

AGENDA
Affordable Housing Commission
City Council Chambers
501 N Anderson Street
Ellensburg, WA 98926
Wednesday March 4, 2020 – 4:30 P.M.

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. APPROVAL OF MINUTES
 - a. February 5, 2020

4. NEW BUSINESS
 - a. Review Potential types of assistance
 - b. Review and Select Priorities for 2020
 - c. Review Revenue Allocation
 - d. RFP for Community Garden property (time permitting)

5. STAFF UPDATE/DISCUSSION ITEMS
 - a. Increasing residential building capacity grant application status
 - b. Monthly Budget Report
 - c. ACH work plan Jan thru June 2020

6. CITIZEN COMMENT (as time allows)

7. MEETING ADJOURNED



For more information on the Affordable Housing Commission, contact the City Manager's office at 509-962-7221

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COMMUNITY DEVELOPMENT DEPARTMENT
501 North Anderson Street, Ellensburg WA 98926

MINUTES OF ELLENSBURG CITY AFFORDABLE HOUSING COMMISSION

Date and Time: Affordable Housing Commission meeting, February 5, 2020 - 4:30 p.m.

Place of Meeting: City Council Chambers

Present: Nancy Goodloe, Nathan McQuinn, Hannah Tower, Sarah Bedsaul, John Perrie

Absent: Charli Sorenson, Delores Gonzalez (excused)

Others Present: Senior Planner, Shannon Johnson; Community Development Director Kirsten Sacket

1. CALL TO ORDER

Chairwoman Goodloe called the meeting to order at 4:30 pm and called for a motion to excuse the absences of Commissioners Sorenson and Gonzalez. Commissioner Bedsaul so moved. Commissioner Tower seconded. All in favor, motion passed.

2. APPROVAL OF THE AGENDA

Commissioner McQuinn made a motion to approve the agenda as presented. Commissioner Bedsaul seconded. All in favor, motion passed.

3. APPROVAL OF MINUTES

Commissioner Tower made a motion to approve the minutes of January 15, 2020 as presented. Commissioner McQuinn seconded. All in favor, motion passed.

4. NEW BUSINESS

a. Funding Revenue Status – Update from Finance Director Jerica Pascoe, Assessment Update

Director Pascoe gave a funding revenue status update. The current cash amount to date in the fund is \$987,654.00, which includes sales tax collected since the middle of 2018 plus some interest. She referred to the sales tax revenue spreadsheet she had provided to the commission. She included a column showing the sales collected in each month of 2018 compared to each month in 2019. She also included a graph depicting how the sales tax revenues fluctuate from month to month, in addition to providing the average amount collected per month each year. Pascoe explained that if the commission is looking to do some revenue she would caution them to not project too much of an increase, as the numbers also include construction sales tax. She explained that for the general fund, they typically isolate the construction sales tax and use them for special projects, as they are not consistent. She said

they also need to keep in mind that there is a change in the way that sales tax are reported. Now that online businesses have to report taxes based on the point of delivery, this has always caused unusual fluctuations in the numbers. This does not necessarily mean that local businesses are picking up in sales tax.

Pascoe then referred then to the new state sales tax measure that was passed in October 2019. Collection of those funds began on December 1, and the prediction was to collect around \$86,000 per year. The spreadsheet also included the amount of funding allocated to the two RFP projects – one in the amount of \$765,000 and the other in the amount of \$400,000. With today's cash flow, we are about \$177,000 short, but based on the monthly average collection, the full funding will be available in 3-4 months.

Chairwoman Goodloe said that she was interested in the tax credit fund balance information and asked if it would be best to wait until the end of the year in timing those projects. Director Pascoe stated that the amount is fairly small per month, and that it might be best to let the fund build up so that you have that amount to spend on the project. Commissioner Bedsaul asked if this fund would be kept separate. Pascoe confirmed that it would be accounted for in a different fund. Pascoe said that in the monthly revenue report, it will be shown in a different fund account. She also said that a separate cash account could be created, so that it would also reflect any money that is spent.

