PDA Board Meeting

September 2026

PDA Board Meeting September 2026

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SECTION 1:

Meeting Keys

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September 2026
Community Roots Housing Board Meeting Keys and Agenda

The Meeting will start at 5:30 PM. Please try to arrive a little early so we can start on time.

As always, reading the Keys in advance of the meeting will provide you with a good overview of the topics to be addressed and voted on.

Meeting

Welcome and Introductions, Agenda Review and Other: Board, staff and guests of the Board will make brief introductions as time permits. The Chair will convene the meeting and review the agenda.

Disclosures and Recusals: Board members will review items on the agenda and make any necessary disclosures and recusals.

RAC Update: RAC Officers will give introductions and report updates to the Board.

Consent Agenda: Michelle will present the consent agenda. *Any Board member may remove an item from the consent agenda for full Board consideration. The Board will be asked to adopt the consent agenda.*

Public Comment: Up to ten minutes will be provided for public comment as needed, or members of the public can place comments in the chat.

Mission Moment

Pantages Staff Commencement: Colleen will highlight the Regional Manager and Property Manager for Pantages apartments and talk about the commendation we have received from residents for their dedication in their daily work.

Presentations & Discussion

Employee Wellness Survey Results: Erin will present results from the 2026 Employee Engagement Survey, which had a 61% response rate and showed improvement across all 10 engagement drivers compared with January. She will discuss key strengths and will focus on employee feedback, proposed actions, and opportunities for staff to help shape improvement plans.

Preview of Dana Moore's SOW: Colleen and Leslie will provide a high-level recap of Dana Moore's recent visit and the launch of CRH's full portfolio assessment which included leadership interviews, property tours, and a review of organizational audits, financials, and portfolio performance. Emerging recommendations are expected to address property viability, organizational culture, operational efficiency, and clearer asset and property management responsibilities. Dana will first present her findings to the Executive Committee, followed by a full Board presentation in October.

Pike Pine BIA Introduction: The businesses of the Pike/Pine corridor are forming a Business Improvement Area (BIA), a geographically defined district where property owners invest resources to fund services, improvements and programming that government alone cannot provide. Seattle already has 11 successfully operating BIAs. As a neighborhood institution with 3 buildings inside the BIA fence, Community Roots has been asked to sign on. Kiley and Colleen will review the benefits and costs of participation along with the timeline for implementation.

Fundraising & Communication

Omnivorous Update: Matteo will give an update on planning for Omnivorous, Wed Sep 30 at Washington Hall, which will celebrate Community Roots Housing's 50th anniversary with a 70's-inspired theme and an exciting lineup of local food vendors. Sponsorship has already surpassed our goal, but ticket sales are behind schedule. Board members are encouraged to register to attend, invite engaged guests ready to support CRH, and make a personal financial contribution for this important fundraising event.

Real Estate Development

NOFA Round Projects Introduction: Thea will introduce to the Board projects proposed to be included in the City (OH) and State (HTF) public funding rounds. The Seattle Office of Housing has released their funding announcement (NOFA) and will have at least $110M for new construction as well as rehab projects. Commerce has announced that single projects are eligible for up to $10M each. Staff are preparing to advance the following projects with that in mind. Priorities include:

- Othello – New construction numbers are in from WG Clark. Updated market study supports large family sized units, and we have further refined the unit mix, and now over 80% of the units are 2BR, 3BR and 4BR units
- Preservation Projects – CHP-2: Harrison, Villa and Oleta represent a combined $55-$60M preservation package

Finance & Asset Management

Finance Update: Chasten and Leslie will present financial highlights through July 2026. Financials were reviewed by the FAM Committee on September 8th.

Upcoming Meetings and Events

Please let Carolina or Sondra know if you'd like additional information on any event or meeting.

- September 15 — Resident Advisory Council (RAC)
- September 17 — CRH Staff Appreciation
- September 30 — Omnivorous @ Washington Hall
- October 5 — Executive Committee Meeting
- October 12 — Indigenous People's Day (Office Closed)
- October 19 — PDA Board Meeting

Board Packet Sections

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SECTION 2:

Agenda

SECTION 2

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COMMUNITY ROOTS HOUSING

COMMUNITY ROOTS HOUSING BOARD
REGULAR MEETING
September 14, 2026
5:30-7:30 PM

Pike Pine Conference Room and Zoom
1620 12th Ave Seattle, WA 98122

Zoom Link
https://communityrootshousing-org.zoom.us/j/98952580703?pwd=t2v2W4Jb03y6R4e8yb04HzhEBr6sj8.1&from=addon

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AGENDA

5:30 Call to Order (Morlan) – *15 mins total*

a. Welcome, Introductions, Agenda Review
b. Disclosures and Recusals
c. RAC Update (RAC Officers) – *5 mins*
d. Consent Agenda Sec. 3, Page 13

5:45 Public Comment – *10 mins total*

5:55 Mission Moment (Echohawk) – *10 mins total*

a. Pantages Staff Commencement – *10 mins*

6:05 Presentations & Discussion (Arnold, Dhatt, Echohawk, Woodworth) – *55 mins total*

a. Employee Wellness Survey Results (Arnold) – *20 mins*
b. Preview of Dana Moore's SOW (Echohawk, Woodworth) – *15 mins*
c. Pike Pine BIA Introduction (Echohawk, Dhatt) – *20 mins*

7:00 Fundraising & Communications (Zanatta-Kline) – *10 mins total*

a. Omnivorous Update – *10 mins*

7:10 Real Estate Development (Munchel) – *10 mins total*

a. NOFA Round Projects Introduction – *10 mins*

7:20 Finance and Asset Management (Fulbright, Woodworth) – *10 mins total*

a. Finance Update – *10 mins* Sec. 3, Page 35

7:30 Adjourn (Morlan)

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SECTION 3:

Consent Agenda
and Attachments

SECTION 3

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COMMUNITY ROOTS HOUSING PDA BOARD

Regular Meeting

September 14, 2026

5:30-7:30 PM

Pike Pine or Zoom

CONSENT ITEMS

MINUTES AND REPORTS

1. August Board Meeting Minutes Draft
2. Fundraising & Communications Memo
3. Resident Services Report
4. Property Development Committee Report & Minutes
5. Executive Committee Report & Minutes
6. September 2026 Finance Report, July Statements & Asset Management Report

DONATIONS, TRANSACTIONS OVER $10,000 OR 1-YEAR, AGREEMENTS WITH PUBLIC ENTITIES

none

REGULAR BOARD MEETING MINUTES
Pike-Pine Conference Room / Zoom
August 10, 2026

PDA & Foundation Board Members present in person: Frank F. Alvarado III (left rejoined remotely at 6:54), Shaun Frazier, Roger Long, Michelle Morlan, Kelly Price, Aaron Pritchard, Kristin Winkel

PDA & Foundation Board Members present virtually: Chasten Fulbright, Tim Lehman, Saunatina Sanchez

PDA & Foundation Board Members absent: Ann Melone

Staff members and Board guests present: Patty Camacho, Jerome Cherry, Drew Cunningham, Kiley Dhatt, Loretta Donnelly, Colleen Echohawk, Morgan Ford, Amy Forsaith, Kayla Gillispie, Scott McEchran, Carolina Rocha, Allison Simon, Max Wilson, Leslie Woodworth, Michael Yi

Public: None

The meeting was called to order by Michelle Morlan at 5:34 p.m.

Disclosures & recusals: None.

Resident Advisory Council (RAC) Update: Loretta shared that while the RAC has been on hiatus, the CRH bylaws revisions were completed. She noted that Vice Chair Becca, Colleen, and Kayla reviewed the new bylaws draft to ensure it supports both requirements and operational needs. She noted next month will focus on providing residents with clear, transparent information about what to expect as RAC resumes its work, including informational sessions to help members review the document ahead of the planned September 2026 vote. She also reported that the RAC Charter draft is approximately 75% complete.

A motion to approve the **Consent Agenda** was made by Frank F. Alvarado III, second by Kristin Winkel and passed unanimously.

Mission Moment

WA Commerce Awards: Drew presented the Washington Commerce Housing Preservation NOFA, explaining that it supports capital repairs that extend the useful life of existing affordable housing and prioritizes shovel-ready projects. He shared that CRH submitted four applications in partnership with Asset Management, Foundation, and Real Estate Development team, including one on behalf of White Center CDA, and received two awards totaling $1.7M. Drew noted both awards fully funded the requested scopes, supporting exterior envelope repairs at Burke Gilman Gardens and long-planned window replacements at Helen V while preserving each property's long-term affordability and historic character.

In response to Loretta's question, Drew clarified that the City's role is limited to permitting and that it is not a project funder. He noted that CRH intends to preserve Helen V's historic character while completing needed repairs. Michelle Morlan raised related replacement and long-term preservation considerations.

Colleen thanked Drew, Rachel, Amy, and collaborating teams for their work on applications, highlighting the team's care, responsiveness, partnership with residents, and success in securing the grant.

Real Estate Development

Adlib Update: Michael provided an update on Adlib Studios, formerly known as Broadway Center for Youth/YouthCare South Annex, an 84-unit, eight-story project at Broadway and Pine with 79 studios, five one-bedroom units, and affordability levels ranging from 30% to 50% AMI. He introduced the Adlib Studios name and branding, explaining that it reflects Capitol Hill's creative energy and CRH's goal of creating a welcoming environment where residents can shape their own stories. Michael shared that the bottom three floors will house YouthCare's Constellation Center, with 15 studio units reserved for young adults ages 18–24 experiencing homelessness, and reported that construction is approximately 92% complete, with residential work nearing completion, tenant improvements underway, and a temporary certificate of occupancy anticipated in March 2027, subject to critical-path tenant improvement items. He said CRH identified Foster Youth Independence vouchers for the youth-designated units and is coordinating with Seattle Housing Authority, King County, YouthCare, SCIDpda, and other partners on subsidy, referral, lease-up, and support pathways.

Michelle Morlan asked about the neighboring rooftop deck, solar panels, unit mix, commercial partners, and the capture-rate analysis; Michael clarified the building and solar panel locations, confirmed the youth-designated units and Walsh's involvement, and explained that the capture-rate estimate reflects a potential pool of approximately 5,000 residents based on occupational segments and projected interest in Capitol Hill. Kristin Winkel asked about voucher availability, and Michael said rental subsidies are expected through Seattle Housing Authority while the team continues work with King County and partners on referral pathways, lease-up agreements, and third-party contracts. Shaun Frazier asked how CRH will manage both youth-designated and general units, including case management and resident support, and offered to participate in future planning conversations. Michael confirmed that CRH will manage all units and YouthCare will provide support for the 15 youth-designated units. Kayla said related workplans are being finalized and welcomed Shaun's feedback, while Colleen clarified that Housing Connector is not part of this project, though CRH continues to maintain related relationships. Kayla added that the team has met with three potential third-party partners and is awaiting feasibility numbers. Colleen commended Michael's work to secure youth-focused vouchers, Kayla noted ongoing consultation with housing colleagues on youth services, and Jerome and board members expressed appreciation for the updated marketing materials and graphics.

