

**PIERCE COUNTY HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING
Wednesday, January 27, 2021 3:30 p.m.
BUILDING "B", 603 SOUTH POLK STREET
TACOMA WA 98444**

AGENDA

1. ROLL CALL
2. PUBLIC COMMENT – FIVE (5) MINUTES PER SPEAKER
3. CONSIDER A MOTION APPROVING TODAY’S AGENDA
4. EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSING LEGAL ISSUES

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.

5. CONSIDER A MOTION APPROVING THE MINUTES FOR THE REGULAR BOARD MEETING HELD ON December 30, 2020.
6. CONSIDER A MOTION RATIFYING THE PAYMENT OF CASH DISBURSEMENTS. CONSIDER A MOTION RATIFYING THE PAYMENT OF CASH DISBURSEMENTS TOTALING \$9,372,244.94 FOR December 2020
7. REPORTS
 - a. INTRODUCTION OF STAFF
 - b. FINANCE
 - c. EXECUTIVE DIRECTOR
 - d. DEPUTY EXECUTIVE DIRECTOR
 - e. SECTION 8
 - f. MAINTENANCE
 - g. CONTRACTS AND PROCUREMENT
 - h. REPORTS OF COMMITTEES
8. COMMISSIONER’S CORNER

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.

**PIERCE COUNTY HOUSING AUTHORITY
BOARD OF COMMISSIONERS ANNUAL GENERAL MEETING
January 27, 2021
LOCATION: *BUILDING “B”, 603 SOUTH POLK STREET
TACOMA WA 98444***

AGENDA

1. ROLL CALL

2. ANNUAL MEETING – ELECTION OF OFFICERS

- (a) Nominations for the position of Chairperson of the Board of the Pierce County Housing Authority for the Calendar years 2021 and 2022
- (b) Election of Chairperson of the Pierce County Housing Authority Board of Commissioners for the Calendar years 2021 and 2022
- (c) Nominations for the position of Vice-Chairperson of the Board of the Pierce County Housing Authority for the Calendar years 2021 and 2022
- (d) Election of Vice-Chairperson of the Pierce County Housing Authority Board of Commissioners for the Calendar years 2021 and 2022

3. ESTABLISH A 2021 REGULAR MEETING SCHEDULE

Board Minutes

**PIERCE COUNTY HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING
Wednesday, December 30, 2020 3:30 p.m.
BUILDING "B", 603 SOUTH POLK STREET
TACOMA WA 98444**

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 November 25, 2020.
5. CONSIDER A MOTION APPROVING THE MINUTES FOR THE SPECIAL BOARD MEETING HELD ON December 2, 2020.
6. CONSIDER A MOTION RATIFYING THE PAYMENT OF CASH DISBURSEMENTS. CONSIDER A MOTION RATIFYING THE PAYMENT OF CASH DISBURSEMENTS FOR NOVEMBER 2020
7. CONSIDER A MOTION APPROVING RESOLUTION 1900
8. REPORTS
 - a. INTRODUCTION OF STAFF
 - b. FINANCE
 - c. INTERIM EXECUTIVE DIRECTOR
 - d. SECTION 8
 - e. MAINTENANCE
 - f. CONTRACTS AND PROCUREMENT
 - g. REPORTS OF COMMITTEES
9. COMMISSIONER'S CORNER
10. EXECUTIVE SESSION

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MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF THE PIERCE
COUNTY HOUSING AUTHORITY

December 30, 2020
603 SOUTH POLK STREET
TACOMA WA 98445

Location: via Zoom

In attendance: Commissioner Brammall
Commissioner Smith
Commissioner Walton
Chairperson Martinez

Also in attendance: Ellie Ottey, Interim Executive Director
Moreen Forde, Interim Financial Officer
Rodd Kowalski, Project Administrator
Tamara Meade, Director of Supported Housing Programs

Chairperson Martinez called the meeting to order at 3:30 pm. Roll call was taken.

There was no public comment.

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 November 25, 2020. Commissioner Brammall 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 special board meeting held on December 2, 2020. Ellie forgot to include the resolution that was approved to offer the position of Executive Director to Jim Stretz. Chairperson Martinez asked the board to consider a motion approving to amend the minutes. Commissioner Smith so moved. Commissioner Brammall seconded. All commissioners approved. Chairperson Commissioner Brammall so moved to approve the minutes. 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 ratifying the payment of cash disbursements for November. Commissioner Smith so moved. Commissioner Walton seconded the motion. A voice vote was taken with the following result:

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 1900. 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"/>

Jim Stretz was welcomed to the team as the new Executive Director.

Chairperson Martinez asked for the finance report. Moreen went over the income statement through October 31, 2020, cash disbursements and cash position through the month of November 2020.

Chairperson Martinez asked for the Interim Executive Director report. Ellie got occupancy and delinquency late but it was emailed to everyone. Very little change from the previous month. Debt is very high and staff have reached out to tenants to let them know they can enter into a payment agreement. Only a few have taken advantage of the offer. The \$58, 000 from the county for unpaid rent is for affordable units only. Section 8 and LIPH tenants can inform us of a change and have their rent adjusted. Tenants in LIPH are not paying rent and it is not due to loss of income due to Covid-19. Sally said other agencies are having the same issue. PCHA has done a lot of communication regarding the debt repayment options available. Tamara went over the eviction resolution program which is a pilot program. The Housing Authority has the first 14-day letter ready to go for the program but will not start sending them out until after the holidays. Ellie gave an update on the audit. The Housing Authority is not going to make the December 31 deadline and there are multiple reasons why. The resident Services Specialists opted to join the union.

Chairperson Martinez asked for the Section 8 report. Tamara went over the 2-year tool. Commissioner Smith asked if VASH vouchers can be used at the tiny house village? VA didn't approve to have VASH vouchers used at the tiny houses. PCHA will use their own vouchers for the tiny village. Tamara went over her summary report and the improvement with VASH referrals.

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

Chairperson Martinez asked for the Contracts and Procurements report. Rodd went over his report. Commissioner Walton asked if maintaining a minimum balance would come into play with the bank

accounts? Rodd said no. Commissioner Smith asked if people who got insufficient funds alert would have a determinantal effect on their credit score? Rodd will look into it. The Housing Authority covered the insufficient fund fees. Chairperson Martinez asked if test results for the sprinkler heads were in? Not yet

Chairperson Martinez asked for the Reports of Committees. There were no reports.

Chairperson Martinez asked for the Commissioner's Corner report. Commissioner Smith recognized that this is the last time Ellie has the role of being interim director after doing it twice. Commissioner's wanted to take a moment to recognize and thank her for everything she did.

No executive session was needed.

Meeting adjourned at 4:54 pm.

PIERCE COUNTY HOUSING AUTHORITY
Report of Cash and Investments
Period Ending December, 2020

Account Name	Bank	Balance
General Operating Accounts		
Apartments General	Key Bank	\$ 73,767.19
Apartments General	US Bank	\$ 146,573.98
Payroll	US Bank	36,342.48
General Operation	Key Bank	110,849.47
General Operation	US Bank	1,080,936.47
US Bank Municipal Investment	USBank (TVI)	105,525.03
PCHA Reserve	US Bank	1,415,431.36
 Homeownership	 US Bank	 449,244.30
 Tenant Trust Accounts		
Damage Deposits	US Bank	246,078.14
 Hud Trust Accounts		
Section 8	Key Bank	39,223.05
Section 8	US Bank	3,513,582.64
LIPH Management	Key Bank	5,000.60
LIPH Management	US Bank	975,587.11
LIPH Damage Deposits	US Bank	41,150.00
Section 8 FSS	US Bank	372,836.78
LIPH FSS	US Bank	35,867.69
 Rural Development Funds		
Rural Development (Orting) Reserve	US Bank	78,395.74
 FNMA Loan Reserve Account (Restricted)		
CR Restabilization Reserve (PB S8 HAPC)	Greystone (TTE)	59,631.59
DM Restabilization Reserve (PB S8 HAPC)	Greystone (TTE)	18,907.59
LV Restabilization Reserve (PB S8 HAPC)	Greystone (TTE)	26,282.80
CR Replacement Reserve	Greystone (TTE)	188,762.71

PIERCE COUNTY HOUSING AUTHORITY

Report of Cash and Investments

Period Ending December, 2020

DM Replacement Reserve	Greystone (TTE)	75,280.34
LV Replacement Reserve	Greystone (TTE)	98,859.63
CR FNMA Tax & Insurance Escrow	Greystone (TTE)	106,330.37
DM FNMA Tax & Insurance Escrow	Greystone (TTE)	28,566.83
LV FNMA Tax & Insurance Escrow	Greystone (TTE)	43,231.05
		<hr/>
		\$ 9,372,244.94
		<hr/>
TOTAL PCHA		<hr/> <hr/>
		\$ 9,372,244.94

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.

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.



To: Honorable Chair and Members of the Board of Commissioners

From: Moreen Forde, Acting Chief Financial Officer

Date: January 20, 2021

Re: Budget Variance Report for November 30, 2020

BACKGROUND

This high-level, Budget Variance Report covers preliminary unaudited financial operating results for the period of January 1, 2020 through November 30, 2020. 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.

The format of the Statement of Revenues, Expenses and Changes in Net Position, was changes in April 2020, where a new column was added to the report. The new column represents the current month's financial information and is positioned next to the Year-To-Date (YTD) column. The YTD amount represents activity for the period of January 1, 2020 through November 30, 2020.

DISCUSSION

Overview

Year-to-date variances are as follows:

- Operating Revenues are over budget by \$55,459 (less than 1%) – This is a positive variance
 - Rental Income is over budget while Other Income is under budget by nearly the same amounts
- Operating Expenses are under budget by \$2,496,241 (7%) – This is a positive variance
 - Central Administration expenses are under budget
 - Utilities are slightly over budget
 - Maintenance Costs are under budget
 - Wages and Benefits on Site are under budget

- General Taxes, Insurance is under budget (original budget estimates utilized expense amounts that it was subsequently determined were inflated due to the previous fraudulent activity)
- HAP/FSS Payments are on budget
- Independent Audit Costs are under budget
- Vendor, Lender, Professional & Other Fees are under budget
- Profit before non-Operating Revenues/Expenses is over budget by \$2,551,700 (165%) – This is also a positive variance (performing better than expected).
- Net Operating Income After Operating Costs is over budget by \$2,430,629 – Another positive variance (performing better than expected).

Operations - Revenue

Rental income (Total Tenant Revenue) of \$6,459,822 is over budget by \$431,624 (7%); and other income is under budget \$376,166 (61%). 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 (79% for the period of January – May; 81% for the period of June – October and 80% for November and December. (2) The number of units leased as of the first of each month. For the past several years, administrative fees from HUD have not been fully funded for the Housing Programs Department, this practice by HUD has pushed the Section 8 program into a deficit position. This deficit position has created an inter-program balance that, in time, will need to be reimbursed.

Operations - Expenses

Total Operating expenses are lower than the year-to-date budget by \$2,496,241 (7%). A contributing factor to this reduction in expenses is the salary and benefit expense line as well as maintenance costs being under budget significantly due to deferred maintenance related to fraud and Covid-19 restrictions.

To date, the Housing Authority has recovered \$3,221,547 from the fraud loss and paid out \$539,104 in expenses.

