

**PIERCE COUNTY HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING**
Wednesday, October 27, 2021 3:30 p.m.
Via Zoom

AGENDA

1. ROLL CALL
2. PUBLIC COMMENT – FIVE (5) MINUTES PER SPEAKER
3. CONSIDER A MOTION APPROVING TODAY’S AGENDA
4. CONSIDER A MOTION APPROVING THE MINUTES FOR THE REGULAR BOARD MEETING HELD ON September 29, 2021.
5. CONSIDER A MOTION RATIFYING THE PAYMENT OF CASH DISBURSEMENTS TOTALING \$3,137,430 FOR September 2021
6. REPORTS
 - a. INTRODUCTION OF STAFF
 - b. FINANCE - Moreen Ford Acting CFO
 - c. SECTION 8 – Tamara Meade
 - d. MAINTENANCE and FIXED ASSETS – Victor Lovelace
 - e. AFFORDABLE – Tina McLeod
 - f. PROJECTS – Sean McKenna
 - g. EXECUTIVE DIRECTOR – Jim Stretz
 - h. REPORTS OF COMMITTEES
7. COMMISSIONER’S CORNER
8. EXECUTIVE SESSION

The Board may hold an executive session for purposes allowed under the Open Public Meetings Act.

Legal purposes include: to consider acquisition or sale of real estate; to review negotiations of publicly bid contracts; to receive and evaluate complaints or charges brought against a public officer or employee; to evaluate the qualifications of an applicant for public employment; to review the performance of a public employee; and to discuss with legal counsel matters relating to agency enforcement actions, litigation, or potential litigation. Before convening in executive session, the Board Chair will publicly announce the purpose for the executive session and the time when the executive session is expected to conclude.

Under RCW 42.30.110, an executive session may be held for the purpose of receiving and evaluating complaints against or reviewing the qualifications of an applicant for public employment or reviewing the performance of a public employee; consultation with legal counsel regarding agency enforcement actions, or actual or potential agency litigation; considering the sale or acquisition of real estate; and/or reviewing professional negotiations.

9. ADJOURNMENT

The Pierce County Housing Authority Board of Commissioner will hold its meetings to ensure essential Housing Authority functions continue, however due to Governor Inslee’s [Emergency Proclamation 20-25 Stay Home – Stay Healthy](#) issued on March 23, 2020, in-person attendance by members of the public is NOT permitted at this time.

During this public health emergency, we will only accept public comment at Director@pchawa.org. Submit public comments any time before the Board of Commissioner’s meeting adjourns. All written comments will be part of the record. If you make public comments before noon on the day of the Board meeting, Board members will receive them prior to the meeting.

Board Minutes

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3. CONSIDER A MOTION APPROVING TODAY’S AGENDA
4. CONSIDER A MOTION APPROVING THE MINUTES FOR THE REGULAR BOARD MEETING HELD ON August 26, 2021.
5. CONSIDER A MOTION RATIFYING THE PAYMENT OF CASH DISBURSEMENTS TOTALING \$3,243,391.01 FOR AUGUST 2021
6. CONSIDER A MOTION APPROVING RESOLUTION 1905
7. CONSIDER A MOTION APPROVING RESOLUTION 1906
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MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMISSIONERS OF THE PIERCE
COUNTY HOUSING AUTHORITY

September 29, 2021
603 SOUTH POLK STREET
TACOMA WA 98445

Location: via Zoom

In attendance: Commissioner Brammall
Commissioner Smith
Commissioner Walton
Chairperson Martinez

Also in attendance: Jim Stretz, Executive Director
Moreen Forde, Acting Financial Officer
Tamara Meade, Director of Supported Housing Programs
Tina McLeod, Director of Operations
Sean McKenna, Director of Project Management

Chairperson Martinez called the meeting to order at 3:33 pm. Roll call was taken.

There was public comment from Bianca Williams regarding how the family income is calculated and feels the Housing Authority is not following the administrative policy. Diann Gackstetter asked questions regarding whether her apartment complex would be sold and redeveloped. Chairperson Martinez said normally questions are not answered but he told her there are no plans to sell or redevelop the complex.

Chairperson Martinez asked to review and approve the agenda. Commissioner Smith so moved. Commissioner Walton seconded the motion. A voice vote was taken with the following result:

	In favor	Opposed	Abstain	Absent
Commissioner Brammall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chairperson Martinez asked the Board to consider a motion approving the minutes of the regular board meeting held on August 26, 2021. Commissioner Smith so moved. Commissioner Brammall seconded the motion. A voice vote was taken with the following result:

	In favor	Opposed	Abstain	Absent
Commissioner Brammall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chairperson Martinez asked the Board to consider a motion ratifying the payment of cash disbursements for August. Commissioner Smith so moved. Commissioner Walton seconded the motion. A voice vote was taken with the following result:

	In favor	Opposed	Abstain	Absent
Commissioner Brammall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chairperson Martinez asked the Board to consider a motion approving resolution 1905. Commissioner Brammall so moved. Commissioner Walton seconded the motion. There was a discussion about minimum rent. A voice vote was taken with the following result:

	In favor	Opposed	Abstain	Absent
Commissioner Brammall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chairperson Martinez asked the Board to consider a motion approving resolution 1906. Commissioner Brammall so moved. Commissioner Walton seconded the motion. There was a discussion regarding the high rents in the area and changing the language in the policy to make it clearer. A voice vote was taken with the following result:

	In favor	Opposed	Abstain	Absent
Commissioner Brammall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chairperson Martinez asked the Board to consider a motion approving resolution 1907. Commissioner Brammall so moved. Commissioner Smith seconded the motion. A voice vote was taken with the following result:

	In favor	Opposed	Abstain	Absent
Commissioner Brammall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chairperson Martinez asked for the introduction of staff. There was no new staff to introduce.

Chairperson Martinez asked for the finance report. Moreen went over her written reports. Commissioner Smith would like to schedule a finance meeting to get a better understanding about the finances.

Chairperson Martinez asked for the Section 8 report. Tamara went over her two-year tool. There was a discussion regarding getting a more detailed report on how the funds were spent from the CARES act.

Chairperson Martinez asked for the maintenance report. Victor was not available to go over his report.

Chairperson Martinez asked for the affordable housing report. Christina went over her written report. She gave an update on the parking lot repaving project, and the sprinkler head project. She gave an update on two different building projects due to a fire and a car going into a building. She gave an update on the plan to

charge a utility allowance and rent increases. There was a discussion on raising the rents and the utility fees on the affordable housing properties. There was also a discussion on the current rent delinquencies and the impact it is having the Housing Authority.

Chairperson Martinez asked for the projects management report. Sean went over his written report and gave an update on the procurement projects he is working on with Kristina Hansen. He is also looking into revamping the Web site and updating the motor pool. He gave an update on the LIPH disposition project timeline.

Chairperson Martinez asked for the Executive Director report. Jim complimented the board on their engagement during the board meetings. He gave an update regarding the county looking into merging Pierce County and Tacoma Housing Authorities. This was followed with a discussion regarding the merger. There was also a discussion on the LIPH disposition.

Chairperson Martinez asked for the report of committees. There were no reports.

Chairperson Martinez asked if there was anything for the Commissioner's Corner. There was none.

There was no need for an executive session.

Meeting adjourned at 6:26 pm.



To: Honorable Chair and Members of the Board of Commissioners

From: Moreen Forde, Acting Chief Financial Officer

Date: October 21, 2021

Re: Budget Variance Report for August 31, 2021

BACKGROUND

This high-level, Budget Variance Report covers preliminary unaudited financial operating results for the period of August 31, 2021. These numbers are draft and subject to change.

It is important to note that the financial report includes three limited liability corporations (LLC) properties that make up the Greystone properties. During 2014, the Authority established three separate Limited Liability Companies: Chateau Rainier Apartments LLC, DeMark Apartments LLC and Lakewood Village Apartments LLC, for the purpose of debt refunding. The refunding occurred in 2015 and the Authority transferred all assets and liabilities to these three separate legal entities.

DISCUSSION

Overview

Year-to-date variances are as follows:

- Operating Revenues are under budget by \$136,166 (about 1%).
 - Rental Income is under budget by \$210,709.
 - Other Income is over budget by \$74,543.
- Operating Expenses are over budget by \$151,527 (less than 1%)
 - Central Administration expenses are under budget.
 - Utilities are under budget.
 - Maintenance Costs are over budget.
 - Wages and Benefits on Site are under budget.
 - General Taxes, Insurance is over budget.
 - HAP/FSS Payments are on budget.
 - Independent Audit Costs are under budget.
 - Vendor, Lender, Professional & Other Fees are over budget.
- Profit before non-Operating Revenues/Expenses is under budget by \$287,693 (12%)
- Net Operating Income after Operating Costs is under budget by \$291,021.

Operations - Revenue

Rental income (Total Tenant Revenue) of \$4,623,799 is under budget by \$210,709 (4%); and other income is over budget \$74,543 (75%). The budget for Housing Assistance Payments (HAP) and Low-Income Public Housing (LIPH) Operating Grants are reported as the actual amounts received from HUD since the amounts received from HUD are based on appropriations. Other income includes such items as fraud recovery from unreported income from families, fees from administering vouchers for other housing authorities (Portability) and forfeitures from the Family Self Sufficiency (FSS) program.

HCV administrative fee income is reported at the amount received from HUD. The factors that affect how much administrative fee PCHA receives are (1) the percentage of proration HUD announces and (2) The number of units leased as of the first of each month. On August 26, 2021, HUD issued a notice and a recalculation of administrative fees for January through June 2021 revising the proration percentage to 84.650%. Pierce County Housing Authority adopted a new allocation policy in CY 2020 and as a result the Administrative Fee account is accumulating equity.

Operations - Expenses

Total Operating expenses are more than the year-to-date budget by \$151,527 (less than 1%). Contributing factors to this overage in expenses are the maintenance costs as well as general, taxes and insurances expenses being over budget. Maintenance costs is over budget by \$337,116 due to work orders are being performed again and upgrading the office space; other general, taxes and insurance expenses are over budget by \$143,127 because the increase in Insurance costs and the insurance deductible of \$25,000 for the loss claim.

Statement of Net Position

Currently PCHA has sufficient cash flow to timely pay vendors as their invoices come due and meet the salary and benefit liability of the current staff, basically maintain day-to-day operations.

OTHER ISSUES IMPACTING FINANCE DEPARTMENT

Nan McKay and Associates (NMA) has taken on the role of Acting Finance Director and continues to provide consulting services. They also prepare and submit the HUD's monthly Voucher Management System (VMS) to REAC.

The audit of the 2020 financial statement has commence. OMB has extended the due date for the 2020 audited submission until March 31, 2022. Therefore, the audited submission is due to REAC on this date.

