3**			Avg. $ (since 2022)	**$36,890.49**	
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	2		2/27/2015	4/15/2015	280	$17,862	$10,972	$28,834	769940
	3	500	183		Echo Cove	328	2		8/14/2015	9/28/2015	275	$16,750	$11,471	$28,221	782411
		Echo Cove			Total Units	**4**	Upgraded	**3**	Remaining	**1**			Avg. $ (2015)	**$28,527.53**	
Federal Way Duplexes															
	1	500	581		Fed Way Duplex	1	2		5/20/2009	7/13/2009	343	$19,993	$10,287	$30,279	624211
	2	500	581		Fed Way Duplex	3	2		7/21/2015	9/10/2015	383	$24,419	$14,111	$38,530	781722
	3	500	581		Fed Way Duplex	4	2		10/14/2015	12/7/2015	426	$27,260	$13,134	$40,394	1089
	4	500	581		Fed Way Duplex	2	2	00505810002	2/10/2016	3/22/2016	400	$25,496	$14,332	$39,828	5647
	5	500	581	Prev 2009	Fed Way Duplex	1	2	00505810001	3/4/2016	4/15/2016	368	$23,464	$9,698	$33,162	7050
		Federal Way Duplexes			Total Units	**6**	Upgraded	**5**	Remaining	**2**			Avg. $ (2015-16)	**$37,979**	
								Note: (1) unit required 2nd upgrade.							
Harbour Villa															
	1	500	182		Harbor Villa	119	2	00101820024	4/13/2017	7/21/2017	244	$15,196	$10,877	$26,073	29212
	2	500	182		Harbor Villa	205	2	00101820023	8/14/2017	10/30/2017	231	$14,977	$10,302	$25,279	35373
	3	500	182		Harbor Villa	113	1	00101820021	1/22/2018	4/3/2018	245	$15,423	$12,046	$27,469	45561
	4	500	182		Harbor Villa	209	2	00101820025	4/19/2019	6/3/2019	248	$14,740	$10,518	$25,258	75064
		Harbour Villa			Total Units	**5**	Upgraded	**4**	Remaining	**1**			Avg. $ (2017-19)	**$26,020**	
Holt House															
	1	500	387		Holt House	-	3			9/14/2012	405	$25,849	$10,667	$39,516	703142
		Holt House			Total Units	**1**	Upgraded	**1**	Remaining	**0**			Total $ (2012)	**$39,516**	
Nike		320	400	1990	Total Units	**31**	Upgraded	**0**			Uncertain	**31**			
Shadrach				1984	Total Units	**9**	Upgraded	**0**			Uncertain	**9**			
Shelcor															
	1	133	480		Shelcor	8	2		4/16/2014	6/6/2014	321	$20,437	$14,761	$35,198	744873
	2	133	480		Shelcor	7	2		4/23/2014	6/13/2014	357.5	$22,808	$14,378	$37,185	745089
	3	133	480		Shelcor	5	2		4/23/2014	6/27/2014	390.5	$25,005	$15,840	$40,844	745792
	4	133	480		Shelcor	6	2		4/23/2014	6/30/2014	168.5	$10,509	$1,413	$11,921	748172
	5	133	480		Shelcor	2	2		4/23/2014	8/26/2014	317	$20,205	$11,123	$31,328	751047
	6	133	480		Shelcor	1	2		4/23/2014	8/28/2014	369	$23,429	$15,137	$38,566	750692
	7	133	480		Shelcor	4	2		4/23/2014	8/28/2014	374	$23,894	$13,704	$37,598	752200
	8	133	480		Shelcor	3	2		4/23/2014	8/29/2014	374.5	$23,709	$14,641	$38,349	751048
		Shelchor		1960	Total Units	**8**	Upgraded	**8**	Remaining	**0**			Avg. $ (2014)	**$33,874**	
Slater Park															
	1	500	282		Slater Park	F-8	2	00202820020	3/13/2019	5/3/2019	299	$18,190	$13,050	$31,240	73415
	2	500	282		Slater Park	F-6	1	00202820019	11/5/2019	12/30/2019	246	$20,113	$13,477	$33,590	90396
	3	500	282		Slater Park	F-4	1	00202820018	6/30/2020	10/23/2020	248	16,236	14,284	30,520	106155
		Slater Park		1997	Total Units	**5**	Upgraded	**3**	Remaining	**2**			Avg. $ (2019-20)	**$31,783**	
Sunnydale															
	16	500	380	*Sunnydale - Complete Interior/Exterior Renovation by Capital Construciton in 2023*											
		Sunnydale		1997	Total Units	**16**	Upgraded	**16**							
Vets Housing				1997	Total Units	**6**	Upgraded	**0**			Uncertain	**6**			