The operating transfer in (out) amount of \$209,050 is funding received from the Capital Fund Program (CFP) program and is an eligible transfer. This funding is an eligible transfer that HUD authorizes a housing authority that has less than 250 public housing units to complete. This transfer is the movement of CFP grant funding directly to the Low-Income Public Housing program to cover day-to-day expenses.

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. As the fraud settlements continue to resolve themselves these funds, depending on any restrictions placed on them, will continue to help the financial condition of the PCHA.

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.

Pierce County Housing Authority is in the process of transferring all funds from Key Bank accounts to US Bank. To date, the process is about 95% completed.

The new Executive Director is now on Board and is working with the finance department.

The audited submission for calendar year 2018 financial statements were resubmitted and approved by the Real Estate Assessment Center (REAC). This approval finalizes all calendar year 2018 reporting requirements to HUD. NMA has successfully uploaded the 2019 financial data to the Washington State Auditor's Office (SAO) web site in preparation for the 2019 audit.

PCHA's 2019 financial audit is in progress. NMA and SAO are working together to accomplish a successful audit. Due to COVID-19, HUD issued PIH Notice 2020-05 which authorizes an extension of the audit submission due date for the December 31, 2019 FDS until March 31, 2021 (prior to this extension the due date was September 30, 2020).

Respectfully submitted,

Moreen Forde
Acting Chief Financial Officer

Attachment:

- Year to date financials budget to actual

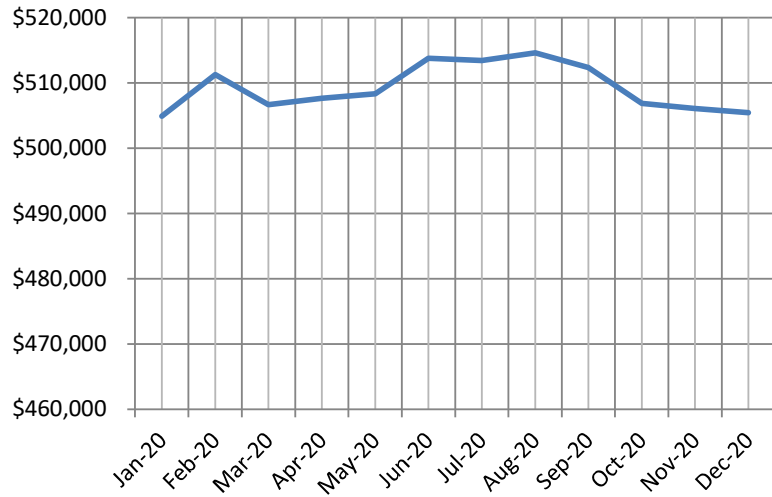
Occupancy and Leasing

Occupancy Statistics Apartments	Resident Manager in Charge	Total Units Available	12/2020 Total # Rented Units	PHA Occupancy %	Total Vacant PB S8 Units	PHA Adjusted Occupancy %	Market Avg Occupancy %	Occupancy February 15, 2021
Brookridge	Jennifer Sagastume	67	65	97%	-	97%	99%	97%
Chateau Rainier	Patti Carson	248	241	97%	3	98%	97%	98%
DeMark	Ebonique Moore	93	89	96%	3	99%	97%	97%
Hidden Village	Ebonique Moore	26	25	96%	-	96%	93%	96%
Lakewood Village	Miguel Wallingford	136	133	98%	-	98%	98%	97%
Oakleaf	Bibiana Asis	26	24	92%	-	92%	92%	96%
Montgrove Manor	Bibiana Asis	30	27	90%	-	90%	97%	90%
Village Square	Bibiana Asis	38	37	97%	-	97%	97%	95%
Totals		664	641	97%	6	97%	97%	97%

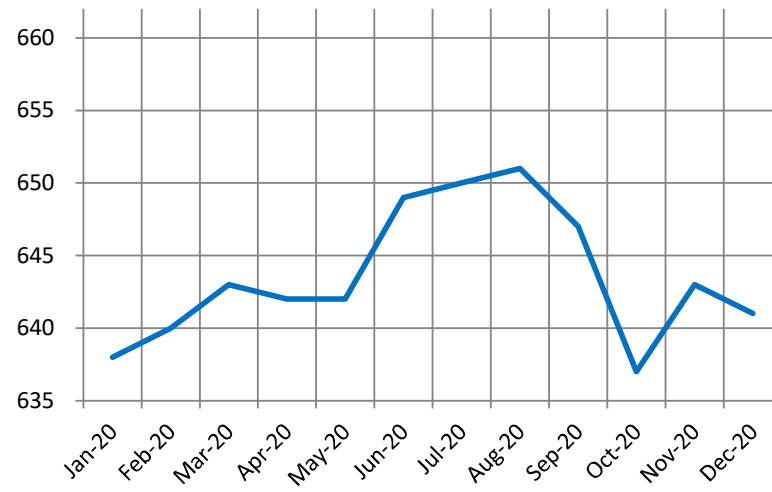
Turn-over Statistics	Trailing 12 Months Move Outs:	83	13%
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Occupancy Statistics Assisted Housing		Total Units Available	12/2020 Total # Rented Units	PHA Occupancy %	Total Units Under Modernization	PHA Adjusted Occupancy %
Orting	Ariel Daniels	20	20	100%	-	100%
LIPH	Ariel Daniels	124	123	99%	-	99%
Totals		144	143	99%	-	99%

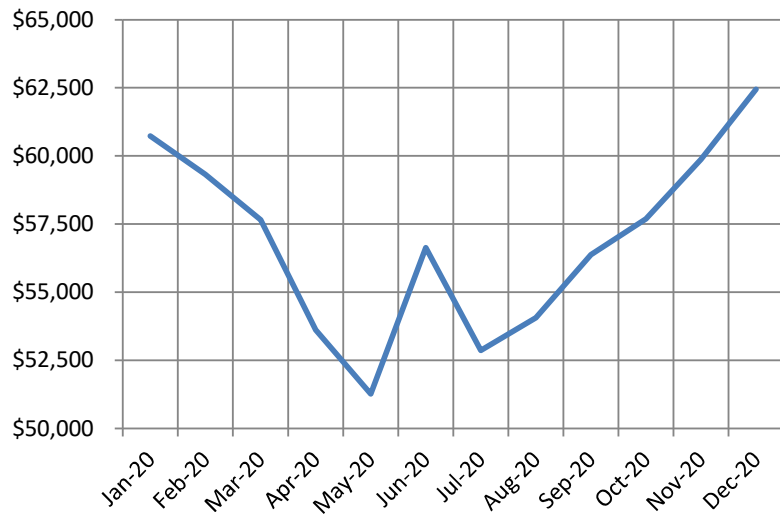
Affordable Housing Rent Income



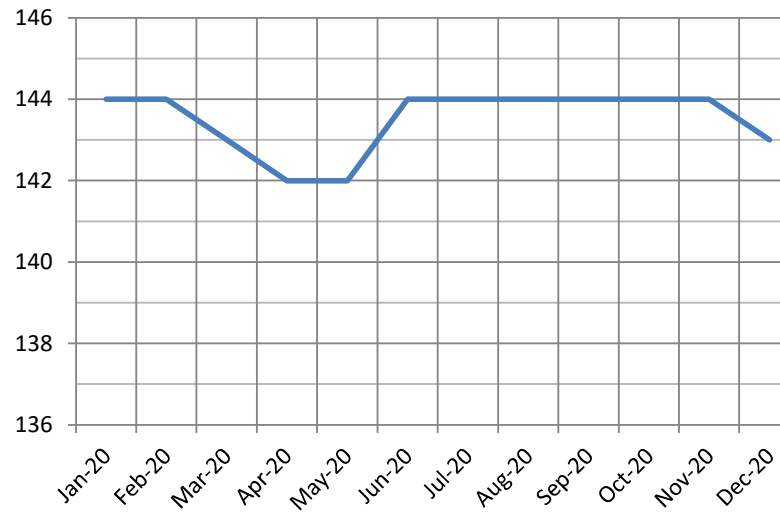
Affordable Housing Occupancy



Assisted Housing Rent Income



Assisted Housing Occupancy



	Aug-20		Sep-20		Oct-20		Nov-20		Dec-20		Average
Rent Roll Apartments Trailing History	Rent Roll	YTD Rent Roll	Rent Roll	YTD Rent Roll	Rent Roll	YTD Rent Roll	Rent Roll	YTD Rent Roll	Rent Roll	YTD Rent Roll	Average Monthly Rent Roll
Brookridge	\$ 43,050	\$ 343,413	\$ 42,650	\$ 386,063	\$ 42,450	\$ 428,513	\$ 42,450	\$ 470,963	\$ 41,484	\$ 512,447	\$ 42,704
Chateau Rainier	208,973	1,670,444	208,533	1,878,977	203,579	2,082,556	203,279	\$ 2,285,835	205,061	\$ 2,490,896	207,575
DeMark	74,607	588,356	73,555	661,911	74,450	736,361	73,555	\$ 809,916	74,371	\$ 884,287	73,691
Hidden Village	15,600	123,987	15,840	139,827	14,760	154,587	14,400	\$ 168,987	15,000	\$ 183,987	15,332
Lakewood Village	123,947	970,858	122,284	1,093,142	122,999	1,216,141	123,655	\$ 1,339,796	120,910	\$ 1,460,706	121,726
Oakleaf	13,275	105,346	13,275	118,621	13,275	131,896	13,275	\$ 145,171	13,275	\$ 158,446	13,204
Montgrove Manor	11,250	94,109	11,250	105,359	11,424	116,783	11,550	\$ 128,333	12,048	\$ 140,381	11,698
Village Square	23,915	184,140	24,989	209,129	23,915	233,044	23,915	\$ 256,959	23,305	\$ 280,264	23,355
Total Apartments Trailing History	\$ 514,617	\$ 4,080,653	\$ 512,376	\$ 4,593,029	\$ 506,852	\$ 5,099,881	\$ 506,079	\$ 5,605,960	\$ 505,454	\$ 6,111,414	\$ 509,285

Rent Roll Assisted Housing Trailing History	Rent Roll	YTD Rent Roll	Rent Roll	YTD Rent Roll	Rent Roll	YTD Rent Roll	Rent Roll	YTD Rent Roll	Rent Roll	YTD Rent Roll	Average Monthly Rent Roll Rent Roll
Orting	\$ 12,300	\$ 98,409	\$ 12,300	\$ 110,709	\$ 12,300	\$ 123,009	\$ 12,300	\$ 135,309	\$ 12,300	\$ 147,609	\$ 12,301
LIPH	41,755	347,728	44,073	391,801	45,393	437,194	47,574	\$ 484,768	50,147	\$ 534,915	\$ 44,576
Total Asst Housing Trailing History	\$ 54,055	\$ 446,137	\$ 56,373	\$ 502,510	\$ 57,693	\$ 560,203	\$ 59,874	\$ 620,077	\$ 62,447	\$ 682,524	\$ 56,877