Respectfully submitted,

Moreen Forde
Acting Chief Financial Officer

Attachment: Year to date financials budget to actual

Pierce County Housing Authority
Statement of Revenues and Expenses
August 31, 2021

	2021					2020				
	TOTAL PHA-WIDE CURRENT YEAR				Variance %	TOTAL PHA-WIDE PRIOR YEAR				Variance %
	August-21	Y-T-D	BUDGET	VARIANCE		August-20	Y-T-D	BUDGET	VARIANCE	
Operating Revenues:										
Rent Income	\$ 585,701	\$ 4,623,799	\$ 4,834,508	\$ 210,709	4%	\$ 594,412	\$ 4,697,389	\$ 4,384,144	\$ (313,245)	-7%
Other Income	30,713	174,530	99,987	(74,543)	-75%	8,903	75,099	448,652	\$ 373,553	83%
Housing Assistance Grants	2,376,026	18,858,986	18,858,986	-	0%	2,290,643	18,730,767	18,730,767	-	0%
FSS Grant	6,915	78,162	78,162	-	0%	8,368	60,958	60,958	-	0%
Admin Operating Grant	187,193	1,572,410	1,572,410	-	0%	174,307	1,920,058	1,920,058	-	0%
LIPH Operating Grant	27,120	219,264	219,264	-	0%	22,327	205,378	205,378	-	0%
TOTAL OPERATING REVENUES	\$ 3,213,668	\$ 25,527,151	\$ 25,663,317	\$ 136,166	1%	\$ 3,098,960	\$ 25,689,649	\$ 25,749,957	\$ 60,308	0%
Operating Expenses:										
Central Administration	\$ 99,492	\$ 886,151	\$ 893,403	\$ 7,252	1%	\$ 65,797	\$ 783,181	\$ 1,285,571	\$ 502,390	39%
Utilities	45,971	551,956	560,107	8,151	1%	101,243	576,552	592,720	16,168	3%
Maintenance Costs	219,585	1,060,084	722,968	(337,116)	-47%	85,215	652,995	1,787,779	1,134,784	63%
Wages & Benefits On Site	200,226	1,537,606	1,848,253	310,647	17%	175,255	1,347,391	1,643,664	296,273	18%
General-Taxes, Insurance	66,978	593,495	450,368	(143,127)	-32%	65,229	913,871	658,296	(255,575)	-39%
Housing Assistance/FSS Payments	2,287,510	18,658,025	18,658,025	-	0%	2,394,525	18,907,498	18,907,498	-	0%
Independent Audit Costs	-	33,919	47,997	14,078	29%	-	21,219	62,595	41,376	66%
Vendor, Lender, Professional & Other Fees	5,382	44,785	33,373	(11,412)	-34%	1,836	14,935	29,165	14,230	49%
TOTAL OPERATING EXPENSES	\$ 2,925,144	\$ 23,366,021	\$ 23,214,494	\$ (151,527)	-1%	\$ 2,889,100	\$ 23,217,642	\$ 24,967,288	\$ 1,749,646	7%
PROFIT (LOSS) AFTER OPERATING COSTS	\$ 288,524	\$ 2,161,130	\$ 2,448,823	\$ 287,693	12%	\$ 209,860	\$ 2,472,007	\$ 782,669	\$ (1,689,338)	-216%
Non Operating Revenues (Expenses):										
Special Items	\$ -	\$ (4,288)	\$ (4,288)	\$ -		\$ (14,178)	\$ 1,563,817	\$ 1,563,817	\$ -	0%
Gain (Loss) on Disposition of Assets	(2,035)	(9,619)	(9,619)	-	0%	(263)	(6,350)	(6,350)	-	0%
Investment/Interest Earnings	51	465	465	-	0%	99	1,986	1,986	-	0%
Depreciation	(130,883)	(1,052,345)	(1,052,345)	-	0%	(132,978)	(1,064,987)	(1,064,987)	-	0%
Interest Expense	(80,102)	(644,248)	(640,920)	3,328	-1%	(81,549)	(655,986)	(677,232)	(21,246)	3%
NET OPERATING INCOME (NOI)	\$ 75,555	\$ 451,095	\$ 742,116	\$ 291,021	39%	\$ (19,009)	\$ 2,310,487	\$ 599,903	\$ (1,710,584)	-285%
Capital Contributions	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 209,050	\$ 209,050	\$ -	
Section 8 Cares Act	(19,352)	(224,315)	(224,315)	-		(12,912)	(14,925)	(14,925)	-	
LIPH Cares Act Funds	9,082	45,865	45,865							
LIPH Cares Act Expenses	(7,675)	(49,672)	(49,672)							
Prior Period Adjustment		437	437	-		-	-	-	-	
YTD CHANGE TO NET ASSETS	57,610	223,410	514,431	291,021	57%	(31,921)	2,504,612	794,028	(1,710,584)	-215%

Pierce County Housing Authority
Statement of Revenues, Expenses and
Changes in Net Position Year To Date
Through August 31, 2021

	2021			2020		
	Brookridge			Brookridge		
	August 2021	Y-T-D	Variance	August 2020	Y-T-D	Variance
Operating Revenues:						
Rent Income	\$ 43,050	\$ 337,267	\$ 294,217	\$ 43,050	\$ 343,175	\$ 300,125
Other Income	30	3,656	3,626	120	3,723	3,603
	-	-	-			-
	-	-	-			-
TOTAL OPERATING REVENUES	\$ 43,080	\$ 340,923	\$ 297,843	\$ 43,170	\$ 346,898	\$ 303,728
Operating Expenses:						
Central Administration	\$ 1,948	\$ 18,331	\$ 16,383	\$ 1,325	\$ 23,152	\$ 21,827
Utilities	7,850	48,100	40,250	8,223	44,096	35,873
Maintenance Costs*	13,174	101,519	88,345	8,139	67,285	59,146
Wages & Benefits On Site	5,646	84,440	78,794	12,789	95,379	82,590
General-Taxes, Insurance	3,657	29,664	26,007	3,254	33,745	30,491
Independent Audit Costs	-	1,357	1,357	-	474	474
Vendor, Lender, Professional & Other Fees	482	4,032	3,550	645	1,188	543
TOTAL OPERATING EXPENSES	\$ 32,757	\$ 287,443	\$ 254,686	\$ 34,375	\$ 265,319	\$ 230,944
PROFIT (LOSS) AFTER OPERATING COSTS	\$ 10,323	\$ 53,480	\$ 43,157	\$ 8,795	\$ 81,579	\$ 72,784
Non Operating Revenues (Expenses):						
Insurance Settlement/Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gain (Loss) on Disposition of Assets	(61)	(774)	(713)	(136)	(388)	(252)
Investment/Interest Earnings	-	-	-		6	6
Depreciation	(12,216)	(97,211)	(84,995)	(12,128)	(96,223)	(84,095)
Interest Expense		-	-			-
NET OPERATING INCOME (NOI)	\$ (1,954)	\$ (44,505)	\$ (42,551)	\$ (3,469)	\$ (15,026)	\$ (11,557)
Capital Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Transfers In (out)	-	-				
Prior Period Adjustment						
YTD CHANGE TO NET ASSETS	\$ (1,954)	\$ (44,505)	\$ (42,551)	\$ (3,469)	\$ (15,026)	\$ (11,557)

Pierce County Housing Authority
Statement of Revenues, Expenses and
Changes in Net Position Year To Date
Through August 31, 2021

	2021			2020		
	Chateau Rainier			Chateau Rainier		
	August 2021	Y-T-D	Variance	August 2020	Y-T-D	Variance
Operating Revenues:						
Rent Income	\$ 205,393	\$ 1,630,425	\$ 1,425,032	\$ 208,857	\$1,671,209	\$ 1,462,352
Other Income	4,237	22,799	18,562	5,989	27,371	21,382
	-	-				
	-	-				
TOTAL OPERATING REVENUES	\$ 209,630	\$ 1,653,224	\$ 1,443,594	\$ 214,846	\$1,698,580	\$ 1,483,734
Operating Expenses:						
Central Administration	\$ 7,305	\$ 68,717	\$ 61,412	\$ 4,970	\$ 84,676	\$ 79,706
Utilities	2,421	215,452	213,031	67,117	274,826	207,709
Maintenance Costs*	39,368	291,069	251,701	25,410	206,306	180,896
Wages & Benefits On Site	41,862	308,772	266,910	32,567	223,403	190,836
General-Taxes, Insurance	10,587	92,442	81,855	11,453	135,115	123,662
Independent Audit Costs	-	5,088	5,088		2,052	2,052
Vendor, Lender, Professional & Other Fees	1,793	15,711	13,918	412	3,634	3,222
TOTAL OPERATING EXPENSES	\$ 103,336	\$ 997,251	\$ 893,915	\$ 141,929	\$ 930,012	\$ 788,083
PROFIT (LOSS) AFTER OPERATING COSTS	\$ 106,294	\$ 655,973	\$ 549,679	\$ 72,917	\$ 768,568	\$ 695,651
Non Operating Revenues (Expenses):						
Insurance Settlement/Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gain (Loss) on Disposition of Assets	(273)	(886)	(613)	-	(2,953)	(2,953)
Investment/Interest Earnings	8	83	75	35	406	371
Depreciation	(30,816)	(248,397)	(217,581)	(31,598)	(254,058)	(222,460)
Interest Expense	(44,241)	(355,879)	(311,638)	(45,064)	(362,356)	(317,292)
NET OPERATING INCOME (NOI)	\$ 30,972	\$ 50,894	\$ 19,922	\$ (3,710)	\$ 149,607	\$ 153,317
Capital Contributions	\$ -	\$ -				
Operating Transfers In (out)	-	-				
Prior Period Adjustment						
YTD CHANGE TO NET ASSETS	\$ 30,972	\$ 50,894	\$ 19,922	\$ (3,710)	\$ 149,607	\$ 153,317

**Pierce County Housing Authority
Statement of Revenues, Expenses and
Changes in Net Position Year To Date
Through August 31, 2021**

	2021			2020		
	deMark			deMark		
	August 2021	Y-T-D	Variance	August 2020	Y-T-D	Variance
Operating Revenues:						
Rent Income	\$ 74,540	\$ 589,499	\$514,959	\$ 74,866	\$ 587,845	\$ 512,979
Other Income	453	5,219	4,766	7,310	11,882	4,572
	-	-				
	-	-				
TOTAL OPERATING REVENUES	\$ 74,993	\$ 594,718	\$519,725	\$ 82,176	\$ 599,727	\$ 517,551
Operating Expenses:						
Central Administration	\$ 3,409	\$ 32,055	\$ 28,646	\$ 2,319	\$ 39,938	\$ 37,619
Utilities	4,725	71,749	67,024	8,521	72,076	63,555
Maintenance Costs*	109,099	220,133	111,034	10,689	108,909	98,220
Wages & Benefits On Site	19,570	130,290	110,720	15,670	112,411	96,741
General-Taxes, Insurance	7,318	81,032	73,714	7,146	64,690	57,544
Independent Audit Costs	-	2,374	2,374		803	803
Vendor, Lender, Professional & Other Fees	681	5,689	5,008	214	1,515	1,301
TOTAL OPERATING EXPENSES	\$ 144,802	\$ 543,322	\$398,520	\$ 44,559	\$ 400,342	\$ 355,783
PROFIT (LOSS) AFTER OPERATING COSTS	\$ (69,809)	\$ 51,396	\$121,205	\$ 37,617	\$ 199,385	\$ 161,768
Non Operating Revenues (Expenses):						
Insurance Settlement/Other	\$ -	\$ -	\$ -		\$ -	
Gain (Loss) on Disposition of Assets		(2,509)	(2,509)		(3,133)	(3,133)
Investment/Interest Earnings	2	31	29	13	153	140
Depreciation	(12,304)	(99,466)	(87,162)	(12,482)	(99,638)	(87,156)
Interest Expense	(14,027)	(112,840)	(98,813)	(14,288)	(114,893)	(100,605)
NET OPERATING INCOME (NOI)	\$ (96,138)	\$ (163,388)	\$ (67,250)	\$ 10,860	\$ (18,126)	\$ (28,986)
Capital Contributions	\$ -	\$ -				
Operating Transfers In (out)	-	-				
Prior Period Adjustment						
YTD CHANGE TO NET ASSETS	\$ (96,138)	\$ (163,388)	\$ (67,250)	\$ 10,860	\$ (18,126)	\$ (28,986)

Pierce County Housing Authority
Statement of Revenues, Expenses and
Changes in Net Position Year To Date
Through August 31, 2021

