

**Attachment B: King County HOME Investment Partnerships Program Consortium  
Reports**

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# Annual Performance Report HOME Program

U.S. Department of Housing  
and Urban Development  
Office of Community Planning  
and Development

OMB Approval No. 2506-0171  
(exp. 8/31/2009)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/MI) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31. Send one copy to the appropriate HUD Field Office and one copy to: <b>HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410</b>	This report is for period (mm/dd/yyyy)		Date Submitted (mm/dd/yyyy)
	Starting	Ending	

## Part I Participant Identification

1. Participant Number	2. Participant Name		
3. Name of Person completing this report		4. Phone Number (Include Area Code)	
5. Address	6. City	7. State	8. Zip Code

## Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5
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## Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)			f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	
A. Contracts					
1. Number					
2. Dollar Amount					
B. Sub-Contracts					
1. Number					
2. Dollar Amount					
	a. Total	b. Women Business Enterprises (WBE)	c. Male		
C. Contracts					
1. Number					
2. Dollar Amount					
D. Sub-Contracts					
1. Number					
2. Dollar Amounts					

**Part IV Minority Owners of Rental Property**

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number						
2. Dollar Amount						

**Part V Relocation and Real Property Acquisition**

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost	Minority Business Enterprises (MBE)			f. White Non-Hispanic
Households Displaced	a. Total		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic
1. Parcels Acquired						
2. Businesses Displaced						
3. Nonprofit Organizations Displaced						
4. Households Temporarily Relocated, not Displaced						
5. Households Displaced - Number						
6. Households Displaced - Cost						



## **A. Consolidated Housing and Community Development Plan (HCD Plan) Overall**

During 2013, the King County HOME Consortium allocated HOME resources including a 2013 entitlement grant of \$2,640,004, program income of \$162,031, and prior year unallocated or recaptured HOME funds.

### Rental Housing Development

A total of \$1.663 million was allocated by the HFP to two affordable housing development projects consistent with Affordable Housing Objective 1, Strategy A of the HCD Plan to make capital funds available for the construction, acquisition, or rehabilitation of good quality, new permanent affordable rental housing for low and moderate-income households.

The Renton Housing Authority (RHA) received \$950,000 including \$800,000 in HOME funds and \$150,000 in Veterans Levy funds to construct 18 modular units to provide permanent affordable rental housing in the city of Renton. All 18 units of the Kirkland Townhome project will have rent restrictions at or below 50 percent of the area median income (AMI). Eleven of the units will be HOME-assisted. RHA will provide Section 8 certificates for each of these units. Two of the units will be designated for veteran households.

The Low Income Housing Institute received an additional award of \$863,201 in HOME funds for the Bellevue Apartment project. Fifty-seven units are being constructed (including one manager unit) to provide affordable rental housing for 28 households whose income will be at or below 30 percent of AMI, 17 households whose incomes will be at 50 percent of AMI and 11 households with incomes at or below 60 percent of AMI. Twelve of the extremely low-income units will be targeted to homeless households and will include three units targeted to veterans.

### Rental Rehabilitation Program

Under HCD Plan Affordable Housing Objective 1, Strategy B, to make capital funds available to rehabilitate existing rental units for low and moderate-income households:

No HOME funds were used for preservation of rental housing during 2013. As funds are available, a portion of each year's HOME entitlement will be reserved for the Rental Rehabilitation Program. The main purpose of this program is to help preserve affordable housing projects in the County's portfolio that are in need of repairs and that do not have adequate reserves.

The Asset Manager continues to work to identify non-profit housing projects with an existing county investment that are in need of rehabilitation, and market the Rental Rehabilitation Program to those agencies to the extent that resources are available.