	Jan-20		Feb-20		Mar-20		Apr-20		May-20		Jun-20		Jul-20	
Rent Roll Apartments Trailing History	Rent Roll	YTD Rent Roll	Rent Roll	YTD Rent Roll	Rent Roll	YTD Rent Roll	Rent Roll	YTD Rent Roll	Rent Roll	YTD Rent Roll	Rent Roll	YTD Rent Roll	Rent Roll	YTD Rent Roll
Brookridge	\$ 42,856	\$ 42,856	\$ 43,050	\$ 85,906	\$ 42,496	\$ 128,402	\$ 43,217	\$ 171,619	\$ 43,050	\$ 214,669	\$ 43,050	\$ 257,719	\$ 42,644	\$ 300,363
Chateau Rainier	206,385	206,385	208,060	414,445	207,302	\$ 621,747	207,807	829,554	209,584	1,039,138	211,594	1,250,732	210,739	1,461,471
DeMark	71,765	71,765	72,660	\$ 144,425	72,728	\$ 217,153	73,019	290,172	73,425	363,597	75,787	439,384	74,365	513,749
Hidden Village	15,600	15,600	15,000	\$ 30,600	15,387	\$ 45,987	15,600	61,587	15,600	77,187	15,600	92,787	15,600	108,387
Lakewood Village	118,707	118,707	125,071	\$ 243,778	120,418	\$ 364,196	120,555	484,751	119,720	604,471	120,335	724,806	122,105	846,911
Oakleaf	13,275	13,275	13,275	\$ 26,550	13,275	\$ 39,825	13,275	53,100	12,730	65,830	12,966	78,796	13,275	92,071
Montgrove Manor	13,050	13,050	11,715	\$ 24,765	12,600	\$ 37,365	11,700	49,065	11,744	60,809	11,250	72,059	10,800	82,859
Village Square	23,260	23,260	22,465	\$ 45,725	22,465	\$ 68,190	22,465	90,655	22,465	113,120	23,190	136,310	23,915	160,225
Total Apartments Trailing History	\$ 504,898	\$ 504,898	\$ 511,296	\$ 1,016,194	\$ 506,671	\$ 1,522,865	\$ 507,638	\$ 2,030,503	\$ 508,318	\$ 2,538,821	\$ 513,772	\$ 3,052,593	\$ 513,443	\$ 3,566,036

Rent Roll Assisted Housing Trailing History	Rent Roll	YTD Rent Roll	Rent Roll	YTD Rent Roll	Rent Roll	YTD Rent Roll	Rent Roll	YTD Rent Roll	Rent Roll	YTD Rent Roll	Rent Roll	YTD Rent Roll	Rent Roll	YTD Rent Roll
Orting	\$ 12,300	\$ 12,300	\$ 12,300	\$ 24,600	\$ 12,300	\$ 36,900	\$ 12,309	\$ 49,209	\$ 12,300	\$ 61,509	\$ 12,300	\$ 73,809	\$ 12,300	\$ 86,109
LIPH	48,434	48,434	47,016	95,450	45,353	140,803	41,308	182,111	38,972	221,083	44,327	265,410	40,563	305,973
Total Asst Housing Trailing History	\$ 60,734	\$ 60,734	\$ 59,316	\$ 120,050	\$ 57,653	\$ 177,703	\$ 53,617	\$ 231,320	\$ 51,272	\$ 282,592	\$ 56,627	\$ 339,219	\$ 52,863	\$ 392,082

	Aug-20		Sep-20		Oct-20		Nov-20		Dec-20		Average	
Occupancy Apartments Trailing History	# Occupancy	% Occupancy	# Occupancy	% Occupancy	# Occupancy	% Occupancy	# Occupancy	% Occupancy	# Occupancy	% Occupancy	Average Monthly Occupancy	Average Monthly Occupancy %
Brookridge	67	100%	67	100%	66	99%	66	99%	65	97%	67	100%
Chateau Rainier	246	99%	245	99%	236	95%	240	97%	241	97%	244	98%
DeMark	89	96%	87	94%	88	95%	88	95%	89	96%	88	95%
Hidden Village	26	100%	26	100%	25	96%	26	100%	25	96%	26	99%
Lakewood Village	136	100%	135	99%	134	99%	135	99%	133	98%	132	97%
Oakleaf	24	92%	24	92%	24	92%	24	92%	24	92%	24	92%
Montgrove Manor	25	83%	25	83%	26	87%	26	87%	27	90%	26	88%
Village Square	38	100%	38	100%	38	100%	38	100%	37	97%	37	98%
Total Apartments Trailing History	651	98%	647	97%	637	96%	643	97%	641	97%	644	97%

Occupancy Assisted Housing Trailing History	# Occupancy	% Occupancy	# Occupancy	% Occupancy	# Occupancy	% Occupancy	# Occupancy	% Occupancy	# Occupancy	% Occupancy	Average Monthly Occupancy	Average Monthly Occupancy %
Orting	20	100%	20	100%	20	100%	20	100%	20	100%	20	100%
LIPH	124	100%	124	100%	124	100%	124	100%	123	99%	124	99%
Total Asst Housing Trailing History	144	100%	144	100%	144	100%	144	100%	143	99%	144	99%

	Jan-20		Feb-20		Mar-20		Apr-20		May-20		Jun-20		Jul-20	
Occupancy Apartments Trailing History	# Occupancy	% Occupancy	# Occupancy	% Occupancy	# Occupancy	% Occupancy	# Occupancy	% Occupancy	# Occupancy	% Occupancy	# Occupancy	% Occupancy	# Occupancy	% Occupancy
Brookridge	67	100%	67	100%	67	100%	67	100%	67	100%	67	100%	67	100%
Chateau Rainier	245	99%	245	99%	243	98%	244	98%	244	98%	247	100%	246	99%
DeMark	86	92%	86	92%	87	94%	87	94%	88	95%	89	96%	89	96%
Hidden Village	26	100%	25	96%	26	100%	26	100%	26	100%	26	100%	26	100%
Lakewood Village	125	92%	129	95%	132	97%	131	96%	131	96%	133	98%	134	99%
Oakleaf	24	92%	24	92%	24	92%	24	92%	23	88%	24	92%	24	92%
Montgrove Manor	28	93%	28	93%	28	93%	26	87%	26	87%	25	83%	26	87%
Village Square	37	97%	36	95%	36	95%	36	95%	37	97%	38	100%	38	100%
Total Apartments Trailing History	638	96%	640	96%	643	97%	641	97%	642	97%	649	98%	650	98%

Occupancy Assisted Housing Trailing History	# Occupancy	% Occupancy	# Occupancy	% Occupancy	# Occupancy	% Occupancy	# Occupancy	% Occupancy	# Occupancy	% Occupancy	# Occupancy	% Occupancy	# Occupancy	% Occupancy
Orting	20	100%	20	100%	20	100%	20	100%	20	100%	20	100%	20	100%
LIPH	124	99%	124	99%	123	98%	122	98%	122	98%	124	100%	124	100%
Total Asst Housing Trailing History	144	99%	144	99%	143	99%	142	98%	142	98%	144	100%	144	100%

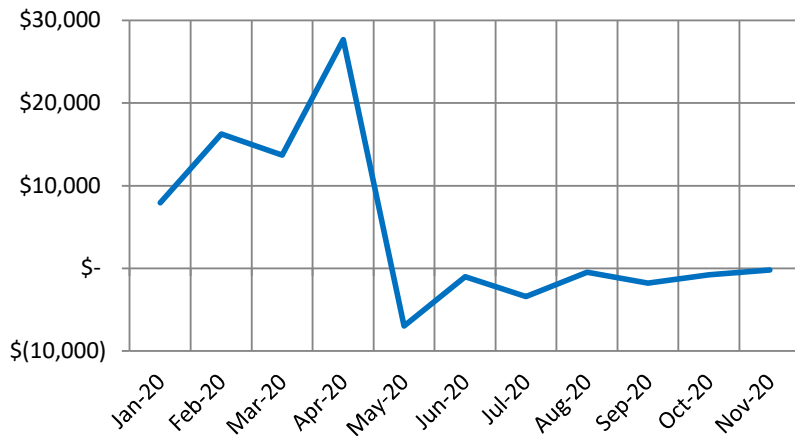
Delinquency and Debt

Delinquency Statistics Apartments	Resident Manager in Charge	12/2020 Rent Roll	Total Delinquent Actives	% of Active Rents Delinquent	Delinquent Actives in Evictions	Delinquent Active HAP Section 8/Agency	Delinquent Active PB S8 Tenant Portion	Stipulation & Program Repayments	Adjusted Delinquent Actives	Adjusted % of Active Rents Delinquent
Brookridge	Jennifer Sagastume	\$ 41,484	\$ 9,250	22%	\$ -	\$ -	\$ -	\$ -	\$ 9,250	22%
Chateau Rainier	Patti Carson	\$ 205,061	\$ 35,557	17%	-	-	-	634	34,923	17%
DeMark	Eric Torres	\$ 74,371	\$ 27,998	38%	-	-	-	-	27,998	38%
Hidden Village	Jennifer Sagastume	\$ 15,000	\$ 6,222	41%	-	-	-	-	6,222	41%
Lakewood Village	Ebonique Moore	\$ 120,910	\$ 47,636	39%	-	-	-	-	47,636	39%
Oakleaf	Marquez Taylor	\$ 13,275	\$ 6,159	46%	-	-	-	-	6,159	46%
Montgrove Manor	Marquez Taylor	\$ 12,048	\$ 3,837	32%	-	-	-	-	3,837	32%
Village Square	Marquez Taylor	\$ 23,305	\$ 9,461	41%	-	-	-	-	9,461	41%
Totals		\$ 505,454	\$ 146,120	29%	\$ -	\$ -	\$ -	\$ 634	\$ 145,486	29%

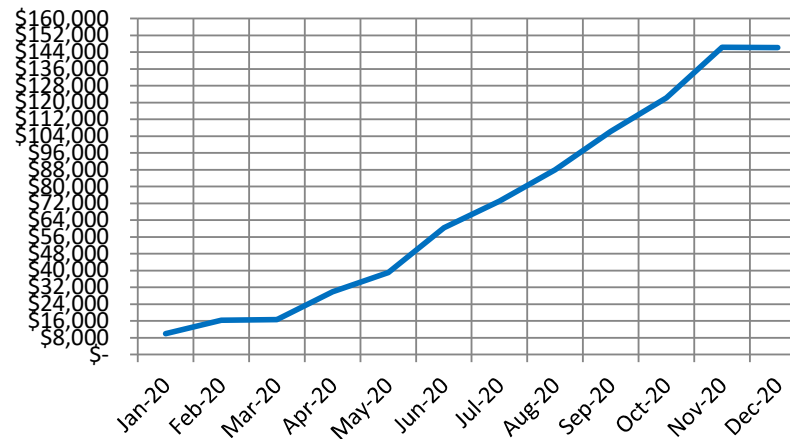
Delinquency Statistics Asst Housing	Resident Manager in Charge	12/2020 Rent Roll	Total Delinquent Actives	% of Active Rents Delinquent	Delinquent Actives in Evictions	Delinquent Active Rural Devel	Delinquent Active On Debt Repay	Adjusted Delinquent Actives	Adjusted % of Active Rents Delinquent
Orting	Bobbie Jones	\$ 12,300	\$ 2,460	20%	\$ -	\$ -	\$ -	\$ 2,460	20%
LIPH	Bobbie Jones	\$ 50,147	\$ 48,179	96%	-	-	-	\$ 48,179	96%
Totals		\$ 62,447	\$ 50,639	81%	\$ -	\$ -	\$ -	\$ 50,639	81%