Goodloe asked for clarification on the negative amount of the awarded funding, and Pascoe explained the sales tax funding collected to date did not yet equal the amount awarded. However, the money would be in place within 3-4 months, and Bedsaul comment that should not be a problem as the projects have a lot of work ahead of them. Pascoe explained interest earned and spending principles. Bedsaul asked if they could get a monthly report. Pascoe answered yes, her department provides monthly reports for directors, and offered to include this one as well. Goodloe and the group commended Pascoe for all she has done to help with the affordable housing projects.

b. Proposed State Legislation related to Affordable Housing – Update from Government Relations Officer Margaret Reich

Government Relations Officer Reich introduced herself and explained the work she does for the city, which includes tracking current bills during legislative sessions. She shared a PowerPoint presentation on the overhead projector and informed the Commission that she sent this to Director Sackett so that it could be emailed to the group after the meeting. Reich explained the process and walked the group through each step of the legislation bill process of how it gets started and read on the floor and then is referred to a committee for study, prior to moving through the executive session. The bill can be recommended to pass as amended or as a substitute bill, and Reich explained reshaping of the original bill. Commissioner McQuinn asked questions about conflicting bills and stated that he is not originally from Washington and not familiar with the process. Goodloe added questions about the process for similar bills going through the process individually. Reich provided further clarification of the process and explained companion bills.

Reich then went over upcoming timelines for the 2020 session, explained some of the upcoming bills and reminded the commission that her presentation slides would be available for distribution. She provided information on several of the housing related bills, and explained that there are some companion bills that cross over between both homelessness and affordable housing. She said that Mayor Tabb wanted to be very clear about the difference between homelessness and affordable housing and had advocated for this in Olympia. This

time of year there is a lot of activity on the floor with this Friday, February 7th being the last day for the 2020 session readings. Discussion ensued which resulted in Reich agreeing to provide an update after this week. Goodloe called for further questions, there being none, she thanked Reich for all the work she does and the presentation this evening.

c. Status of Contract Development for Bender Property Project

Director Sackett said that the contract is still being developed for the Bender-Water project, as she and City Attorney Weiner have been working with outside consultants to develop the contract. One of the consultants is the City's bond counsel Alice Ostidek, and the other individual is an attorney with an affordable housing firm in California. She said that the proforma document were provided by the consultants, and she and Mr. Weiner modified them to fit our City requirements. She will be meeting with Mr. Glahn soon to go over the information needed, and share the sample spreadsheets to help him since this is not the type of proforma he is accustomed to utilizing.

Sackett explained the work that is being done to ensure that the defining of contract is clear and concise prior to transferring ownership of the land. She further explained that Mr. Glahn will be allowed to move forward on submitting some permitting applications such as SEPA, etc. Bedsaul spoke about the typical banking process vs. this project process and although it is very unique, many of these elements at this point are not needed to be examined by the commission. Sackett agreed and reminded the group that the scaling down process during the application submittal phase was beneficial in encouraging people to apply, however, now more elaborate financial details will be required in the proforma in order to finalize the contract. Discussion ensued amongst the commissioners about this first pilot project being a learning experience for everyone involved. Bedsaul asked if there could be something done to highlight the project and increase public awareness. Goodloe agreed and spoke about the recent groundbreaking ceremony she attended for the Spurling Court Project. Bedsaul asked that this idea be brought up at the next meeting with the applicant and City Attorney. Goodloe suggested that as the project moves forward, it would be good to keep track of items that might be improved on for the next round. Sackett agreed that this would be a good idea to keep track as we move forward through the process.

d. Housing Needs Assessment Update and Potential Grant Opportunity

Sackett noted that she was able to get in touch with BERK Consulting, and she was informed that their firm will be completing the update to the Housing Dashboard within the month, with new data from OFM and HUD. Once they get the work done she will email it out to the commission.

Sackett explained a potential grant opportunity being offering by the State, that she and San Filippo had originally looked into prior to her departure. They had not pursued the grant at that time, due to land use code update workload timing issues, however, it is now a priority. She said that the grant that the City will pursue is for the development of a Housing Action Plan. She gave an overview of the work which has been done already by staff and the Planning Commission throughout the development code update process. The development of a Housing Action Plan would allow the City to go further in depth to develop strategies the City can pursue to increase housing stock and provide affordable housing. The grant application is due by the end of the month, and she will keep the commission apprised as to the status of the application and whether we are awarded.