	2021			2020		
	Hidden Village Apartments			Hidden Village Apartments		
	August 2021	Y-T-D	Variance	August 2020	Y-T-D	Variance
Operating Revenues:						
Rent Income	\$ 13,800	\$ 114,619	\$ 100,819	\$ 15,600	\$ 123,987	\$ 108,387
Other Income	40	2,466	2,426	-	3,184	3,184
	-	-				
	-	-				
TOTAL OPERATING REVENUES	\$ 13,840	\$ 117,085	\$ 103,245	\$ 15,600	\$ 127,171	\$ 111,571
Operating Expenses:						
Central Administration	\$ 974	\$ 9,182	\$ 8,208	\$ 663	\$ 11,018	\$ 10,355
Utilities	1,658	18,492	16,834	2,066	19,838	17,772
Maintenance Costs*	11,343	45,309	33,966	2,317	19,957	17,640
Wages & Benefits On Site	3,736	22,290	18,554	1,794	9,864	8,070
General-Taxes, Insurance	1,127	11,451	10,324	1,390	13,728	12,338
Independent Audit Costs	-	678	678	-	126	126
Vendor, Lender, Professional & Other Fees	215	1,719	1,504	30	284	254
TOTAL OPERATING EXPENSES	\$ 19,053	\$ 109,121	\$ 90,068	\$ 8,260	\$ 74,815	\$ 66,555
PROFIT (LOSS) AFTER OPERATING COSTS	\$ (5,213)	\$ 7,964	\$ 13,177	\$ 7,340	\$ 52,356	\$ 45,016
Non Operating Revenues (Expenses):						
Insurance Settlement/Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gain (Loss) on Disposition of Assets		-	-	-	(1,562)	(1,562)
Investment/Interest Earnings		-	-		3	3
Depreciation	(5,678)	(45,014)	(39,336)	(5,597)	(44,992)	(39,395)
Interest Expense		-	-			-
NET OPERATING INCOME (NOI)	\$ (10,891)	\$ (37,050)	\$ (26,159)	\$ 1,743	\$ 5,805	\$ 4,062
Capital Contributions	\$ -	\$ -				
Operating Transfers In (out)	-	-				
Prior Period Adjustment						
YTD CHANGE TO NET ASSETS	\$ (10,891)	\$ (37,050)	\$ (26,159)	\$ 1,743	\$ 5,805	\$ 4,062

Pierce County Housing Authority
Statement of Revenues, Expenses and
Changes in Net Position Year To Date
Through August 31, 2021

	2021			2020		
	Lakewood Village			Lakewood Village		
	August 2021	Y-T-D	Variance	August 2020	Y-T-D	Variance
Operating Revenues:						
Rent Income	\$ 118,965	\$ 964,637	\$ 845,672	\$ 123,678	\$ 969,922	\$ 846,244
Other Income	10,922	16,869	5,947	160	13,106	12,946
	-	-	-			-
	-	-	-			-
TOTAL OPERATING REVENUES	\$ 129,887	\$ 981,506	\$ 851,619	\$ 123,838	\$ 983,028	\$ 859,190
Operating Expenses:						
Central Administration	\$ 5,358	\$ 50,352	\$ 44,994	\$ 3,644	\$ 61,770	\$ 58,126
Utilities	14,100	82,718	68,618	5,882	77,241	71,359
Maintenance Costs*	32,973	251,630	218,657	23,309	141,521	118,212
Wages & Benefits On Site	32,358	262,639	230,281	17,122	132,103	114,981
General-Taxes, Insurance	1,842	35,294	33,452	11,259	117,483	106,224
Independent Audit Costs	-	3,731	3,731	-	1,291	1,291
Vendor, Lender, Professional & Other Fees	1,011	8,895	7,884	266	2,792	2,526
TOTAL OPERATING EXPENSES	\$ 87,642	\$ 695,259	\$ 607,617	\$ 61,482	\$ 534,201	\$ 472,719
PROFIT (LOSS) AFTER OPERATING COSTS	\$ 42,245	\$ 286,247	\$ 244,002	\$ 62,356	\$ 448,827	\$ 386,471
Non Operating Revenues (Expenses):						
Insurance Settlement/Other	\$ -	\$ -	\$ -			\$ -
Gain (Loss) on Disposition of Assets	(1,281)	(3,342)	(2,061)	(126)	(1,206)	(1,080)
Investment/Interest Earnings	3	41	38	18	206	188
Depreciation	(26,878)	(217,173)	(190,295)	(28,049)	(225,496)	(197,447)
Interest Expense	(19,499)	(156,855)	(137,356)	(19,862)	(159,710)	(139,848)
NET OPERATING INCOME (NOI)	\$ (5,410)	\$ (91,082)	\$ (85,672)	\$ 14,337	\$ 62,621	\$ 48,284
Capital Contributions	\$ -	\$ -				
Operating Transfers In (out)	-	-				
Prior Period Adjustment						
YTD CHANGE TO NET ASSETS	\$ (5,410)	\$ (91,082)	\$ (85,672)	\$ 14,337	\$ 62,621	\$ 48,284

Pierce County Housing Authority
Statement of Revenues, Expenses and
Changes in Net Position Year To Date
Through August 31, 2021

	2021			2020		
	Low Income Public Housing			Low Income Public Housing		
	August 2021	Y-T-D	Variance	August 2020	Y-T-D	Variance
Operating Revenues:						
Rent Income	\$ 55,589	\$ 416,616	\$ 361,027	\$ 41,755	\$ 345,765	\$ 304,010
Other Income	6,346	21,252	14,906	100	16,798	16,698
HUD Subsidy	27,120	219,264	192,144	22,326	205,378	183,052
COVID 19	9,082	45,865	36,783	-	-	-
TOTAL OPERATING REVENUES	\$ 98,137	\$ 702,997	\$ 604,860	\$ 64,181	\$ 567,941	
Operating Expenses:						
Central Administration	\$ 26,106	\$ 132,620	\$ 106,514	\$ 9,514	\$ 135,952	\$ 126,438
Utilities	210	4,137	3,927	168	4,034	3,866
Maintenance Costs*	9,425	51,705	42,280	6,106	81,378	75,272
Wages & Benefits On Site	21,654	180,387	158,733	18,582	149,675	131,093
HAP Expense	1,163	7,605	6,442	939	7,491	6,552
General-Taxes, Insurance	14,373	126,718	112,345	12,113	154,058	141,945
Independent Audit Costs	-	4,749	4,749	-	1,916	1,916
Vendor, Lender, Professional & Other Fees	-	-	-	-	2,241	2,241
TOTAL OPERATING EXPENSES	\$ 72,931	\$ 507,921	\$ 434,990	\$ 47,422	\$ 536,745	\$ 489,323
PROFIT (LOSS) AFTER OPERATING COSTS	\$ 25,206	\$ 195,076	\$ 169,870	\$ 16,759	\$ 31,196	\$ 14,437
Non Operating Revenues (Expenses):						
Insurance Settlement/Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gain (Loss) on Disposition of Assets	(420)	(766)	(346)		(636)	(636)
Investment/Interest Earnings	5	44	39		123	123
Depreciation	(27,933)	(224,517)	(196,584)	(28,261)	(225,958)	(197,697)
Interest Expense		-	-			-
NET OPERATING INCOME (NOI)	\$ (3,142)	\$ (30,163)	\$ (27,021)	\$ (11,502)	\$ (195,275)	\$ (183,773)
COVID 19	\$ (7,675)	\$ (49,672)	\$ (41,997)			\$ -
Operating Transfers In (out)	-	-	-		209,050	209,050
Prior Period Adjustment			-			-
			-			-
YTD CHANGE TO NET ASSETS	\$ (10,817)	\$ (79,835)	\$ (69,018)	\$ (11,502)	\$ 13,775	\$ 25,277

**Pierce County Housing Authority
Statement of Revenues, Expenses and
Changes in Net Position Year To Date
Through August 31, 2021**

	2021			2020		
	Montgrove Manor			Montgrove Manor		
	August 2021	Y-T-D	Variance	August 2020	Y-T-D	Variance
Operating Revenues:						
Rent Income	\$ 12,745	\$ 97,960	\$ 85,215	\$ 11,700	\$ 92,032	\$ 80,332
Other Income	227	719	492	212	2,708	2,496
	-	-	-			-
	-	-	-			-
TOTAL OPERATING REVENUES	\$ 12,972	\$ 98,679		\$ 11,912	\$ 94,740	
Operating Expenses:						
Central Administration	\$ 974	\$ 9,182	\$ 8,208	\$ 663	\$ 12,061	\$ 11,398
Utilities	2,133	16,027	13,894	1,354	17,030	15,676
Maintenance Costs*	1,784	25,251	23,467	2,703	14,131	11,428
Wages & Benefits On Site	2,593	16,027	13,434	2,813	9,718	6,905
General-Taxes, Insurance	659	7,775	7,116	2,256	23,506	21,250
Independent Audit Costs	-	678	678	-	155	155
Vendor, Lender, Professional & Other Fees	215	1,719	1,504	30	1,299	1,269
TOTAL OPERATING EXPENSES	\$ 8,358	\$ 76,659	\$ 68,301	\$ 9,819	\$ 77,900	\$ 68,081
PROFIT (LOSS) AFTER OPERATING COSTS	\$ 4,614	\$ 22,020	\$ 17,406	\$ 2,093	\$ 16,840	\$ 14,747
Non Operating Revenues (Expenses):						
Insurance Settlement/Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gain (Loss) on Disposition of Assets	-	(938)	(938)	-	-	-
Investment/Interest Earnings		-	-		2	2
Depreciation	(2,493)	(20,176)	(17,683)	(2,469)	(19,941)	(17,472)
Interest Expense		-	-			-
NET OPERATING INCOME (NOI)	\$ 2,121	\$ 906	\$ (1,215)	\$ (376)	\$ (3,099)	\$ (2,723)
Capital Contributions	\$ -	\$ -				
Operating Transfers In (out)	-	-				
Prior Period Adjustment						
YTD CHANGE TO NET ASSETS	\$ 2,121	\$ 906	\$ (1,215)	\$ (376)	\$ (3,099)	\$ (2,723)

Pierce County Housing Authority
Statement of Revenues, Expenses and
Changes in Net Position Year To Date
Through August 31, 2021

	2021			2020		
	Oakleaf Apartments			Oakleaf Apartments		
	August 2021	Y-T-D	Variance	August 2020	Y-T-D	Variance
Operating Revenues:						
Rent Income	\$ 13,880	\$ 107,125	\$ 93,245	\$ 13,275	\$ 105,346	\$ 92,071
Other Income	-	700	700	115	924	809
	-	-	-			-
	-	-	-			-
TOTAL OPERATING REVENUES	\$ 13,880	\$ 107,825	\$ 93,945	\$ 13,390	\$ 106,270	\$ 92,880
Operating Expenses:						
Central Administration	\$ 974	\$ 9,149	\$ 8,175	\$ 663	\$ 11,148	\$ 10,485
Utilities	3,073	19,831	16,758	1,747	18,602	16,855
Maintenance Costs*	1,891	48,934	47,043	2,211	15,345	13,134
Wages & Benefits On Site	1,446	10,721	9,275	1,542	7,530	5,988
General-Taxes, Insurance	1,914	13,281	11,367	1,072	11,986	10,914
Independent Audit Costs	-	678	678	-	126	126
Vendor, Lender, Professional & Other Fees	191	1,531	1,340	30	279	249
TOTAL OPERATING EXPENSES	\$ 9,489	\$ 104,125	\$ 94,636	\$ 7,265	\$ 65,016	\$ 57,751
PROFIT (LOSS) AFTER OPERATING COSTS	\$ 4,391	\$ 3,700	\$ (691)	\$ 6,125	\$ 41,254	\$ 35,129
Non Operating Revenues (Expenses):						
Insurance Settlement/Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gain (Loss) on Disposition of Assets		-	-		(158)	(158)
Investment/Interest Earnings		-	-		2	2
Depreciation	(5,949)	(47,812)	(41,863)	(6,003)	(48,050)	(42,047)
Interest Expense		-	-			-
NET OPERATING INCOME (NOI)	\$ (1,558)	\$ (44,112)	\$ (42,554)	\$ 122	\$ (6,952)	\$ (7,074)
Capital Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Transfers In (out)	-	-	-			-
Prior Period Adjustment			-			-
YTD CHANGE TO NET ASSETS	\$ (1,558)	\$ (44,112)	\$ (42,554)	\$ 122	\$ (6,952)	\$ (7,074)