Fundraising & Communications

Omnivorous Update: Kiley provided an interactive pop-quiz-style update on the upcoming annual fall fundraiser. This year's theme is "Party like a 1970s co-op" and that the event will take place Wednesday, September 30, at Washington Hall with attendance capped at 250 guests. She shared that thirteen restaurants are confirmed, including many returning partners, and noted that the team is still seeking one brewery and one champagne vendor. Kiley noted that the suggested minimum donation is $250, high-top tables remain available as a $100 add-on, 12 sponsors and 48 general admission guests have registered, and about one-third of board members have registered. She said board members will receive a toolkit with email, text, social media templates, and talking points, and asked them to register, invite guests, pursue sponsorship leads, and share raffle ideas by Labor Day. Kiley invited board members to share any relevant contacts with the Foundation team and encouraged Board member support with raffle ticket sales, pursuing sponsorship leads using the forthcoming outreach toolkit noting that more items are being moved into the raffle to help streamline the program and increase guest engagement.

Michelle Morlan asked about the deadline for raffle ideas submissions, and Kiley requested submissions by Labor Day. Kiley also highlighted the resident picnic at Judkins Park, thanked Amy Forsaith, the Foundation team, and Resident Services for their leadership, and invited board members to volunteer for one of two 90-minute shifts.

Presentations & Discussion

Public Accountability Report: Sondra summarized the Public Accountability Report, explaining that, as a PDA, CRH submits an annual report to the City and maintains public access to board materials, meeting notices, budgets, rules and regulations, news stories, newsletters, and social media updates. She noted that Building Beyond Buildings has nearly 7,800 subscribers, highlighted board and staff community affiliations, and reported that all 2025 public records requests were fulfilled and closed in accordance with the Public Records Act.

June 2026–June 2027 Sustainability Goals Strategy Update: Colleen presented CRH's June 2026–June 2027 sustainability goals, grounding the strategy in her grandmother Katie's example of adaptation, advocacy, and community care. She said CRH has a strong funding runway for the next eighteen months and emphasized that long-term sustainability will require operational excellence, stronger data and systems, organizational efficiency, disciplined portfolio and real estate development strategy, increased revenue, resident success, advocacy, and clearer storytelling. She highlighted key priorities including reducing vacancies, improving rent collection, fully implementing RealPage, launching budget software, strengthening property management and maintenance accountability, investing in staff training, optimizing the portfolio, and prioritizing development projects that align with CRH's mission and can be completed successfully. Colleen also underscored the importance of resident leadership through RAC, affordability at 60% AMI and below, strategic partnerships, fundraising, and sector advocacy.

Board members provided feedback on dashboard metrics, advocacy needs, structural funding challenges, rent collection, and development strategy. Aaron Pritchard asked how CRH is evaluating goal timing, values, and deficit-related measures, including the relationship between vacancies, rent collection, and property performance. Leslie Woodworth explained that revenue and expense streams do not always align and said the team is analyzing key levers and ratios to support more sustainable property operations. Loretta Donnelly reflected on the pace of development, and Michelle Morlan noted that, as a PDA, CRH must continue to succeed in both property management and development while accounting for building needs, rent limits, and long-term sustainability. Colleen added that the affordable housing landscape has changed significantly and that successful development can support the organization through developer fees. Kristin Winkel noted that these pressures extend beyond CRH and emphasized the importance of continued advocacy and sector leadership in affordable housing. Drew reflected on Colleen's staff video and the value of affirming CRH's legacy through its work. Leslie added that property activities have historically required support from developer fees and fundraising, which Miclle Morlan and Colleen clarifying that CRH will continue development as part of its PDA mission with greater discipline, prioritization, and focus on projects that can be funded and completed effectively.

Property Operations

Vacancy Update: Kayla reported that the vacancy rate was 10.7%, improving from 12.68% on May 1. She credited staff efforts, daily marketing conversations, expanded compliance support, and leasing events for this progress, including a June event at Liberty Bank Building that drew approximately 35 visitors and generated eleven to twelve applications. Kayla said the team is streamlining prospect follow-up, application processing, dashboards, and reporting, and will bring a more detailed operational breakdown to a future board meeting. Kayla also highlighted Neila's successful training of three property managers and shared that the team is developing a plan to add maintenance capacity across the portfolio. She described improvements to reporting structures, new unit-turn checklists, and increased use of RealPage/OneSite. In response to a question about turnover trends, Kayla said turn times remain an area of focus but are improving, and additional maintenance capacity should help make units available more quickly. She reported that the fourth food pantry served twenty households from eight buildings and the team is pausing in August to assess how to make the program more accessible. Board members discussed location, delivery, shelf-stable options, transportation, refrigeration, and partnerships with other food resources. Colleen emphasized that the pantry also builds trust with residents and helps staff identify needs earlier. Kayla also reported that Housing Connector distributed CDBG rental assistance to 100 households in July and that CRH is reviewing additional MOUs for ongoing rental assistance where properties are eligible.

Staff & Development: Kayla reported current staffing updates, including one pending property manager role, two assistant manager/service provider-related positions, and one resident manager role. She shared that Vusala has joined as the new Director of Compliance bringing experience that will support compliance and leasing work and noted that the team has received positive feedback. Kayla also shared that a proposal is being developed to add more MSP support across the portfolio to improve responsiveness for staff and residents, with more information to come. She concluded by noting Property Management held a July Property Management University covering several property management topics.

Finance & Asset Management

Finance Update: Chasten reported the finances from April, which are included in the board packet.

The meeting was adjourned by Michelle Morlan at 7:31 pm.

Attested,

____

Kristin Winkel, Secretary
September 14, 2026

MEMORANDUM

September 2026 | Fundraising and Communications Report

To: Community Roots Housing Board of Directors
CC: Colleen Echohawk
From: Community Roots Housing Foundation Staff

Highlights

- Omnivorous is this month, Sep 30! If you have a connection to a prospective sponsor, please reach out to us foundation@communityrootshousing.org.
- Buy your Omnivorous tickets today before they sell out!. We also still have 4 high-top tables remaining for $100 each.

Monthly Fundraising Metrics as of 8/31*

Data Point	This Month	YTD	Budget
Grants submitted	3	26	n/a
Grants awarded	1	16	n/a
Grants declined	0	7	n/a
Number of individual gifts	15	218	n/a
Unrestricted income	$102,219	$690,893	$921,755
Restricted income	$15,150	$84,260	$149,800
Event expenses	$2,720	$102,972	$156,079
Operating expenses	$2,340	$79,573	$109,550
Disbursed to PDA	$0	$246,042	$769,000

*Financials are not yet reconciled; these numbers are preliminary.

Monthly Communications Metrics

	This Month	**YTD**
Social media posts	**25**	**340**
LinkedIn	11	126
Instagram	6	99
Facebook	7	112
Tik Tok	1	3
New social media followers	115	585
New email subscribers	135	567
Emails distributed	7	35
Media mentions	2	58

DETAILED FUNDRAISING UPDATES

Events and Sponsorship | Matteo Zanatta-Kline

Last Month

- We have surpassed our sponsorship goal for Omnivorous, raising $126,000 so far against our $115,000 goal. We still have a stretch goal of $161,500 to achieve our annual sponsorship goal

- 17 vendors confirmed for Omnivorous, including a mix of Omnivorous staples and new restaurants.
- Over 125 people have registered for Omnivorous with a goal of 225 attendees

Upcoming

- Omnivorous on September 30th
- Continuing to plan for our 2027 budget season and working to complete our 2025 990 tax form

Special Events and Campaigns | Amy Forsaith

Last Month

- Over a hundred people attended our special 50th Anniversary Resident Picnic to thank those who have shaped our work for the past 50 years. CRH residents and their families enjoyed lawn games, free food, local resources, art projects, and a chance to build connections with neighbors. This was one small way to recognize residents for being part of our shared history. Thank you to everyone who made this celebration possible.

Upcoming

- Block walks
- End of the Year Campaign

Grants and Awards | Rachel D'Alio

Last Month

Status	Funder	Amount	Focus
Submitted	Boeing Employees Community Fund	$50,000	Special projects – maintenance van
	OSE Building Decarbonization	$281,000	Special Projects – the Harrison
	Starry Night Fund	$150,000	Special Projects—multiple
Awarded	Wells Fargo	$20,000	Omnivorous Sponsorship
Declined			
Pending	Ellison Foundation	$5,000	Resident Services
	Moccasin Lake Foundation	$10,000	General Operating
	Snoqualmie Charitable Fund	$15,000	Resident Services
	Fales Foundation	$5,000	Resident Services
	BECU	$15,000	Resident Services
	Bank of America	$25,000	General Operating
	Windermere Foundation	$6,000	Resident Services
	Nisqually Charitable Fund	$10,000	Rental Assistance
	Affordable Housing Finance Young Leader Award	none	

**Grant or award submitted on behalf of the PDA or a partner organization*

Rise Together | Kiley Dhatt

To date, the Rise Together partners have raised $41,040,993 toward a goal of $45,000,000 (91%).

Individual Giving | Rachel D'Alio

In August, our donor types included:

- 5 new donors
- 7 existing donors
- 11 monthly donors

Staff are focused in the weeks ahead on securing seeded gifts for Omnivorous.

DETAILED COMMUNICATION UPDATES

Editorial Calendar | Sarah Domine & Johanne Kurfurst

Top 3 Social Posts Last Month

LinkedIn

- 153 reactions – Copperleaf Fully Leased
- 50 reactions – Kelli Larsen Announcement
- 19 reactions – Centennial P-Patch

Instagram

- 15 reactions – Copperleaf Fully Leased
- 14 reactions – Centennial P-Patch
- 13 reactions – Resident Picnic

Facebook

- 16 reactions – Copperleaf Fully Leased
- 10 reactions – Centennial P-Patch
- 4 reactions – Apartment vacancies

TikTok

- 68 reactions – Villa Studio Tour [VIDEO]

August Newsletters

- Building Beyond Buildings
- Resident Services Newsletter
- Leasing Newsletter

Blog Posts or Other Notable Website Content

- Blog post: From the roots up: Producing 12th Avenue Arts
- Leasing page update: Low-income HUD Apartments in Seattle - Community Roots Housing

Media Mentions | Johanne Kurfurst

This Past Month

Date	Outlet	Article

8/12/2026	Capitol Hill Seattle Blog	From takeout to queer POC nightlife, Spice Bliss expands across Broadway with Spice Bar & Bites | CHS Capitol Hill Seattle News
8/31/2026	Connect CRE	Community Roots Housing, Kids Co. Launch Buildout of Learning Center at Seattle Housing Development - Connect CRE

Resident Services (RS) Board Report
August 2026

PORTFOLIO SERVICE DATA

Total Residents Served	Top 3 Service Categories Requested	Total Buildings Served	Portfolio Utilization of Services
410	Programming Recreation & Leisure (Ticket Program) Rent Assistance	28	**71.79%**

RESIDENT ADVISORY COUNCIL (RAC) MEETING

RAC meetings have been paused for summer, so no August RAC meeting was held this month. RAC Officers are continuing to meet with the CEO and VPPO during the summer break. RAC meetings are scheduled to resume on September 15th.