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
					Total Units	**4032**	**Upgraded**	**2593**	**Remaining**	**1451**	**Uncertain**	**63**			
									Inc. below	***thru year end***					
						By Others									
						2011	**ADA Conversion**	(56)	*RAFN/ Capitail Construction*			1	**Avondale House**		
						2016	**Spirirtwood**	(119)	*Asset Management*			16	**Brookside**		
						2023	**Sunnydale**	(16)	*Capital Construction*			31	**Nike**		
												9	**Shadrach**		
					Housing Management Portfolio		**Unit Upgrades**	**2402**	*Since 2006*			6	**Vets Housing**		
Asset Management - Contract Work															
Somerset Gardens - Converted (2) One Bedroom Units into (1) Three Bedroom Unit															
	1	219	276		Somerset Gardens	254	3		1/5/2018	7/13/2018	1,147	$73,981	$37,702	$111,683	43986
	2	219	276		Somerset Gardens	122	3		1/9/2018	7/13/2018	951	$59,833	$37,178	$97,010	44662
	3	219	276		Somerset Gardens	232	3		1/9/2018	7/13/2018	833	$51,317	$37,099	$88,416	44243
	4	219	276		Somerset Gardens	323	3		1/9/2018	7/27/2018	752	$48,040	$35,983	$84,023	46520
	5	219	276		Somerset Gardens	423	3		1/9/2018	7/27/2018	747	$44,841	$35,807	$80,648	45420
	6	219	276		Somerset Gardens	319	3		5/25/2018	8/17/2018	760	$45,488	$38,081	$83,569	51932
	7	219	276		Somerset Gardens	419	3		6/5/2018	8/22/2018	700	$42,928	$38,094	$81,022	54241
	8	219	276		Somerset Gardens	242	3		6/15/2018	9/19/2018	669	$39,950	$32,770	$72,720	54410
	9	219	276		Somerset Gardens	333	3		6/25/2018	9/21/2018	642	$37,883	$31,763	$69,645	55445
	10	219	276		Somerset Gardens	433	3		7/6/2018	9/28/2018	619	$37,845	$31,860	$69,705	55446
	11	219	276		Somerset Gardens	252	3		7/17/2018	10/10/2018	603	$36,933	$31,480	$68,413	57218
	12	219	276		Somerset Gardens	234	3		7/17/2018	10/12/2018	588	$35,580	$31,108	$66,688	57219
		Somerset Gardens			Total Units	**12**	Upgraded	**12**	Remaining	**0**			Avg. $ (2018)	**$81,128**	
							Create (12) 3 Bed Units from (24) One Bed Units								
Rainier View															
	1	315	482	Asset	Rainier View	32705	00704820005	2	4/27/2021	7/12/2021	457	$29,703	$17,368	$47,071	117839
		Rainier View			Total Units	**1**	Upgraded	**1**					Avg. $ (2021)	**$47,071**	
Vantage Glen															
	1	310	481	Asset	Vantage Glen	114	2	00704810114	4/15/2021	6/14/2021	363	$23,657	$20,978	$44,635	117044
	2	310	481	Asset	Vantage Glen	6	2	00704810006	8/2/2021	11/1/2021	385	$25,972	$20,479	$46,451	122234
		Vantage Glen			Total Units	**2**	Upgraded	**2**					Avg. $ (2021)	**$45,543**	
Woodland North															
	1	685	170		Woodland North	H-6	1		1/15/2020	2/28/2020	347	$22,231	$18,564	$40,795	96995
	2	685	170		Woodland North	D-6	1		1/15/2020	3/30/2020	348	$23,341	$19,079	$42,420	96997
	3	685	170		Woodland North	D-7	1		1/15/2020	3/30/2020	352	$22,692	$18,655	$41,347	96998
	4	685	170		Woodland North	D-8	1		1/15/2020	4/3/2020	349	$23,117	$19,796	$42,912	97250
	5	685	170		Woodland North	D-9	1		1/15/2020	4/10/2020	350	$22,739	$18,481	$41,220	98887
	6	685	170		Woodland North	H-2	1		2/25/2020	4/17/2020	349	$23,535	$20,707	$44,241	98888
	7	685	170		Woodland North	D-10	1		1/15/2020	4/17/2020	352	$23,544	$19,162	$42,706	98889
	8	685	170		Woodland North	D-4	1		1/15/2020	4/24/2020	348	$23,246	$19,258	$42,504	98891
	9	685	170		Woodland North	D-2	1		1/15/2020	4/30/2020	352	$24,532	$18,416	$42,948	98892
	10	685	170		Woodland North	D-1	1		1/15/2020	5/1/2020	352	$23,857	$18,894	$42,751	99581
	11	685	170		Woodland North	G-2	1		1/15/2020	5/1/2020	347	$23,293	$23,104	$46,397	99583
	12	685	170		Woodland North	C-11	1		1/15/2020	5/11/2020	347	$23,122	$24,212	$47,333	100559
	13	685	170		Woodland North	C-2	1		1/15/2020	5/11/2020	352	$23,038	$23,657	$46,695	101223
	14	685	170		Woodland North	C-4	1		1/15/2020	5/18/2020	244	$23,400	$24,075	$47,475	100560
	15	685	170		Woodland North	G-3	1		1/15/2020	5/25/2020	348	$22,650	$23,687	$46,337	100558
	16	685	170		Woodland North	C-1	1		1/15/2020	5/25/2020	344	$22,636	$24,036	$46,672	101225
	17	685	170		Woodland North	D-14	2		4/1/2020	6/1/2020	374	$23,960	$29,446	$53,406	101224
	18	685	170		Woodland North	C-14	1		1/15/2020	6/5/2020	348	$23,966	$22,691	$46,657	101226
	19	685	170		Woodland North	D-16	2		1/15/2020	6/10/2020	374	$24,039	$26,895	$50,934	101234
	20	685	170		Woodland North	G-6	1		5/1/2020	6/15/2020	351	$23,770	$23,054	$46,824	101235
	21	685	170		Woodland North	C-6	1		5/1/2020	6/17/2020	346	$23,553	$23,145	$46,698	101236
	22	685	170		Woodland North	D-15	2		5/1/2020	6/19/2020	368	$25,468	$27,977	$53,445	101239
	23	685	170		Woodland North	C-8	1		5/1/2020	6/24/2020	344	$23,520	$22,823	$46,343	102176
	24	685	170		Woodland North	H-18	2		5/1/2020	6/30/2020	370	$23,937	$26,957	$50,894	102177
	25	685	170		Woodland North	H-13	2		5/1/2020	7/6/2020	367	$25,820	$27,855	$53,675	102178
	26	685	170		Woodland North	D-12	2		5/1/2020	7/14/2020	376	$24,152	$26,806	$50,958	101240
	27	685	170		Woodland North	H-12	2		5/10/2020	8/3/2020	372	$23,953	$27,944	$51,897	103460
	28	685	170		Woodland North	F-4	2		5/10/2020	8/3/2020	373	$25,778	$24,989	$50,767	103461
	29	685	170		Woodland North	D-17	2		6/1/2020	8/3/2020	372	$24,650	$26,997	$51,647	103462
	30	685	170		Woodland North	D-20	2		6/1/2020	8/3/2020	374	$25,142	$25,827	$50,969	103465
	31	685	170		Woodland North	B-1	1		6/1/2020	8/3/2020	352	$22,712	$22,841	$45,553	103463
	32	685	170		Woodland North	B-3	2		6/1/2020	8/10/2020	370	$24,325	$28,338	$52,663	103464
	33	685	170		Woodland North	H-7	1		6/1/2020	8/12/2020	344	$22,072	$19,883	$41,955	103469
	34	685	170		Woodland North	F-3	2		6/1/2020	8/17/2020	364	$24,423	$27,570	$51,993	103466
	35	685	170		Woodland North	F-1	1		6/1/2020	8/18/2020	340	$22,806	$25,134	$47,940	103467
	36	685	170		Woodland North	F-14	2		6/1/2020	8/25/2020	362	$23,909	$26,203	$50,112	103468
	37	685	170		Woodland North	H-14	2		6/20/2020	8/28/2020	366	$25,218	$25,965	$51,183	104783
	38	685	170		Woodland North	H-16	2		7/8/2020	9/1/2020	366	$25,017	$28,375	$53,392	105964
	39	685	170		Woodland North	G-4	1		6/3/2020	9/4/2020	338	$23,816	$24,991	$48,806	104373
	40	685	170		Woodland North	G-8	1		6/18/2020	9/8/2020	332	$22,214	$23,387	$45,601	104374
	41	685	170		Woodland North	E-4	1		6/1/2020	9/14/2020	292	$19,354	$19,180	$38,534	103470
	42	685	170		Woodland North	E-1	1		6/1/2020	9/17/2020	290	$18,728	$20,871	$39,599	103471
	43	685	170		Woodland North	E-8	1		6/15/2020	9/22/2020	290	$20,109	$22,649	$42,758	104375
	44	685	170		Woodland North	E-3	1		6/15/2020	9/24/2020	288	$19,764	$21,556	$41,320	104784