Evictions	# Active Eviction Proceedings	-
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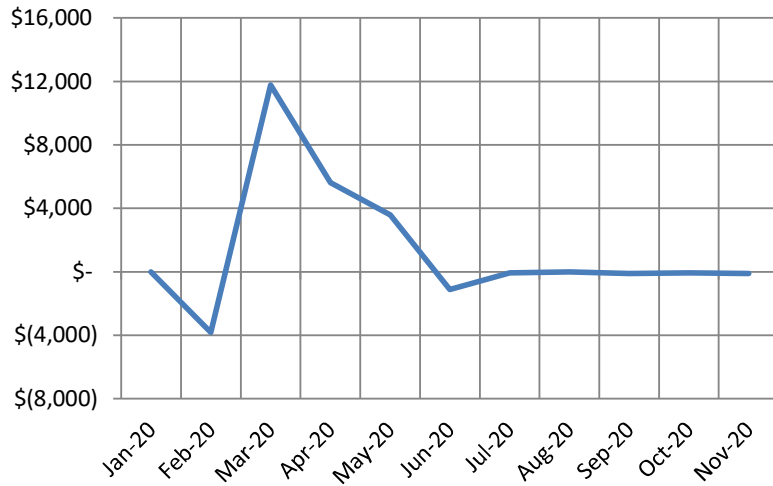
Affordable Housing Uncollected Debt



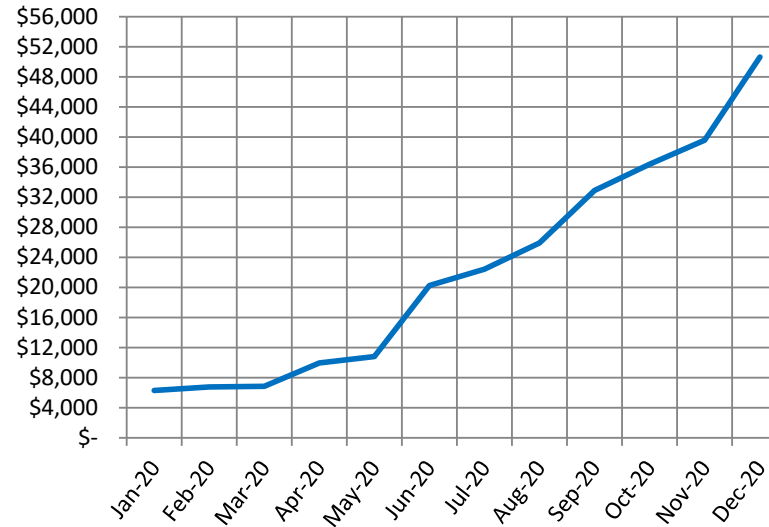
Affordable Housing Delinquent Debt



Assisted Housing Uncollected Debt



Assisted Housing Delinquent Debt



	Aug-20		Sep-20		Oct-20		Nov-20		Dec-20		Average	
Delinquency Statistics Apartments Trailing History	Delinquent Actives	% of Active Rents Delinquent	Delinquent Actives	% of Active Rents Delinquent	Delinquent Actives	% of Active Rents Delinquent	Delinquent Actives	% of Active Rents Delinquent	Delinquent Actives	% of Active Rents Delinquent	Average Delinquent Actives	Average % of Active Rents Delinquent
Brookridge	\$ 4,960	12%	\$ 7,030	16%	\$ 6,995	16%	\$ 9,140	22%	\$ 9,250	22%	\$ 4,372	11%
Chateau Rainier	14,489	7%	23,296	11%	24,615	12%	31,193	15%	35,557	17%	14,971	8%
DeMark	21,555	29%	23,293	32%	26,705	36%	33,004	45%	27,998	38%	13,950	20%
Hidden Village	5,536	35%	7,182	45%	8,892	60%	5,276	37%	6,222	41%	3,774	26%
Lakewood Village	33,584	27%	35,592	29%	45,086	37%	52,975	43%	47,636	39%	26,865	23%
Oakleaf	3,385	25%	4,002	30%	3,825	29%	4,941	37%	6,159	46%	2,514	20%
Montgrove Manor	3,945	35%	2,983	27%	2,320	20%	2,577	22%	3,837	32%	2,354	21%
Village Square	460	2%	2,870	11%	3,833	16%	7,119	30%	9,461	41%	2,334	11%
Total Apartments Trailing History	\$ 87,914	17%	\$ 106,248	21%	\$ 122,271	24%	\$ 146,225	29%	\$ 146,120	29%	\$ 71,133	14%
S8 Delinquency	4,868		657		673		-		-		1,847	
Net Of S8 Variances	\$ 83,046	16%	\$ 105,591	21%	\$ 121,598	24%	\$ 146,225	29%	\$ 146,120	29%	\$ 69,286	14%

Delinquency Statistics Asst Housing Trailing History	Delinquent Actives	% of Active Rents Delinquent	Delinquent Actives	% of Active Rents Delinquent	Delinquent Actives	% of Active Rents Delinquent	Delinquent Actives	% of Active Rents Delinquent	Delinquent Actives	% of Active Rents Delinquent	Average Delinquent Actives	Average % of Active Rents Delinquent
Orting	\$ 1,134	9%	\$ 1,402	11%	\$ 1,670	14%	\$ 1,963	16%	\$ 2,460	20%	\$ 1,029	8%
LIPH	24,766	59%	31,492	71%	34,706	76%	37,613	79%	48,179	96%	21,375	48%
Total Asst Housing Trailing History	\$ 25,900	48%	\$ 32,894	58%	\$ 36,376	63%	\$ 39,576	66%	\$ 50,639	81%	22,404	39%

	Jan-20		Feb-20		Mar-20		Apr-20		May-20		Jun-20		Jul-20	
Delinquency Statistics Apartments Trailing History	Delinquent Actives	% of Active Rents Delinquent	Delinquent Actives	% of Active Rents Delinquent	Delinquent Actives	% of Active Rents Delinquent	Delinquent Actives	% of Active Rents Delinquent	Delinquent Actives	% of Active Rents Delinquent	Delinquent Actives	% of Active Rents Delinquent	Delinquent Actives	% of Active Rents Delinquent
Brookridge	\$ -	0%	\$ 790	2%	\$ 110	0%	\$ 1,765	4%	\$ 3,330	8%	\$ 3,915	9%	\$ 5,180	12%
Chateau Rainier	3,277	2%	2,325	1%	2,908	1%	5,729	3%	6,785	3%	12,687	6%	16,790	8%
DeMark	1,299	2%	261	0%	444	1%	3,029	4%	5,184	7%	12,322	16%	12,301	17%
Hidden Village	305	2%	40	0%	415	3%	1,430	9%	1,350	9%	3,644	23%	4,990	32%
Lakewood Village	4,246	4%	9,828	8%	10,571	9%	14,913	12%	18,225	15%	22,064	18%	27,657	23%
Oakleaf	47	0%	157	1%	373	3%	918	7%	1,503	12%	2,124	16%	2,728	21%
Montgrove Manor	422	3%	2,036	17%	1,441	11%	1,863	16%	2,345	20%	2,834	0	1,649	15%
Village Square	235	1%	876	4%	343	2%	198	1%	228	1%	713	3%	1,675	7%
Total Apartments Trailing History	\$ 9,831	2%	\$ 16,313	3%	\$ 16,605	3%	\$ 29,845	6%	\$ 38,950	8%	\$ 60,303	12%	\$ 72,970	14%
S8 Delinquency	-		-		4,398		-		4,688		4,281		2,595	
Net Of S8 Variances	\$ 9,831	2%	\$ 16,313	3%	\$ 12,207	2%	\$ 29,845	6%	\$ 34,262	7%	\$ 56,022	11%	\$ 70,375	14%

Delinquency Statistics Asst Housing Trailing History	Delinquent Actives	% of Active Rents Delinquent	Delinquent Actives	% of Active Rents Delinquent	Delinquent Actives	% of Active Rents Delinquent	Delinquent Actives	% of Active Rents Delinquent	Delinquent Actives	% of Active Rents Delinquent	Delinquent Actives	% of Active Rents Delinquent	Delinquent Actives	% of Active Rents Delinquent
Orting	\$ 317	3%	\$ 368	3%	\$ 413	3%	\$ 457	4%	\$ 503	4%	\$ 790	6%	\$ 874	7%
LIPH	5,986	12%	6,421	14%	6,451	14%	9,521	23%	10,316	26%	19,470	44%	21,574	53%
Total Asst Housing Trailing History	\$ 6,303	10%	\$ 6,789	11%	\$ 6,864	12%	\$ 9,978	19%	\$ 10,819	21%	\$ 20,260	36%	\$ 22,448	42%

	Aug-20		Sep-20		Oct-20		Nov-20		Dec-20			
Bad Debt Write Off (Net of Collections GL) Apartments Trailing History	Bad Debt Write Off (Net of Collections)	% Bad Debt (Net of Collections)	Bad Debt Write Off (Net of Collections)	% Bad Debt (Net of Collections)	Bad Debt Write Off (Net of Collections)	% Bad Debt (Net of Collections)	Bad Debt Write Off (Net of Collections)	% Bad Debt (Net of Collections)	Bad Debt Write Off (Net of Collections)	% Bad Debt (Net of Collections)	Average Monthly Bad Debt Write Off (Net of Collections)	Average Monthly % Bad Debt (Net of Collections)
Brookridge	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ (13)	0%
Chateau Rainier	(467)	0%	-	0%	(749)	0%	-	0%	-	0%	1,292	1%
deMark	-	0%	(30)	0%	(20)	0%	(20)	0%	-	0%	(58)	0%
Hidden Village	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%
Lakewood Village	-	0%	(1,773)	-1%	-	0%	(200)	0%	-	0%	957	1%
Oakleaf	-	0%	-	0%	-	0%	-	0%	-	0%	(22)	0%
Montgrove Manor	-	0%	-	0%	-	0%	-	0%	-	0%	1,229	11%
Village Square	-	0%	-	0%	-	0%	-	0%	-	0%	854	4%
Total Apartments Trailing History	\$ (467)	0%	\$ (1,803)	0%	\$ (769)	0%	\$ (220)	0%	\$ -	0%	\$ 4,239	1%

Bad Debt Write Off (Net of Collections GL) Asst Housing Trailing History	Bad Debt Write Off (Net of Collections)	% Bad Debt (Net of Collections)	Bad Debt Write Off (Net of Collections)	% Bad Debt (Net of Collections)	Bad Debt Write Off (Net of Collections)	% Bad Debt (Net of Collections)	Bad Debt Write Off (Net of Collections)	% Bad Debt (Net of Collections)	Bad Debt Write Off (Net of Collections)	% Bad Debt (Net of Collections)	Average Monthly Bad Debt Write Off (Net of Collections)	Average Monthly % Bad Debt (Net of Collections)
Orting	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ 46	0%
LIPH	(2,855)	-7%	(100)	0%	(75)	0%	(100)	0%	-	0%	1,121	3%
Total Asst Housing Trailing History	\$ (2,855)	-5%	\$ (100)	0%	\$ (75)	0%	\$ (100)	0%	\$ -	0%	\$ 1,168	2%