**Pierce County Housing Authority
Statement of Revenues, Expenses and
Changes in Net Position Year To Date
Through August 31, 2021**

	2021			2020		
	Orting-Senior Apartments			Orting-Senior Apartments		
	August 2021	Y-T-D		August 2020	Y-T-D	
Operating Revenues:						
Rent Income	\$ 11,070	\$ 89,984	\$ 78,914	\$ 12,300	\$ 98,400	\$ 86,100
Other Income	930	8,249	7,319	973	8,004	7,031
Rental Assistance	9,544	75,400	65,856	10,337	83,042	72,705
	-	-				
TOTAL OPERATING REVENUES	\$ 21,544	\$ 173,633	\$ 152,089	\$ 23,610	\$ 189,446	\$ 165,836
Operating Expenses:						
Central Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utilities	3,218	25,076	21,858	2,862	22,667	19,805
Maintenance Costs*	659	17,692	17,033	677	9,500	8,823
Wages & Benefits On Site	1,786	15,008	13,222	2,595	16,112	13,517
General-Taxes, Insurance	1,899	18,279	16,380	1,962	17,830	15,868
Rental Assistance	9,544	75,636	66,092	8,003	64,367	56,364
Independent Audit Costs		-	-	-	-	-
Vendor, Lender, Professional & Other Fees		-	-	-	456	456
TOTAL OPERATING EXPENSES	\$ 17,106	\$ 151,691	\$ 134,585	\$ 16,099	\$ 130,932	\$ 114,833
PROFIT (LOSS) AFTER OPERATING COSTS	\$ 4,438	\$ 21,942	\$ 17,504	\$ 7,511	\$ 58,514	\$ 51,003
Non Operating Revenues (Expenses):						
Insurance Settlement/Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gain (Loss) on Disposition of Assets		-	-	-	-	-
Investment/Interest Earnings		3	3	1	29	28
Depreciation	(1,767)	(13,402)	(11,635)	(1,693)	(13,510)	(11,817)
Interest Expense		-	-	(2,334)	(19,027)	(16,693)
NET OPERATING INCOME (NOI)	\$ 2,671	\$ 8,543	\$ 5,872	\$ 3,485	\$ 26,006	\$ 22,521
Capital Contributions	\$ -	\$ -				
Operating Transfers In (out)	-	-				
Prior Period Adjustment						
YTD CHANGE TO NET ASSETS	\$ 2,671	\$ 8,543	\$ 5,872	\$ 3,485	\$ 26,006	\$ 22,521

**Pierce County Housing Authority
Statement of Revenues, Expenses and
Changes in Net Position Year To Date
Through August 31, 2021**

	2021			2020		
	Housing Choice Voucher			Housing Choice Voucher		
	August 2021	Y-T-D	Variance	August 2020	Y-T-D	Variance
Operating Revenues:						
HAP Subsidy	\$ 2,376,026	\$18,858,986	\$ 16,482,960	\$ 2,290,643	\$ 18,730,767	\$ 16,440,124
FSS Subsidy	6,915	85,662	78,747	8,368	60,958	52,590
Admin Subsidy	187,193	1,572,410	1,385,217	174,308	1,509,498	1,335,190
Section 8 CARES ACT Funds	-	-	-	533,300	943,860	410,560
Other Income	11,783	92,869	81,086	7,623	64,859	57,236
TOTAL OPERATING REVENUES	\$ 2,581,917	\$20,609,927	\$ 18,028,010	\$ 3,014,242	\$21,309,942	\$ 18,295,700
Operating Expenses:						
Central Administration	\$ 92,552	\$ 709,294	\$ 616,742	\$ 63,966	\$ 622,931	\$ 558,965
Utilities	-	-	-	-	-	-
Maintenance Costs*	-	-	-	-	-	-
Wages & Benefits On Site	12,499	102,822	90,323	12,366	89,878	77,512
HAP Expenses	2,279,137	18,593,459	16,314,322	2,385,583	18,835,640	16,450,057
FSS Expenses	3,172	27,402	24,230	9,161	71,206	62,045
General-Taxes, Insurance	26,781	290,482	263,701	32,379	374,612	342,233
Independent Audit Costs	-	13,567	13,567	-	13,753	13,753
Vendor, Lender, Professional & Other Fees	-	428	428	-	-	-
TOTAL OPERATING EXPENSES	\$ 2,414,141	\$19,737,454	\$ 17,323,313	\$ 2,503,455	\$20,008,020	\$ 17,504,565
PROFIT (LOSS) AFTER OPERATING COSTS	\$ 167,776	\$ 872,473	\$ 704,697	\$ 510,787	\$ 1,301,922	\$ 791,135
Non Operating Revenues (Expenses):						
Insurance Settlement/Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gain (Loss) on Disposition of Assets	-	1,745	1,745	-	-	-
Investment/Interest Earnings	22	161	139	20	778	758
Depreciation	(1,780)	(14,511)	(12,731)	(1,593)	(12,557)	(10,964)
Interest Expense	-	-	-	-	-	-
NET OPERATING INCOME (NOI)	\$ 166,018	\$ 859,868	\$ 693,850	\$ 509,214	\$ 1,290,143	\$ 780,929
Covid Expenses	\$ (19,352)	\$ (224,315)	\$ (204,963)	\$ (12,912)	\$ (14,925)	\$ (2,013)
Operating Transfers In (out)	-	-	-	-	-	-
Prior Period Adjustment	-	-	-	-	-	-
YTD CHANGE TO NET ASSETS	\$ 146,666	\$ 635,553	\$ 488,887	\$ 496,302	\$ 1,275,218	\$ 778,916

COVID 19 Funds \$ 943,860
Spent (304,309)
Balance \$ 639,551

**Pierce County Housing Authority
Statement of Revenues, Expenses and
Changes in Net Position Year To Date
Through August 31, 2021**

	2021			2020		
	Village Square Apartments			Village Square Apartments		
	August 2021	Y-T-D	Variance	August 2020	Y-T-D	Variance
Operating Revenues:						
Rent Income	\$ 23,915	\$ 191,202	\$ 167,287	\$ 23,915	\$ 184,140	\$ 160,225
Other Income	75	1,273	1,198	98	4,824	4,726
	-	-	-	-	-	-
	-	-	-	-	-	-
TOTAL OPERATING REVENUES	\$ 23,990	\$ 192,475		\$ 24,013	\$ 188,964	
Operating Expenses:						
Central Administration	\$ 1,461	\$ 13,724	\$ 12,263	\$ 994	\$ 16,997	\$ 16,003
Utilities	2,973	22,005	19,032	2,778	21,936	19,158
Maintenance Costs*	2,765	35,530	32,765	4,777	24,524	19,747
Wages & Benefits On Site	8,032	83,477	75,445	11,937	92,107	80,170
General-Taxes, Insurance	4,300	24,063	19,763	2,081	30,672	28,591
Independent Audit Costs	-	1,017	1,017	-	271	271
Vendor, Lender, Professional & Other Fees	283	2,506	2,223	209	608	399
TOTAL OPERATING EXPENSES	\$ 19,814	\$ 182,322	\$ 162,508	\$ 22,776	\$ 187,115	\$ 164,339
PROFIT (LOSS) AFTER OPERATING COSTS	\$ 4,176	\$ 10,153	\$ 5,977	\$ 1,237	\$ 1,849	\$ 612
Non Operating Revenues (Expenses):						
Insurance Settlement/Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gain (Loss) on Disposition of Assets	-	(404)	(404)	-	(515)	(515)
Investment/Interest Earnings	-	-	-	-	3	3
Depreciation	(3,069)	(24,664)	(21,595)	(3,105)	(24,562)	(21,457)
Interest Expense	-	-	-	-	-	-
NET OPERATING INCOME (NOI)	\$ 1,107	\$ (14,915)	\$ (16,022)	\$ (1,868)	\$ (23,225)	\$ (21,357)
Capital Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Transfers In (out)	-	-				
Prior Period Adjustment						
YTD CHANGE TO NET ASSETS	\$ 1,107	\$ (14,915)	\$ (16,022)	\$ (1,868)	\$ (23,225)	\$ (21,357)

PIERCE COUNTY HOUSING AUTHORITY
Report of Cash Disbursements
Period Ending September, 2021

Below are the cash disbursements for the month of September, 2021

Account Name	Bank	Check and ACH Disbursements	ACH Direct Pays	Bank Fees	Total Sep-21	Aug-21	Variance
Apts General	US Bank	1,468.81	522.40	-	1,991.21	1,895.72	95.49
General Operation	US Bank	381,758.44	167,891.86	1,204.81	550,855.11	651,450.27	(100,595.16)
Payroll	US Bank	-	139,068.22	-	139,068.22	129,804.08	9,264.14
Section 8 HAP	US Bank	2,408,876.05	-	-	2,408,876.05	2,445,768.57	(36,892.52)
S8 FSS	US Bank	21,455.66	-	-	21,455.66	10,491.37	10,964.29
LIPH Management	US Bank	4,881.00	-	-	4,881.00	3,981.00	900.00
FNMA Replacement Reserve	Greystone	10,302.75			\$10,302.75	\$0.00	10,302.75
TOTAL		2,828,742.71	307,482.48	1,204.81	\$3,137,430.00	\$3,243,391.01	(105,961.01)

NOTE: DM FNMA Replacement Reserve \$10,302.75 Disbursement to Reimburse PCHA for GA Jorgenson Change Order Invoice

DISBURSEMENTS audited by the Auditing Officer as required by RCW 42-24-090,
have been recorded on a listing which has been made available to the Board of Commissioners
of the Housing Authority of Pierce County.

Dated this day, October 27, 2021 the Board of Commissioners
of the Pierce County Housing Authority ratifies the payment of the above disbursements in the grand total of: **\$3,137,430.00**

<http://www.leg.wa.gov/>



<http://www.leg.wa.gov/>

[42.24.080](#) << 42.24.090 >> [42.24.100](#)

RCW 42.24.090

Municipal corporations and political subdivisions -- Reimbursement claims by officers and employees.

No claim for reimbursement of any expenditures by officers or employees of any municipal corporation or political subdivision of the state for transportation, lodging, meals or any other purpose shall be allowed by any officer, employee or board charged with auditing accounts unless the same shall be presented in a detailed account: PROVIDED, That, unless otherwise authorized by law, the legislative body of any municipal corporation or political subdivision of the state may prescribe by ordinance or resolution the amounts to be paid officers or employees thereof as reimbursement for the use of their personal automobiles or other transportation equipment in connection with officially assigned duties and other travel for approved public purposes, or as reimbursement to such officers or employees in lieu of actual expenses incurred for lodging, meals or other purposes. The rates for such reimbursements may be computed on a mileage, hourly, per diem, monthly, or other basis as the respective legislative bodies shall determine to be proper in each instance: PROVIDED, That in lieu of such reimbursements, payments for the use of personal automobiles for official travel may be established if the legislative body determines that these payments would be less costly to the municipal corporation or political subdivision of the state than providing automobiles for official travel.

All claims authorized under this section shall be duly certified by the officer or employee submitting such claims on forms and in the manner prescribed by the state auditor.

[1995 c 301 § 73; 1981 c 56 § 1; 1965 c 116 § 2.]