### Homeowner Rehabilitation Program

Under HCD Plan Affordable Housing Objective 2, Strategy 2A to make capital funds available to repair homes owned by low and moderate-income households, prior year HOME funds were used for single-family housing rehabilitation. The rehabilitation of owner-occupied homes is part of a continuing effort to preserve the existing affordable housing

stock and keep people in their homes. During 2013, the Housing Repair Program (HRP) completed rehabilitation of 27 owner-occupied single family homes, expending \$268,288. These funds consisted of 2013 HOME funds totaling \$6,624 (one unit), HOME-budgeted funds from 2012 of \$151,664 (12 units), 2011 HOME funds totaling \$100,630 (10 units), 2010 funds that represents \$8,049 (four units), and one unit using 2009 funds totaling \$1,321. The County committed an additional 6 projects in 2013 that are underway. These commitments represent \$59,850 of HOME funding. Construction of these projects is expected to be complete early in 2014. Other HRP activities include marketing the programs, servicing the existing loan portfolio, and promoting regional program participation.

### Homeownership Programs

HOME funds are being used consistent with HCD Affordable Housing Objective 2, Strategy 2B to make funds available for first-time homebuyer opportunities including education, housing counseling, and down payment assistance for low to moderate-income households.

Much of 2013 was spent clarifying the resale restrictions in land trust projects and reviewing the impact of the merger between Habitat for Humanity Seattle/South King County and Habitat for Humanity East King County Community Housing Development Organization (a CHDO). \$500,000 of 2013 HOME funds was awarded to the Habitat East King County CHDO before the merger was final, as the CHDO was expected to survive the merger. With changes in personnel at the CHDO, the merged entity (Habitat for Humanity Seattle-King County) began developing a plan to meet the certification requirements in 2014.

Habitat for Humanity of East King County Community Housing Development Organization: La Fortuna – New construction of 11 units of affordable homeownership in Renton for first-time homebuyers with incomes between 40 and 60 percent of AMI. Eleven homes have been constructed and nine closed on sales in the fourth quarter of 2013. The two final homes will close in the first half of 2014. Long-term affordability at La Fortuna is preserved through resale restrictions.

HomeSight is using revolved HOME program income to provide downpayment assistance to up to three homes in the Greenbridge area of White Center. The homes, currently under construction, will be sold in 2014.

### Planning and Administration

Ten percent (\$280,203) of the HOME entitlement, including \$16,203 of program income funds available in 2013 were used to cover HOME program administration. Annual reports were collected and reviewed for 67 HOME-assisted projects, covering 1,820 HOME-assisted units. These projects include transitional and permanent rental housing serving low and very low-income families and individuals (see also Section H, Monitoring and Inspections of HOME projects).

Overall, HOME funds continue to be targeted primarily to rental projects for very low-income families and individuals with incomes at or below 50 percent of AMI. Priority for housing development funds in 2013 was given to creating permanent rental housing for extremely low (30 percent of AMI) and very low (50 percent of AMI) income households. Priority was also given to projects creating permanent housing for homeless households in support of the King County Ten Year Plan to End Homelessness. In parts of King County where market

rental rates are equivalent to rents affordable at 50 percent of AMI such as parts of South King County, HOME funds help create affordable units serving households well below this level.

## **B. Private Sector Participation**

Total requests for housing development funds continue to exceed the amount of funds available. As a result, King County's HOME programs rely on the participation of the private sector to leverage resources to successfully implement housing projects. This includes private lenders, tax credit or tax-exempt bond investors, and sometimes foundation grants. Tax credit equity and private bank loans are the major source of private participation in the multifamily rental housing projects. The need to assemble a wide variety of public and private funds often results in lengthy development timelines even though our nonprofit housing organizations are well prepared to meet the complex and diverse requirements of each funding source.

Non-profit housing development projects also leverage other public sector funds, primarily Washington State Housing Trust Fund monies and consortium city CDBG or local funds. In addition, our nonprofit sponsors partner with private development consultants, construction contractors and realtors to develop HOME-funded projects. King County's HFP staff enlists the assistance of private sector experts in real estate and finance to help review housing project development proposals. These private sector experts serve as members of an external advisory committee. The King County CDBG funds complement the HOME Program by funding rental housing for persons with special needs, as well as homeowner rehabilitation serving households up to 80 percent of median income.