DEPARTMENT NARRATIVE

Keady has ended programming at GenPride & Pride Place and has begun to prepare Dominic to take over that site. Keady has started gearing up to begin programming at Station House, announcing RS will be working in the Cathy Hillenbrand community room. No events were hosted by Sasha this month as we were knee deep in the Back-to-School backpack prep and deliveries. Other CRH events, include Africatown Plaza – Pay your rent on time incentive along with Seattle City Light utility discount program, CRH Resident Picnic, CRH All-Staff Picnic.

Resident Services staff cohosted the Resident Picnic in collaboration with the Foundation dept staff. This event was held in honor of the organization's 50th Anniversary, on August 14th at Judkins Park. RS staff secured multiple community partners to table for the picnic. RS secured Seattle Fresh Bucks, Work Source, Denise Louie Education Center, Seattle City Light: UDP and Emergency Billing, Byrd Barr Place, Youth Care, King County Civil Rights Program, Seattle Public Utilities, and Seattle Firefighters along with firetruck. This was a beautiful community event with 100+ CRH residents present.

RS staff have been working diligently to bring back the Back-to-School program for our residents. RS staff and residents were delighted to have this program return after a 3-year hiatus. Nineteen CRH properties participated in this year's Back-To-School program. We were able to distribute all the backpacks by August 31st. The goal was to have all the supplies delivered before Seattle Public Schools started on September 2nd, and we were able to make that happen. This could not have been successful without the support of 15 CRH staff volunteers who signed up to deliver beautiful backpacks full of school supplies.

COMMUNITY ROOTS HOUSING

SEPTEMBER 3, 2026, PROPERTY DEVELOPMENT BOARD REPORT AND MINUTES

Property Development Committee Members: Roger Long**, Ann Melone**, Kelly Price, **Michelle Morlan**

Staff Liaisons to the Board: Colleen Echohawk, **Thea Munchel, Jordan Sullivan, Gerry Dosono**, Scott Surdyke

(**BOLD** indicates those members in attendance)

Date, time and location of meeting: Thursday, September 3, 2026, at 3:30 PM – 4:30 PM via Zoom

Date, time and location of next meeting: Thursday, October 1, 2026, at 3:30 PM – 5:00 PM via Zoom

Board Items

1. **Board Items**
    a. **None**
2. **NOFA Update**
    a. Continuing to work through the NOFA for Othello and CHP2. We have just received construction pricing for both projects and working through that information now in anticipation of updating the project proformas.
    b. Continuing to track towards a September 17 submittal to OH and subsequent HTF deadline.
3. **Pipeline Report - Review of attached Report, Staff to highlight the following:**
    a. **Northgate Childcare**
        i. Closed on construction finance, NTP has been issued, and work is underway.
    b. **YouthCare**

i. Construction continues to track towards a March 2027 completion.

ii. Working with Property Management Dept to determine best approach to management. Currently evaluating two outside partners as well as bringing the work in house.

iii. In conversations with King County and Seattle Housing Authority about potential vouchers for the 15 units set aside for at-risk young adults.

c. Pride Place

i. Pride place converted to perm finance, working through 8609 now with a mid-September tax filing deadline. Once this is completed, we should receive the final equity installment.

d. Rainier and Genessee

i. Completed the installment payment to Lake Union Partners.

ii. No updates on timing of the market rate development.

iii. If Othello is awarded, next new construction project to prioritize would likely be Rainier and Genessee.

e. Canopy/White Center

i. Perm finance closing scheduled for mid-September.

ii. Team is working to increase developer fee agreement and bring in additional developer fee to the project at the conversion installment.

f. See attached report and pipeline schedule.

Meeting Adjourned: 4:23 PM

			2026				2027				2028				2029			
List	**Project**	**# Units**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
2	13th & Fir Family Housing	156																
3	Pride Place	118		Conversion	8609													
4	AT Plaza	126		8609														
5	Devonshire	62			8609													
6	Northgate	235				Conversion			8609									
7	WC Residential	76			Conversion				8609									
8	WC HUB	0																
9	Youthcare	84						PIS				Conversion					8609	
10	SMC	171										Prefunded	ROUND	Predevelopment				CLOSE
11	Hill21 (aka JazzHouse)	118						Prefunded	ROUND	Predevelopment							CLOSE	Constructi
12	Othello	183		Prefunded	ROUND	Predevelopment							CLOSE	Construction				
13	Centennial	57						Feasibility	ROUND	Predevelopment		CLOSE	Construction					
14	R & G	139										Prefunded	ROUND	Predevelopment				
16	CHP2	114		Feasibility	ROUND	Predevelopment		CLOSE	Construction								Conversion	

Project Name	PM	# Units	Funding Application	Construction Closing	Placed in Service	Perm Conversion	Proposed/Actua	Cash Dev Fee	Cash Fee in 2026	Predev Approved	Predev Spent to Date
4% Bond											
13th & Fir Family Housing	Josh / Lisa	156	9/15/2019	5/17/2021	5/5/2023	6/7/2024	Actual	$ 583,947		Repaid	
Current Phase:	Operations/8609		Update:	SCIDpda working through accounts receivable needed to release final developer fee							
Next Milestone:	Project close out										
Pride Place	Thea/Michael	118	9/15/2019	10/25/2021	9/5/2023	7/1/2026	Actual	$ 1,510,957		Repaid	
Current Phase:	Conversion			Completed conversion to the permanent loan and received developer fee.							
Next Milestone:	Operations/8609										
Devonshire	Jordan	62	9/15/2022	9/19/2023	2/28/2025	12/9/2025	Actual	$ 1,285,728	$275,000	Repaid	$ -
Current Phase:	Conversion Complete		Update:	Devonshire converted 12/9/2025 8609s Issued and sent to IRS in August. RED will submit 4th and final equity installment request in the amount of $275,036 in September					*Overall projected cash fee collected: $1.28M Fee reduction is a result primarily of tax credit timing equity adjuster. Project PIS date was ~4 months later than expected		
Next Milestone:	Operations/8609										
Northgate	Scott	235	9/15/2021		11/23/2025	12/18/2026	Actual	$ 2,417,701		Repaid	
Current Phase:	Stabilization		Update:	**Northgate Residential:** On 7/31, Copperleaf achieved 100% occupancy. In the coming months leading up to Perm Conversion, the goal is to maintain full occupancy. Note we are starting to experience rent delinquincies. In August there were 14 notices sent (30-day/delinquincies), and 19 residents were given reminders that they owe $150 or less. Bridge continues to do revenue analysis (impact of rent concessions and reductions), and has determined that the project is very close to the minimum threshold of 1.15 DSCR. Team is reviewing expenses (OPEX, staffing, marketing, etc) in efforts to reduce overall costs and help shore up the DSCR. **Northgate Commercial**: Construction Funding- Closing is set for tomorrow- 8/27 (!!) Efforts and coordination are coming to a close, and project is slated to be funded the morning of 8/27. Consequently construction/NTP will occur on 8/31, with construction slated to wrap up between 3/15-3/27, with KidsCo obtaining license between 6/20-6/20/2027. Note CRH is being reimbursed $60,298 for pre-dev expenses. **Retail:** No change for this report. Retail broker have conducted one tour with a potential cafe concept, and will let us know whether that is moving forward as an option. We will meet again with retail team in early June to review prospects, rent, market, etc.. Note CRH desire to find minority-owned businesses.							
Next Milestone:	Conversion										
WC Residential (Canopy)	Jordan	76	9/15/2022	5/13/2024	10/17/2025	9/15/2026	Actual	$ 1,104,967	$ 718,228.00	Repaid	$ -
Current Phase:	Stabilization and Conversion		Update:	RED working on contract amendments with funders to increase developer fee ($1.98M Shared) Conversion target is 9/15/26					Fee amounts are as underwritten		
Next Milestone:	8609										
WC Commercial	Jordan		N/A	5/13/2024	11/12/2025	n/a	Actual	$ 900,000	$ 450,000		
Current Phase:	Construction Closeout		Update:	Draw 17 will be submitted in August to close out final project costs					*No discount applied - timing slide from 2025		
Next Milestone:	Operations										

Project Name	PM	# Units	Funding Application	Construction Closing	Placed in Service	Perm Conversion	Proposed/Actua	Cash Dev Fee	Cash Fee in 2026	Predev Approved	Predev Spent to Date
YouthCare	Michael	84	9/15/2021	12/17/2024	4/14/2027	4/14/2028	Actual	$ 1,744,843	$ -	Repaid	

Current Phase: Construction
Next Milestone: Transition to Ops

Update: Construction is 94% complete, tracking on schedule; Current work includes Phase II framing, cladding on north, west, courtyard elevations, YC roof, ongoing elevator installation, permanent power, and work on L1 residential.
Soft cost contingency fully drawn with hard cost contingency at 67%.

Working through requirements for homeless units (CE) & YC service agreement - YC expected to have service model for review in August
Ongoing conversations regarding coordinated entry & vouchers
3rd party property management - Allied no longer available - reached out to others & exploring in house option
Funding for art

Project Name	PM	# Units	Funding Application	Construction Closing	Placed in Service	Perm Conversion	Proposed/Actua	Cash Dev Fee	Cash Fee in 2026	Predev Approved	Predev Spent to Date
SMC	Thea	171	9/15/2024	11/1/2026	11/1/2028	7/1/2029	Proposed	$ 2,863,346	0	$ 500,000	$504,174.55*

Current Phase: Prefunded
Next Milestone: Public Funding

Update: Met with our project partner and learned that OH was now thinking that we would likely need to wait until the community center project was leased before applying for a funding award. Holding costs on the site are adding up and SMC is not sure if they can hang on for the extended period of time. CRH is looking into acquisition funding or increased earnest money for the site that could help offset current costs to owner.

* $344,609.48 from CRH Sources balance from SMC

Potential Projects

Project Name	PM	# Units	Funding Application	Construction Closing	Placed in Service	Perm Conversion	Proposed/Actua	Cash Dev Fee	Cash Fee in 2026	Predev Approved	Predev Spent to Date
Hill21	Scott	134	N/A					$ -		$ 4,300,000	$ 2,281,449

Current Phase: Feasibility
Next Milestone: Disposition, Hold or New Direction

Update: **FEASIBILITY/SALE:** There was interest from SRM Development (in collaboration with HomeSight and Urban League). Nearby Dev Actity (permit stage) includes 600 units from Kamiak (Market Rate) and 175 units of AH housing/50k commercial by SRM/Urban League. Note - opening of light rail at Judkins Park (3/26) may help generate more interest/actity in immediate neighborhood.
BUDGET: Burn rate for interest/expenses for CRH is approx $130-$160k/year. Note that a "Development Plan" to be submitted to WSFC by November 2027- per our land acq. loan requirements- $3M LAP loan.