	Jan-20		Feb-20		Mar-20		Apr-20		May-20		Jun-20		Jul-20	
Bad Debt Write Off (Net of Collections GL) Apartments Trailing History	Bad Debt Write Off (Net of Collections)	% Bad Debt (Net of Collections)	Bad Debt Write Off (Net of Collections)	% Bad Debt (Net of Collections)	Bad Debt Write Off (Net of Collections)	% Bad Debt (Net of Collections)	Bad Debt Write Off (Net of Collections)	% Bad Debt (Net of Collections)	Bad Debt Write Off (Net of Collections)	% Bad Debt (Net of Collections)	Bad Debt Write Off (Net of Collections)	% Bad Debt (Net of Collections)	Bad Debt Write Off (Net of Collections)	% Bad Debt (Net of Collections)
Brookridge	\$ (30)	0%	\$ (1,620)	-4%	\$ 1,192	3%	\$ 1,222	3%	\$ (922)	-2%	\$ -	0%	\$ -	0%
Chateau Rainier	2,100	1%	8,404	4%	2,578	1%	9,935	5%	(5,114)	-2%	(863)	0%	(315)	0%
deMark	(92)	0%	(297)	0%	577	1%	(717)	-1%	-	0%	(100)	0%	-	0%
Hidden Village	-	0%	1,885	13%	(1,885)	-12%	-	0%	-	0%	-	0%	-	0%
Lakewood Village	634	1%	1,765	1%	8,347	7%	5,665	5%	(825)	-1%	(52)	0%	(2,073)	-2%
Oakleaf	(47)	0%	(77)	-1%	3	0%	-	0%	(123)	-1%	-	0%	(20)	0%
Montgrove Manor	3,703	28%	2,805	24%	2,887	23%	6,367	54%	-	0%	-	0%	(1,010)	-9%
Village Square	1,659	7%	3,383	15%	(2)	0%	5,202	23%	-	0%	-	0%	-	0%
Total Apartments Trailing History	\$ 7,927	2%	\$ 16,248	3%	\$ 13,697	1%	\$ 27,674	89%	\$ (6,984)	-1%	\$ (1,015)	0%	\$ (3,418)	-1%

Bad Debt Write Off (Net of Collections GL) Asst Housing Trailing History	Bad Debt Write Off (Net of Collections)	% Bad Debt (Net of Collections)	Bad Debt Write Off (Net of Collections)	% Bad Debt (Net of Collections)	Bad Debt Write Off (Net of Collections)	% Bad Debt (Net of Collections)	Bad Debt Write Off (Net of Collections)	% Bad Debt (Net of Collections)	Bad Debt Write Off (Net of Collections)	% Bad Debt (Net of Collections)	Bad Debt Write Off (Net of Collections)	% Bad Debt (Net of Collections)	Bad Debt Write Off (Net of Collections)	% Bad Debt (Net of Collections)
Orting	\$ 204	2%	\$ 216	2%	\$ 90	1%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%
LIPH	(214)	0%	(4,032)	-9%	11,691	26%	5,629	14%	3,580	9%	(1,114)	-3%	(75)	0%
Total Asst Housing Trailing History	\$ (10)	0%	\$ (3,816)	-6%	\$ 11,781	20%	\$ 5,629	10%	\$ 3,580	7%	\$ (1,114)	-2%	\$ (75)	0%

Contracting/Procurement

January 2021

Banking Services RFP

Set up of the additional system, relia – card for payments by us to our Utility allowance customers and a very few landlords is underway. This system is a subsidiary of the US Bank systems and we will process payments in the meantime to the existing accounts we have on file with no difference to the recipients. Waiting for approval of the marketing letters from US Bank to proceed.

The remaining 4 accounts have issued checks or credits in process and remain open with balances to cover the items. They will be drawn down as soon as the accounts can be reconciled. The reconciliation is completed. The accounts will be closed 1-28-21.

Real – Estate Services RFP

The RFP was posted on the PCHA Web Page 7-9-20, questions were due by 7-20-20 and an addendum will be posted (if necessary) on 7-22. One offer was received for the RFP and I am beginning the initial review for compliance. Award will be made to Kidder Mathews 1st week of February.

Public Housing - Repositioning

I have been working on the relocation plan and relocation budget estimates that will help us prepare for the relocation costs and options the families may need.

The real estate services proposal includes appraisal services. Once the contract is awarded, I can begin setting up the appraisal process for all of the homes.

Lakewood Village – Dry Head sample testing 2020

Johnson Controls Fire Protection LP – State Contract # 03115

Award 9/23/2020 \$19,750.00

The replacement of the dry heads has been completed in the week of 12/7. John Messer on the maint team marshalled the effort on our behalf and is now scheduling the drywall repairs in the units where we had to make a small opening to gain access. Ongoing. Some water leaks related to washers and shower pans has put this effort on hold.

LIPH 005 Septic Replacement 2020

The septic system at this home has failed and will require replacement. Vic has the service company on relief pumping until the design and installation can be completed. I have been working with Pierce County to complete the Environmental Review in order to allow the design phase to continue by digging a perk test hole. The designer and installer are standing by to move ahead as soon as the Environmental Clearance is obtained. Advance word is the Environmental Review is completed and the project will convert to exempt under the Environmental Rules. I should be receiving the signed decision letter and once filed with HUD Seattle we will be able to do the required digging.

I got a little ahead of myself in my zeal to get this one done, the ER is complete to the extent that Pierce County can sign off and send it to the section 106 review by Department of Archeology and Historic Preservation and the Tribes for their review and comment. This comment period is 60 days minimum. No digging can occur until the approvals are received and or the time for comment expires. This is compounded by a system failure at DAHP which is requiring the County staff to do the section 106

letters and notifications manually as opposed to the electronic method we would prefer. We are still on hold and still providing weekly pumping to maintain the system. Latest word is the letters to the tribes had to be re- delivered causing a delay. I have a tentative approval date of the 27th from Pierce County staff.

Greystone Lender inspections DeMark Lakewood Village and Chateau Rainier

The lender inspector notified us on Oct 12th of their intent to inspect the 3 sites on the 20th, 26th and 29th. I provided the property information and rent rolls etc and scheduled the site visits. Vic handled the site walks and the site staff teamed up to help each other prepare and deliver notices of entry and covid related precautions for the inspections. Awaiting the delivery of the reports from the inspections.

We received the first report from the inspection. Some of the work will be vendor support required. (asphalt replacement) We will prepare a plan to address the needs as soon as it can be accomplished. The reports for DeMark and Lakewood Village have been received as well. All of the work items will need to be coordinated for bidding and completion, hopefully as 1 package.

Report of Maintenance Division

January 2021

Staff Projects

- I. Brookridge (69 units)
7330A & 7342D are in the process of being completed to make ready status. 14 work orders were completed this month.
- II. Chateau Rainer (248 units)
F208 was completed and D204, G204, P101 are in the process of being completed to make ready status. 115 work orders were completed this month.
- III. Demark (93 units)
A110, A210 and C105 were completed to make ready status. New exterior photo cell light fixtures were installed on C & D buildings. 05 work orders were completed this month.
- IV. Lakewood Village (136 units)
Due to a water leak A102 and A202 will be receiving new shower enclosures, flooring, sheetrock, texture, primer and paint. 42 work orders were completed this month.
- V. Low Income Public Housing (124 homes)
26 & 91 are in the process of being completed to make ready status.
32 work orders were completed this month.

Training and Development

- I. This month's safety meeting will cover "Safe Driving" which will explain safe driving techniques, stopping distances, distracted driving, and the importance of vehicle inspections.

Pierce County Housing Authority- Supported Programs Jan 2021 Board Report

Vouchers- December 2020

Current Vouchers Housed (Annual Contribution Contract 2946)

- 2635
 - 2592 under contract, 43 housed- waiting on contract execution
 - 135 in PCHA owned properties
 - 227 Participants that have Ported Out to other PHA's (Included in our voucher count and HAP expense, but pay the Receiving Housing Authority an administrative fee)
- 108 Port In Vouchers (Housed in our jurisdiction but not part of our voucher count or HAP expense but PCHA earns an administrative fee for administering the voucher under our policies and procedures)

Vouchers issued and looking for housing

- 57
 - 12 VASH (3 Relocating and 9 New Issues)
 - 29 Relocations/Movers
 - 16 New admission-HCV