5. STAFF UPDATE / DISCUSSION ITEMS

Jamey Ayling has been hired as the new Planning Manager, and will be starting on February 10. Director Sackett plans to continue attending the next meetings along with Ayling as he transitions into the position. Commissioner McQuinn asked if Ayling was from Ellensburg. Sackett answered that he is coming to us from Eastern Washington, with 13 years in Sunnyside, and she gave some background information on him. Commissioner Bedsaul offered to go to lunch with Ayling to provide him background information on the AHC.

Sackett provided information on the upcoming Planning Short Course which is scheduled for Thursday, March 19, 2020 from 6:15 – 9:15 pm in Cle Elum. Ellensburg is co-hosting this event with Cle Elum, and Sackett would like to know who can attend in advance of the meeting date.

Sackett will meet with Goodloe and Ayling to go over next steps and finalize the work plan and then get it back to the commission. Bedsaul asked if the AHC was officially down to one meeting a month. Sackett answered yes, and that the next regularly scheduled meeting is set for March 4th, 2020 (the first Wednesday of the month).

6. CITIZEN COMMENT

No citizen comment.

7. ADJOURNMENT

Goodloe adjourned the meeting at 5:30 pm.



**COMMUNITY DEVELOPMENT DEPARTMENT
501 North Anderson Street, Ellensburg WA 98926**

DATE: March 4, 2020
To: Affordable Housing Commission
FROM: Jamey Ayling, Planning Manager
RE: AHC Agenda Items for Review

Revenue Allocations

5% city administrative costs

5% kept in reserve

40% for operations and maintenance costs of new units of affordable housing and facilities

50% used for repayment of general obligation bonds for creation of new affordable housing

Original Priorities

- Increase the affordable housing stock.
- Address the needs discovered in the needs assessment.
- Develop a roadmap for the future (for how we do this process).
- Develop a process for partnering with for-profit developers.
- Establish rating and scoring matrix that is objective rather than subjective.
- Provide two city sites for construction of affordable housing.

Priorities Developed at 1/15/20 ACH meeting

- List of City owned properties to consider surplus.
- County owned properties available within city limits.
- Tracking other community trends for housing solutions
 - Shared Housing (aging in place), multi-generational
- Tiny Houses
 - Develop code provisions to allow
- Explore other ways of awarding funding, property
 - Be more proactive, selective solicitation
 - Public-private partnerships
- Be more inclusive with other counties
 - (Yakima County)
- Presentation from Margaret Reich, Community/Government Relations Officer on pending legislative bills that could impact Affordable Housing

Potential types of assistance

Options we currently offer:

Affordable housing density bonus.

The available density bonus increase is based on the percentage of affordable housing integrated into the subdivision, with a minimum of 15 percent to qualify and a maximum density bonus increase of 50 percent. The percentage shall be based on the number of affordable housing units divided by the base maximum density.

For example, if an applicant proposes 18 affordable units out of 60 maximum base units (30 percent), then the development is eligible for a 30 percent density bonus increase (in this case, 18 additional units). Even if the applicant seeks other density bonuses, the percentage of the affordable housing units will be measured against the base maximum density (not necessarily the total density, after other density bonuses).

Cottages

Cottage housing refers to clusters of small detached dwelling units arranged around a common open space. Cottages offer a built in density bonus. Due to the smaller relative size of cottage units, each cottage shall be counted as one-half a dwelling unit for the purpose of calculating density. For example, a cluster of six cottages would be equivalent to three dwelling units.

Accessory Dwelling Units

An ADU is designed and established to be a separate dwelling unit that is accessory to a primary single family dwelling. ADUs can be attached to the primary dwelling or detached. ADUs differ from duplexes in the zoning districts where they are allowed and ADUs are subject to specific size and design criteria relative to the primary dwelling unit.

Tax Exemptions

The city has established the Multi-Family housing tax incentive program to encourage increased residential opportunities within the central commercial zone. For qualifying multifamily projects they qualify for an 8 year property tax exemption for residential improvements, and if they have affordable housing in 20% or more of the units they could qualify for a 12 year tax exemption for the residential improvements.

Options we don't offer but could consider:

- Down payment assistance
A program could be created for new home purchasers to qualify for down payment assistance up to \$15,000 for applicants that meet certain qualifications their income must be 60% of AMI. The program could be administered as a low to no interest forgivable loan as long as the owner stays in the house for five years the loan is forgivable if they sell it prior to five years they must repay the loan with interest.