Date: 10/15/2021
Time: 9:10:26 AM
By: dxs

A/P Trade Report

Page: 1
Rpt: G:\HMS\REPORTS\aptrade.qrp

A/Employee				
	Name	Check Date	Check #	Check Amount
	Kristina Hansen	09/08/2021	7216	\$10.08
	Bobbie Jones	09/08/2021	7218	\$167.44
	Sean McKenna	09/16/2021	7233	\$127.12
	Ebonique M Moore	09/22/2021	7245	\$124.88
	Ebonique M Moore	09/27/2021	7249	\$97.44
Total For : A/Employee				<u>\$526.96</u>

PIERCE COUNTY HOUSING AUTHORITY

Report of Cash and Investments

Period Ending September, 2021

Account Name	Bank	Balance		
		Sep-21	Aug-21	Variance
General Operating Accounts				
Apartments General	US Bank	\$ 124,332.79	\$ 130,754.25	\$ (6,421.46)
Payroll	US Bank	91,938.00	98,089.18	(6,151.18)
General Operation	US Bank	263,982.20	233,230.72	30,751.48
US Bank Municipal Investment ***Account Closed***	USBank (TVI)	-	105,529.00	(105,529.00)
PCHA Special Item	US Bank	1,415,491.05	1,415,485.24	5.81
Homeownership	US Bank	456,964.36	456,261.49	702.87
Tenant Trust Accounts				
Damage Deposits	US Bank	261,973.94	260,616.74	1,357.20
Hud Trust Accounts				
Section 8	US Bank	5,290,479.63	4,979,902.73	310,576.90
LIPH Management	US Bank	1,337,941.15	1,292,397.18	45,543.97
LIPH Damage Deposits	US Bank	39,950.00	39,050.00	-
Section 8 FSS	US Bank	379,820.66	391,609.74	(11,789.08)
LIPH FSS	US Bank	44,637.13	43,473.95	1,163.18
Rural Development Funds				
Rural Development (Orting) Reserve	US Bank	86,258.88	86,258.53	0.35
FNMA Loan Reserve Account (Restricted)				
CR Restabilization Reserve (PB S8 HAPC)	Greystone (TTE)	59,651.55	59,650.03	1.52
DM Restabilization Reserve (PB S8 HAPC)	Greystone (TTE)	18,913.91	18,913.43	0.48
LV Restabilization Reserve (PB S8 HAPC)	Greystone (TTE)	26,291.59	26,290.92	0.67
CR Replacement Reserve	Greystone (TTE)	235,250.46	227,507.72	7,742.74
DM Replacement Reserve	Greystone (TTE)	65,002.79	75,303.62	(10,300.83)
LV Replacement Reserve	Greystone (TTE)	98,892.71	98,890.19	2.52
CR FNMA Tax & Insurance Escrow	Greystone (TTE)	78,594.29	70,293.77	8,300.52
DM FNMA Tax & Insurance Escrow	Greystone (TTE)	24,606.01	19,290.72	5,315.29
LV FNMA Tax & Insurance Escrow	Greystone (TTE)	27,671.59	22,608.05	5,063.54
FNMA Reserve Total		634,874.90	618,748.45	16,126.45
TOTAL PCHA		\$ 10,428,644.69	\$ 10,151,407.20	\$ 292,463.94

Apartments General

An account used primarily for receipt of revenues from apartments finance with the 1998 Pooled Housing Refunding Revenue Bond ('98 Bond Projects) and Orting Senior Apartments. Recordkeeping segregates funds for subsequent distribution to designated programs and specific uses in accordance with bond and loan regulatory agreements.

Payroll

General operating account used for payment of employee wages.

General Operation

General operating account used for payment of goods and services and non-compensation payroll related liabilities for all PHA programs.

PCHA Special Item

PCHA net proceeds collected from fraud recovery.

Homeownership

Account used primarily for receipt of revenues from 5H Homeownership notes. Use of proceeds are regulated by 24 CFR 906.3 and 906.31 which state: § 906.3 Requirements applicable to homeownership programs previously approved by HUD. (a) Any existing section 5(h) or Turnkey III homeownership program continues to be governed by the requirements of part 906 or part 904 of this title, respectively, contained in the April 1, 2002, edition of 24 CFR, parts 700 to 1699. The use of other program income for homeownership activities continues to be governed by agreements executed with HUD. § 906.31 Requirements applicable to net proceeds resulting from sale. (a) PHA use of net proceeds. The PHA must use any net proceeds of any sales under a homeownership program remaining after payment of all costs of the sale for purposes relating to low-income housing and in accordance with its PHA plan.

Damage Deposits and Damage Deposit Investments

Trust account used to retain apartment tenant deposits as security for performance of the tenant's obligations during the lease/rental agreement period. Funds are restricted from general use in accordance with RCW 59.18.270.

Section 8 General Operating

Account used for receipt of revenues for the PHA's Section 8 programs, disbursements for housing assistance related payments to landlords, participants and receiving PHAs, and for distribution to the PHA's General Operating account for payment of administrative costs of the associated programs, predominantly Housing Choice Vouchers (HCV). Since 2004, all HCV housing assistance funding is restricted for use to pay current or future housing assistance and all administrative fee funding may only be used to cover costs incurred to perform PHA HCV administrative responsibilities in accordance with HUD regulations and requirements.

LIPH Management

An account used primarily for receipt of revenues for the PHA's Low-Income Public Housing (LIPH) program, and for distribution to the PHA's General Operating account for specific LIPH program uses in accordance with HUD regulations and requirements. A minor amount is disbursed to program participants for utility assistance payments. This account also retains proceeds from land sales in the LIPH program which are restricted for capital improvement projects.

LIPH Damage Deposits

Trust account used to retain LIPH participant deposits as security for performance of the tenant's obligations during the lease/rental agreement period. Funds are restricted from general use in accordance with RCW 59.18.270.

Section 8 and LIPH FSS

Trust account used to retain S8 and LIPH FSS participant escrow balances.

Rural Development (Orting) Reserve

A reserve account funded through contributions from project operating funds. It is used primarily to pay for large planned expenses for maintenance and improvements of capital items. The project's reserves must be held in a supervised account that requires the Rural Development approval for all withdrawals.

LLC Replacement Reserve and Restabilization Reserve

Reserve accounts individually funded through loan proceeds of the Chateau Rainier, DeMark and Lakewood Village LLCs, for the specific purposes outlined in the FNMA loan agreement. Funds are legally restricted and unavailable for use in daily routine operations. Funds are held by the lender and are expected to remain on account through the life of the loan term.

AFFORDABLE HOUSING BOARD REPORT October 2021

The Affordable Housing team continues to provide quality customer service to residents and public of our eight affordable housing complexes while navigating the continued impacts of the pandemic.

Highlights:

- Property Improvement Projects
 - Lakewood Village – Fire Safety Sprinkler Project
 - Only 2 apartments to complete; anticipated completion November 1st
- Project-Based Voucher Units – Rental Increase Requested from PCHA Supportive Housing Programs/Section 8 Division
 - New rents in alignment with the rental increases shared last month and which are posted on website, www.pchawa.org
 - Addition of flat-rate utility charge in alignment with last month's report and website
 - Start date on these changes for PBV = January 1, 2022
 - Anticipated impact on individual PBV households to be very nominal based on how PBV subsidies are administered and how the household portion is calculated. Affordable Housing consulted with Section 8 division before making the decision to make these increases for the PBV units.
- Staffing
 - Reminder, that we currently have three vacant positions in Affordable Housing and one staff on military leave; thus, operating with three staff (property managers) instead of seven.
 - Recruitment to fill three Assistant Property Manager positions to begin in October.
- Occupancy and Delinquency Data – A new report with this information is in progress; and it will be sent out to the Board before meeting on October 27, 2021.



Report Date: 10/20/2021, McLeod, C.L.



Report of Maintenance Division

October 2021

Staff Projects

- I. Chateau Rainer (248 units)
A101, F104, and P107 were completed to make ready status. . 101 work orders were completed this month.

- II. Demark (92 units)
A104 was completed to make ready status. C108 and D104 are in the process of being completed to make ready status. 20 work orders were completed this month.

- III. Lakewood Village (136 units)
J101 and J201 were completed to make ready status. All wall repairs were completed after the installation of the indoor sprinkler heads property wide with the exception of 2 units which are scheduled for November 1st. 28 work orders were completed this month.

- V. LIPH (124 units)
171 was completed to make ready status. 17 is in the process of being completed. 26 work orders were completed this month.

- VI. Village Square (37 units)
A portion of 15 was reframed to add support to the living room ceiling area and front of unit. A temporary door was installed also. 13 work orders were completed this month.

Training and Development

- I. This month's safety training covers the key elements of respiratory protection training and explains how to recognize and respond to respiratory hazards, including atmospheres immediately dangerous to life or health (IDLH). It also discusses how to properly use a respirator.

Project Management Report to PCHA Board of Commissioners

October 27, 2021

1. Section 18 Disposition

- a. Project Timeline
 - i. 2021 application – December 31 submission in jeopardy due to appraisal timeline. Reports from Bureau Veritas needed to support appraisals but we haven't received them as of 10/21/21.
 - ii. HUD timelines-Once submitted could take up to 180 days to review per Janice King-Dunbar, HUD Director of Public Housing, Region X.
- b. Consultants
 - i. Kidder Matthews – Appraisals
 - 1. Need all appraisals completed prior to submitting application – see above
 - ii. Relocation: recruiting former EHA employee to help - pending
- c. Budgets: only ROM estimates at this time – See attached estimates
 - i. Transaction costs: \$2.15MM
 - ii. Relocation costs: \$1.65MM

2. Structural Damage at Village Square

- a. Damaged two units September 3
 - i. Both are red-tagged as uninhabitable now; upper unit back by mid-November +/-
 - ii. SE report received 10/21. Temp shoring to be reinstalled according to recommendation prior to City review for occupancy of upper unit

3. Special Projects

- a. Motor Pool
 - i. Looking into replace up to six vehicles beyond useful life
 - 1. Going toward smaller, 'cargo-delivery' type vans
- b. Website overhaul
 - i. Hoping to revamp look of website to make more user friendly and aesthetically pleasing. Jon from IT predicts Q1 or Q2 for changes.

4. Procurements

- a. Motor pool
 - i. Tabled until funds available
- b. Village Square project
 - i. Waiting for JS Held scope and estimate.
- c. Alarm Systems
 - i. Chateau Rainier pending
- d. Financial Services in support of Yardi
 - i. RFP out with award pending

Description	TTL Time
Labor	
Kick-Off Communication	
FTE employees (HCV onboarding and Relocation staff)	\$ 624,000
Delivery of Early Information Notice	\$ 150
Initial Intake/Survey	\$ 24,000
Resident Kick off Meeting Upon HUD Approval(Relo Coord)	\$ 200
Resident Kick off Meeting Upon HUD Approval (Relo Mgr)	\$ 150
Delivery of 90-Day Notice	\$ 125
Delivery of 60-Day Notice	\$ 125
Delivery of 30-Day Notice	\$ 125
HQS Inspections	\$ 18,000
Total labor including kick-off	\$ 666,875
Relocation and Counseling Services	
2nd intake/Update of Information Upon HUD Approval	\$ 21,000
Address Personal Barriers	\$ 66,000
HCV Briefing Coordination	\$ 9,000
Weekly HCV Meetings (Relo Coord)	\$ 12,000
Weekly HCV Meetings (Relo Mgr)	\$ 14,400
Bi-Weekly Sales Campaign Meetings (Relo Coord)	\$ 12,000
Bi-Weekly Sales Campaign Meetings (Relo Mgr)	\$ 14,400
Housing Search Advisory	\$ 84,000
Lease Signing	\$ 12,000
Facilitating Moving Activities	\$ 48,000
Follow-up Counseling	\$ 12,000
Reasonable Accommodations	\$ 12,000
Total Relocation and Advisory Services	\$ 316,800
Vacant Building Control	
Window Boarding 3 Bedroom	\$ -
Window Boarding 4 Bedroom	\$ -
Security Service	\$ 12,000
Total Vacant Building Control	\$ 12,000
Contracted Services/Equipment/Supplies	
Moving	
Bedroom Size	Total Cost for All Moves
3	\$ 465,000
4	\$ 93,500
Total moving contracts	\$ 558,500
Security Deposits	
	Total
	\$ 400,000