		Fund	Prop		Community	Apt #	Bedrooms	TenMast #	Start	Complete	Man Hrs	Labor	Materials	Total	WO #
	45	685	170		Woodland North	E-7	1		6/15/2020	9/25/2020	328	$21,438	$20,333	$41,771	106163
	46	685	170		Woodland North	E-9	1		6/20/2020	9/29/2020	270	$18,566	$21,154	$39,719	106164
	47	685	170		Woodland North	E-5	1		6/29/2020	10/1/2020	288	$20,328	$22,350	$42,678	106165
	48	685	170		Woodland North	E-2	1	77070707E-2	7/6/2020	10/5/2020	282	$ 18,921	$22,402	$41,323	106166
	49	685	170		Woodland North	A-3	1	77070707A-3	6/5/2020	10/8/2020	316	$ 21,110	$25,027	$46,137	104372
	50	685	170		Woodland North	H-4	1	77070707H-4	7/15/2020	10/12/2020	264	$ 17,020	$23,223	$40,243	106170
	51	685	170		Woodland North	F-5	1	77070707F-5	7/6/2020	10/23/2020	290	$ 17,965	$25,183	$43,148	106167
	52	685	170		Woodland North	F-8	1	77070707F-8	6/15/2020	10/27/2020	288	$ 18,320	$23,718	$42,038	106168
	53	685	170		Woodland North	G-7	1	77070707G-7	8/31/2020	10/29/2020	296	$ 19,164	$25,601	$44,765	106171
	54	685	170		Woodland North	A-1	1	77070707A-1	8/31/2020	11/2/2020	328	$ 21,456	$27,511	$48,967	107861
	55	685	170		Woodland North	A-2	1	77070707A-2	8/31/2020	11/3/2020	320	$ 20,708	$27,073	$47,781	107862
	56	685	170		Woodland North	A-4	1	77070707A-4	8/31/2020	11/13/2020	280	$ 17,700	$24,555	$42,255	107863
	57	685	170		Woodland North	D-3	1	77070707D-3	5/1/2020	11/17/2020	296	$ 20,344	$21,746	$42,090	102179
	58	685	170		Woodland North	A-5	1	77070707A-5	8/31/2020	11/23/2020	280	$ 18,028	$25,960	$43,988	107864
	59	685	170		Woodland North	A-6	1	77070707A-6	8/31/2020	11/24/2020	276	$ 18,243	$24,854	$43,097	107865
	60	685	170		Woodland North	A-7	1	77070707A-7	8/31/2020	11/26/2020	272	$ 17,036	$23,487	$40,523	107866
	61	685	170		Woodland North	F-10	2	77070707F-10	10/15/2020	11/30/2020	272	$ 17,332	$26,370	$43,702	109601
	62	685	170		Woodland North	E-6	1	77070707E-6	10/15/2020	12/2/2020	280	$18,168	$26,923	$45,091	109602
	63	685	170		Woodland North	F-6	1	77070707F-6	10/15/2020	12/7/2020	274	$18,161	$27,868	$46,029	109603
		Woodland North			Total Units	**63**	Upgraded	**63**	Remaining	**0**			Avg. $ (2020)	**$45,819**	
				Asset Management			Upgrades	**78**							
				Housing Management			Upgrades	**2402**	*Summary Above*						
					Total Combined Upgrades Through Sept 2023			**2,480**	*Since 2006*						

APPENDIX G

Hardship Policies

KING COUNTY HOUSING AUTHORITY
HARDSHIP POLICY

The **Hardship Policy** is designed to allow KCHA flexibility to address unique, unforeseeable circumstances that may occur and to protect families in crisis. In order to be considered for a hardship rent, the household must apply for all benefits for which it may be eligible. Zero income households will be required to report income changes on a quarterly basis, until income is restored to the household.

Hardship Criteria.
The following categories for Hardship will apply to all KCHA housing programs participants:

1. **Extraordinary Cost of Living:** A household may apply for a hardship review when they experience an extraordinary cost of living that exceeds 50% of the household's monthly income. Costs of living are limited to gross rent plus monthly out-of-pocket cost for medical and child care expenses. Gross Rent is defined as actual monthly rent paid plus the assigned energy assistance supplement, or minimum rent (if applicable).
2. **Waiver of Minimum Rent / Extension of Energy Assistance Reimbursement beyond six (6) months:** The household would need to demonstrate that: (1) the loss of additional energy assistance would put the household at risk of losing their housing; (2) their continued lack of income has not been through the fault of the household and (3) the household has applied for, but been unsuccessful in connecting to available financial resources for which they might be eligible. NOTE: The household has been denied assistance (TANF, etc.) due to non-compliance with program requirements would not be considered a hardship under this category.
3. **Additional Interim Review:** A WIN Rent household that has previously requested the maximum number of interim reviews to decrease their rent, but experiences an additional unforeseen decrease in income may request a hardship review. To be eligible for relief (1) the family's decrease in income could not have been due to the action or inaction of a member of the household; and (2) if the interim review was not applied, the family's shelter burden would exceed 50% of monthly income. No hardship will be granted if KCHA determines the family could (but is not) accessing an available alternate income source.
4. **Deduction for Medical or Child Care Expenses above the $10,000 Cap:** A household eligible to receive a reduction from gross income for medical or child care related expenses may request a hardship review to request a reduction of gross income above the $10,000 cap. In order to be eligible for relief under this criterion, the family must document that (1) the claimed expense is not reimbursable from an outside source; and (2) annualized costs for rent and out-of-pocket medical and/or child care expenses, for which they are eligible, would exceed 50% of gross income. In the case of child care expenses, the amount of child care assistance paid is reasonable in relation to amounts charged for similar care available in close proximity to the household's current child care provider.
5. **Mandatory reductions to fixed income in excess of $500:** Households who experience a reduction in a "fixed" source of income (GAU, Disability Lifeline, SSI, Social Security and Government or Private Pensions) may be eligible for a reduction in rent when KCHA determines the loss of income was out of the control of the recipient. In such cases, KCHA will: (1) conduct an interim review for reductions to a fixed income source in an amount greater than $500 per year. (Rather than the standard $2,000 threshold required under KCHA's Interim Review policy). (2) coordinate with state and/or federal agencies as possible to document the income change, streamline the review process and recalculate rent in order to limit the impact upon the participating household.