Project Name	PM	# Units	Funding Application	Construction Closing	Placed in Service	Perm Conversion	Proposed/Actua	Cash Dev Fee	Cash Fee in 2026	Predev Approved	Predev Spent to Date
Othello	Scott	183	N/A					$ -		$ 700,000	$ 605,505

Current Phase: Feasibility
Next Milestone: NOFA Approval

Update: **NOFA: (OH/HTF/CHIP):** Focused on gathering documents, letters and filling out the CFA forms. Preap with OH has occurred, and Rosey's response seemed positive with regards to the focus on family housing and timing/purpose (Why Othello? Why Now?). We have sent the neighborhood notice and have recieved our approval letter for Siting/Consitency. Currently working on procuring Funding letter (NEF) and anticipating updated Construction Budget from WG Clark on 8/31. One important note is that Rosey suggested we present the project as if CRH will be developing/funding the entire residential project and core and shell (commercial), similar to Northgate structure. Since HomeSight has not yet secured 50% of the funding for their portion, we will need to look at alternate structure (such as MCC and HS paying market rents, and/or HS paying for their condo portion upon CO, etc). This will pose a challenge to funding the commercial portion, so we are exploring options for funding.
ECOLOGY GRANT- Ecology Grant has been drafted and is awaiting review and signature. The next step will be to schedule a training/info session with ECY regarding requirements for Grant Management, protocols for reporting, administration and accounting, etc. ECY has set up an information/Next Steps meeting with CRH on 9/9. We are also anticipating review/feedback from CRH on the Work Plan submitted by GeoEngineers, which will outline and confirm the scope of work that will occur over the next 12-16 months.
DESIGN/UNIT MIX: We have completed an exercise with Weber Thompson to update the unit mix. The total unit count is now 161, however over 80% of the unit mix is now 2, 3 and 4BR units (only 6 studios). Anticipating a reduction in overall project costs due to reduction of kitchens, baths, units.
PARTNERSHIP We will need to explore other options for partnership, specifically HS's role in funding/ownership of the commercial portion. HS is slated to close on their Ulex project in October, but have not focussed on securing substantial funding for Othello/Opportunity Center. We are meeting with HomeSight on 9/4 to discuss and to confirm what we hope to present in the NOFA. Note the MOU has not been finalized and likely will need to be amended.
BUDGET/PROFORMA - The proforma will be updated to reflect new unit mix and updated construction costs (when we receive from WGC). We are also looking at an alternate funding structure for the commercial portion (per Partnership above). Note CRH has had conversations with SHA and SHA has indicated a willingness to reduce land purchase price. CRH is working with Berkadia on a BOV to look at values..

Project Name	PM	# Units	Funding Application	Construction Closing	Placed in Service	Perm Conversion	Proposed/Actua	Cash Dev Fee	Cash Fee in 2026	Predev Approved	Predev Spent to Date
Wadajir (formerly Abu Bakr)	Jordan			(				$ -			

Current Phase: Feasibility
Next Milestone: Approval

Update: No movement. On hold

Project Name	PM	# Units	Funding Application	Construction Closing	Placed in Service	Perm Conversion	Proposed/Actua	Cash Dev Fee	Cash Fee in 2026	Predev Approved	Predev Spent to Date
Centennial		57	9/15/2024								$ 284,828
Current Phase:	Feasibility		Update:	No updates of substance, but Jordan beginning to pick back up. Considering a dual-site redevelopment with the Melrose. Mithun architects have performed a yield study for pricing and initial feasibility underwriting.							
Next Milestone:	Approval										
R & G	Scott	139	9/15/2026	12/1/2028	12/1/2030	8/1/2031	Proposed	$ -		$ 100,000	$ 90,066
Current Phase:	Feasibility		Update:	**Land Acquistion:** Purchase price is $4.5m ($32k/unit). CRH paid $3.8M and per Promissory Note final payment $700k is due 4/1/26; LUP has not secured funding for their adjacent 263-unit market rate project. PSA, schedule and deal terms will likely need to be modified given the delays and state of the market . Colleen and Thea have been in discussions with LUP in attempt to consider other options (partial payments, extended timeline, etc). LUP has indicated an interest in selling the property. Might make sense to get a BOV. **Feasibility:** The project has only had a prelim feasibly study (Mithun), w yield of approx 139 units: Studios 31 (22%), 1Br 82 (59%), 2Br 21 (15%), 3Br 5 (4%)							
Next Milestone:	Final Land payment ($700k) due 4/1/26- Negotiate Extension w LUOP										
CHP2	Drew	114					Proposed	$ 2,000,000		$ 80,000	$ 37,487
Current Phase:	Due Diligence / Underwriting		Update:	**Buildings:** Oleta, Villa, Harrison **Pre-dev spend:** $130k of $280k budget, pending Draw 3-work thru August ($187k contracted) **Progress:** OAI and Atlas Engineers (Structural) are working on schematic design for pricing. Atlas is delivering structural narratives on 8/28. BGC will do a final turn for construction numbers to be complete 9/4. RED will have 2 Buchanan is working on finalizing Harrison numbers. Oleta and Villa numbers will come in over the next 2 weeks to underwrite and complete NOFA applications for OH and HTF. RED has engaged Housing to Home, relocation consultant, to develop budget and plan to support underwriting and NOFA application. **NOFA Target:** Fall Seattle Office of Housing NOFA (9/17) and HTF (9/21).							
Next Milestone:	NOFA Application										

COMMUNITY ROOTS HOUSING

SEPTEMBER 2026 EXECUTIVE COMMITTEE BOARD REPORT AND MINUTES

Executive Committee Members: Michelle Morlan (Chair), Chasten Fulbright (Treasurer), Kristin Winkel (Secretary), Frank F. Alvarado III (Immediate Past Chair)

Absent Committee Members: none

Staff: Colleen Echohawk, Carolina Rocha, Leslie Woodworth, Sondra Cardin (notes)

Date, time, and location of meeting: Tuesday, September 8, 2026 – 5-6:30 pm – Belmont Conference Room / Zoom

Date, time, and location of next meeting: Monday, October 5, 2026 – 5-6:30 pm – Belmont Conference Room / Zoom

The meeting began at 5:04 p.m.

1. **Finance Update:** Leslie reported that CRH was notified mid-August of an IRS examination related to its bond issuance with an original deadline of the Labor Day Holiday and has received an extension to submit requested items by September 21. CRH acquired bond counsel and tax specialist support who are authorized to represent the organization, manage IRS communications, and help compile the required materials. In response to Michelle's question about timing, Leslie said the examination timeline remains uncertain but is not expected to be lengthy, aside from potential follow-up items. Frank asked about possible outcomes, and Leslie noted that a portion of the bonds could potentially be reclassified as taxable. She shared that counsel offered bond training to strengthen staff understanding and future deal management.

2. **Dana Moore Scope of Work (SOW) Update:** Colleen described Dana Moore's recent visit to commence CRH's portfolio assessment as illuminating, involving interviews with members of the Executive and Leadership Teams, several properties tours with Colleen and Kayla and has begun reviewing audits, financials, and portfolio performance. Recommendations formed from the assessment are expected to address our gaps and work on organizational optimization. Dana will present her findings and recommendations to the Executive Committee in advance of a full Board presentation in October. Colleen encouraged the Executive Committee to share feedback and noted interest from PDC members in learning more about aspects of this work.

   Resident Advisory Council (RAC) Update: Colleen reported that the RAC Executive Committee has been updating its charter and bylaws with assistance from legal counsel. The proposed revisions, which include simplified language and an eligibility provision addressing service by residents involved in active eviction proceedings, will be presented to the full RAC this month and then shared with the PDA. Michelle asked about the council's governance and the PDA's role. Colleen explained that the RAC is an independent entity designed to support resident agency and leadership rather than operate as a PDA committee. She will confirm with legal counsel whether the Board has a formal role in adopting or accepting RAC policy changes and how updates should be reported to the Board. Colleen also confirmed that the RAC will help shape recommendations for the future Resident Services program. She and Kayla recently completed three planning sessions with the RAC Executive Committee and will present the resulting vision and plan to the full RAC in November for leadership input before bringing the program to the Executive Committee and Board. This collaborative process is intended to clarify the program's scope and strengthen future fundraising opportunities.

3. **Board Meeting Review, Agenda, and Resolution Update:** The Committee reviewed the upcoming Board meeting agenda and related resolutions, as applicable. Michelle asked whether the Run of Show for Omnivorous was ready. Colleen confirmed that staff were refining the program and expected to complete it by the end of the week, after which she would send it to her. Colleen also reported that sponsorship efforts were progressing well. Michelle asked whether a Paella Dinner would be included in this year's auction and Frank recommended offering as a prize again which Colleen will confirm with Kiley.

4. **Board Correspondence Report:** Sondra reported that four Board correspondences were received in August 2026 and provided an update on one July 2026 correspondence, as outlined on page 3. She also noted that 21 spam emails were received at the Board email address.

5. **Executive Session:** Per RCW 42.30.110 (g) to evaluate the qualifications of an applicant for public employment or to review the performance of a public employee, the Executive Committee went into executive session. The session began at 5:53 pm and they expected it to last 30 minutes. The Executive Committee exited the executive session at 6:40 pm.

The meeting ended at 6:40 p.m.