King County continues to collaborate with the Washington State Housing Finance Commission (WSHFC)'s Homeownership Program. The WSHFC works directly with mortgage lenders to offer affordable first mortgages that are combined with HOME-funded second mortgages for income-qualified homebuyers. Various non-profits such as the Washington Homeownership Resource Center, Parkview Services, the Urban League of Metropolitan Seattle, HomeSight, and Apprisen provide education and counseling support to the first-time buyers.

The county's homeowner rehabilitation program also leverages private sector financing. Within the homeowner HRP, property owners may be offered a matching loan. The applicant pays half the cost of rehabilitation using borrowed funds, saved funds, or gifted funds and the other half is borrowed from King County as a zero-interest deferred payment loan. The maximum loan from the County is \$25,000.

## **C. HOME Program Match**

HOME development funds must be used for affordable permanent rental housing or the promotion of homeownership opportunities for households with incomes at or below 80 percent of AMI. The county's Regional Affordable Housing Program funds, the Veterans and Human Service Levy funds and Homeless Housing funds serve as match for HOME projects when awarded to the same projects. Local housing resources are targeted to families or individuals at the lowest income levels, including those who are homeless, are veterans, or have special housing needs. King County has excess match from prior year allocations of local funds to HOME funds. The 2013 HOME match report reflects a 2013 liability of \$782,245 and excess match available for 2013 in the amount of \$673,727.

## **D. Community Housing Development Organizations**

King County continues its efforts to support organizations that meet the Community Housing Development Organization (CHDO) criteria under HOME. The consortium's HOME policies allow CHDOs to apply for and receive up to \$30,000 in operating support funds to build the capacity of these agencies. The agency must demonstrate how an additional award would increase its ability to produce, own, and manage affordable housing.

Given the changes in the HOME Rule, issued in July of 2013, only two organizations met the CHDO certification requirements in 2013: Homestead Community Land Trust and the Low Income Housing Institute (LIHI).

\$863,201 in 2013 and prior year CHDO funds were awarded to the Low Income Housing Institute for their Bellevue Apartments project, which will include 56 units of permanent affordable rental housing. Twelve of the units will be targeted to homeless households with incomes at or below 30 percent of AMI.

## **E. Affirmative Marketing**

King County has policies and procedures for affirmative marketing of vacant units in projects of five or more units, per 24 CFR 92.351.

King County informs the general public with a description of affirmative marketing requirements when advertising its program in legal notices and advertisements in general media throughout the county. The requirements are also set out in press releases given to general media and community newspapers throughout the county.

Owners desiring to participate in the HOME program are informed of affirmative marketing requirements in the first interview. Potential tenants are informed of the requirements when given "Notice of Right to Continue in Occupancy."

In addition, the Equal Housing Opportunity logo is included in all material distributed about the program.

Owners are required to display the Equal Housing Opportunity logo during rehab work, list vacancies with the KCHA, advertise vacancies through community and minority newspapers, and/or list vacancies with minority community outreach programs and housing counseling agencies.

Recordkeeping required of owners includes keeping rejected applications of potential tenants, copies of advertising of vacant units, and copies of letters listing vacant units with minority outreach groups. Sufficient records must be kept to comply with 24 CFR 508.



## **F. Minority Outreach**

King County has a minority outreach effort for the HOME program aimed at bringing minority- and women-owned businesses (M/WBE) into participating as contractors or suppliers for renovation and construction projects. The County encourages the following practices to promote open competitive opportunities for small businesses including M/WBEs:

1. Scheduling a pre-bid or pre-solicitation conference to provide project information and to inform M/WBEs and other firms of contracting and subcontracting opportunities
2. Placing all qualified small businesses attempting to do business in the county, including M/WBEs, on solicitation lists, and providing written notice of subcontracting opportunities to M/WBEs and all other small businesses capable of performing the work, including without limitation all businesses on any list provided by the county, in sufficient time to allow such businesses to respond to the written solicitations
3. Breaking down total requirements into smaller tasks or quantities, where economically feasible, in order to permit maximum participation by small businesses including M/WBEs
4. Establishing delivery schedules, where the requirements of the contract permit and encouraging participation by small businesses, including M/WBEs
5. Providing small businesses including M/WBEs that express interest, with adequate and timely information about plans, specifications, and requirements of the contract
6. Utilizing the services of available community organizations, contractor groups, local assistance offices, the county, and other organizations that provide assistance in the recruitment and placement of small businesses including M/WBEs.