- Cover cost difference between affordable and market rate rental housing
This could be proposed as a private voucher system similar to section 8 housing vouchers that provide coupons for rental assistance. The city could provide assistance to those who qualify based on income, a form of rental assistance to pay the difference between market rental rates and affordable rates based on AMI
- Tax exemptions
Besides the tax exemption offered for multifamily projects located in the CH zone the city could consider an affordable housing ad valorem tax exemption for those properties that are properties rented as affordable housing.
- Tiny houses
Tiny house villages are popping up across the country and specifically in the northwest. There are many variations of tiny houses whether they are on foundations or on wheels and if they are fully self contained or utilize group quarters for showers restrooms and cooking. Some of these tiny house villages are permitted as rv parks others cater to specific groups i.e. homeless, veterans, or seniors. Is there something the commission could consider for tiny homes. Is there more of a call for tiny homes on tiny lots throughout the city?

Housing Authorities that serve Ellensburg

Housing Authority	Programs
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[Kittitas County](#)

<u>Housing Authority</u>	Public Housing
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[Yakima Housing
Authority](#)

Section 8 Housing Choice Voucher (HCV); Public Housing; Family Self-Sufficiency; Veteran Affairs Supportive Housing (VASH); Section 8 Project-Based Voucher (PBV); Mainstream Voucher; Rental Assistance Demonstration (RAD)

Guide To Affordable Housing in Ellensburg, Washington

There are 10 low income housing apartment communities offering 762 affordable apartments for rent in Ellensburg, Washington.

Income Based Apartments in Ellensburg, Washington

Ellensburg features 438 income based apartments. Tenants of income based apartments typically pay no more than 30% of their income towards rent and utilities.

Low Rent Apartments in Ellensburg, Washington

There are 324 rent subsidized apartments that do not provide direct rental assistance but remain affordable to low income households in Ellensburg.

Housing Choice Vouchers in Ellensburg, Washington

On average, Section 8 Housing Choice vouchers pay Ellensburg landlords \$500 per month towards rent. The average voucher holder contributes \$400 towards rent in Ellensburg.

The [maximum amount](#) a voucher would pay on behalf of a low-income tenant in Ellensburg, Washington for a two-bedroom apartment is between \$909 and \$1,111.

2020 Ellensburg, Washington Fair Market Rents and Housing Choice Voucher Payment Standards

[Fair Market Rents](#) can be used to better understand the average housing costs of an area. Fair Market Rents are used by HUD to establish payment and rent standards for federal rental assistance programs like the Section 8 Housing Choice Voucher Program.

	Studio	One BR	Two BR	Three BR	Four BR
Fair Market Rent	\$658	\$767	\$1,010	\$1,457	\$1,773
Payment Standard Range	\$592 to \$724	\$690 to \$844	\$909 to \$1,111	\$1,311 to \$1,603	\$1,596 to \$1,950

Sourced from federal housing data and [AffordableHousingOnline.com research](#).

Ellensburg, WA Affordable Housing Snapshot

Total Affordable Apartment Properties	10
Total Low Income Apartments	762
Total Housing Units with Rental Assistance	438
Percentage of Housing Units Occupied By Renters	66.58%
Average Renter Household Size	2.08
Average Household Size	2.22
Median Household Income	\$29,952 ±\$4,474
Median Rent	\$758 ±\$46
Percentage Of Renters Overburdened	59.98% ± 6.63pp
Total Population	18,637

Population and Household Demographics

Ellensburg is a City in [Kittitas County, Washington](#) with a population of 18,637. There are 7,314 households in the city with an average household size of 2.22 persons. 66.58% of households in Ellensburg are renters.

Income and Rent Overburden in Ellensburg

The median gross income for households in Ellensburg is \$29,952 a year, or \$2,496 a month. The median rent for the city is \$758 a month.

Households who pay more than thirty percent of their gross income are considered to be Rent Overburdened. In Ellensburg, a household making less than \$2,527 a month would be considered overburdened when renting an apartment at or above the median rent. 59.98% of households who rent are overburdened in Ellensburg.¹

Area Median Income In Ellensburg

Affordable housing program eligibility is always determined by one's income. Each household's income is compared to the incomes of all other households in the area. This is accomplished through a statistic established by the government called the Area Median Income, most often referred to as AMI. The AMI is calculated and published each year by HUD.