	\$ 100,000
	\$ 500,000
Pet Deposits	Total
	\$ 37,500
Temporary relocation for High barrier Households	
Hotel Costs	\$ 27,000
Transportation	\$ 1,200
Pre-Paid Cell Phone	\$ 2,400
Pre-Paid Cell Phone Minutes	\$ 1,200
	\$ 31,800
Rental Success Contracted Services	
Credit reports	\$ -
Credit counseling	\$ 9,600
Renter's Certification	\$ 12,000
Misc.	\$ 6,000
	\$ 27,600
Office Equipment and Supplies	
Office Supplies for 24 mos	\$ 1,200
Laptops/tablets including software	\$ 1,600
Monitor, Hard Drive, Software for Desktop Station	\$ 100
Scanners	\$ 500
Office chairs	\$ -
Computer Work Stations for Residents	\$ -
Phone for Residents at Relocation Center	\$ -
Office Furniture	\$ 1,000
Hot Spots and EHA Cell Phones	\$ 1,000
Cell Phone Reimbursements for 24-mos	\$ -
	\$ -
	\$ 5,400
Relocation Transportation	
Vehicle acquisition	\$ 40,000
Fuel used in PCHA vehicles for 24-mos	\$ 4,800
Mileage Reimbursements for 24-mos	\$ 5,760
	\$ 50,560
Meeting Supplies	
Child care	\$ 1,200
Refreshments	\$ 600
	\$ 1,800

Language Translation	
HCV Briefing Language Translation	\$ -
Resident Kick-Off Meeting	\$ 1,500
Individual Household Meetings	\$ 1,500
Lease-Signings	\$ 500
Budget/credit Counseling/Renters recertification	\$ 1,500
Document Translation	\$ 2,000
At & t Language Line	\$ 2,000
	\$ 9,000
	\$ 2,217,835

HCV Leasing and Spending Projection - The Goods

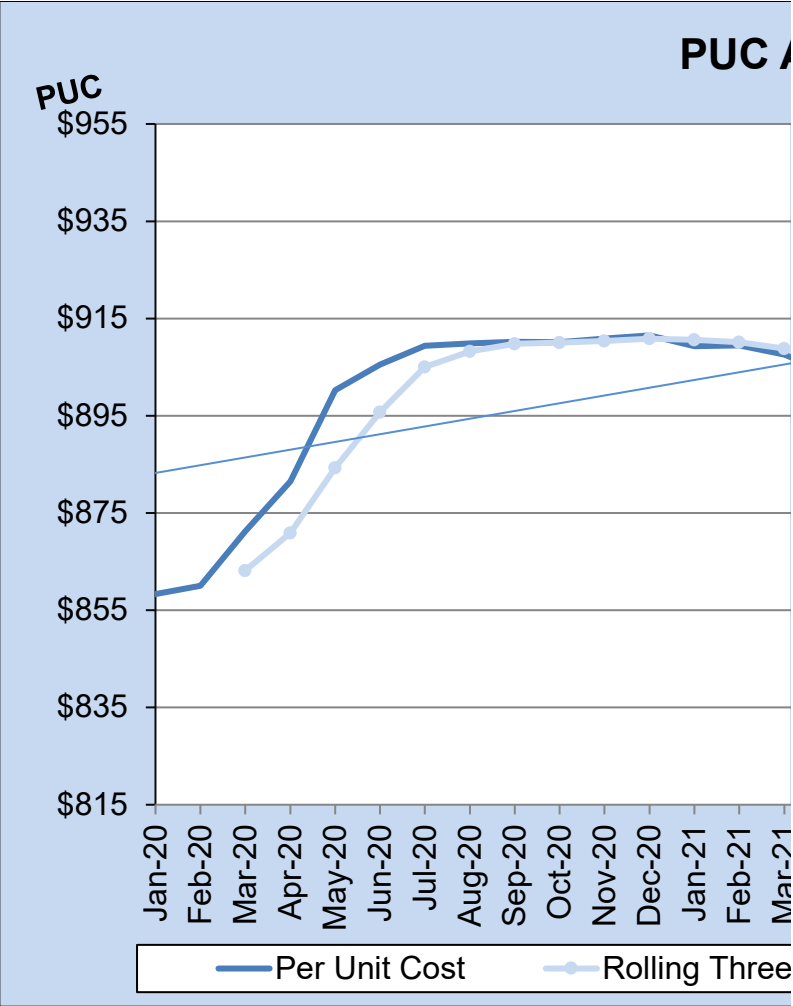
							Utilization Report:	UtilizationReport							Print	TYT Guide	TYT Videos
PHA Name	HA of Pierce County			PHA Number	WA054				Save	Access Additional Tools		Disclaimer					
ACC/Funding Information					Funding Proration/Offset Levels			Program Projection Variables					Leasing and Spending Outcomes: Current and Following Year Projections				
ACC	Current Year (2021)	Year 2 (2022)	Year 3 (2023)		HAP			Success Rate	68%	Annual Turnover Rate	5.2%		2021		2022		
Beginning ACC Vouchers	2,946	2,946	2,946		Year 2 (2022) Rebenchmark	103.0%					PIC EOP % as of 9/30/2021 (158 EOPs): 6.18%		UML % of ACC (UMA)	87.9%	93.6%		
Funding Components	Current Year (2021)	Year 2 (2022)	Year 3 (2023)		Year 3 (2023) Rebenchmark	100.0%		Time from Issuance to HAP Effective Date (Current: 2.74 months)					HAP Exp as % All Funds	92.3%	99.8%		
Initial BA Funding (net offset)	\$29,661,811	\$29,182,974	\$31,481,430		Year 2 (2022) % 'Excess' Reserves Offset	25.0%		% leased in 30 days	29%		*Estimated* 2022 Inflation		HAP Exp as % of Eligibility only	95.5%	107.9%		
Offset of HAP Reserves	\$0	\$0	\$0		Year 3 (2023) % 'Excess' Reserves Offset	0.0%		% leased in 30 to 60 days	26%		3.0%		End of Year Results				
Set Aside Funding	\$0				Administrative Fees			% leased in 60 to 90 days	10%				Projected 12/31 Total HAP Reserves	\$2,367,525	\$69,070		
New ACC Units Funding	\$0	\$0	\$0		Year 1 (2021)	82.0%		% leased in 90 to 120 days	12%				HAP Reserves as % of ABA (Start: 3.4%)	8.0%	0.2%		
Total ABA Funding Provided	\$29,661,811	\$29,182,974	\$31,481,430		Year 2 (2022)	80.0%		% leased in 120 to 150 days	23%				"Excess" Reserves Subject To Offset	\$0	\$0		
PHA Income	\$15,573	\$0											End of Year 3 Results (2023)				
Total Cash-Supported Prior Year-End Reserves	\$1,023,126	\$2,367,525	\$69,070		HUD-Held Reconciliation Cash Sufficiency Check								\$799,215	2.5%	Projected Total HAP Reserves ===== Reserves % BA		
				HUD-established CYE HHR	\$926,497		HUD-established CYE HHR										
Total Funding					HUD-estimated Net Excess Cash	\$146,498	\$96,629	PHA-Held Cash 12/31/2020 (VMS)			Administrative Fees Analysis See Detail		2021	2022			
Total Funding Available	\$30,700,510	\$31,550,500	\$31,550,500		HUD-Reconciled	\$1,072,995	\$1,023,126	HUD-Reconciled (Cash Capped)		CARES Act Admin Fees (2020)	<= 7,200 UMLs (No Proration)	> 7,200 UMLs (No Proration)	Admin Fees Earned (PY: \$2,220,212)	\$2,187,126	\$2,274,762		
					Lower of H17/I17 (May Override)	\$1,023,126		Lower of H17/I17 (May Override)		\$943,860	\$95.58	\$89.23	Expense	\$1,631,555	\$1,653,480		
					HUD-Reconciled Excess Cash v PHA RNP (12/31/2020)						Expense %		74.6%	72.7%			
					HUD v. PHA difference: \$49,872.00 or 0.2% of Eligibility	\$96,626	<--VMS EOY RNP ===== EOY Excess Cash -->	\$146,498			WA054 has a cost per UML of \$52.01 compared to its Earnings/UML & Size peer group of \$83.93 (a difference of -61.4%) and its state peer group (of all PHAs in the state) of \$63.07 (a difference of -21.3%).		Based on the most recent, official (end of fiscal year) UNP, WA054 has a projected 2021 Calendar Year-End (CYE) UNP of \$552,108 (or 25.2% of CY 2021 Earned Admin Fees) and a 2022 CYE UNP of \$1,173,390 (or 51.6% of CY 2022 Earned Admin Fees).				

HCV Leasing and Spending Projection - The Goods

	2021	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected To Be Issued	Other Planned Additions/ Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMLs: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Cumulative % Annual Leased	Cumulative % Eligibility Expended	Monthly UML %	Monthly ABA Expended %
	Jan-21	2,946	2,614	\$2,376,993					2,614	\$2,376,993	\$909		88.7%	96.2%	88.7%	96.2%
	Feb-21	2,946	2,612	\$2,375,463					2,612	\$2,375,463	\$909		88.7%	96.1%	88.7%	96.1%
	Mar-21	2,946	2,605	\$2,364,276					2,605	\$2,364,276	\$908		88.6%	96.0%	88.4%	95.6%
	Apr-21	2,946	2,587	\$2,338,046					2,587	\$2,338,046	\$904		88.4%	95.6%	87.8%	94.6%
	May-21	2,946	2,570	\$2,326,691					2,570	\$2,326,691	\$905		88.2%	95.3%	87.2%	94.1%
	Jun-21	2,946	2,560	\$2,307,579					2,560	\$2,307,579	\$901		88.0%	95.0%	86.9%	93.4%
	Jul-21	2,946	2,536	\$2,277,865					2,536	\$2,277,865	\$898		87.7%	94.6%	86.1%	92.2%
	Aug-21	2,946	2,503	\$2,266,122					2,503	\$2,266,122	\$905		87.4%	94.2%	85.0%	91.7%
	Sep-21	2,946	2,511	\$2,270,687					2,511	\$2,270,687	\$904		87.1%	94.0%	85.2%	91.9%
	Oct-21	2,946	2,614	\$2,393,828	121				2,614	\$2,393,828	\$916		87.3%	94.3%	88.7%	96.8%
	Nov-21	2,946	0	\$0	52	50	24	-11.3	2,677	\$2,505,237	\$936	\$936	87.6%	94.9%	90.9%	101.4%
	Dec-21	2,946	0	\$0	52	1	32	-11.6	2,697	\$2,530,198	\$938	\$938	87.9%	95.5%	91.6%	102.4%
	Total	35,352	25,712	\$23,297,550	225	51	56	-22.9	31,086	\$28,332,985	\$911		87.9%	95.5%		
	2022															
	Jan-22	2,946			52	4	28	-11.7	2,717	\$2,554,382	\$940	\$940	92.2%	105.0%	92.2%	105.0%
	Feb-22	2,946				4	33	-11.8	2,743	\$2,583,445	\$942	\$942	92.7%	105.6%	93.1%	106.2%
	Mar-22	2,946				4	36	-11.9	2,771	\$2,615,376	\$944	\$944	93.1%	106.3%	94.0%	107.5%
	Apr-22	2,946				4	16	-12.0	2,778	\$2,628,398	\$946	\$946	93.4%	106.7%	94.3%	108.1%
	May-22	2,946				4	12	-12.0	2,783	\$2,638,067	\$948	\$948	93.6%	107.1%	94.5%	108.5%
	Jun-22	2,946				4	8	-12.1	2,783	\$2,643,704	\$950	\$950	93.8%	107.3%	94.5%	108.7%
	Jul-22	2,946				4	0	-12.1	2,775	\$2,641,599	\$952	\$952	93.8%	107.5%	94.2%	108.6%
	Aug-22	2,946				4	0	-12.0	2,767	\$2,639,495	\$954	\$954	93.8%	107.7%	93.9%	108.5%
	Sep-22	2,946				4	0	-12.0	2,759	\$2,637,392	\$956	\$956	93.8%	107.7%	93.6%	108.4%
	Oct-22	2,946				4	0	-12.0	2,751	\$2,635,290	\$958	\$958	93.8%	107.8%	93.4%	108.4%
	Nov-22	2,946				4	0	-11.9	2,743	\$2,633,190	\$960	\$960	93.7%	107.8%	93.1%	108.3%
	Dec-22	2,946				4	0	-11.9	2,735	\$2,631,091	\$962	\$962	93.6%	107.9%	92.8%	108.2%
	Total	35,352	0	\$0	52	48	133	-143.3	33,104	\$31,481,430	\$951		93.6%	107.9%		
	Graphs		SPVs: Additional SPV leasing should focus on the 84 unleased VASH vouchers and the 7 unleased NED vouchers. FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$96,629 compares to RNP (VMS) of \$96,626. Current: VMS Cash & Investments of \$277,543 compares to VMS RNP plus UNP of \$277,543. PBVs: Currently, the PHA reports 197 leased PBVs, for a leased PBV rate of 82%. Additional leasing should focus on the 42 unleased PBVs, for which the PHA is making vacancy payments on 0. Finally, the PHA reports 0 PBVs under AHAP. Most importantly, the Two-Year Tool is not a problem to be solved, but a reality to be experienced.													Comments (VMS Comments in Note)