## **G. Tenant Assistance/Relocation**

1. King County prioritizes projects that do not cause the displacement of existing tenants. All recipients are made aware of the impact (both financial and staffing) that federally-required relocation procedures and payments may have. King County will only consider funding HOME projects with potential relocation if the project meets a critical housing need that outweighs the negative impact of residential and business displacement.
2. The King County Relocation Specialist monitors each HOME-assisted project to insure the timely issuance of required notices and project compliance. There were no HOME-assisted projects in 2013 that required relocation.
3. The steps taken by the developer's relocation agent to coordinate the provision of housing assistance and the delivery of special services to those occupants displaced include:
  - a. Identifying any special needs during the interview process
  - b. Keeping the occupant informed of project progress
  - c. Identifying comparable housing
  - d. Taking the displaced person to inspect the comparable housing

- e. Completing claim forms
- f. Coordinating the move
- g. Assisting the occupants in any way possible.

Tenants who are not displaced are kept informed of project progress. Tenants are assisted if temporary relocation is needed, and rents are monitored upon completion for compliance with the Uniform Relocation Act.

## **H. Monitoring and Inspections of HOME Projects**

The public funders developed a joint inspection tool, based on the HUD REAC Physical Assessment Sub-system. Visits to properties are currently coordinated between funders to minimize the burden of multiple visits to the same property over the course of a year. Schedules between public funders are coordinated for jointly-funded projects.

On-site inspections for King County HOME-funded projects were performed for 207 HOME-assisted units during 2013. Forty-seven units had no documented deficiencies and 160 units had a wide range of documented deficiencies per the Uniform Physical Conditions Standards used. Insufficient clearance of baseboard heaters continues to be the most common health and safety deficiency.

King County continues to participate with the Washington State Housing Finance Commission, the State of Washington Department of Commerce, the City of Seattle, the City of Tacoma, Snohomish County, and the City of Spokane in using the Web-Based Annual Report System (WBARS). This system collects occupant demographic and summary project data formerly available only in an Excel format. Owners of publicly-funded affordable housing are required to enter annual data on a real-time basis or via an upload from their property management software by a published due date. Each project's data is validated against the most restrictive contract as each funder's restrictions are built into the system. Reports from WBARS are used to monitor compliance with the HOME requirements in each project's contract.

HFP has developed and implemented a new system for tenant income verification monitoring. This system provides for reliable, accountable review of income documentation from sample units within each HOME-assisted project that verifies tenant income eligibility and accurate reporting in WBARS.

In addition to demographic and compliance information on tenant occupants of the housing, the system collects critical year-end operating and reserve information to assist property owners and funders identify potential issues in advance of problems. The data allows staff to provide technical assistance to property owners in a timely manner.

## **I. HOME project completions in 2013**

The following three housing projects were completed in 2013:

- King County Housing Authority completed the rehabilitation of Wonderland Estates Mobile Home Park, a 109-unit mobile home park for residents fifty-five years of age

or older in the city of Renton Thirty-nine spaces will be targeted to households at 50 percent of area median income (AMI), 34 spaces will be targeted to households at 80 percent of AMI, and 20 spaces will be unrestricted. Fifteen units are HOME-assisted. Infrastructure construction was completed in 2012 and the HOME spaces are occupied. The balance of the park is being leased up this coming year.

- The King County Housing Authority completed the construction of Fairwind Apartments, an 86-unit apartment complex which is part of their HOPE VI development in the White Center neighborhood of unincorporated King County. Forty-four units target households at 30 percent of AMI, 22 units target households at 50 percent of AMI, and 20 units target households at 60 percent of AMI. Fourteen of the units are HOME-assisted.
- Habitat for Humanity of East King County completed all and sold nine of the eleven homeownership units at the La Fortuna project in the city of Renton. This project is now owned by a new entity formed by the merger of Habitat for Humanity of East King County and Habitat of Seattle-South King County to form Habitat for Humanity Seattle-King County. The homes are affordable to households whose incomes are at or below 80 percent of AMI. The remaining two homes will be purchased in 2014.