Board Email Correspondence July 2026 – UPDATE

Correspondence Number	1
Date Received	July 6, 2026 (1 email) July 10, 2026 (1 email)
From	Resident
Topic	Noise & Safety Concerns
Building	Miller Park
Status	Staff attempted to contact the resident; neighbors were advised to call 911 when immediate safety concerns arise

Board Email Correspondence August 2026

Correspondence Number	1
Date Received	August 4, 2026 (1 email)
From	Resident
Topic	Parking
Building	Centennial
Status	Issue was addressed and correspondent was informed

Correspondence Number	2
Date Received	August 4, 2026 (1 email)
From	Resident
Topic	Performance Review by Residents
Building	Centennial
Status	Review completed

Correspondence Number	3
Date Received	August 24, 2026 (4 emails)
From	Prior Resident
Topic	Public Records Request
Building	Holiday
Status	Public records request was opened and in process

Correspondence Number	4
Date Received	August 31, 2026 (1 email)
From	Resident
Topic	Rent Increase
Building	Station House
Status	Staff are actively working to investigate and resolve this

September 2026 FINANCE & ASSET MANAGEMENT BOARD REPORT AND MINUTES
July 2026 reporting

Finance & Asset Management Committee Members: **Chasten Fulbright, Kristen Winkel**

Staff Liaisons to the Board: **Leslie Woodworth, Lisa Hagen, Lucas Simons, Anthony Tuong**

Date, time and location of meeting: September 8th, 2026 – 4:00 PM – Zoom meeting

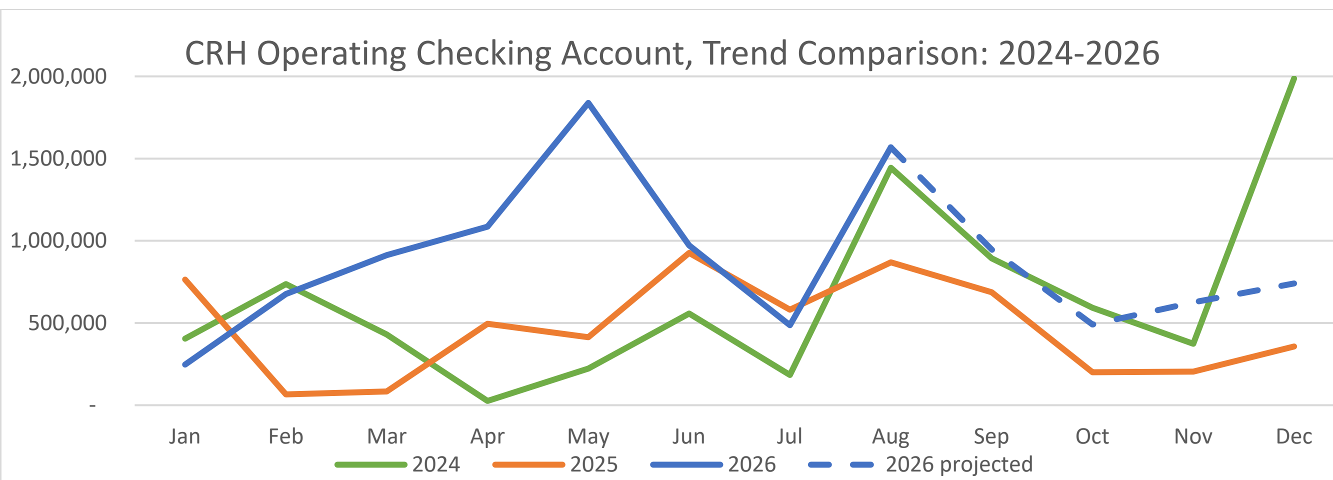
Financial Position Summary:

BALANCE SHEET

During July, unrestricted operating cash decreased $728k.

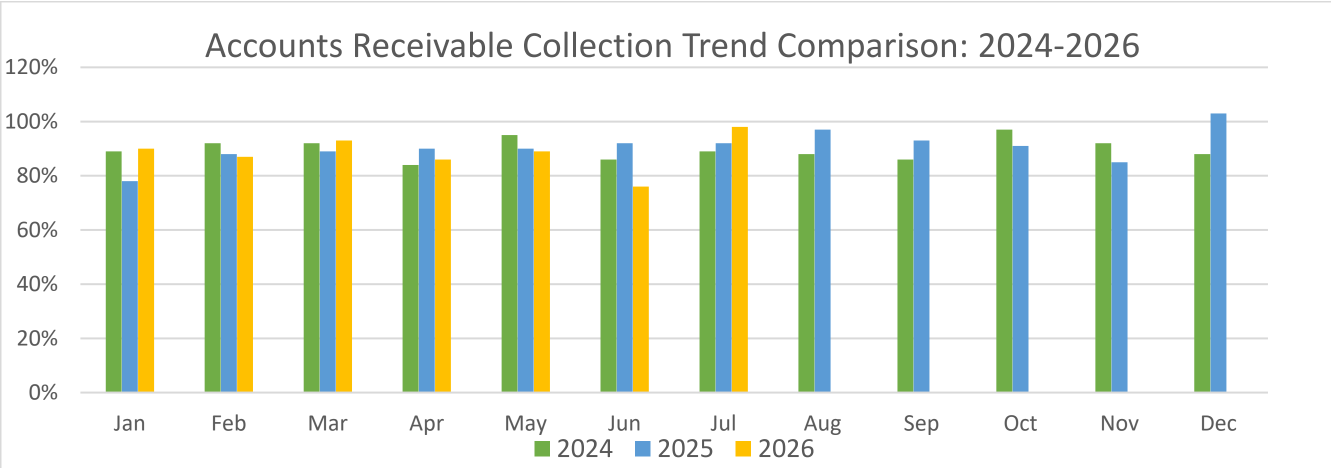
- Significant inflows included $900k reimbursement from Pride Place for the operating costs carried by CRH during stabilization, $648k developer fee received from Pride Place, and final close out of dispositioned bank accounts: $129k from 412 Apartments, $221k from Elizabeth James, and $91k from Union James.
- Significant outflows included $1.15m for three payrolls, and $1.70m for the paydown of a predevelopment line of credit.
- Construction activity during the month resulted in a net decrease of $34k for commercial construction projects. The timing differences occur from delays between funding draws and vendor disbursements.

Operating cash includes our checking account, with graphical trends below, and a new operating savings account established after significant disposition proceeds were received in February and April 2026. Disposition proceeds also increased board reserves to $3.1m for long-term liquidity. Future plans for use of the remaining disposition proceeds beyond budgeted uses will involve the Finance and Asset Management Committee, and additional Board input as needed.



For the blended portion of the portfolio, tenant accounts receivable increased $80k, compared to a $45k decrease in the prior month. The current month's increase was split between $52k commercial and $28k residential.

Portfolio-wide residential collections were approximately 99% in July, with total collections at 98%. Total cash receipts of $1.84m in July were $393k higher than June. As noted in the prior month, the dip in collections for June was corrected with higher collections in July.



Other notable balance sheet changes in July include:

- Contingent interest reserve funding of $866k was used to temporarily fund a collateral requirement for the Holiday Apartments mortgage. This is expected to be refunded in early September after the loan was paid in full using City of Seattle Office of Housing stabilization funds (new soft debt) on August 31.
- Cash restricted for predevelopment of $350k was used to fund committed land acquisition costs for the Rainier & Genessee project.

OPERATING STATEMENT

The July 2026 operating statement shows an operating deficit of $749k, as compared to a budgeted deficit of $2.2m, resulting in a positive operating variance of $1.48m. The positive variance is primarily due to the Urgent Operating Support grant from the Seattle Office of Housing. The adjusted operating deficit after transactional inflows (our bottom line) shows a surplus of $260k, compared to a budgeted surplus of $909k, or a negative variance of ($650k). We are anticipating an overall operating deficit in 2026, and plan to cover the shortfall with a portion of cash proceeds from the February and April 2026 property dispositions.

Residential rent was $809k, or 14%, higher than budgeted, as the 3 planned dispositions were later than expected. No 2026 budget was prepared for the 3 buildings, thus creating a positive revenue variance. This was offset by higher than budgeted vacancy of $783k. The actual vacancy loss has been higher than expected due to units being offline for repairs and maintenance. There have been leasing and marketing efforts to improve move-in counts, but new move-outs have made it difficult to make significant impacts to total occupancy through July.

Grants and donation revenue was $631k higher than budget. We had a $1m budgeted placeholder in April that we fulfilled through a $1.6m installment of the City of Seattle Office of Housing Urgent Operating Support grant received by CRH in May. This created a positive variance for grant revenue.

Developer fee revenue was $146k higher than budget through July. The details are broken out in the following chart, including the remaining 2026 budget for developer fee. We received the final equity installment for Pride Place in July.

Project	Fee Equity Installment	Year to Date Actual	Year to Date Budget	Variance	Comments	2026 Total Budget
WC HUB	Comp-Final	450,000	450,000	0	Received June 2026	450,000
Africatown	8609-Final	174,226	211,818	-37,592	Feb 2026 budget, received $174,226 in June 2026	211,818
WC Residential	Completion	0	190,197	-190,197	Feb 2026 budget, now expecting September 2026	190,197
WC Residential	Conversion	0	0	0	Oct 2026 budget, still on track	201,385
Devonshire	8609-Final	0	275,036	-275,036	Mar 2026 budget, expecting September 2026	275,036
Pride Place	Conversion	648,426	0	648,426	Received in July, not budgeted	0
TOTAL		**1,272,652**	**1,127,051**	**145,601**		**1,328,436**

Overall operating expenses were $107k under budget. There are currently positive variances with accounting and legal fees, technology, and payroll costs. However, they are offset by the negative variances from repairs and maintenance and utilities. The most significant driver to the budget variance was an increase in unit turn repair expenses necessary to fill vacant units and improve occupancy.

Additional Unrestricted Cash Flows with Operating Statement

Budgeted Transactional Inflows primarily consist of net proceeds from 2026 property dispositions that are expected to be used for current year operations, excluding portions planned for reserve savings and other non-operating uses. This is a smaller figure than the total gain on sale that will be recognized for 2026 in our full accrual-basis financial reports prepared annually. The full amount of budgeted proceeds was received in February 2026, but only the amount used each month (moved from savings) will be reflected in the monthly financial reports, in order to provide transparency and to match the operating statement with cash flow planning. Through July we have utilized $968k of the budgeted $4m funding to fund operations, which is approximately $2.43m less than we expected by this time.

The budgeted amount of Intercompany, Net is from cash paid out for property operations, net of reimbursements. This is the portion related to discrete properties, not otherwise captured in the consolidated operating results. CRH typically pays for operating costs that are incurred centrally, such as payroll, credit card disbursements, and other centralized billings. A monthly cash transfer is then used to reimburse charges. The year-to-date net activity resulted in a $41k cash inflow, which is higher than budgeted ouflow of $261k resulting in a $302k positive variance.

Financial Review: The committee reviewed the monthly financial reports. Comments and Analysis regarding the Balance Sheet and Operating Statement are included as annotations in the attached statements.