Applying for Consideration: To be considered for relief under the Hardship Policy, complete the attached form and submit it to your Sr. Housing Specialist (Section 8) or KCHA Property Management Office (Public Housing). The paper will be forwarded to the Hardship Committee for review. While most decisions are made in less time, the Hardship Committee will make every effort to render and inform you of a decision within thirty (30) calendar days.

Appeals: Families, who disagree with the Hardship review decision, may appeal the determination through the Housing Authority's existing Grievance process.

KING COUNTY
HOUSING AUTHORITY

Date Received (*office use only*): _____
KCHA Contact: _____

HARDSHIP REVIEW REQUEST FORM

Head of Household:		
Address:		
Telephone:		Client Number:

I am requesting a hardship review for the following reason (please check appropriate box):

- ☐ Extraordinary Cost of Living
  (When combined monthly expenses including Rent, KCHA Energy Assistance Supplement and unreimbursed medical and/or child care expenses exceed 50% of income.)
- ☐ Waiver of Minimum Rent /Extension of Energy Assistance Reimbursement beyond six (6) months
- ☐ Deduction for Medical Expenses above $10,000 cap
- ☐ Deduction for Child Care Expenses above $10,000 cap
- ☐ Additional Interim Review
- ☐ Decrease in fixed income source in excess of $500 (fixed income sources include: GAU, Disability Lifeline, SSI, Social Security and Government or Private Pensions)

Please describe why you need this hardship consideration (use the back of this page if necessary):

_____

_____

_____

_____

_____

_____

_____

Signature:_____ Date:_____

For KCHA Use ONLY, Additional Information:

_____

_____

IMPORTANT INSTRUCTIONS FOR FIELD STAFF: Attach current and prior Rent Calculation Sheet (413PH/808 Section8) forms and submit COMPLETED Hardship Review request form to Hardship Review Committee Chair at Central Office.

Admission and Continued Occupancy Policy

ACOP

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

This is the latest version as of: 8-16-2023

J. HARDSHIP POLICY

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

1. **Hardship Criteria.** The following categories for Hardship will apply to all program participants under KCHA's EASY Rent and WIN Rent programs:

    a. **Extraordinary Cost of Living**: A household may apply for a hardship review when they experience an extraordinary cost of living that exceeds 50% of the household's monthly income. Examples of when a family might meet this criterion include:

    - ❑Any household whose combined **gross rent** plus monthly out-of-pocket medical or childcare expenses exceeds 50% of household monthly income. Gross Rent is defined as actual monthly rent paid plus the assigned energy assistance supplement, or, minimum rent (if applicable). Only unreimbursed medical expenses incurred for the care of an elderly and/or disabled household member will be considered in determining extraordinary costs. Childcare expenses will only be allowed when the expense meets eligibility thresholds for all other WIN Rent households as defined by the Housing Authority and when the amount is not reimbursed from another source.

    b. **Waiver of $25 Minimum Rent / Extension of Energy Assistance Reimbursement beyond six (6) months**: A household may apply for an extension of its energy assistance reimbursement (credit rent) beyond the initial six month cap. To be eligible for hardship relief, the household would need to demonstrate that: (1) the loss of additional energy assistance would put the household at risk of losing their housing; and (2) their continued lack of income has not been through the fault of the household (3) the household has applied for but been unsuccessful in connecting to available financial resources for which they might be eligible.

    - ❑ Exception: Residents with exempt or excluded income and those who have been denied assistance (TANF, etc.) due to non-compliance with program requirements would not be considered to have a hardship meeting this category.

    c. **Additional Interim Review**: A WIN Rent household that has previously requested the maximum number of interim reviews to decrease their rent, but experiences an additional unforeseen decrease in income may request a hardship review. To be eligible for relief (1) the family's decrease in income could not have been due to

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

d. **Deduction for Medical or Childcare Expenses above the $10,000 Cap:** A household eligible to receive a reduction from gross income for medical or childcare related expenses may request a hardship review to request a reduction of gross income above the $10,000 cap. In order to be eligible for relief under this criterion, the family must document that (1) the claimed expense is not reimbursable from an outside source; and (2) annualized costs for rent and out-of-pocket medical and/or childcare expenses would exceed 50% of gross income. In the case of childcare expenses, the amount of childcare assistance paid is reasonable in relation to amounts charged for similar care available in close proximity to the household's current childcare provider.

e. **Mandatory Reductions to Fixed Income in excess of $500.** Households who experience a reduction in a "fixed" source of income (GAU, SSI, and Social Security) may be eligible for a reduction in rent when KCHA determines the loss of income was out of the control of the recipient. In such cases, KCHA will:

- ❑ Conduct an interim review for reductions to a fixed income source in an amount greater than $500 per year. [Rather than the standard $2,000 threshold required under KCHA's Interim Review policy].

- ❑ Coordinate with state and/or federal agencies as possible to document the income change and streamline the interim review process using its existing tenant database to re-calculate rent "in mass" in order to limit the impact upon the participating household. Under such circumstances, a modified interim review policy will be utilized to allow KCHA to adjust rent based ONLY upon the revised income reported by the state and/or federal agency. Additional income and deduction amounts for the household will be carried over from the previous Recertification completed for the household. Any errors in rent resulting from the use of data supplied directly from the state and/or federal agency will be considered caused by KCHA action and will be corrected as outlined in Section 10 of this ACOP. Such reviews will not count against a WIN Rent household's limit of 2 interim reviews during the 2-year Recertification cycle.