HCV Leasing and Spending Projection

PUC Analysis						
Year	Month	ACTUAL Leased Units	Actual HAP	Per Unit Cost	Monthly Change	Rolling Three Month Average
2020	J	2,683	\$2,302,887	\$858.33		
2020	F	2,676	\$2,301,357	\$860.00		
2020	M	2,668	\$2,324,361	\$871.20	↗ 1.30%	\$863.17
2020	A	2,662	\$2,346,489	\$881.48	↗ 1.18%	\$870.89
2020	M	2,660	\$2,394,614	\$900.23	↗ 2.13%	\$884.30
2020	J	2,651	\$2,400,569	\$905.53	↗ 0.59%	\$895.75
2020	J	2,650	\$2,409,780	\$909.35	↗ 0.42%	\$905.04
2020	A	2,635	\$2,397,585	\$909.90	↗ 0.06%	\$908.26
2020	S	2,632	\$2,395,610	\$910.19	↗ 0.03%	\$909.81
2020	O	2,619	\$2,383,534	\$910.09	↘ -0.01%	\$910.06
2020	N	2,608	\$2,375,594	\$910.89	↗ 0.09%	\$910.39
2020	D	2,616	\$2,384,556	\$911.53	↗ 0.07%	\$910.84
2021	J	2,614	\$2,376,993	\$909.33	↘ -0.24%	\$910.58
2021	F	2,612	\$2,375,463	\$909.44	↗ 0.01%	\$910.10
2021	M	2,605	\$2,364,276	\$907.59	↘ -0.20%	\$908.79
2021	A	2,587	\$2,338,046	\$903.77	↘ -0.42%	\$906.93
2021	M	2,570	\$2,326,691	\$905.33	↗ 0.17%	\$905.56
2021	J	2,560	\$2,307,579	\$901.40	↘ -0.43%	\$903.50
2021	J	2,536	\$2,277,865	\$898.21	↘ -0.35%	\$901.65
2021	A	2,503	\$2,266,122	\$905.36	↗ 0.80%	\$901.66
2021	S	2,511	\$2,270,687	\$904.30	↘ -0.12%	\$902.62
2021	O	2,614	\$2,393,828	\$915.77	↗ 1.27%	\$908.48
2021	N					
2021	D					
2022	J					
2022	F					
2022	M					
2022	A					
2022	M					
2022	J					



Remove Abated Units from PUC

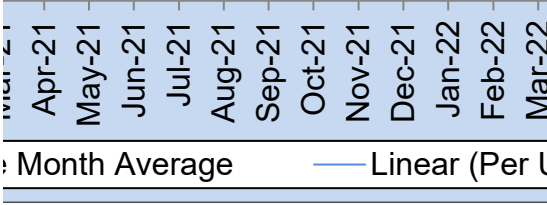
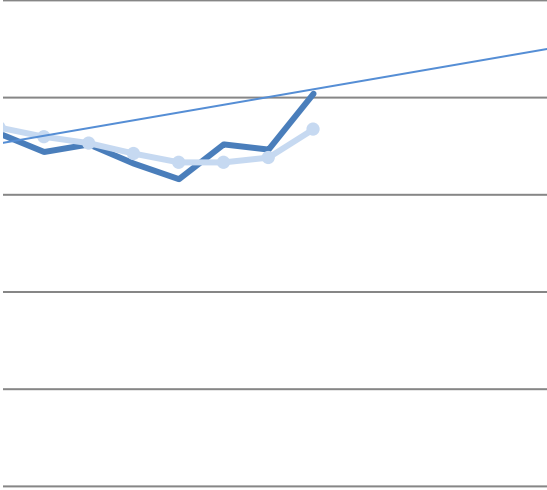
Choose PUC Method

Last Actual (Default)

Material New Units at a Material New PUC?

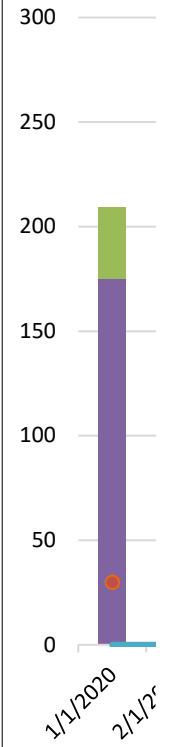
HCV Leasing and Spending Projection

Analysis

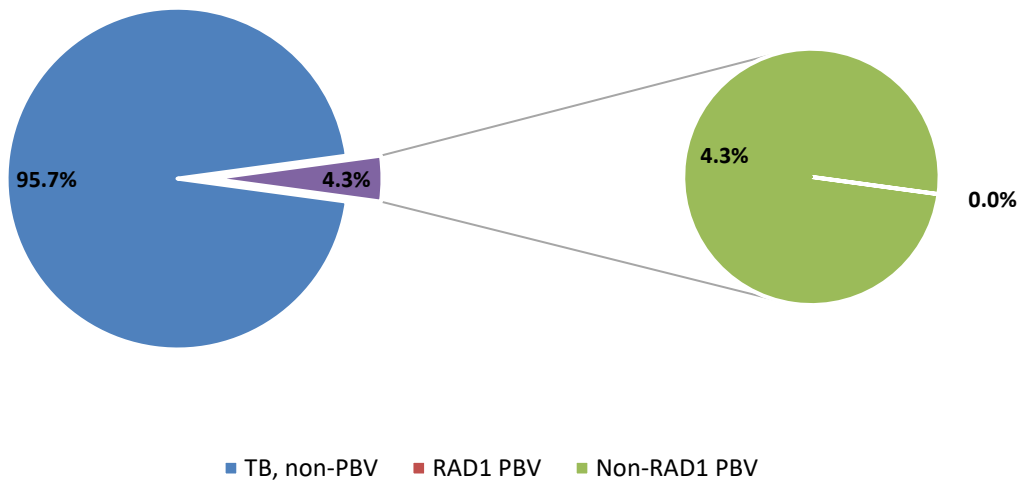


R-Squared, last 6 months

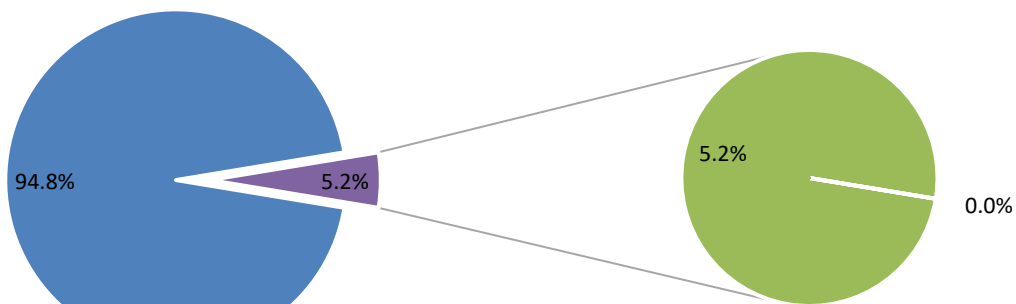
VMS Fields	CURRENT		
Number of PBV Under AHAP	0		
PBV Under HAP - Leased	197		
PBV Under HAP - Not Leased	42	17.6% Vacant PBV	
PBV Vacancy Payments	0		
RAD - Comp 1 UMLs	0	0	HUD- Anticipated UMAs
RAD - Comp 1 HAP	\$0		
RAD - Comp 2 UMLs	0		
RAD - Comp 2 HAP	\$0		
VMS Data Analysis			
Leased PBV, but NO unleased PBV?			
More RAD leased than PBV leased (RAD is subset of PBV)?			
Not reporting any RAD1, when RAD1 exists?			
Not reporting any RAD2, when RAD2 exists?			
Underreporting PBVs (leased and unleased) when RAD1/2 exists?			
Underreporting PBV Under HAP - Not Leased based on RAD underleased?			
PIC Data Analysis			



YTD Program Allocation, by HAP (PBV Estimated with PIC PUC)