The committee reviewed the Property Management dashboard report

July figures for the portfolio were as follows:

- Monthly physical vacancy for portfolio: 10.8%

Department and Project Updates: Staff provided updates on the following:

- Budget planning
- Portfolio analysis
- A/R and cash review
- Planning for finance policy update plan and committee charter review

Community Roots Housing
Blended Balance Sheet

	7.31.2026 Unaudited	06.30.2026 Unaudited	Change from prior month		12.31.2025 Internal Presentation	12.31.2024 Internal Presentation
ASSETS						
Unrestricted Cash						
CRH Operating Cash	5,760,086	6,487,799	(727,713)	1	261,699	1,973,083
Blended Partnerships Operating Cash	1,352,942	1,752,517	(399,575)		1,640,874	1,739,956
General Building Reserves	1,219,048	1,219,048	0		619,048	216,598
Total Unrestricted Cash	**8,332,076**	**9,459,364**	(1,127,288)		**2,521,621**	**3,929,637**
Accounts Receivable						
Tenant & Commercial AR	1,534,932	1,454,997	79,934	2	1,862,974	2,261,854
GAAP Rent Receivable	479,606	479,606	0		479,606	322,195
Other Receivable	1,785,958	866,215	919,743	3	798,261	1,788,757
Allowance	(1,374,716)	(1,374,716)	0		(1,415,085)	(1,596,215)
Total Accounts Receivable	**2,425,780**	**1,426,102**	999,677		**1,725,756**	**2,776,591**
Board Designated Reserve						
General Board Reserve	2,001,273	2,001,274	(1)		501,040	1,000,000
Opportunity Fund	1,098,143	1,088,417	9,726		60,118	57,595
Total Board Designated Reserve	**3,099,416**	**3,089,691**	9,725		**561,158**	**1,057,595**
Restricted Cash						
Portfolio Reserves	7,100,583.00	8,300,035.00	(1,199,452)	4	7,335,768	7,138,143
Development	1,160,678.00	1,640,124.00	(479,446)	5	1,298,354	835,293
Rental Assistance	101,344.00	101,344.00	0		34,089	136,041
Restricted Misc	235,881	235,881	0		280,605	2,013,407
Total Restricted Cash	**8,598,486**	**10,277,384**	(1,678,898)		**8,948,816**	**10,122,884**
Fixed Assets						
Land	25,029,156	24,679,156	350,000	6	26,491,871	25,770,377
Buildings, Improvements & Equipment	133,252,554	133,233,150	19,404		139,147,109	142,621,001
Accumulated Depreciation	(73,973,325)	(73,654,319)	(319,006)	7	(75,490,833)	(73,927,474)
Lease Receivable	371,846	371,846	0		371,846	440,226
Total Fixed Assets	**84,680,231**	**84,629,833**	50,398		**90,519,993**	**94,904,130**
Other Assets						
Intangible Assets	107,386	113,403	(6,017)		123,932	72,621
Investment in LPs/LLCs	1,363,827	1,363,827	0		1,363,827	1,360,102
Due from Affiliates	29,356,215	30,762,710	(1,406,495)	8	31,016,639	25,680,629
Notes Receivable from Affiliates	22,021,693	22,021,693	0		21,889,397	21,644,875
Prepaids & Other Current Assets	505,649	565,585	(59,936)		352,114	465,189
Total Other Assets	**53,354,770**	**54,827,218**	(1,472,448)		**54,745,909**	**49,223,416**
Total Assets	**160,490,758**	**162,582,304**	(2,091,546)		**159,023,253**	**162,014,253**
LIABILITIES						
Notes Payable	86,613,815	88,544,416	(1,930,601)	9	91,315,033	97,463,570
Accrued Interest Payable	6,338,938	6,338,938	0		6,641,662	6,585,470
Accounts Payable & Accrued Liabilities	7,005,356	7,349,143	(343,787)	10	8,893,714	7,620,215
Tenant Security Deposit Liability	471,083	464,746	6,337		484,670	460,537
Total Liabilities	**100,429,192**	**102,697,243**	(2,268,051)		**107,335,079**	**112,129,792**
Net Position	60,061,566	59,885,061	176,505		51,688,174	49,884,461
Total Liabilities and Net Assets	**160,490,758**	**162,582,304**	(2,091,546)		**159,023,253**	**162,014,253**

Community Roots Housing
Blended Balance Sheet

Significant balance sheet changes from prior month

1) **The following significant cash transactions increased cash during the period:**
-$648k developer fee for Pride Place
-$900k reimbursement from Pride Place for operating costs carried by CRH during stabilization period.
-$441k received from the closing of the dispositioned properties bank accounts. $129k from 412 apartments, $221k from Elizabeth James and $91k from Union James

The following significant cash transactions decreased cash during the period:
-$1.15m for three payrolls
-$1.7m to paydown a predevelopment line of credit, this line of credit was not renewed.

Construction activity:
-$34k net decrease from development transactions, funding draws and reimbursements in excess of vendor payments

Additional activity consists of inflows and outflows from regular operations, such as rent receipts, regular accounts payable disbursements, office rent, insurance financing, and funding transfers to CRH from affiliates.

2) Tenant & Commercial AR: Net Incr $80k - Commercial increased by $52k and residential increased by $28k

3) Other Receivable: Incr $920k - $866k for Holiday mortgage collateral

4) Portfolio Reserves: Decr $1.20m - ($400k) for unit turns across CRH portfolio, ($866k) for Holiday mortgage collateral

5) Cash Restricted for Development: Decr $479k - ($350k) for the Rainer and Genesee, ($98k) for White Center HUB loan extension fee

6) Land: Incr $350k - $350k for Rainer and Genesee land, this was a previously committed amount representing half of the total costs.

7) Accumulated Depreciation: Incr $319k - Monthly Deprecation expense

8) Other Assets - Due from Affiliates: Decr $1.6m - We received developer fee from Pride Place ($648k) and ($900k) reimbursement from Pride Place for operating costs carried by CRH during stablization period.

9) Notes Payable: Decr $1.93m - ($1.7m) to paydown a predevelopment line of credit, this line of credit was not renewed.

10) Accounts Payable: Decr $344k - Changes in accounts payable from projects were minimal in July. Additional decreases were from regular accruals and payments of accounts payable, and other regular activity.

Community Roots Housing
Statement of Revenues and Expenditures - Unaudited - Modified Cash Basis
From 1/1/2026 Through 7/31/2026

	Year to Date Actual	Year to Date Budget	Year to Date Budget Variance		Variance Pct	Total Budget	Budget Remaining
Revenue							
Residential Tenant Revenue							
Residential tenant revenue	6,452,582	5,643,248	809,334	1	14.34%	9,835,863	3,383,281
Parking, Laundry & Other	61,863	101,467	(39,604)		-39.03%	175,127	113,264
Residential Vacancy & Concessions	(1,329,848)	(546,427)	(783,421)	2	143.37%	(952,672)	377,176
Total Residential Tenant Revenue	5,184,597	5,198,288	(13,691)		(0.26%)	9,058,318	3,873,721
Commercial Tenant Revenue							
Commercial Rent Revenue	804,829	820,381	(15,552)		(1.90%)	1,414,524	609,695
Triple net revenue	142,008	154,611	(12,603)		(8.15%)	321,993	179,985
Commercial vacancy & concessions	(9,541)	(27,256)	17,715		(64.99%)	(47,713)	(38,172)
Total Commercial Tenant Revenue	937,296	947,736	(10,440)		-1.10%	1,688,804	751,508
Bad Debt & Collection Loss							
Bad debt	(427,911)	(636,250)	208,339	3	(32.74%)	(1,108,434)	(680,523)
Total Bad Debt & Collection Loss	(427,911)	(636,250)	208,339		(32.74%)	(1,108,434)	(680,523)
Grants & Donations							
Grants & Donations	2,091,416	1,460,000	631,416	4	43.25%	2,601,976	510,560
Rental Assistance Awards	0	0	0			0	0
Total Grants & Donations	2,091,416	1,460,000	631,416		43.25%	2,601,976	510,560
Other Operating Revenue							
Accounting & Compliance fees	969,305	960,569	8,736		0.91%	1,652,972	683,667
Developer Fees	1,272,652	1,127,051	145,601	5	12.92%	1,648,223	375,571
Cash Distributions from Affiliate	15,000	150,000	(135,000)	6	(90.00%)	150,000	135,000
Property Management Fees	861,989	850,037	11,952		1.41%	1,481,309	619,320
Interest Income	107,961	45,500	62,461		137.28%	78,000	(29,961)
Other Income	493,034	10,000	483,034	7	4830.34%	10,000	(483,034)
Total Other Operating Revenue	3,719,941	3,143,157	576,784		18.35%	5,020,504	1,300,563
Total Revenue	11,505,339	10,112,931	1,392,408		13.77%	17,261,168	5,755,829
Expenses							
Operating Expenses							
Accounting, Audit & Legal	626,502	753,602	127,100	8	16.87%	1,059,798	433,296
Administration	291,436	297,038	5,602		1.89%	492,502	201,066
Technology	247,524	311,245	63,721		20.47%	489,276	241,752
Board Expense	1,234	3,500	2,266		64.74%	6,000	4,766
Cash Distribution to CRH	0	140,000	140,000	6	100.00%	140,000	140,000
Compliance, Taxes & License	209,934	201,619	(8,315)		(4.12%)	369,854	159,920
Consulting	120,272	145,024	24,752		17.07%	329,084	208,812
Debt Service	1,179,065	1,160,499	(18,566)		(1.60%)	1,920,007	740,942
Insurance	429,503	447,401	17,898		4.00%	777,986	348,483
Leasing/Compliance Expense	293,908	247,835	(46,073)		(18.59%)	423,339	129,431
Miscellaneous Financial Expense	41	0	(41)			2,500	2,459
Other Operating Expense	31,848	2,600	(29,248)		(1124.92%)	2,600	(29,248)
Payroll, Taxes and Benefits	5,441,405	5,877,945	436,540		7.43%	10,234,375	4,792,970
Property Mgmt Fee Expense	420,555	407,338	(13,217)		(3.24%)	709,573	289,018
Repair and Maintenance	1,695,111	1,235,712	(459,399)	9	(37.18%)	1,926,913	231,802
Resident activities	8,919	14,460	5,541		38.32%	24,185	15,266
Utilities	1,018,038	876,875	(141,163)	10	(16.10%)	1,495,535	477,497
Total Expenses	12,015,295	12,122,693	107,398		0.89%	20,403,527	8,388,232
Operating Surplus (Deficit) before Reserves	(509,956)	(2,009,762)	1,499,806		(74.63%)	(3,142,359)	(2,632,403)

Reserve Contributions							
Replacement Reserve	(199,451)	(179,735)	(19,716)		10.97%	(309,759)	(110,308)
Operating Reserve	(18,666)	(18,666)	0		0.00%	(30,143)	(11,477)
Other Reserve	(21,222)	(21,222)	0		0.00%	(36,410)	(15,188)
Total Reserve Contributions	(239,339)	(219,623)	(19,716)		8.98%	(376,312)	(136,973)
Operating Surplus (Deficit)	(749,295)	(2,229,385)	1,480,090		(66.39%)	(3,518,671)	(2,769,376)
Additional Unrestricted Cash Flows							
Transactional Inflows	967,687	3,400,000	(2,432,314)	11	(71.54%)	4,000,000	3,032,314
Intercompany, Net	41,524	(261,199)	302,723	12	(115.90%)	(447,770)	(489,294)
Total Additional Unrestricted Cash Flows	1,009,211	3,138,801	(2,129,590)		(67.85%)	3,552,230	2,543,019
Adjusted Operating Surplus (Deficit)	259,915	909,416	(649,501)		(71.42%)	33,559	(226,356)

Variance Discussion (Greater than $100K and 10%) all changes are reference to Budget

1) Residential Tenant Revenue: $809k higher - Three properties were not budgeted $392k, as they were planned for disposition in late 2025. Remaining revenue should offset the vacancy costs, the system currently marks vacant units at full market value rather than expected totals.