Subsidy-December 2020

Avg. Rental Subsidy by Bedroom

- 0 BR-\$524
- 1 BR-\$669
- 2 BR-\$787
- 3 BR-\$1136
- 4 BR-\$1450
- 5 BR-\$1486
- 6 BR-\$2206

PUC -December

\$902

WA054 HCV Leasing and Spending Projection - The Goods

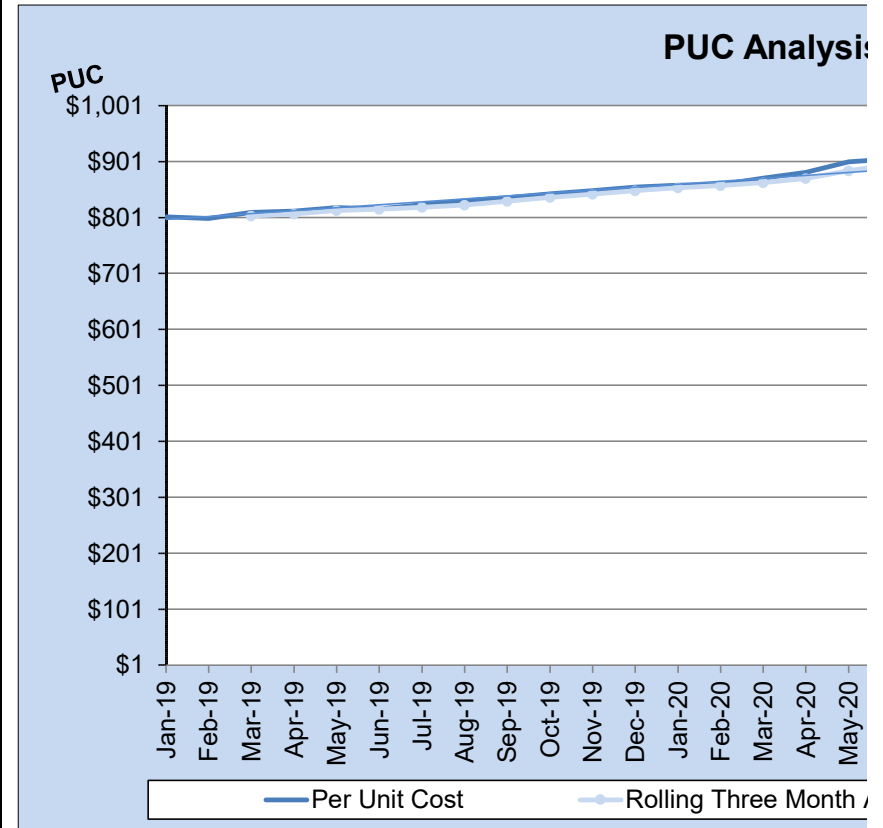
				Utilization Report:			UtilizationReport				Print	TYT Guide	TYT Videos	
PHA Name	HA of Pierce County	PHA Number	WA054				Save	Access Additional Tools	Disclaimer					
ACC/Funding Information				Funding Proration/Offset Levels		Program Projection Variables				Leasing and Spending Outcomes: Current and Following Year Projections				
ACC	Current Year (2020)	Year 2 (2021)	Year 3 (2022)	HAP		Success Rate	67%	Annual Turnover Rate	7.5%	2020		2021		
Beginning ACC Vouchers	2,946	2,946	2,946	Year 2 (2021) Rebenchmark	103.4%	<--Inflation Included!			PIC EOP % as of 11/30/2020 (157 EOPs): 6.01%	UML % of ACC (UMA)	89.8%	91.0%		
Funding Components	Current Year (2020)	Year 2 (2021)	Year 3 (2022)	Year 3 (2022) Rebenchmark	100.0%	Time from Issuance to HAP Effective Date (Current: 2.77 months)				HAP Exp as % All Funds	96.3%	98.0%		
Initial BA Funding (net offset)	\$28,268,406	\$29,321,550	\$29,796,283	Year 2 (2021) % 'Excess' Reserves Offset	40.0%	% leased in 30 days	27%		*Estimated* 2021 Inflation	HAP Exp as % of Eligibility only	100.3%	101.6%		
Offset of HAP Reserves	\$0	\$0	\$0	Year 3 (2022) % 'Excess' Reserves Offset	0.0%	% leased in 30 to 60 days	24%		3.4%	End of Year Results				
Set Aside Funding	\$0			Administrative Fees		% leased in 60 to 90 days	16%			Projected 12/31 Total HAP Reserves	\$1,078,612	\$603,879		
New ACC Units Funding	\$0	\$0	\$0	Year 1 (2020)	80.0%	% leased in 90 to 120 days	11%		Remember Income Change Effects on the PUC	HAP Reserves as % of ABA (Start: 4.0%)	3.8%	2.1%		
Total ABA Funding Provided	\$28,268,406	\$29,321,550	\$29,796,283	Year 2 (2021)	84.0%	% leased in 120 to 150 days	22%			"Excess" Reserves Subject To Offset	\$0	\$0		
PHA Income	\$34,991	\$0								End of Year 3 Results (2022)				
Total Cash-Supported Prior Year-End Reserves	\$1,132,613	\$1,078,612	\$603,879	HUD-Held Reconciliation Cash Sufficiency Check						\$38,091	0.1%	Projected Total HAP Reserves ===== Reserves % BA		
Total Funding				HUD-established CYE HHR	\$1,313,169		HUD-established CYE HHR							
				HUD-estimated Net Excess Cash	(\$180,556)	\$0	PHA-Held Cash 12/31/2019 (VMS)	Administrative Fees Analysis		See Detail	2020	2021		
Total Funding Available	\$29,436,010	\$30,400,162	\$30,400,162	HUD-Reconciled	\$1,132,613	\$1,313,169	HUD-Reconciled (Cash Capped)	CARES Act Admin Fees - Round 1	<= 7,200 UMLs (No Proration)	> 7,200 UMLs (No Proration)	Admin Fees Earned (PY: \$2,094,268)	\$2,002,020	\$2,141,122	
				Lower of H17/I17 (May Override)	\$1,132,613		Lower of H17/I17 (May Override)		\$410,560	\$90.17	\$84.18	Expense	\$1,672,249	\$1,718,832
				HUD-Reconciled Excess Cash v PHA RNP (12/31/2019)				Round 2	WA054 has a cost per UML of \$52.28 compared to its Earnings/UML & Size peer group of \$55.00 (a difference of -5.2%) and its state peer group (of all PHAs in the state) of \$59.88 (a difference of -14.5%).		Expense %	83.5%	80.3%	
				HUD v. PHA difference: (\$169,211.00) or -0.6% of Eligibility	(\$11,345)	<--VMS EOY RNP ===== EOY Excess Cash -->	(\$180,556)	\$533,300	Based on the most recent, official (end of fiscal year) UNP, WA054 has a projected 2020 Calendar Year-End (CYE) UNP of (\$857,698) (or -42.8% of CY 2020 Earned Admin Fees) and a 2021 CYE UNP of (\$435,407) (or -20.3% of CY 2021 Earned Admin Fees).					

WA054 HCV Leasing and Spending Projection - The Goods

2020	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-20	2,946	2,684	\$2,303,827					2,684	\$2,303,827	\$858		91.1%	97.8%	91.1%	97.8%
Feb-20	2,946	2,674	\$2,299,211					2,674	\$2,299,211	\$860		90.9%	97.7%	90.8%	97.6%
Mar-20	2,946	2,667	\$2,323,171					2,667	\$2,323,171	\$871		90.8%	98.0%	90.5%	98.6%
Apr-20	2,946	2,661	\$2,345,498					2,661	\$2,345,498	\$881		90.7%	98.4%	90.3%	99.6%
May-20	2,946	2,659	\$2,393,285					2,659	\$2,393,285	\$900		90.6%	99.0%	90.3%	101.6%
Jun-20	2,946	2,650	\$2,399,420					2,650	\$2,399,420	\$905		90.5%	99.5%	90.0%	101.9%
Jul-20	2,946	2,648	\$2,407,118					2,648	\$2,407,118	\$909		90.4%	99.9%	89.9%	102.2%
Aug-20	2,946	2,635	\$2,394,824					2,635	\$2,394,824	\$909		90.3%	100.1%	89.4%	101.7%
Sep-20	2,946	2,627	\$2,391,777					2,627	\$2,391,777	\$910		90.2%	100.3%	89.2%	101.5%
Oct-20	2,946	2,610	\$2,373,606					2,610	\$2,373,606	\$909		90.0%	100.3%	88.6%	100.8%
Nov-20	2,946	2,606	\$2,366,536					2,606	\$2,366,536	\$908		89.9%	100.3%	88.5%	100.5%
Dec-20	2,946	2,615	\$2,359,125					2,615	\$2,359,125	\$902		89.8%	100.3%	88.8%	100.1%
Total	35,352	31,736	\$28,357,398	0	0	0	0.0	31,736	\$28,357,398	\$894		89.8%	100.3%		
2021															
Jan-21	2,946	2,569	\$2,305,179	57				2,569	\$2,305,179	\$897		87.2%	94.3%	87.2%	94.3%
Feb-21	2,946			75	1	10	-16.0	2,565	\$2,333,699	\$910	\$910	87.1%	94.9%	87.1%	95.5%
Mar-21	2,946			75	15	23	-16.0	2,586	\$2,361,277	\$913	\$913	87.3%	95.5%	87.8%	96.6%
Apr-21	2,946			75	15	32	-16.1	2,617	\$2,397,109	\$916	\$916	87.7%	96.1%	88.8%	98.1%
May-21	2,946			75	1	38	-16.3	2,640	\$2,425,879	\$919	\$919	88.1%	96.8%	89.6%	99.3%
Jun-21	2,946			75	1	48	-16.4	2,672	\$2,466,298	\$923	\$923	88.5%	97.5%	90.7%	100.9%
Jul-21	2,946			75	1	50	-16.6	2,707	\$2,509,247	\$927	\$927	89.0%	98.2%	91.9%	102.7%
Aug-21	2,946				1	50	-16.8	2,741	\$2,555,016	\$932	\$932	89.5%	99.0%	93.1%	104.6%
Sep-21	2,946				1	37	-17.1	2,762	\$2,585,453	\$936	\$936	90.0%	99.8%	93.8%	105.8%
Oct-21	2,946				1	25	-17.2	2,771	\$2,610,140	\$942	\$942	90.4%	100.5%	94.1%	106.8%
Nov-21	2,946				1	17	-17.2	2,771	\$2,618,944	\$945	\$945	90.7%	101.1%	94.1%	107.2%
Dec-21	2,946				1	11	-17.2	2,766	\$2,628,041	\$950	\$950	91.0%	101.6%	93.9%	107.6%
Total	35,352	2,569	\$2,305,179	507	41	340	-182.9	32,168	\$29,796,283	\$926		91.0%	101.6%		
Graphs		<div>SPVs: Additional SPV leasing should focus on the 92 unleased VASH vouchers and the 4 unleased NED vouchers. FINANCIAL: Beginning Year: Cash & Investments (VMS) of \$0 compares to RNP (VMS) of \$-213,167. Current: VMS Cash & Investments of \$0 compares to VMS RNP plus UNP of \$-213,167. PBVs: Currently, the PHA reports 189 leased PBVs, for a leased PBV rate of 90%. Additional leasing should focus on the 20 unleased PBVs, for which the PHA is making vacancy payments on 0. Finally, the PHA reports 30 PBVs under AHAP. Most importantly, the Two-Year Tool is not a problem to be solved, but a reality to be experienced.</div>													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
2019	J	2,532	\$2,030,645	\$801.99		
2019	F	2,549	\$2,037,245	\$799.23		
2019	M	2,544	\$2,060,036	\$809.76	↗ 1.32%	\$803.66
2019	A	2,560	\$2,079,072	\$812.14	↗ 0.29%	\$807.04
2019	M	2,581	\$2,112,354	\$818.42	↗ 0.77%	\$813.44
2019	J	2,612	\$2,131,218	\$815.93	↘ -0.30%	\$815.50
2019	J	2,627	\$2,162,967	\$823.36	↗ 0.91%	\$819.24
2019	A	2,641	\$2,193,482	\$830.55	↗ 0.87%	\$823.28
2019	S	2,673	\$2,235,166	\$836.20	↗ 0.68%	\$830.04
2019	O	2,687	\$2,265,154	\$843.00	↗ 0.81%	\$836.59
2019	N	2,691	\$2,284,382	\$848.90	↗ 0.70%	\$842.70
2019	D	2,677	\$2,289,500	\$855.25	↗ 0.75%	\$849.05
2020	J	2,684	\$2,303,827	\$858.36	↗ 0.36%	\$854.17
2020	F	2,674	\$2,299,211	\$859.84	↗ 0.17%	\$857.81
2020	M	2,667	\$2,323,171	\$871.08	↗ 1.31%	\$863.09
2020	A	2,661	\$2,345,498	\$881.43	↗ 1.19%	\$870.78
2020	M	2,659	\$2,393,285	\$900.07	↗ 2.11%	\$884.19
2020	J	2,650	\$2,399,420	\$905.44	↗ 0.60%	\$895.65
2020	J	2,648	\$2,407,118	\$909.03	↗ 0.40%	\$904.85
2020	A	2,635	\$2,394,824	\$908.85	↘ -0.02%	\$907.78
2020	S	2,627	\$2,391,777	\$910.46	↗ 0.18%	\$909.45
2020	O	2,610	\$2,373,606	\$909.43	↘ -0.11%	\$909.58
2020	N	2,606	\$2,366,536	\$908.11	↘ -0.14%	\$909.33
2020	D	2,615	\$2,359,125	\$902.15	↘ -0.66%	\$906.56
2021	J	2,569	\$2,305,179	\$897.31	↘ -0.54%	\$902.52
2021	F					
2021	M					
2021	A					
2021	M					
2021	J					



Remove
Abated Units
from PUC

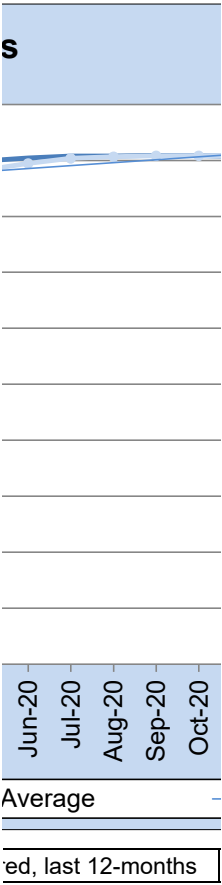
R-Square

Choose PUC Method

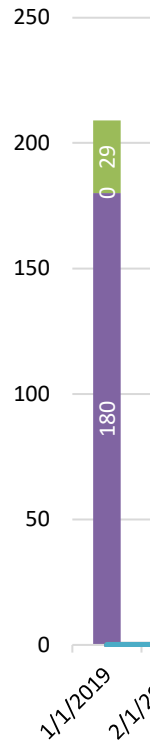
Average Monthly Change

Material New Units at
a Material New PUC?