HUD often uses an area larger than a city to determine the AMI because HUD anticipates those searching for housing will look beyond individual cities during their housing search. For Ellensburg, the AMI is calculated from all households within [Kittitas County](#).

In Ellensburg, HUD calculates the Area Median Income for a family of four as \$72,300

Most affordable housing programs determine eligibility based on the percent of AMI a given household's income is. Among the programs that determine eligibility based on the AMI are Section 8, HOME, LIHTC, Section 515, 202 and 811.

Rental Assistance in Ellensburg

Rental assistance is a type of housing subsidy that pays for a portion of a renter's monthly housing costs, including rent and tenant paid utilities. This housing assistance can come in the form of Section 8 Housing Choice Vouchers, project-based Section 8 contracts, public housing, USDA Rental Assistance (in Section 515 properties) as well as HUD Section 202 and 811 properties for elderly and disabled households.

Income Qualifications for HUD Rental Assistance in Ellensburg

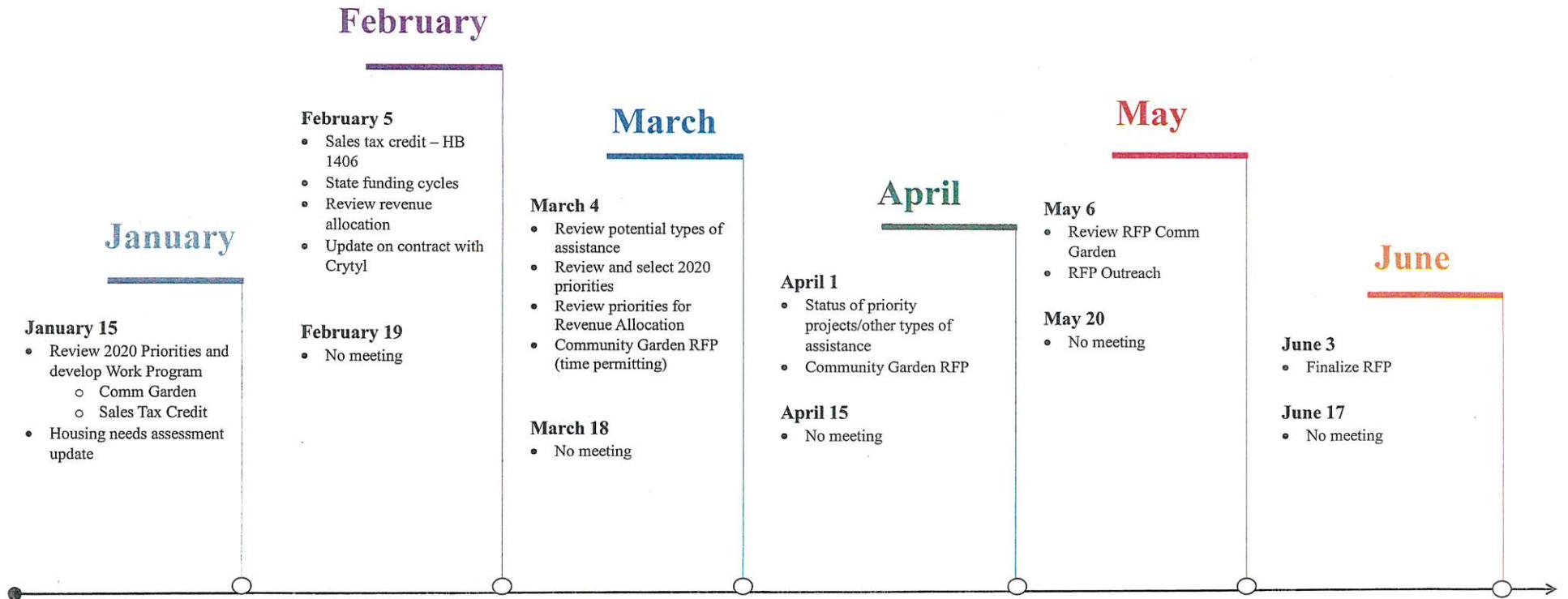
Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% of Median	\$15,200	\$17,400	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430
50% of Median	\$25,350	\$28,950	\$32,550	\$36,150	\$39,050	\$41,950	\$44,850	\$47,750
80% of Median	\$40,500	\$46,300	\$52,100	\$57,850	\$62,500	\$67,150	\$71,750	\$76,400