IDIS - PR22

Tenure Type	Activity Type	IDIS Activity	Activity Address	Activity Status	Status Date	Total Units	Home Units	Initial Funding Date	Committed Amount	Drawn Amount	PCT
Homebuyer	NEW CONSTRUCTION	2772	12632 SE Petrovitsky Rd , Renton WA, 98058	Open	11/29/12	11	11	12/14/10	\$500,000.00	\$494,642.92	98.93%

Tenure Type	Activity Type	IDIS Activity	Activity Address	Activity Status	Status Date	Total Units	Home Units	Funding Date	Committed Amount	Drawn Amount	PCT
Homebuyer	ACQUISITION ONLY	2786	710 240th Way SE , Sammamish WA, 98074	Completed	02/28/13	1	1	04/07/11	\$10,000.00	\$10,000.00	100.00%
		2994	4647 W Lake Sammamish Pkwy SE , Issaquah WA, 98027	Completed	02/11/14	1	1	08/08/13	\$10,000.00	\$10,000.00	100.00%

Tenure Type	Activity Type	IDIS Activity	Activity Address	Activity Status	Status Date	Total Units	Home Units	Initial Funding Date	Committed Amount	Drawn Amount	PCT
Homeowner Rehab	REHABILITATION	2768	12118 80th Ave S , Seattle WA, 98178	Completed	02/25/13	1	1	10/18/10	\$24,317.95	\$24,317.95	100.00%
		2843	24415 64th Ave S , Kent WA, 98032	Completed	03/11/13	86	86	06/28/11	\$2,570,415.42	\$2,570,415.42	100.00%
		2861	618 3rd Ave S , Kent WA, 98032	Completed	03/19/13	1	1	10/07/11	\$28,511.71	\$28,511.71	100.00%
		2871	3725 S 192nd St , Seatac WA, 98188	Completed	10/10/13	1	1	12/27/11	\$27,150.82	\$27,150.82	100.00%
		2928	21209 99th Ave S , Kent WA, 98031	Open	02/18/14	1	1	10/12/12	\$25,000.00	\$24,461.28	97.85%
		2932	26510 118th Way SE , Kent WA, 98030	Completed	05/03/13	1	1	10/19/12	\$3,250.00	\$3,250.00	100.00%
		2933	10453 14th Ave S , Seattle WA, 98168	Completed	04/24/13	1	1	10/24/12	\$13,466.86	\$13,466.86	100.00%
		2935	15740 121st Ave SE , Renton WA, 98058	Completed	07/05/13	1	1	11/29/12	\$21,500.00	\$21,500.00	100.00%
		2937	4305 S 300th St , Auburn WA, 98001	Completed	03/25/13	1	1	12/07/12	\$5,087.92	\$5,087.92	100.00%
		2939	12833 26th Ave S , Seatac WA, 98168	Completed	08/14/13	1	1	12/24/12	\$8,000.00	\$8,000.00	100.00%
		2940	19634 SE 260th St , Covington WA, 98042	Completed	04/09/13	1	1	01/14/13	\$10,500.00	\$10,500.00	100.00%
		2941	31415 170th Ave SE , Auburn WA, 98092	Completed	03/25/13	1	1	02/07/13	\$2,275.63	\$2,275.63	100.00%
		2942	115 N 168th St , Shoreline WA, 98133	Completed	03/25/13	1	1	02/07/13	\$1,758.57	\$1,758.57	100.00%
		2943	8029 132nd Ave NE , Kirkland WA, 98033	Completed	02/05/14	1	1	02/25/13	\$6,684.43	\$6,684.43	100.00%
		2947	11834 24th Ave S , Burien WA, 98168	Completed	08/21/13	1	1	03/26/13	\$12,209.57	\$12,209.57	100.00%