YTD Program Allocation, by Units

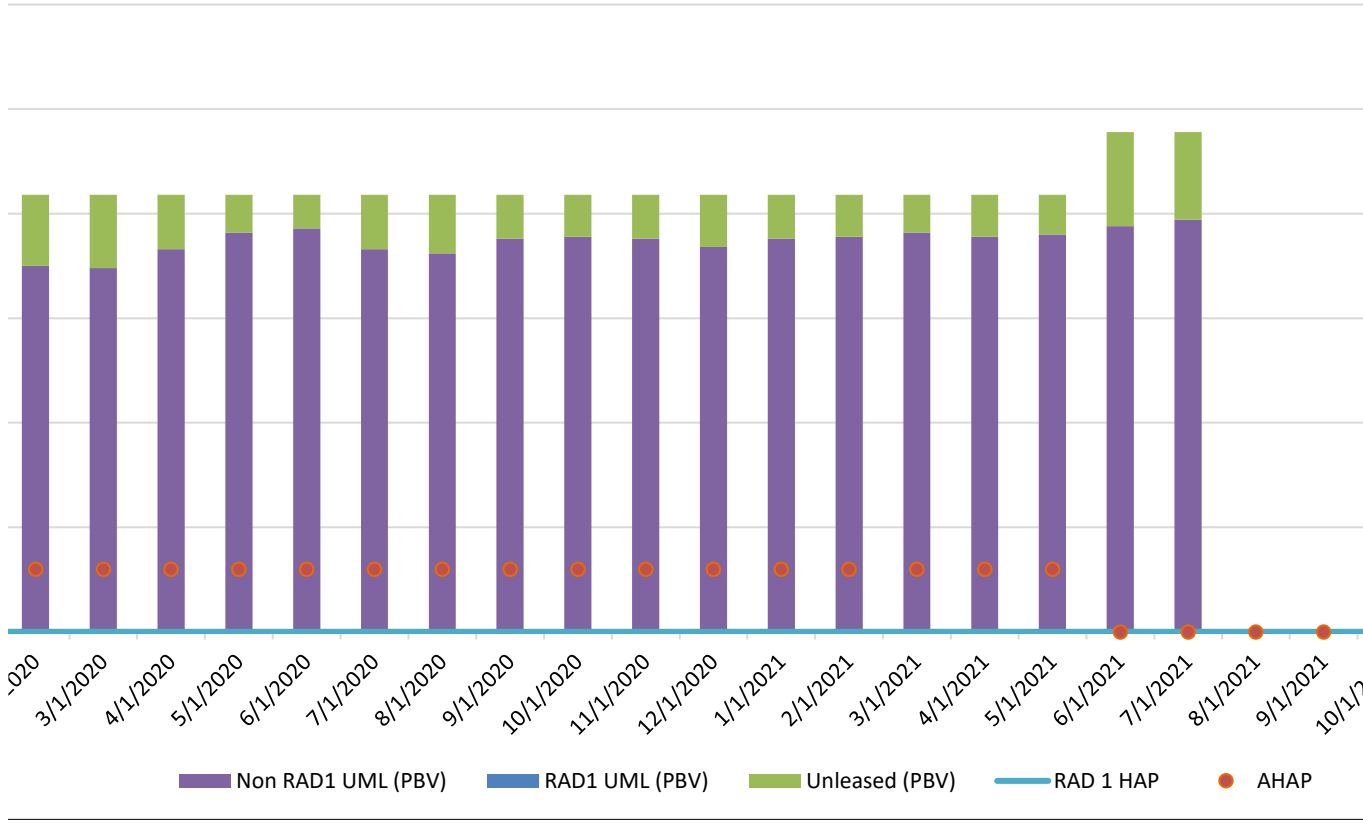




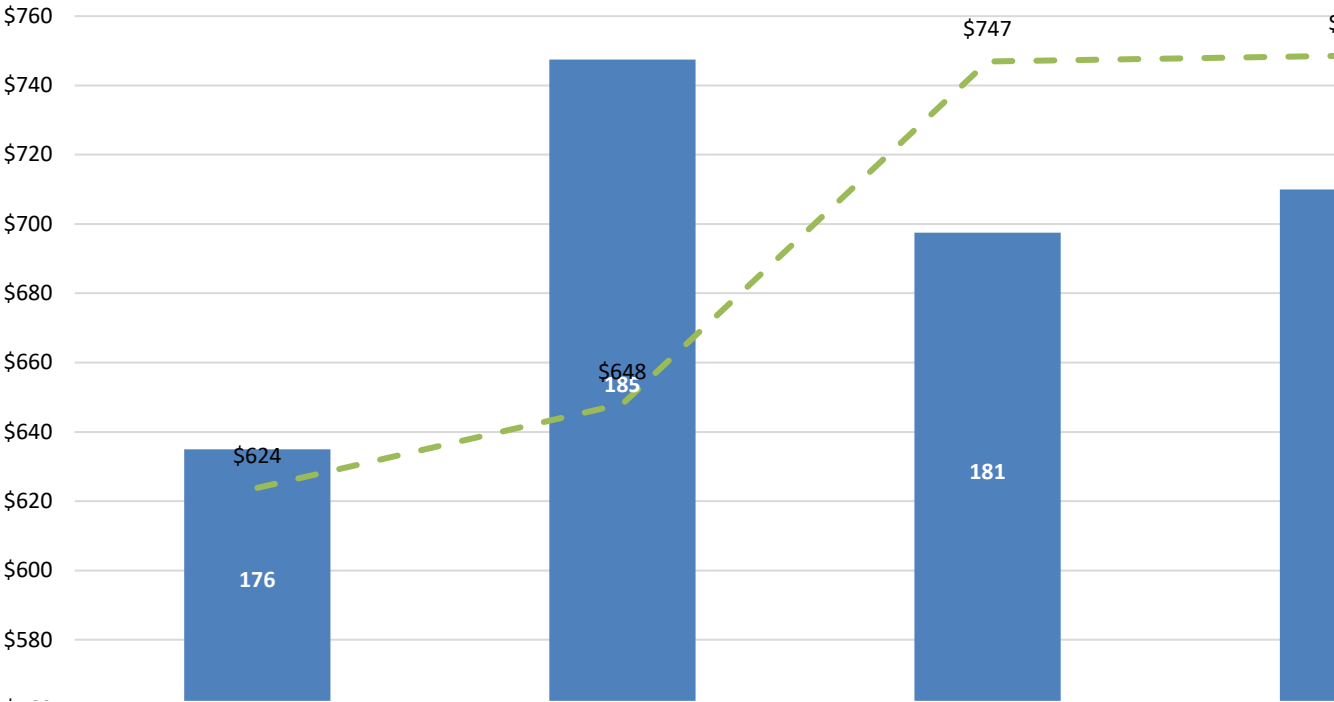
■ TB, non-PBV ■ RAD1 PBV ■ Non-RAD1 PBV

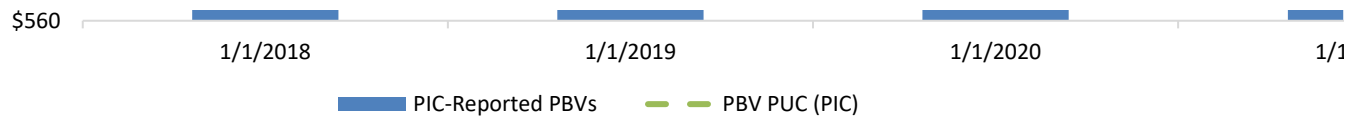
ect-Based Information

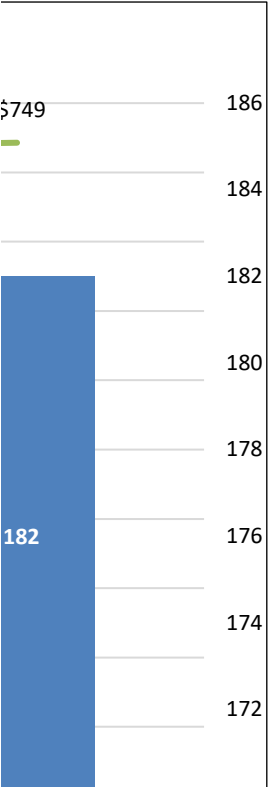
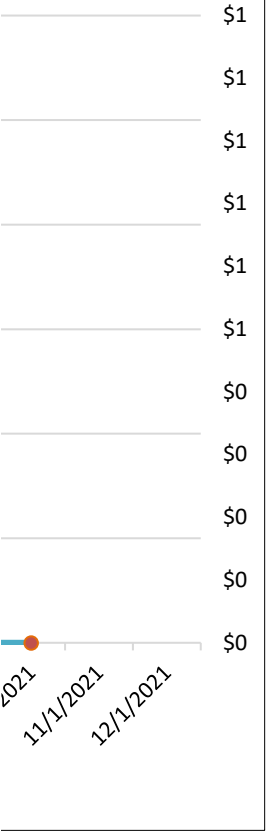
Project-Based, VMS

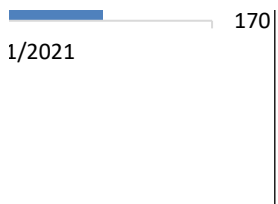


PIC PBV Data









Import DCR		Additional Disbursement for WA054 (HA of Pierce County) - FYE 12/31 (Obligations/Disbursements As of October 8, 2021)									
Housing Assistance Payments (HAP)											
Owner	PHA HELD									E	
Category (BOM: Beginning of Month EOM: End of Month)	Calculated BOM "Excess Cash"	Actual/Projected Disbursements (HUD to PHA)	Actual/Projected Expenses (PHA to landlords)	Disbursements Minus Expenditures	Fraud Recovery/ FSS Forfeitures (VMS)	Calculated EOM "Excess Cash"	Reported EOM RNP (VMS)	Difference	Actual/Projected UMLs	BOM HHR	Obligations (in HUD's systems)
Years	2020/2021										
January-21	\$146,498	\$2,383,574	\$2,376,993	\$6,581	\$2,070	\$155,149	\$106,793	\$48,356	2,614	\$926,497	\$2,438,042
February-21	\$155,149	\$2,383,574	\$2,375,463	\$8,111	\$1,290	\$164,550	\$118,349	\$46,201	2,612	\$980,965	\$2,438,042
March-21	\$164,550	\$2,380,436	\$2,364,276	\$16,160	\$3,125	\$183,835	\$139,529	\$44,306	2,605	\$1,035,432	\$2,462,531
April-21	\$183,835	\$2,380,436	\$2,338,046	\$42,390	\$5,745	\$231,970	\$190,107	\$41,863	2,587	\$1,117,527	\$2,438,183
May-21	\$231,970	\$2,216,208	\$2,326,691	(\$110,483)	\$1,748	\$123,235	\$88,476	\$34,759	2,570	\$1,175,274	\$2,438,183
June-21	\$123,235	\$2,362,706	\$2,307,579	\$55,127	\$1,595	\$179,957	\$177,627	\$2,330	2,560	\$1,397,248	\$2,495,998
July-21	\$179,957	\$2,376,026	\$2,277,865	\$98,161	\$0	\$278,118	\$0	\$278,118	2,536	\$1,530,541	\$2,495,998
August-21	\$278,118	\$2,376,026	\$2,266,122	\$109,904	\$0	\$388,022	\$0	\$388,022	2,503	\$1,650,513	\$2,495,998
September-21	\$388,022	\$2,345,584	\$2,270,687	\$74,897	\$0	\$462,919	\$0	\$462,919	2,511	\$1,770,486	\$2,559,178
October-21	\$462,919	\$2,345,584	\$2,393,828	(\$48,244)	\$0	\$414,675	\$0	\$414,675	2,614	\$1,984,080	\$2,466,554
November-21	\$414,675	\$0	\$2,505,237	(\$2,505,237)	\$0	(\$2,090,562)	\$0	(\$2,090,562)	2,677	\$2,105,050	\$1
December-21	(\$2,090,562)	\$0	\$2,530,198	(\$2,530,198)	\$0	(\$4,620,760)	\$0	(\$4,620,760)	2,697	\$2,105,050	\$1
January-22	(\$2,105,051)	\$0	\$2,554,382	(\$2,554,382)	\$0	(\$4,659,433)	\$0	(\$4,659,433)	2,717	\$2,105,051	\$0
February-22	(\$4,659,433)	\$0	\$2,583,445	(\$2,583,445)	\$0	(\$7,242,878)	\$0	(\$7,242,878)	2,743	\$2,105,051	\$0
March-22	(\$7,242,878)	\$0	\$2,615,376	(\$2,615,376)	\$0	(\$9,858,254)	\$0	(\$9,858,254)	2,771	\$2,105,051	\$0
April-22	(\$9,858,254)	\$0	\$2,628,398	(\$2,628,398)	\$0	(\$12,486,652)	\$0	(\$12,486,652)	2,778	\$2,105,051	\$0
May-22	(\$12,486,652)	\$0	\$2,638,067	(\$2,638,067)	\$0	(\$15,124,719)	\$0	(\$15,124,719)	2,783	\$2,105,051	\$0
June-22	(\$15,124,719)	\$0	\$2,643,704	(\$2,643,704)	\$0	(\$17,768,423)	\$0	(\$17,768,423)	2,783	\$2,105,051	\$0
Total for CY 2021		\$23,550,154	\$28,332,985		\$15,573						\$24,728,708
Total		\$23,550,154	\$43,996,357		\$15,573						\$24,728,708
Color Key:		= Beginning Balance for the Year			= Calculated Fields			= VMS Data / or Projected Data			= HUDCAPS Data
General Comments:											

Category	Amount	Comments	
Proposed Advance:	(\$414,675)		
Adjustments		Carry Forward?	
Prior Period			
HUD			
PHA			
BA Detail	SPV6		

Save and Submit

Additional Information
HHR/Current BA Available?
Frontload Request to OPS?
Referral to FO or SPT?
Additional Disbursement Needed?

STIMATED HUD HELD	
Actual/Projected Disbursements (HUD to PHA)	Receipt of Funds (RF)
2020/2021	
\$2,383,574	\$0
\$2,383,574	\$0
\$2,380,436	\$0
\$2,380,436	\$0
\$2,216,208	\$0
\$2,362,706	\$0
\$2,376,026	\$0
\$2,376,026	\$0
\$2,345,584	\$0
\$2,345,584	\$0
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$0
\$23,550,154	
\$23,550,154	

	Date
No	