City	Inclusionary zoning	Housing Advisory Board	City Housing Department/Division	Eligible projects/programs	Housing Plans	Other funding sources	City Funding/Incentives	Affordability Requirements
Berkeley, CA	<p>Developments subject to this requirement must include 20% of the total units as inclusionary</p> <ul style="list-style-type: none"> • Developments of 5 or more units • Rehabilitation projects for buildings constructed after 1986 • Residential housing projects on lots whose size and zoning allow construction of five or more units 	<p>Housing Advisory Commission – 9 members</p> <ul style="list-style-type: none"> • Advises Council on housing matters, CBDG, Emergency Shelter Grant programs, and affordable housing funding allocations • Assess policy impacts of affordable housing funds • Set specific priorities for funding cycles based on analysis of local affordable housing needs • Public hearings on funding applications 	<p>Health, Housing, and Community Services</p> <ul style="list-style-type: none"> • Maintaining all funding records • Monitoring funds • Reporting to Housing Commission, City Manager, City Council • Initial review of funding applications 	<ul style="list-style-type: none"> • Predevelopment loans • Development loans (construction and/or permanent financing) • Senior and Disabled Home Rehabilitation loan program 	<ul style="list-style-type: none"> • City General Plan – Housing Element • Consolidated Plan 	<p>HOME CDBG Private donors</p>	<ul style="list-style-type: none"> • Housing fees provided by development projects, demolitions, and condominium conversions • Proceeds from sale of City-owned residential properties • Payments of interest and principal due to City from borrowers of previous fund loans • Inclusionary zoning fees paid in-lieu of construction of housing units 	<ul style="list-style-type: none"> • 55 year minimum • 30-80% of AMI
Boulder, CO	<p>New residential development contribute minimum of 20% of total units as permanently affordable to low/moderate households Additional 5% affordable to middle income households Properties annexed for residential development provide 40-60% of the homes as permanently affordable without city subsidy</p>	<p>(5) Members</p> <ul style="list-style-type: none"> • Evaluate and recommend housing policies • Recommend goals, strategies, and priorities • Evaluate and recommend tools and programs • Develop funding priorities • Promote public awareness and engagement • Advise and consult with housing providers 	<p>Housing Division – 16 staff</p> <ul style="list-style-type: none"> • Homeownership program • Grant compliance and asset management • Housing funding • Inclusionary Housing/Planning • Affordable housing policy 	<ul style="list-style-type: none"> • Property acquisition • Predevelopment • Gap financing • Capital improvement projects • Program funding (e.g. housing rehabilitation, housing counseling) 	<ul style="list-style-type: none"> • Housing and Human Services Master Plan • Boulder County Human Services Strategic Plan • Consolidated Plan • Yearly Action Plan 	<p>HOME CDBG</p>	<p>Community Housing Assistance Program Affordable Housing Fund</p> <ul style="list-style-type: none"> • Property and sales tax revenue • Inclusionary housing cash in-lieu contributions • Housing excise tax 	<ul style="list-style-type: none"> • Permanently affordable • Up to 80% AMI
Bozeman, MT	<p>Creation of 10 or more market rate homes Developments seeking incentives for affordable housing Number of affordable homes a developer is</p>	<p>Community Affordable Housing Advisory Board</p> <ul style="list-style-type: none"> • Recommendations on funding allocations • Provide advice on affordable housing 	<p>Planning Division</p>	<ul style="list-style-type: none"> • Rental projects serving extremely low-income renters and special needs clients (below 30% AMI) 	<ul style="list-style-type: none"> • Affordable Housing Needs Assessment • Consolidated Plan 	<p>CDBG</p>	<ul style="list-style-type: none"> • Subsidies of development related fees for affordable housing (e.g. impact fees) • Reduction of parkland • Reduced minimum lot sizes 	<p>30 years</p>