		2951	29666 41st Pl S , Auburn WA, 98001	Completed	11/26/13	1	1	03/29/13	\$17,417.67	\$17,417.67	100.00%
		2973	1102 27th St SE , Auburn WA, 98002	Completed	01/02/14	1	1	04/29/13	\$25,000.00	\$25,000.00	100.00%
		2977	9807 S 246th Pl , Kent WA, 98030	Completed	08/21/13	1	1	05/13/13	\$13,048.13	\$13,048.13	100.00%
		2980	43615 SE 136th St , North Bend WA, 98045	Completed	11/06/13	1	1	05/17/13	\$12,500.00	\$12,500.00	100.00%
		2981	26016 174th Ave SE , Covington WA, 98042	Completed	08/21/13	1	1	05/29/13	\$7,488.87	\$7,488.87	100.00%
		2982	4338 S 347th St , Auburn WA, 98001	Completed	10/02/13	1	1	06/12/13	\$11,494.04	\$11,494.04	100.00%
		2983	1907 S 232nd St , Des Moines WA, 98198	Completed	09/13/13	1	1	06/14/13	\$16,701.59	\$16,701.59	100.00%
		2992	1000 2nd Ave SE , Issaquah WA, 98027	Completed	01/28/14	1	1	07/19/13	\$22,749.39	\$22,749.39	100.00%
		2993	2701 Lake Youngs Ct SE , Renton WA, 98058	Open	02/06/14	0	0	08/08/13	\$10,750.00	\$4,581.55	42.62%
		2995	134 Valentine Ct , Pacific WA, 98047	Completed	11/26/13	1	1	08/09/13	\$5,996.29	\$5,996.29	100.00%
		2997	410 Milwaukee Blvd S , Pacific WA, 98047	Completed	01/28/14	1	1	10/02/13	\$12,930.09	\$12,930.09	100.00%
		2998	11824 SE 219th Pl , Kent WA, 98031	Completed	01/02/14	1	1	10/04/13	\$6,624.30	\$6,624.30	100.00%
		3000	2450 S 133rd St , Seatac WA, 98168	Completed	01/02/14	1	1	10/28/13	\$4,455.01	\$4,455.01	100.00%
		3001	21059 142nd Ave SE , Kent WA, 98042	Open	02/18/14	0	0	10/31/13	\$11,000.00	\$9,559.71	86.91%
		3007	12821 78th Ave S , Seattle WA, 98178	Open	02/18/14	1	1	01/06/14	\$9,600.00	\$157.13	1.64%
		3008	627 SW 133rd St , Burien WA, 98146	Open	02/18/14	1	1	01/06/14	\$13,500.00	\$11,101.58	82.23%
		3009	420 1st Ave S , Kent WA, 98032	Open	02/18/14	1	1	01/06/14	\$11,000.00	\$157.13	1.43%
		3013	30150 36th Pl S , Auburn WA, 98001	Open	02/18/14	0	0	01/27/14	\$4,000.00	\$156.13	3.90%
		3014	2119 S 252nd St , Des Moines WA, 98198	Open	02/20/14	0	0	02/20/14	\$9,300.00	\$0.00	0.00%
		3015	364 White River Dr , Pacific WA, 98047	Open	02/20/14	0	0	02/20/14	\$4,000.00	\$0.00	0.00%

Tenure Type	Activity Type	IDIS Activity	Activity Address	Activity Status	Status Date	Total Units	Home Units	Initial Funding Date	Committed Amount	Drawn Amount	PCT
Rental	NEW CONSTRUCTION	2771	930 NE High St , Issaquah WA, 98029	Completed	03/04/13	75	75	12/14/10	\$627,613.14	\$627,613.14	100.00%
		2868	1141 Glennwood Ave NE , Renton WA, 98056	Completed	02/27/13	8	8	12/01/11	\$1,900,000.00	\$1,900,000.00	100.00%
		2930	411 SW 110th Pl , Seattle WA, 98146	Final Draw	02/06/14	0	0	10/25/12	\$1,550,600.00	\$1,550,600.00	100.00%