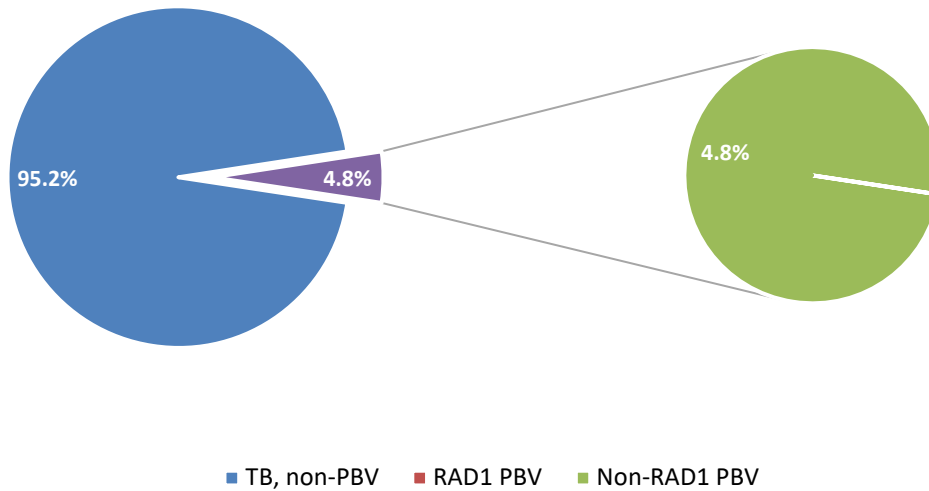
HCV Leasing and Spending Projection



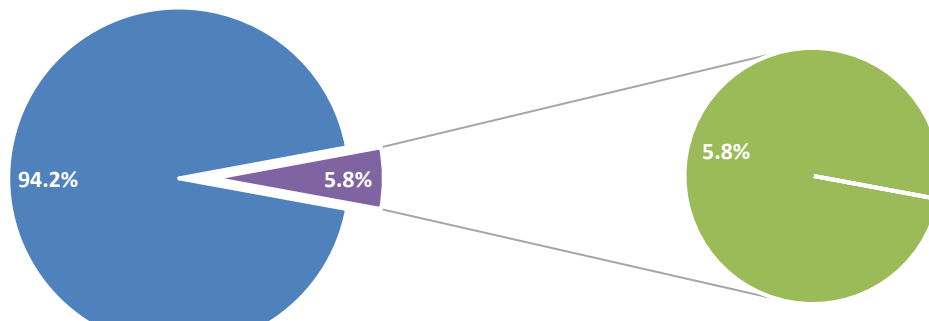
VMS Fields	CURRENT		
Number of PBV Under AHAP	30		
PBV Under HAP - Leased	189		
PBV Under HAP - Not Leased	20	9.6% Vacant PBV	
PBV Vacancy Payments	0		
RAD - Comp 1 UMLs	0	0	HUD- Anticipated UMAs
RAD - Comp 1 HAP	\$0		
RAD - Comp 2 UMLs	0		
RAD - Comp 2 HAP	\$0		
VMS Data Analysis			
Leased PBV, but 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?			
PIC Data Analysis			



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



YTD Program Allocation, by Units

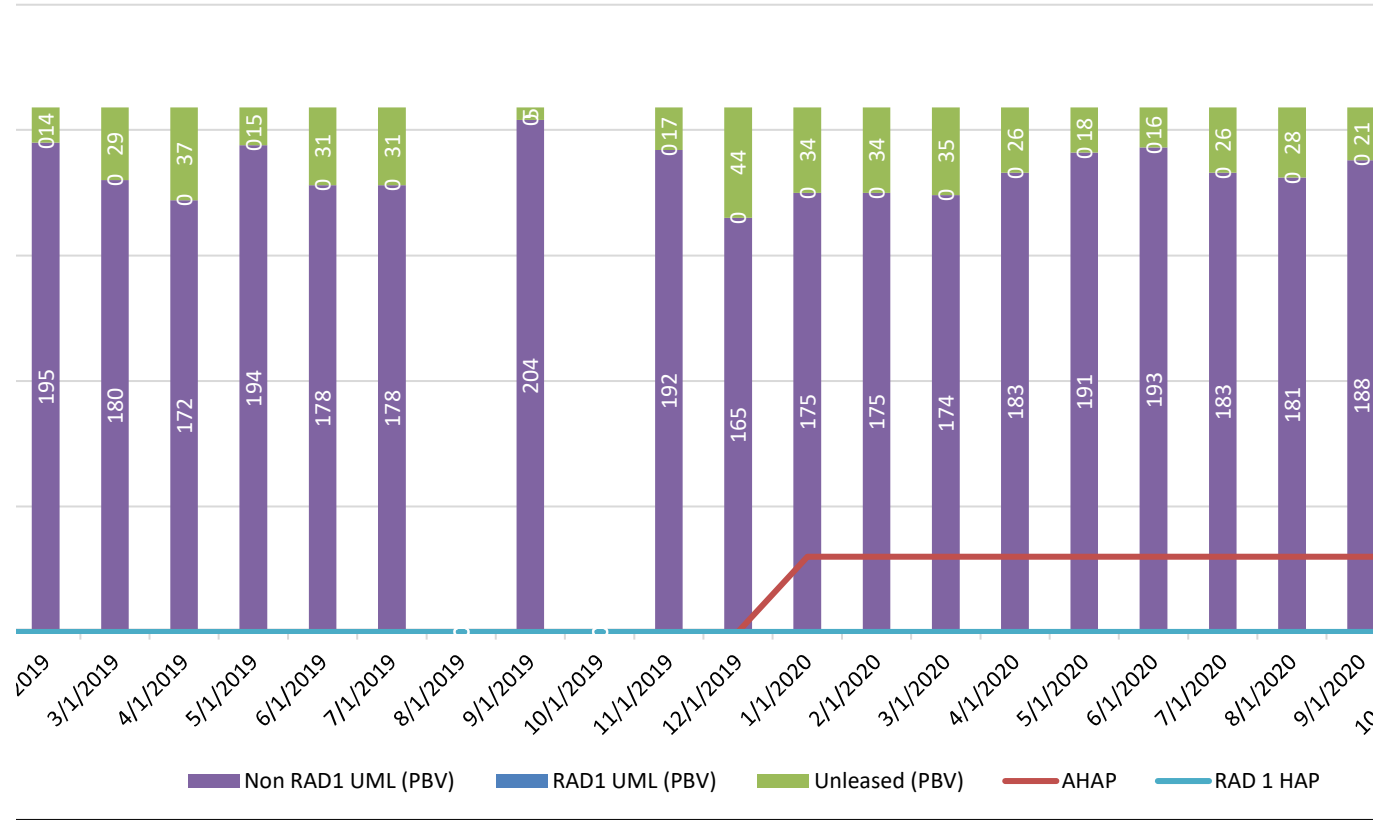




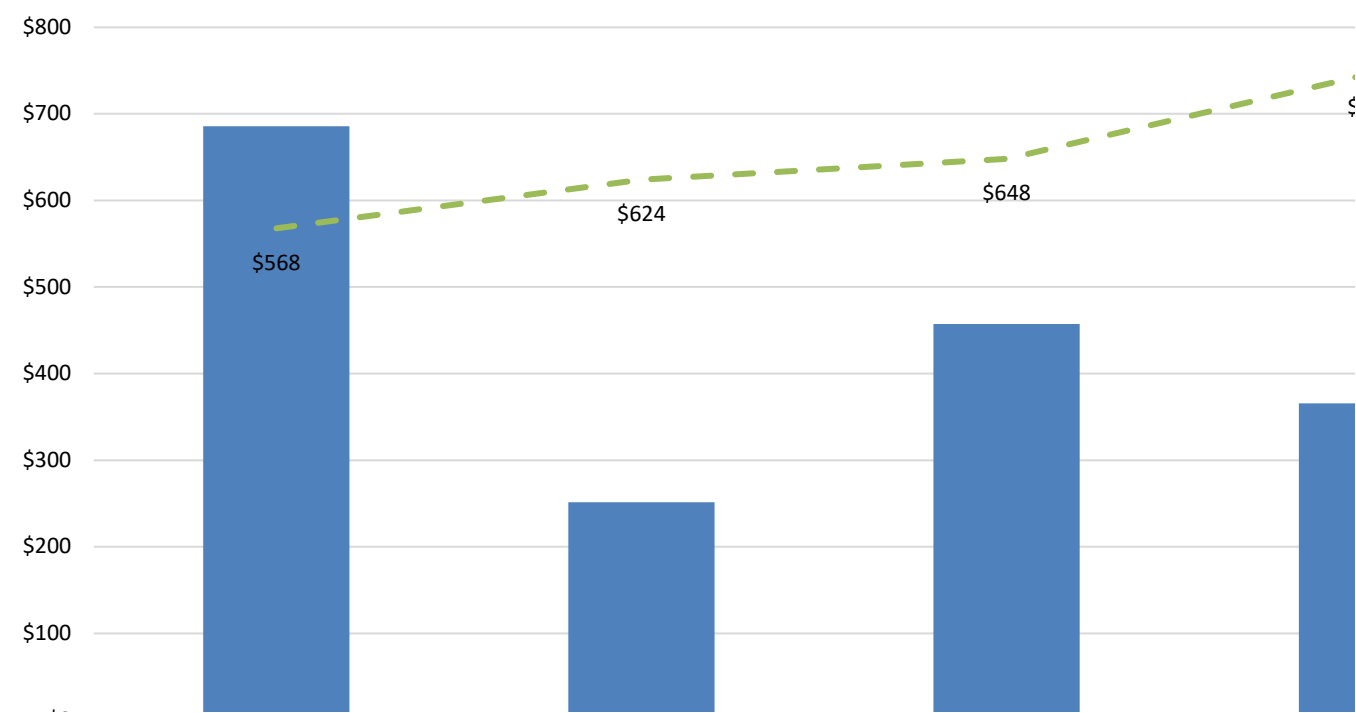
■ TB, non-PBV ■ RAD1 PBV ■ Non-RAD1 PBV

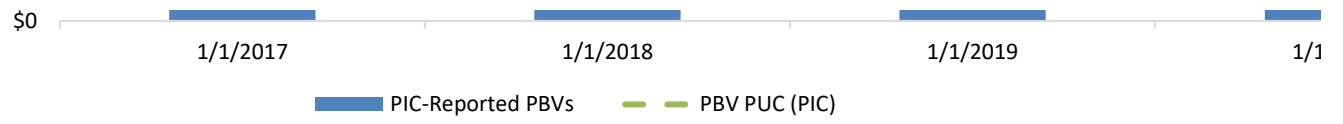
Project-Based Information

Project-Based, VMS

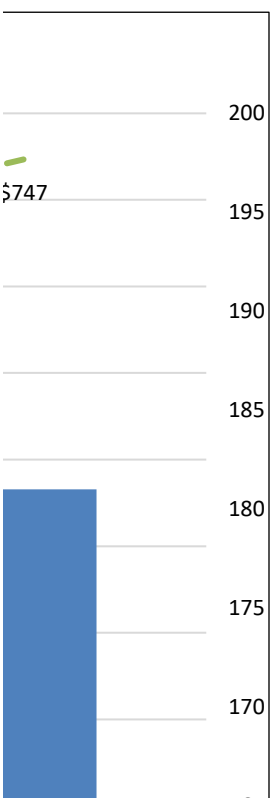
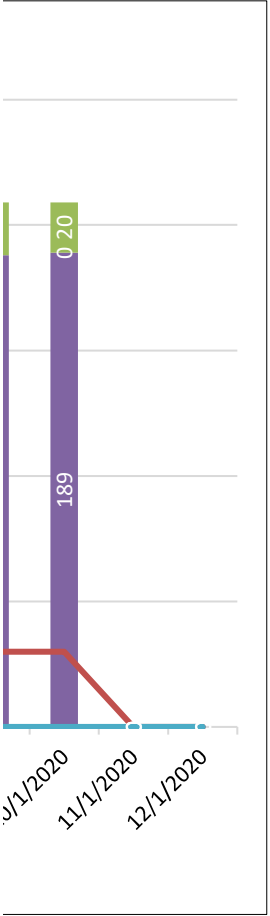


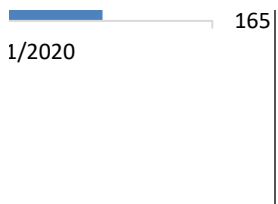
PIC PBV Data





Bar chart showing data for 9/1/2020, 11/1/2020, and 12/1/2020. The y-axis ranges from 0 to 200. The chart shows a significant increase in data for 11/1/2020 (189) compared to 9/1/2020 (0) and 12/1/2020 (0). A red line connects the data points for 9/1/2020, 11/1/2020, and 12/1/2020.