2. **Hardship Committee.** A KCHA appointed Hardship Committee will be responsible for review of all Hardship Requests. The Committee shall be comprised of KCHA staff, including the Director of Housing Initiatives, the Senior Programs Manager, and an additional Resident Services Department staff person. Once a hardship review request has been submitted, the Committee will examine each family's circumstances on a case-by-case basis. The Committee has a choice of remedies it can recommend (including permanent, family-specific rent caps) as deemed appropriate, to reduce a qualifying household's rent burden.

a. **Remedies Available under the Hardship Policy:** The Hardship Committee has a number of determinations that can be made under the policy including:

- No hardship exists;
- Rent should be set at a permanent, family specific cap;
- The energy assistance reimbursement (credit rent) should be extended for a specific period of time;
- The rent increase should be phased in over a specific period of time;
- The $100 per month rent increase cap should be extended for up to one year – resulting in a two year maximum (Available only to families in occupancy when the Easy Rent and WIN Rent programs were implemented);
- The $100 per month rent increase cap should be phased out over a specific period of time – not to exceed three years for Easy Rent households and two years for WIN Rent households; (Available only to families in occupancy when the Easy Rent and WIN Rent programs were implemented);
- Approval of an additional interim review for a family that has previously exhausted the established limit of 2 interim reviews per every 2-year cycle for WIN Rent households. In order to be considered for relief, the household must first meet the criteria for an interim review established above.
- Approval of a Medical or Childcare Expense reduction from gross income in an amount above the $10,000 maximum. Relief may be granted for a specific period of time, or indefinitely, as determined by the Committee. However, no relief will be granted without documentation of extraordinary circumstances beyond the control of the household.
- Authorize completion of an interim rent recalculation for reductions in income below established thresholds. [**Note:** Available only to households affected by a reduction in a "fixed" source of income through no fault of their own.]
- Appropriate combination of above listed options.

3. **Appeals:** Families, who disagree with the recommendation of the Hardship Committee and/or final approval of the Director of Housing Management or Director of Resident Services, as applicable, may appeal the determination through the Housing Authority's existing Grievance Procedure.

King County Housing Authority

Section 8 Administrative Plan

S8 Voucher Program

This is the latest version as of: 8/16/2023

Hardship Policy:

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

a. **Hardship Criteria.** The following categories for Hardship will apply to all program participants under KCHA's EASY Rent and WIN Rent programs:
b. **Extraordinary Cost of Living**: A household may apply for a hardship review when they experience an extraordinary cost of living that exceeds 50% of the household's monthly income. Examples of when a family might meet this criterion include:

   - Any household whose combined **gross rent** plus monthly out-of-pocket medical or childcare expenses exceeds 50% of household monthly income. Gross Rent is defined as actual monthly rent paid plus the assigned energy assistance supplement, or, minimum rent (if applicable). Only unreimbursed medical expenses incurred for the care of an elderly and/or disabled household member will be considered in determining extraordinary costs. Childcare expenses will only be allowed when the expense meets eligibility thresholds for all other WIN Rent households as defined by the Housing Authority and when the amount is not reimbursed from another source.

c. **Waiver of $25 Minimum Rent / Extension of Energy Assistance Reimbursement beyond six (6) months**: A household may apply for an extension of its energy assistance reimbursement (credit rent) beyond the initial six month cap. To be eligible for hardship relief, the household would need to demonstrate that: (1) the loss of additional energy assistance would put the household at risk of losing their housing; (2) their continued lack of income has not been through the fault of the household, and (3) the household has applied for, but been unsuccessful in connecting to available financial resources for which they might be eligible.
   - Exception: Residents with exempt or excluded income and those who have been denied assistance (TANF, etc.) due to non-compliance with program requirements would not be considered to have a hardship meeting this category.

d. **Additional Interim Review**: A WIN Rent household that has previously requested the maximum number of interim reviews to decrease their rent, but experiences an additional unforeseen decrease in income may request a hardship review. To be eligible for relief (1) the family's decrease in income could not have been due to the action or inaction of a member of the household; and (2) if the interim review was not applied, the family's shelter burden would exceed 50% of monthly income. No hardship will be granted if KCHA determines the family could (but is not) accessing an available alternate income source.

e. **Deduction for Medical or Childcare Expenses above the $10,000 Cap**: A household eligible to receive a reduction from gross income for medical or childcare related expenses may request a hardship review to request a reduction of gross income above the $10,000 cap. In order to be eligible for relief under this criterion, the family must document that (1) the claimed expense is not reimbursable from an outside source; and (2) annualized costs for rent and out-of-pocket medical and/or childcare expenses would exceed 50% of gross income. In the case of childcare expenses, the amount of childcare assistance paid is reasonable in relation to amounts charged for similar care available in close proximity to the household's current childcare provider.

f. **Mandatory Reductions to Fixed Income in excess of $500.** Households who experience a reduction in a "fixed" source of income (GAU, Disability Lifeline, SSI, Social Security, TANF, and Government of Private Pensions) may be eligible for a reduction in rent when KCHA determines the loss of income was out of the control of the recipient. In such cases, KCHA will:

- Conduct an interim review for reduction to a fixed income source in an amount greater than $500 per year. (Rather than the standard $2,000 threshold required under KCHA's Interim Review policy.)

- Coordinate with state and/or federal agencies as soon as possible to document the income changes and streamline the interim review process using its existing tenant database to recalculate rent "in mass" in order to limit the impact upon the participating household. Under such circumstances, a modified interim review policy will be utilized to allow the HA to adjust rent based ONLY upon the revised income reported by the state and/or federal agency. Additional income and deduction amounts for the household will be carried over from the previous Recertification completed for the household. Any errors in rent resulting from use of data supplied directly from the state and/or federal agency will be considered caused by HA action and will corrected as outlined in Section 10 of this plan.

g. **Hardship Committee.** A KCHA appointed Hardship Committee will be responsible for review of all Hardship Requests. The Committee shall be comprised of KCHA staff, including the Director of Housing Initiatives, the Senior Programs Manager, and an additional Resident Services Department staff person. Once a hardship review request has been submitted, the Committee will examine each family's circumstances on a case-by-case basis. The Committee has a choice of remedies it can recommend (including permanent, family-specific rent caps) as deemed appropriate, to reduce a qualifying household's rent burden.

h. **Remedies Available under the Hardship Policy:** The Hardship Committee has a number of determinations that can be made under the policy including:

- No hardship exists;
- Rent should be set at a permanent, family specific cap;
- The energy assistance reimbursement (credit rent) should be extended for a specific period of time;
- The rent increase should be phased in over a specific period of time;
- The $100 per month rent increase cap should be extended for up to one year – resulting in a two year maximum (Available only to families in occupancy when the EASY Rent and WIN Rent programs were implemented);
- The $100 per month rent increase cap should be phased out over a specific period of time – not to exceed three years for Easy Rent households and two years for WIN Rent households; (Available only to families in occupancy when the EASY Rent and WIN Rent programs were implemented);
- Approval of an additional interim review for a family that has previously exhausted the established limit of 2 interim reviews per every 2-year cycle for WIN Rent households. In order to be considered for relief, the household must first meet the criteria for an interim review established above.
- Approval of a Medical or Childcare Expense reduction from gross income in an amount above the $10,000 maximum. Relief may be granted for a specific period of time, or indefinitely, as determined by the Committee. However, no relief will be granted without documentation of extraordinary circumstances beyond the control of the household.
- Authorize completion of an interim rent recalculation for reductions in income below established thresholds. (NOTE: Available only to households affected by a reduction in a "fixed" source of income through no fault of their own.)
- Appropriate combination of above listed options.