City	Inclusionary zoning	Housing Advisory Board	City Housing Department/Division	Eligible projects/programs	Housing Plans	Other funding sources	City Funding/Incentives	Affordability Requirements
				Rental assistance <ul style="list-style-type: none"> Housing choice voucher program Family self-sufficiency program Mainstream voucher program 				
Santa Fe, NM	<ul style="list-style-type: none"> 20% of new for sale developments with 2 or more dwelling units 15% of rental units 	Community Development Commission <ul style="list-style-type: none"> Considering funding applications and make recommendations – loan amounts, interest rate(s), and loan terms Staff liaison 	Office of Affordable Housing - 3 staff <ul style="list-style-type: none"> Administering functions of Housing Trust Fund Overall coordination between city departments 	<ul style="list-style-type: none"> Homeownership assistance Development and/or construction of new affordable housing and infrastructure Preservation of affordable housing Conversion of existing housing to an affordable housing unit Acquisition and renovation of existing affordable housing 	5 year strategic housing plan	<ul style="list-style-type: none"> CDBG Shelter Plus Care 	<ul style="list-style-type: none"> Capital Improvement Program funds Sale of property in Housing Trust All proceeds of loans recorded against affordable housing units Principal and interest payments made by borrowers to the city for housing trust loans In-lieu contributions received from developers of qualifying residential developments 15% density bonus Fee reductions/waivers – development review, capital impact fees, utility expansion charges, building permit fees 	<ul style="list-style-type: none"> 10 years 80-120% AMI
Vancouver, WA	N/A	Vancouver Housing Authority Board Establish policy for operation of low-income housing programs and low-income housing rehabilitation programs	Community and Economic Development	<ul style="list-style-type: none"> Affordable housing construction, acquisition, rehabilitation of multifamily rental housing Homelessness prevention 	Consolidated Plan	CDBG HOME	7 year property tax – \$0.36 per \$1,000 of assessed home value	<ul style="list-style-type: none"> Rehabilitation projects up to 20 years New construction and acquisition – 20 years 50% AMI
Spokane, WA	N/A	<ul style="list-style-type: none"> Affordable Housing Committee – reviews funding applications and makes recommendation to CHHS Board Community, Housing, and Human Services (CHHS) Board – reviews 	Community, Housing, and Human Services	<ul style="list-style-type: none"> Acquisition, rehabilitation, and construction of rental units within City limits 	City Consolidated Community Development and Housing Plan	CDBG HOME	N/A	<ul style="list-style-type: none"> 5-15 years (rehabilitation or acquisition) 20 years (new construction) 50% AMI

Affordable Housing Commission Work Program

January 2020 – June 2020



CITY OF ELL
PRELIMINARY January 2020 Monthly B
For the One Month Ending

Dept 172- Housing & Related Services

Budget

Beg. Fund Balance:

100-172-282-00-00-000-000 Restricted Fund Balance	609,457
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Total Beg. Fund Balance	609,457
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Revenues:

100-172-313-25-00-000-000 Sales Tax- Housing & Related Services	659,410
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100-172-313-27-00-000-000 Affordable & Supportive Housing Sales & Use Tax	
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100-172-361-11-00-000-000 Interest Income	
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Total Revenues	659,410
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Expenditures:

100-172-551-00-00-000-000 Affordable Housing - Placeholder account	1,165,000
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100-172-551-00-31-000-000 Housing Services- Supplies	17,500
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100-172-551-00-48-000-000 Housing Services- Repairs & Maintenance	140,000
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100-172-591-51-71-000-000 Housing Services- Debt Service - Principal	175,000
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Total Expenditures	1,497,500
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Fund Balance	-228,633
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Cash Balance:

100-172-111-10-00-000-000 Cash - Housing & Related Services	
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Total Cash Balance	
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Budget Status Report - as of 02/11/2020

; Friday, January 31, 2020

January	Monthly % Rev/Exp	YTD	Budget Remaining	YTD % Rev/Exp
47,615	7.22%	47,615	611,795	7.22%
87	0.00%	87	-87	0.00%
1,235	0.00%	1,235	-1,235	0.00%
48,936	7.42%	48,936	610,474	7.42%
	0.00%		1,165,000	0.00%
	0.00%		17,500	0.00%
	0.00%		140,000	0.00%
	0.00%		175,000	0.00%
	0.00%		1,497,500	0.00%
48,936		988,289		
48,936		988,289		