Tenure Type	Activity Type	IDIS Activity	Activity Address	Activity Status	Status Date	Total Units	Home Units	Funding	Committed Amount	Amount	PCT
Rental	ACQUISITION ONLY	2763	2601 NE 124th St , Kirkland WA, 98034	Completed	03/13/13	60	10	11/12/10	\$357,705.74	\$357,705.74	100.00%

Tenure Type	Activity Type	IDIS Activity	Activity Address	Activity Status	Status Date	Total Units	Home Units	Funding	Committed Amount	Amount	PCT
Rental	ACQUISITION AND NEW CONSTRUCTION	3011	204 111th Ave NE , Bellevue WA, 98004	Open	02/21/14	0	0	01/15/14	\$863,201.00	\$300,468.93	34.81%



KING COUNTY CONSORTIUM

Home Disbursements and Unit Completions

Activity Type	Disbursed Amount	Units Completed	Units Occupied
Rentals	\$1,000.00	151	151
First Time Homebuyers	\$10,000.00	2	2
Existing Homeowners	\$567,634.80	126	126
Total, Rentals and TBRA	\$1,000.00	151	151
Total, Homebuyers and Homeowners	\$577,634.80	128	128
<b>Grand Total</b>	<b>\$578,634.80</b>	<b>279</b>	<b>279</b>

Home Unit Completions by Percent of Area Median Income

Activity Type						Units Completed	
	0% - 30%	31% - 50%	51% - 60%	61% - 80%	Total 0% - 60%	Total 0% - 80%	
Rentals	71	69	11	0	151	151	
	36	4	0	0	40	40	
First Time Homebuyers	0	0	0	2	0	2	
Existing Homeowners	44	48	12	22	104	126	
Total, Rentals and TBRA	71	69	11	0	151	151	
	36	4	0	0	40	40	
Total, Homebuyers and Homeowners	44	48	12	24	104	128	
<b>Grand Total</b>	<b>115</b>	<b>117</b>	<b>23</b>	<b>24</b>	<b>255</b>	<b>279</b>	
	<b>36</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>40</b>	

Home Unit Reported As Vacant

Activity Type	Reported as Vacant
Rentals	0
	0
First Time Homebuyers	0
Existing Homeowners	0
Total, Rentals and TBRA	0
	0
Total, Homebuyers and Homeowners	0
<b>Grand Total</b>	<b>0</b>
	<b>0</b>

Home Unit Completions by Racial / Ethnic Category

	Rentals		First Time Homebuyers		Existing Homeowners	
	Completed	Completed -	Completed	Completed -	Completed	Completed -
White	87	8	1	0	112	49
	21	0	0	0	0	0
Black/African American	37	2	0	0	5	1
	15	0	0	0	0	0
Asian	19	0	1	0	4	0
	2	0	0	0	0	0
American Indian/Alaskan Native	2	0	0	0	3	0
	2	0	0	0	0	0
American Indian/Alaskan Native & White	0	0	0	0	1	0
Black/African American & White	1	0	0	0	0	0
Amer. Indian/Alaskan Native & Black/African Amer.	0	0	0	0	1	0
Other multi-racial	5	2	0	0	0	0
<b>Total</b>	<b>191</b>	<b>12</b>	<b>2</b>	<b>0</b>	<b>126</b>	<b>50</b>

	Total, Rentals and TBRA		Homeowners		Grand Total	
	Completed	Completed -	Completed	Completed -	Completed	Completed -
White	87	8	113	49	200	57
	21	0	0	0	21	0
Black/African American	37	2	5	1	42	3
	15	0	0	0	15	0
Asian	19	0	5	0	24	0
	2	0	0	0	2	0
American Indian/Alaskan Native	2	0	3	0	5	0
	2	0	0	0	2	0
American Indian/Alaskan Native & White	0	0	1	0	1	0
Black/African American & White	1	0	0	0	1	0
Amer. Indian/Alaskan Native & Black/African Amer.	0	0	1	0	1	0
Other multi-racial	5	2	0	0	5	2
<b>Total</b>	<b>191</b>	<b>12</b>	<b>128</b>	<b>50</b>	<b>319</b>	<b>62</b>