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

Project-based Section 8 Administrative Plan

King County Housing Authority

Hardship Policy:

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

i. **Hardship Criteria**. The following categories for Hardship will apply to all program participants under KCHA's EASY Rent and WIN Rent programs:

- **Extraordinary Cost of Living:** A household may apply for a hardship review when they experience an extraordinary cost of living that exceeds 50% of the household's monthly income. Examples of when a family might meet this criterion include:

    - Any household whose combined gross rent plus monthly out-of-pocket medical or childcare expenses exceeds 50% of household monthly income. Gross Rent is defined as actual monthly rent paid plus the assigned energy assistance supplement, or, minimum rent (if applicable). Only unreimbursed medical expenses incurred for the care of an elderly and/or disabled household member will be considered in determining extraordinary costs. Childcare expenses will only be allowed when the expense meets eligibility thresholds for all other WIN Rent households as defined by the Housing Authority and when the amount is not reimbursed from another source.

- **Waiver of Minimum Rent / Extension of Energy Assistance Reimbursement beyond six (6) months:** A household may apply for an extension of its energy assistance reimbursement (credit rent) beyond the initial six month cap. To be eligible for hardship relief, the household would need to demonstrate that: (1) the loss of additional energy assistance would put the household at risk of losing their housing; (2) their continued lack of income has not been through the fault of the household, and (3) the household has applied for, but been unsuccessful in connecting to available financial resources for which they might be eligible.

    - **Exception:** Residents with exempt or excluded income and those who have been denied assistance (TANF, etc.) due to non-compliance with program requirements would not be considered to have a hardship meeting this category.

- **Additional Interim Review:** A WIN Rent household that has previously requested the maximum number of interim reviews to decrease their rent, but experiences an additional unforeseen decrease in income may request a hardship review. To

be eligible for relief (1) the family's decrease in income could not have been due to the action or inaction of a member of the household; and (2) if the interim review was not applied, the family's shelter burden would exceed 50% of monthly income. No hardship will be granted if KCHA determines the family could (but is not) accessing an available alternate income source.

- **Deduction for Medical or Childcare Expenses above the $10,000 Cap**: A household eligible to receive a reduction from gross income for medical or childcare related expenses may request a hardship review to request a reduction of gross income above the $10,000 cap. In order to be eligible for relief under this criterion, the family must document that (1) the claimed expense is not reimbursable from an outside source; and (2) annualized costs for rent and out-of-pocket medical and/or childcare expenses would exceed 50% of gross income. In the case of childcare expenses, the amount of childcare assistance paid is reasonable in relation to amounts charged for similar care available in close proximity to the household's current childcare provider.

- **Mandatory Reductions to Fixed Income in excess of $500**. Households who experience a reduction in a "fixed" source of income (GAU, Disability Lifeline, SSI, Social Security, TANF, and Government of Private Pensions) may be eligible for a reduction in rent when KCHA determines the loss of income was out of the control of the recipient. In such cases, KCHA will:

    - Conduct an interim review for reduction to a fixed income source in an amount greater than $500 per year. (Rather than the standard $2,000 threshold required under KCHA's Interim Review policy.)

    - Coordinate with state and/or federal agencies as soon as possible to document the income changes and streamline the interim review process using its existing tenant database to recalculate rent "in mass" in order to limit the impact upon the participating household. Under such circumstances, a modified interim review policy will be utilized to allow the HA to adjust rent based ONLY upon the revised income reported by the state and/or federal agency. Additional income and deduction amounts for the household will be carried over from the previous Recertification completed for the household. Any errors in rent resulting from use of data supplied directly from the state and/or federal agency will be considered caused by HA action and will corrected as outlined in Section 10 of this plan.

ii. **Hardship Committee**. A KCHA appointed Hardship Committee will be responsible for review of all Hardship Requests. The Committee shall be comprised of KCHA staff, including the Director of Housing Initiatives, the Senior Programs Manager, and an additional Resident Services Department staff person. Once a hardship review request has been submitted, the Committee will examine each family's circumstances on a case-by-case basis. The Committee has a choice of remedies it

can recommend (including permanent, family-specific rent caps) as deemed appropriate, to reduce a qualifying household's rent burden.

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

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

APPENDIX H

MTW Regionalization Efforts

MTW Regionalization Overview

A. General overview of the Regional MTW Agency and a description of planned regional initiatives.

KCHA has a long-standing contract to manage and assist the Sedro Woolley Housing Authority (SWHA) in the administration of their 80-unit Public Housing inventory. KCHA is currently planning to partner with the Sedro-Woolley Housing Authority (SWHA) to create a Regional MTW Agency through an updated and revised management agreement. Final documents will be submitted to HUD for approval in late summer 2024. Becoming a regional MTW Agency partner will allow SWHA and its clients to benefit from regulatory flexibility provided under the MTW program to increase housing choice, support economic self-sufficiency of SWHA households and simplify and streamline programs – allowing both KCHA and SWHA to operate more efficiently and effectively in support of affordable housing in the region.