2) Residential vacancy: $783k higher - Residential vacancy has been a continual challenge for our organization, we have been making small improvements with the goal to reduce the budget variance by YOE. Notable budget variances at the property level include: Melrose $119k, Villa $174k, Oleta $78k, Helen V $137k, and Holiday $80k. An additional 4 buildings had YTD variances between $37-$68k.

3) Bad Debt: $208k lower - Bad debt is recognized when tenants with balances vacate their units. The budgeted figure was calculated in total for the year and evenly spread among months, rather than estimating precise timing of bad debt recognition. Notable budget variances include Helen V ($74k) and Harrison ($41k)

4) Grants & Donations: $631k higher - CRH received a $1.7m Urgent Operating Support Grant from Seattle Office of Housing in May. There was a place holder of $1m for additional fundraising support in April, the amount we received was higher than place holder creating a favorable variance

5) Developer Fees: $146k higher - We received developer fee for Pride place $648k in July, which was unbudgeted in 2026 resulting in a positive variance. Devonshire's developer fee ($275k) and White Center Residential's developer fee ($190k) have been delayed, we are expecting to receive the delayed developer fees by September.

6) Cash Distribution from Affiliate: $135k lower - This represents the anticipated cash flow of $75k from Helen V and $65k from Larned. The 2025 cash flow projections were higher than actuals, we received $15k in March from 12AA, which shows in revenue for CRH but not the expense side for this blended consolidation.

7) Other Income: $483k higher - There was a $352k tax refund received in March, related to return of excise taxes from properties sold prior to 2025. $81k of insurance proceeds were received due to a prior fire at Holiday Apartments.

8) Accounting, Audit & Legal: $127k lower - Favorable budget of $71k for Audit and Tax and $55k for legal. The audit tax variance is due to timing of work and billings for the 2025 season, including some later tax return bills and a larger progress billing for work performed before January 2026. This should correct by year-end. The legal variance is due a conservative estimate for legal needs in Admin, HR, and Real Estate departments.

9) Repair and Maintenance: $459k higher - The increase is primarily due to unit turns, including painting, flooring, appliances, and major contract repairs. Holiday Apartments is currently $110k over planned budget due to hard unit turns and other repairs. Noted that many of these hard unit turns will be submitted for reimbursement from the contingent interest restricted cash, and not from property operations or replacement reserves.

10) Utilities: $141k higher - Utility costs have been increasing throughout our portfolio. Notable budget variances at the property level include: $83k Melrose, related to a prior year billing correction. Three properties were not budgeted for as they were planned for disposition in late 2025, with utilities costs of $55k.

11) Transactional Inflows: $2.43m lower - This budget line represents the planned use of building disposition proceeds to fund operations. This is not the full amount of sales proceeds, or the full gain on sale expected in 2026. The actual amount is based on the cash utilized to help fund operations year-to-date, as of the report date.

12) Intercompany, Net: $303k higher - The budget line represents the monthly average expectation of unreimbursed costs accumulated for discrete properties (not part of the blended consolidation). The actual amount is the change in accumulated balances owed to CRH, as CRH has paid certain costs like payroll on behalf of the properties, net of reimbursements transferred.

COMMUNITY ROOTS HOUSING

Community Roots Housing
Asset Management Dashboard
Year to date as of July 31, 2026

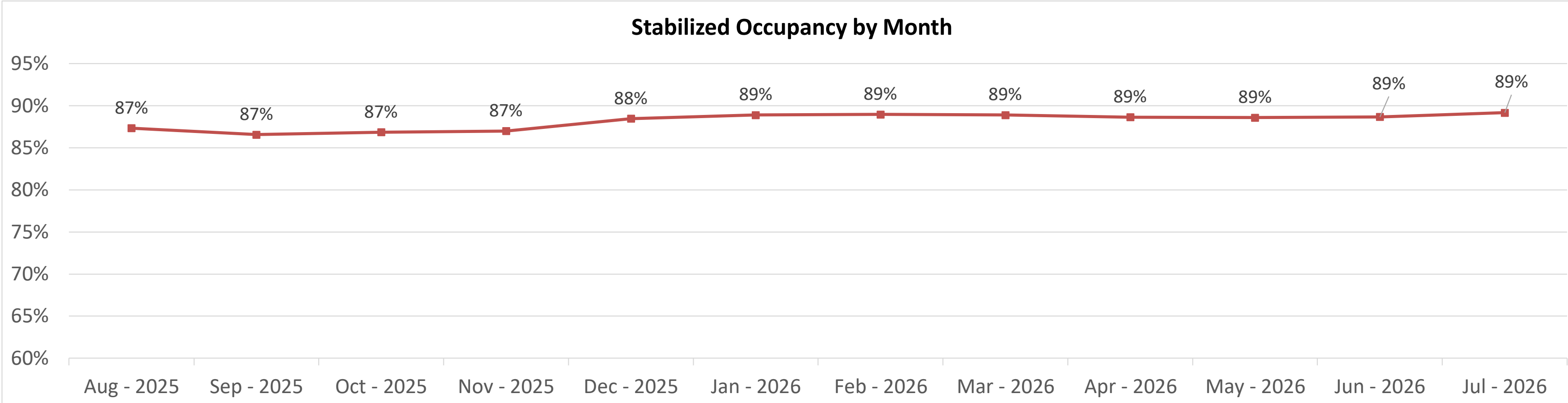
Property	Physical Vacancy (at month end)				Op Rev Per Unit YTD		Op Exp Per Unit YTD		Cash Flow Per Unit[1] YTD			A/R Resident Portion	Monthly Change	Residential AR/(Billed Rent)[3]
	Vacant	Occupied	Occupancy %	Total Units	Actual	Budget Var %	Actual	Budget Var %	Actual	Variance	Budget Var %	July 2026		
Berneva	1	11	91.7%	12	$5,944	-3%	$5,999	-2%	($710)	($198)	-39%	($948)	-2772.7%	-0.8%
Boylston Howell	2	28	93.3%	30	$7,307	2%	$8,293	-24%	($1,645)	($104)	-7%	$36,089	14.8%	9.6%
Bremer	6	43	87.8%	49	$5,220	-25%	$6,138	-11%	($2,179)	($1,376)	-171%	$10,198	1.2%	1.9%
Brewster	7	28	80.0%	35	$4,369	-20%	$7,136	-41%	($2,907)	($1,603)	-123%	($19,794)	52.3%	-6.6%
Broadway Crossing	4	40	90.9%	44	$5,696	-23%	$8,721	-6%	($3,571)	($166)	-5%	($28,040)	-17.7%	-6.3%
Burke Gilman Gardens	0	15	100.0%	15	$9,364	2%	$6,544	12%	$2,586	$3,457	397%	$3,633	-67.9%	1.5%
Byron Wetmore	0	12	100.0%	12	$8,023	10%	$8,109	5%	$102	$3,174	103%	$9,009	8.3%	5.5%
Centennial	3	27	90.0%	30	$5,729	-30%	$6,694	-11%	($3,393)	($1,455)	-75%	$20,716	-8.8%	6.3%
Fleming	7	29	80.6%	36	$3,071	-52%	$5,498	-3%	($3,463)	($2,007)	-138%	$946	206.5%	0.3%
Fremont Solstice	1	17	94.4%	18	$7,735	3%	$6,816	5%	($913)	$1,204	57%	($12,021)	10.7%	-4.7%
Gilman Court	0	25	100.0%	25	$9,194	10%	$6,409	10%	$2,208	$3,250	312%	$25,633	7.2%	8.9%
Harrison at 15th	3	16	84.2%	19	$12,682	-2%	$9,643	13%	($1,177)	$6,167	84%	$82,769	-21.5%	32.2%
Helen V	9	29	76.3%	38	$9,203	-23%	$5,865	8%	$1,418	$2,192	283%	$112,212	6.3%	19.0%
Holden Vista	1	15	93.8%	16	$10,300	-12%	$12,036	-40%	($1,990)	($3,241)	-259%	$31,266	-25.7%	11.1%
Holiday	8	22	73.3%	30	$7,117	-8%	$9,305	-80%	($1,079)	($1,838)	-242%	$9,250	-33.8%	3.6%
Joe Black Apartments	1	23	95.8%	24	$9,031	5%	$6,054	15%	$2,176	$3,294	295%	$57,909	3.0%	14.8%
John Carney	4	23	85.2%	27	$7,827	4%	$5,745	1%	$288	$1,176	132%	$28,959	22.4%	8.8%
Larned	2	31	93.9%	33	$7,850	5%	$6,026	-1%	$1,849	$3,704	200%	$15,121	-1.9%	5.9%
Lincoln Court	3	26	89.7%	29	$6,975	13%	$5,315	3%	($258)	$1,483	85%	$9,605	54.6%	3.0%
Maxwell	0	4	100.0%	4	$7,452	3%	$6,870	-2%	($306)	$198	39%	($1,350)	-3.8%	-2.6%
Miller Park	0	12	100.0%	12	$6,365	-24%	$6,366	25%	($1,633)	$1,105	40%	$1,830	598.0%	1.4%
Oleta	7	27	79.4%	34	$4,881	-21%	$4,539	10%	($1,358)	($601)	-80%	($2,777)	80.8%	-0.9%
Pantages	3	46	93.9%	49	$6,272	-12%	$5,971	10%	($713)	$1,372	66%	$110,253	-19.7%	20.0%
Seneca	4	28	87.5%	32	$6,836	4%	$5,215	6%	$343	$1,528	129%	$9,358	-69.1%	2.2%
Villa	17	45	72.6%	62	$5,564	-35%	$7,066	-7%	($3,136)	($2,581)	-466%	$23,258	-67.2%	5.7%
Blended Total	**93**	**622**	**87.0%**	**715**	**$6,769**	**-13%**	**$6,740**	**-4%**	**($1,085)**	**$363**	**25%**	**$533,083**	**-14.0%**	**6.8%**
Africatown Plaza	26	100	79.4%	126	$7,054	-23%	$5,751	-22%	($2,456)	($2,306)	-1535%	$89,088	-10.2%	4.7%
Canopy White Center	0	76	100.0%	76	$9,873	-4%	$4,933	-2%	$4,894	$4,110	524%	$16,990	59.5%	2.0%
Devonshire	4	58	93.5%	62	$6,730	6%	$4,269	-7%	$675	$266	65%	$22,090	30.8%	3.1%
Eighteenth Avenue	1	8	88.9%	9	$8,970	-35%	$7,113	8%	($2,088)	$5,799	74%	$33,835	9.2%	19.4%
El Nor	14	41	74.5%	55	$7,821	-34%	$4,946	10%	$245	($333)	-58%	$82,902	-39.8%	9.8%
Haines	3	27	90.0%	30	$10,162	-11%	$5,621	16%	$2,908	$898	45%	$19,082	34.6%	3.8%
Jefferson Housing	1	39	97.5%	40	$8,480	-7%	$5,933	8%	($147)	$668	82%	$5,153	-69.6%	0.9%
Liberty Bank Building	10	105	91.3%	115	$7,166	-6%	$5,446	-13%	$1,425	$1,496	2085%	($16,847)	-179.9%	-1.2%
Ponderosa	4	19	82.6%	23	$10,164	-9%	$6,861	-7%	($275)	$788	74%	$30,117	3.9%	7.6%
Pride Place	7	111	94.1%	118	$6,676	3%	$4,756	-9%	$1,970	$2,523	456%	($24,005)	11.9%	-1.7%
Station House	5	105	95.5%	110	$7,841	-10%	$5,271	-8%	$518	$1,129	185%	$46,602	-59.8%	2.9%
Twelfth Avenue Arts Housing	3	85	96.6%	88	$8,231	5%	$4,411	7%	$1,014	$779	332%	$14,388	-47.2%	1.2%
Unity Village	2	28	93.3%	30	$7,298	18%	$6,628	12%	$437	$3,020	117%	$39,124	5.1%	10.6%
Discrete Total	**80**	**802**	**90.9%**	**882**	**$7,781**	**-9%**	**$5,236**	**-4%**	**$827**	**$1,017**	**536%**	**$358,518**	**-32.4%**	**3.0%**
Melrose														
Portfolio Total	***173***	***1424***	***89.2%***	***1597***	***$7,328***	***-11%***	***$5,909***	***-4%***	***($29)***	***$724***	***96%***	***$891,601***	***-22.4%***	***4.5%***