Additional Disbursement for WA054 (HA of Pierce County) - FYE 12/31 (Obligations/Disbursements As of December 21, 2020)													
Import DCR		Housing Assistance Payments (HAP)											
Owner		PHA HELD								ESTIMATED HUD HELD			
Category (BOM: Beginning of Month EOM: End of Month)	Calculated BOM RNP ("Excess Cash")	Actual/Projected Disbursements (HUD to PHA)	Actual/Projected Expenses (PHA to landlords)	Disbursements Minus Expenditures	Fraud Recovery/ FSS Forfeitures (VMS)	Calculated EOM RNP	Reported EOM RNP (VMS)	EOM RNP Difference	Actual/Projected UMLs	BOM HHR	Obligations (in HUD's systems)	Actual/Projected Disbursements (HUD to PHA)	Receipt of Funds (RF)
Years	2020/2021									2020/2021			
January-20	(\$180,556)	\$2,225,260	\$2,303,827	(\$78,567)	\$901	(\$258,222)	(\$81,275)	(\$176,947)		\$1,313,169	\$1,651,283	\$2,225,260	\$0
February-20	(\$258,222)	\$2,459,816	\$2,299,211	\$160,605	\$1,356	(\$96,261)	\$80,284	(\$176,545)	2,674	\$739,192	\$2,720,761	\$2,459,816	\$0
March-20	(\$96,261)	\$2,308,199	\$2,323,171	(\$14,972)	\$2,466	(\$108,767)	\$67,376	(\$176,143)	2,667	\$1,000,137	\$2,348,316	\$2,308,199	\$0
April-20	(\$108,767)	\$2,514,468	\$2,345,498	\$168,970	\$18,220	\$78,423	\$74,687	\$3,736	2,661	\$1,040,255	\$2,344,761	\$2,514,468	\$0
May-20	\$78,423	\$2,327,993	\$2,393,285	(\$65,292)	\$4,337	\$17,468	\$14,411	\$3,057	2,659	\$870,548	\$2,339,386	\$2,327,993	\$0
June-20	\$17,468	\$2,302,194	\$2,399,420	(\$97,226)	\$1,598	(\$78,160)	(\$79,738)	\$1,578	2,650	\$881,941	\$2,462,281	\$2,302,194	\$0
July-20	(\$78,160)	\$2,302,194	\$2,407,118	(\$104,924)	\$2,190	(\$180,894)	(\$178,555)	(\$2,339)	2,648	\$1,042,028	\$2,462,281	\$2,302,194	\$0
August-20	(\$180,894)	\$2,290,643	\$2,394,824	(\$104,181)	\$1,777	(\$283,298)	(\$274,715)	(\$8,583)	2,635	\$1,202,115	\$2,450,730	\$2,290,643	\$0
September-20	(\$283,298)	\$2,394,473	\$2,391,777	\$2,696	\$1,294	(\$279,308)	(\$260,462)	(\$18,846)	2,627	\$1,362,203	\$2,450,730	\$2,394,473	\$0
October-20	(\$279,308)	\$2,394,473	\$2,373,606	\$20,867	\$852	(\$257,589)	(\$213,167)	(\$44,422)	2,610	\$1,418,460	\$2,345,958	\$2,394,473	\$0
November-20	(\$257,589)	\$2,721,782	\$2,366,536	\$355,246	\$0	\$97,657	\$0	\$97,657	2,606	\$1,369,945	\$2,345,691	\$2,721,782	\$0
December-20	\$97,657	\$2,413,582	\$2,359,125	\$54,457	\$0	\$152,114	\$0	\$152,114	2,615	\$993,853	\$2,346,227	\$2,413,582	\$0
January-21	\$152,114	\$0	\$2,305,179	(\$2,305,179)	\$0	(\$2,153,065)	\$0	(\$2,153,065)	2,569	\$926,498	\$0	\$0	\$0
February-21	(\$2,153,065)	\$0	\$2,333,699	(\$2,333,699)	\$0	(\$4,486,764)	\$0	(\$4,486,764)	2,565	\$926,498	\$0	\$0	\$0
March-21	(\$4,486,764)	\$0	\$2,361,277	(\$2,361,277)	\$0	(\$6,848,041)	\$0	(\$6,848,041)	2,586	\$926,498	\$0	\$0	\$0
April-21	(\$6,848,041)	\$0	\$2,397,109	(\$2,397,109)	\$0	(\$9,245,150)	\$0	(\$9,245,150)	2,617	\$926,498	\$0	\$0	\$0
May-21	(\$9,245,150)	\$0	\$2,425,879	(\$2,425,879)	\$0	(\$11,671,029)	\$0	(\$11,671,029)	2,640	\$926,498	\$0	\$0	\$0
June-21	(\$11,671,029)	\$0	\$2,466,298	(\$2,466,298)	\$0	(\$14,137,327)	\$0	(\$14,137,327)	2,672	\$926,498	\$0	\$0	\$0
Total for CY 2020		\$28,655,077	\$28,357,398		\$34,991						\$28,268,406	\$28,655,077	
Total		\$28,655,077	\$42,646,839		\$34,991						\$28,268,406	\$28,655,077	
Color Key:		= Beginning Balance for the Year			= Calculated Fields			= VMS Data / or Projected Data			= HUDCAPS Data		
General Comments:													

Category	Amount	Comments
Proposed Advance:	\$2,153,065	
Adjustments		Carry Forward?
Prior Period		
HUD		
PHA		
BA Detail	CDVC	

Save and Submit

Additional Information

HHR/Current BA Available?

Frontload Request to OPS?

Referral to FO or SPT?

Additional Disbursement Needed?

Yes

Date

Oct HCV Leasing and Spending Projection

7s	Enter First Year			2019												2020												2021				
Issuance Month	VOs Issued	VOs Leased	VOs Failed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May
Jan-19	49	29	20		4	6	4	4	11																							
Feb-19	32	22	10			4	9	6		3																						
Mar-19	75	53	22				14	15	6	8	10																					
Apr-19	81	59	22					15	9	10	6	19																				
May-19	67	47	20						12	15	6	6	8																			
Jun-19	50	32	18							7	4	9	6	6																		
Jul-19	74	54	20								16	9	10	5	14																	
Aug-19	64	39	25									13				8																
Sep-19	27	17	10										5	4	2	3	3															
Oct-19	22	11	11											3	4	2	1	1														
Nov-19	22	13	9												3	5	3	1	1													
Dec-19	24	17	7													9	2	2	2	2												
Jan-20	16	12	4														2	4	2	1	3											
Feb-20	22	13	9															7	2		1	3										
Mar-20	9	6	3																													
Apr-20	17	12	5																													
May-20	8	2	6																													
Jun-20	7	6	1																													
Jul-20	23	13 (yet)	4																													
Aug-20	20	13 (yet)	0																													
Sep-20	23	0 (yet)	3																													
Oct-20	19	8 (yet)	1																													
Nov-20	7	1 (yet)																														
Dec-20	14	0 (yet)																														
Total	772	444	230	0	4	10	27	40	38	43	42	56	36	26	26	27	11	15	7	10	9	7	10	8	7	10	10	0	0	0	0	0

Transfer Tab
new TYT

Summary Results						
Issuance Month	Success Rate	% in 30 days	% in 30-60 Days	% in 60-90 Days	% in 90-120 Days	% in 120-150 Days
Jan-19	59.2%	13.8%	20.7%	13.8%	13.8%	37.9%
Feb-19	68.8%	18.2%	40.9%	27.3%	0.0%	13.6%
Mar-19	70.7%	26.4%	28.3%	11.3%	15.1%	18.9%
Apr-19	72.8%	25.4%	15.3%	16.9%	10.2%	32.2%
May-19	70.1%	25.5%	31.9%	12.8%	12.8%	17.0%
Jun-19	64.0%	21.9%	12.5%	28.1%	18.8%	18.8%
Jul-19	73.0%	29.6%	16.7%	18.5%	9.3%	25.9%
Aug-19	60.9%	33.3%	17.9%	20.5%	7.7%	20.5%
Sep-19	63.0%	29.4%	23.5%	11.8%	17.6%	17.6%
Oct-19	50.0%	27.3%	36.4%	18.2%	9.1%	9.1%
Nov-19	59.1%	23.1%	38.5%	23.1%	7.7%	7.7%
Dec-19	70.8%	52.9%	11.8%	11.8%	11.8%	11.8%
Jan-20	75.0%	16.7%	33.3%	16.7%	8.3%	25.0%
Feb-20	59.1%	53.8%	15.4%	0.0%	7.7%	23.1%
Mar-20	66.7%	0.0%	66.7%	0.0%	0.0%	33.3%
Apr-20	70.6%	25.0%	33.3%	8.3%	33.3%	0.0%
May-20	25.0%	50.0%	50.0%	0.0%	0.0%	0.0%
Jun-20	85.7%	33.3%	16.7%	0.0%	33.3%	16.7%
Jul-20						
Aug-20						
Sep-20						
Oct-20						
Nov-20						
Dec-20						
Cumulative	66.7%	27.0%	23.6%	16.0%	11.9%	21.4%

Move Success Rate and Time from Issuance to HAP to the Projection Tab

Need more than 150 days? Check this out.

How about changing the Success Rate at a certain point in the future? Yes, sir!

What about different types of vouchers with different types of rates? Bring it!

Wait List Success Rate				
Month	Pulled	Issued	Failed	%
Jan-19				
Feb-19				
Mar-19				
Apr-19				
May-19				
Jun-19				
Jul-19				
Aug-19				
Sep-19				
Oct-19				
Nov-19				
Dec-19				
Jan-20				
Feb-20				
Mar-20				
Apr-20				
May-20				
Jun-20				
Wait List Success Rate				