B. Specific MTW flexibilities utilized and any additional planned MTW flexibilities for the upcoming Fiscal Year.

HUD approval of MTW regionalization will allow SWHA to modify policies related to eligibility, selection, admissions and occupancy such as:

- Changes to Eligibility and Selection policies that make it easier for households to apply and access SWHA housing services: Implementing a preference for all households with income below 30% of the Area Median Income without the need to document qualification as a displaced, homeless or rent burdened household. Considering modification of SWHA's internal Transfer Policy to better address client needs. Waiver of regulations regarding asset limitations applied to eligibility and streamlining the application process to remove barriers to access, etc. (Activity 2014-2 & 2004-3)

- Changes to the Recertification and Review process: Fully recertifying eligibility of fixed income households (i.e. Social Security, SSI, etc.) just once every 3 years and work-able households just once every 2 years. Reducing the circumstances under which a household must report changes in income – reducing the number of times staff must complete an interim review to increase rent - allowing income to grow in between the 2- and 3-year Recertification cycles without impact upon tenant rent. (Activity 2008-10 & 2008-11)

- Changes to Income and Rent Calculation: Redefine "assets" to include only those assets valued at $50,000 or more – eliminating any income gained from such assets from the rent calculation. Excluding earned income from a household member who is under age 21 and not the head of house or spouse from the income and rent calculation. Simplifying the rent calculation by modifying how deductions are calculated for fixed income households –

using medical and childcare expense bands (<$2500; $2500-$4999, etc.) to determine the amount of deduction provided. Setting rent for Fixed-income households at 28% of income rather than the 30% requirement set by HUD. For Work-able households, rent would be set using a graduated income scale that allows income to grow within the scale without impact upon tenant rent. Implementing a streamlined process for establishing utility reimbursements for households. (Activity 2008-10 & 2008-11 and 2008-21)

- Simplification of forms and documentation/verification processes: Allowing longer terms under which verifications are considered valid– reducing the times staff and clients must update previously provided information, Use of a modified "Authorization for Release of Information form" that expands and extends applicable use above those included in HUD's standard form. - simplifying the verification process for staff and clients by reducing the number of times clients are required to submit the form or provide alternate release forms during the review process. (Activity 2004-7)

C. Cost and Program Implications.

SWHA has its own Board of Commissioners, which is responsible for approving its operating and capital budgets and overseeing programs; this will not change if MTW regionalization is approved.

Under the previous management contract SWHA was required to pay monthly management and bookkeeping fees to cover all associated indirect costs including but not limited to general administration and program overhead. As a Regional MTW Agency Partner, SWHA will continue to be responsible for the direct operating expenses of its two public housing developments. In addition, SWHA will also pay a fee for administrative services provided by KCHA.

Under the proposed agreement, MTW funding flexibility will not be available to SWHA. However, , both agencies will realize significant savings in staff time and resources through the streamlined protocols and policy waivers made available to SWHA as a Regionalization Partner Agency.

APPENDIX I

RENTAL ASSISTANCE DEMONSTRATION (RAD)

King County Housing Authority (KCHA) anticipates being successful in its Rental Assistance Demonstration (RAD) Portfolio Award application. As a result, KCHA may be converting up to all of its Public Housing-subsidized units, described in the table below, to Section 8 subsidy under the guidelines of H 2019-09/PIH 2019-23, REV-4 (RAD Notice) and any successor Notices.

Upon conversion through RAD, KCHA will adopt the HUD-required resident rights, participation, waiting list and grievance procedures (listed at the end of this Appendix) in H 2019-09/PIH 2019-23, REV-4; and H 2016-17/PIH 2016-17, unless modified by an approved MTW activity. KCHA certifies that it is currently compliant with all fair housing and civil rights requirements and is not currently under a voluntary compliance agreement, consent order or consent decree, or final judicial ruling or administrative ruling or decision. Additionally, KCHA certifies that RAD conversions will comply with all HUD-required site selection and neighborhood reviews and that all HUD-required procedures will be followed.

RAD was designed by HUD to assist in addressing the capital needs of Public Housing by providing participating housing authorities with access to private sources of capital to repair and preserve its affordable housing assets. Note that upon conversion, KCHA's Public Housing Capital funding will be reduced by the pro rata share of Public Housing developments converted through RAD, and that KCHA may also borrow funds to address its capital needs and leverage other repositioning and financing tools allowed by HUD to support the properties. KCHA may elect to contribute Operating Reserves, Capital Funds, and/or Replacement Housing Factor (RHF) Funds towards conversions in accordance with HUD guidelines. KCHA currently has debt under an Energy Performance Contract and will pay down that debt as necessary throughout the conversion of properties under RAD. Regardless of any funding changes that may occur as a result of conversion under RAD, KCHA certifies that it will maintain continued service level consistent with the Substantially the Same requirements associated with its Moving to Work Agreement.

Units may be converted to either Project-Based Voucher (PBV) or Project-Based Rental Assistance (PBRA) subsidy. After evaluating both models, staff determined that, at this time, the PBV model is the superior option for KCHA and provisions in this document reflect that. However, staff will continue to evaluate funding options and will select the best model for each property. At this time, relocation is not anticipated to be necessary at any of the sites. If that changes, KCHA will meet HUD requirements regarding relocation.

KCHA will determine, and may revise without further MTW Plan amendment, the scope of work for each conversion project including the decision to convert to either PBV or PBRA, the changes to and use of Capital Funds, the construction or rehabilitation plan and changes to financing structures.

Public Housing Inventory for RAD Conversion

All Properties:

Conversion Type	Transfer of Assistance	Change in # of Units Post Conversion*
PBV	None Anticipated	None Anticipated

Property-Specific Information^					# of Units Pre & Post RAD Conversion*					
Name of Public Housing Project	PIC Development ID	Total Units*	Unit Type – Pre & Post RAD**	Capital Fund Allocation***	Studio/ Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom
Ballinger Homes	WA002000101	110	Family	$403,833	0	10	40	40	14	6
Boulevard Manor	WA002000350	70	Elderly/Disabled	$199,950	0	70	0	0	0	0
Briarwood	WA002000152	70	Elderly/Disabled	$201,689	0	70	0	0	0	0
Brittany Park	WA002000354	43	Elderly/Disabled	$130,258	0	43	0	0	0	0
Brookside	WA002000180	16	Disabled	$26,339	0	14	2	0	0	0
Burien Park	WA002000390	102	Elderly/Disabled	$146,483	0	102	0	0	0	0
Burndale Homes	WA002000504	50	Family	$190,529	0	3	16	21	7	3
Casa Juanita	WA002000251	80	Elderly/Disabled	$229,700	0	80	0	0	0	0
Casa Madrona	WA002000553	70	Elderly/Disabled	$199,112	0	69	1	0	0	0
Cascade	WA002000403	108	Family	$406,644	0	8	52	48	0	0
College Place	WA002000203	51	Family	$187,462	0	0	37	14	0	0
Eastbridge	WA002000341	13	Family	$27,595	0	0	11	2	0	0
Eastside Terrace	WA002000203	50	Family	$183,786	0	8	32	10	0	0
Fairwind	WA002000346	87	Family	$195,539	0	4	53	21	8	1
Firwood Circle	WA002000503	50	Family	$192,078	0	4	16	20	8	2
Forest Glen	WA002000201	40	Elderly/Disabled	$116,172	0	39	1	0	0	0
Gustaves Manor	WA002000550	35	Elderly/Disabled	$98,552	4	31	0	0	0	0
Houghton	WA002000215	10	Family	$20,225	0	0	6	4	0	0
Island Crest	WA002000213	17	Family	$30,788	0	11	6	0	0	0
Kirkland Place	WA002000210	9	Family	$17,717	0	0	9	0	0	0
Lake House	WA002000152	70	Elderly/Disabled	$201,689	0	69	1	0	0	0
Mardi Gras	WA002000450	61	Elderly/Disabled	$174,002	3	57	1	0	0	0
Munro Manor	WA002000352	60	Elderly/Disabled	$172,244	0	60	0	0	0	0
Nia	WA002000355	40	Elderly/Disabled	$61,090	0	30	10	0	0	0
Northlake House	WA002000290	38	Elderly/Disabled	$54,572	0	38	0	0	0	0

Name of Public Housing Project	PIC Development ID	Total Units*	Unit Type – Pre & Post RAD**	Capital Fund Allocation***	Studio/ Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom
Northridge	WA002000153	140	Elderly/Disabled	$388,671	42	96	2	0	0	0
Northwood	WA002000191	34	Elderly/Disabled	$48,827	0	34	0	0	0	0
Northwood Square	WA002000467	24	Family	$52,459	0	0	18	6	0	0
Pacific Court	WA002000354	32	Homeless	$96,936	0	14	18	0	0	0
Paramount House	WA002000150	70	Elderly/Disabled	$184,614	42	27	1	0	0	0
Park Royal	WA002000105	23	Family	$44,439	0	2	21	0	0	0
Peppertree	WA002000101	28	Family	$102,794	0	16	12	0	0	0
Plaza Seventeen	WA002000551	70	Elderly/Disabled	$200,447	3	67	0	0	0	0
Riverton Terrace II	WA002000354	30	Elderly/Disabled	$90,877	1	29	0	0	0	0
Salmon Creek	WA002000343	50	Family	$95,031	0	13	37	0	0	0
Seola Crossing	WA002000340	77	Family	$158,398	0	14	43	19	0	1
Shelcor	WA002000409	8	Family	$16,455	0	1	7	0	0	0
Sixth Place	WA002000345	24	Family	$57,563	0	2	4	13	5	0
Southridge House	WA002000552	80	Elderly/Disabled	$229,936	0	80	0	0	0	0
Valli Kee	WA002000401	115	Family	$437,435	0	18	27	50	20	0
Vantage Point	WA002000452	77	Elderly/Disabled	$111,851	0	72	5	0	0	0
Village Plaza	WA002000452	3	Family	$0	0	1	2	0	0	0
Wayland Arms	WA002000550	67	Elderly/Disabled	$188,658	24	43	1	0	0	0
Westminster Manor	WA002000156	59	Elderly/Disabled	$68,916	36	23	0	0	0	0
Yardley Arms	WA002000352	67	Elderly/Disabled	$192,339	0	67	0	0	0	0
Zephyr	WA002000344	25	Family	$60,746	0	0	7	13	4	1
TOTAL		2453		$6,695,440	155	1438	499	281	66	14

^This table is intended to include all units and developments in KCHA's Public Housing inventory. KCHA reserves the right to correct errors without further MTW Plan amendment including adding ACC-eligible units at these properties prior to final RAD conversion.

**# of Units*: KCHA does not anticipate RAD-related construction or transfer of assistance that will result in changes in unit counts in total or by bedroom size. KCHA may implement up to a de minimis reduction in units as defined in the RAD Notice.

***Unit Type*: Several properties are currently designated as Elderly/Disabled through a HUD-approved Public Housing Designation Plan. Because there is not an equivalent Designation Plan under Section 8, prior to conversion under RAD, KCHA will adopt allowable local policies to best preserve the nature of the elderly/disabled focus for each impacted property.

****Capital Fund Allocation*: These amounts represent the estimated value of HUD's 2024 Public Housing Capital Fund amounts provided to KCHA based on each property. Consistent with KCHA's MTW Agreement, Capital Funds are combined with Public Housing Operating Funds and most Housing Choice Voucher funds into a single, flexible MTW fund that it then budgets to best meet local needs and opportunities within MTW-eligible activities.

Resident Rights, Participation, Waiting List and Grievance Procedures

Upon conversion through RAD, KCHA will adopt the HUD-required resident rights, participation, waiting list and grievance procedures listed below, unless modified by an approved MTW activity.

As noted in Section 1.6 of the RAD Notice, "MTW agencies will be able to apply activities impacting the PBV program that are approved in their MTW Plans or included in the MTW Supplement to an approved PHA plan to these properties as long as they do not conflict with RAD requirements. RAD requirements include RAD statutory requirements, provisions of the PBV program specifically addressed in this Notice (including provisions explicitly listed in Section 1.6 of this Notice as provisions of the PBV program that MTW agencies may not alter for properties converting under RAD), other conditions and requirements of this Notice, or RAD contract forms or riders. With respect to any existing PBV regulations that are waived or modified in this Section 1.6 pursuant to RAD authority, except where explicitly noted below, MTW agencies may modify these or other requirements of the PBV program if the activity is approved in its MTW Plan or included in the MTW Supplement to an approved PHA plan. All other RAD Requirements listed below or elsewhere in this Notice shall apply to MTW agencies."

Tenant Protections Under Notice H 2016-17; PIH 2016-17[1]

- Right to Return and Relocation Assistance

Tenant Protections Under Section 1.6.C & D (PBV) or Section 1.7.B & C (PBRA) of H 2019-09/PIH 2019-23, REV-4[2]

- No rescreening of tenants upon conversion
- Under-Occupied Unit
- Phase-in of tenant rent increase
- FSS and ROSS-SC programs
- Resident Participation and Funding
- Termination notification
- Grievance process
- Earned Income Disregard
- Jobs Plus
- When Total Tenant Payment Exceeds Gross Rent
- Establishment of Waiting List
- Choice Mobility

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[1] Rental Assistance Demonstration (RAD) Notice Regarding Fair Housing and Civil Rights Requirements and Relocation Requirements Applicable to RAD First Component – Public Housing Conversions (https://www.hud.gov/sites/documents/16-17hsgn_16-17pihn.pdf)

[2] Rental Assistance Demonstration – Final Implementation, Revision, as amended (https://hudgov.sharepoint.com/sites/OGrp-Recap/Shared Documents/General/Program Administration and Policy/Notices/RAD Notice/Notice Rev 4C - RAD Supplemental Notice/RAD Notice Rev 4 - Final - as amended by Supplemental 4B and 4C 011625)