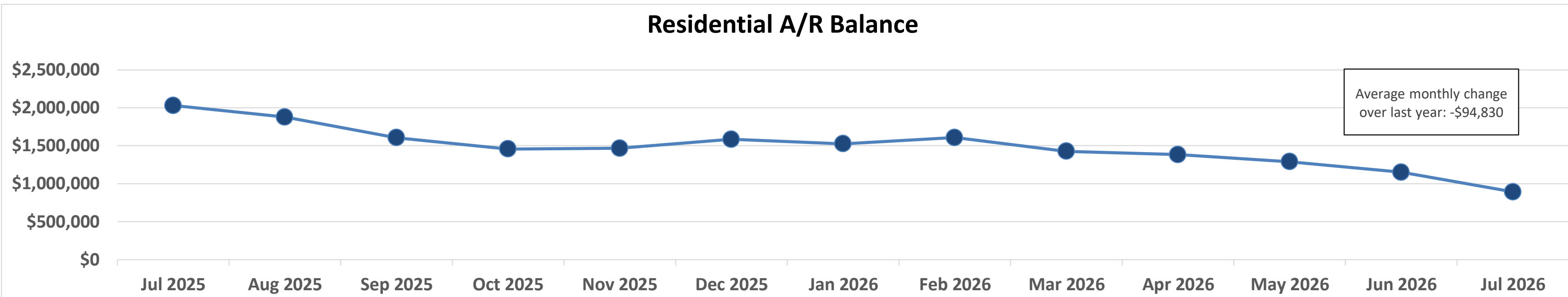
[1] *After Debt, Reserve Deposits, and Cash Based Non-Operating Expenses (Deferred Developer Fees, Partnership Management Fees, etc.)*

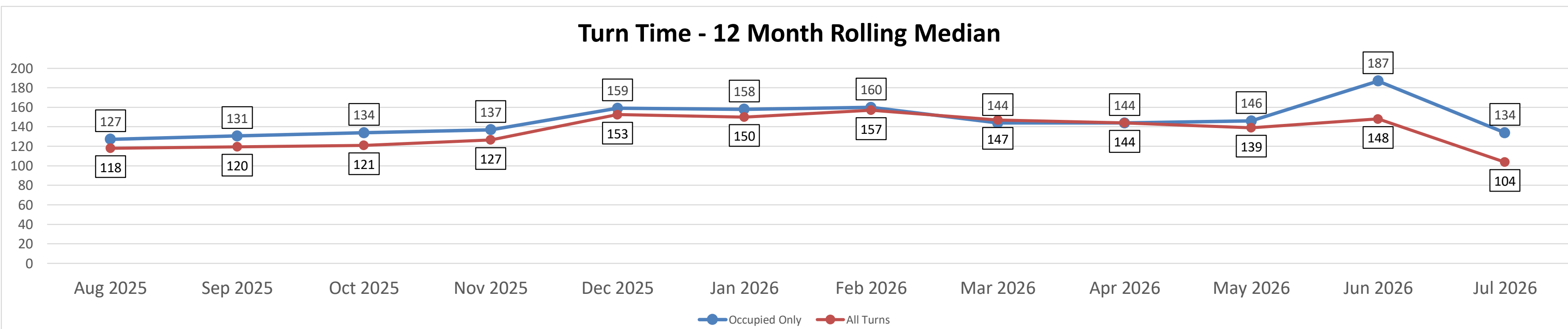
[2] *Cumulative residential and subsidy accounts receivable balances divided by monthly gross potential rental revenue.*

[3] *Resident Portion Account Recievable % is calculated as resident A/R balance divided by billed rent, inclusive of subsidy income.*

COLOR CODING	Green	Yellow	Red
AR Monthly Change	<0%	0% - 9.9%	>10%
Residential AR/(Total GPR)	<2.0%	2.0% to 3.0%	>3.0%


Stabilized Occupancy by Month
95%
90%
85%
80%
75%
70%
65%
60%
87%
87%
87%
87%
88%
89%
89%
89%
89%
89%
89%
89%
Aug - 2025
Sep - 2025
Oct - 2025
Nov - 2025
Dec - 2025
Jan - 2026
Feb - 2026
Mar - 2026
Apr - 2026
May - 2026
Jun - 2026
Jul - 2026


Residential A/R Balance
$2,500,000
$2,000,000
$1,500,000
$1,000,000
$500,000
$0
Average monthly change over last year: -$94,830
Jul 2025
Aug 2025
Sep 2025
Oct 2025
Nov 2025
Dec 2025
Jan 2026
Feb 2026
Mar 2026
Apr 2026
May 2026
Jun 2026
Jul 2026


Turn Time - 12 Month Rolling Median
200
180
160
140
120
100
80
60
40
20
0
127
131
134
137
159
158
160
144
144
146
187
134
118
120
121
127
153
150
157
147
144
139
148
104
Aug 2025
Sep 2025
Oct 2025
Nov 2025
Dec 2025
Jan 2026
Feb 2026
Mar 2026
Apr 2026
May 2026
Jun 2026
Jul 2026
Occupied Only
All Turns

CRH
CASH IN BANK
FOR THE MONTH ENDING: July 2026

Bank	CRH Blended Component Unit	Type	Balance
KeyBank	CRH - Misc Restricted	Operating - Restricted	226,717
KeyBank	CRH - Rental Assistance	Restricted Grant	101,344
KeyBank	12th AAA - Restricted	Equipment Reserve	9,164
KeyBank	White Center Hub - Comm Constructio	Construction	97,304
KeyBank	Capitol Hill Housing - Sound Families	Restricted Savings	3,876
KeyBank	Capitol Hill Housing	Security Deposit	86,532
Key Bank	Bremer - Resynd	Security Deposit	15,718
KeyBank	Larned	Security Deposit	17,548
Key Bank	John Carney - R	Security Deposit	11,205
KeyBank	Byron Wetmore	Security Deposit	8,462
KeyBank	Holden Vista	Security Deposit	5,149
Key Bank	Boylston Howell-R	Security Deposit	10,571
KeyBank	Gilman Court LP	Security Deposit	25,551
KeyBank	Fleming Apts LP	Security Deposit	11,311
KeyBank	Villa Apts LP	Security Deposit	33,505
KeyBank	Harrison	Security Deposit	14,072
KeyBank	Oleta	Security Deposit	12,634
KeyBank	Helen V Apts LLC	Security Deposit	6,106
KeyBank	Pantages Apts LLC	Security Deposit	22,776
KeyBank	Broadway & Pine	Security Deposit	16,913
KeyBank	Woodland Park Ave LLC	Security Deposit	8,163
KeyBank	Holiday Apts	Security Deposit	9,223
KeyBank	12th Avenue Arts Associates LLC	Security Deposit	72,087
Key Bank	Pride Place Commercial	Security Deposit	16,282
KeyBank	Contingent Interest Reserves	Reserves	1,319,000
KeyBank	Byron Wetmore	Reserves	99,596
KeyBank	Holden Vista	Reserves	47,992
KeyBank	Gilman Court LP	Reserves	147,805
KeyBank	Villa Apts LP	Reserves	264,652
KeyBank	Helen V Apts LLC	Reserves	740,233
KeyBank	Broadway & Pine	Reserves	289,897
KeyBank	12th Avenue Arts Associates LLC	Reserves	54,435
		Total KeyBank	**3,805,823**
Banner	Berneva	Reserves	13,595
Banner	Berneva	Reserves	12,966
Banner	Seneca	Reserves	291,135
Banner	Seneca	Security Deposit	12,696
		Total Banner	**330,393**

CRH
CASH IN BANK
FOR THE MONTH ENDING: July 2026

LGIP	Community Roots Housing	Reserves	1,242,997
		Total LGIP	**1,242,997**
Chase	Larned	Reserves	296,905
Chase	412	Reserves	178,828
Chase	Harrison	Reserves	125,494
Chase	Oleta	Reserves	25,185
Chase	Woodland Park Ave LLC	Reserves	95,820
		Total Chase	**722,231**
US Bank	Pantages Apts LLC	Reserves	513,716
US Bank	Holiday	Reserves	245,971
		Total USBank	**759,688**
KeyBank	Community Roots Housing	Lucky 7	351,416
		Total Lucky 7	**351,416**
KeyBank	Community Roots Housing	HPN	684,929
		Total HPN	**684,929**
BofA	Fleming Apts LP	Reserves	102,719
		Total BofA	**102,719**
Heritage	Bremer - Resyndication	Construction	611
Heritage	Bremer	Reserves	282,802
Heritage	John Carney	Construction	9,218
Heritage	John Carney	Reserves	159,007
Heritage	Boylston Howell	Construction	4,234
Heritage	Boylston Howell	Reserves	138,328
Heritage	Union & 24th Commercial	Security Deposit	4,091
		Total Heritage	**598,292**
	Total Restricted - CRH Blended Components		**8,598,486**
LGIP	Community Roots Housing	Board Designated Reserves	3,098,143
		Total LGIP	**3,098,143**
Heritage	Community Roots Housing	Board Designated Reserves	1,273
		Total Heritage	**1,273**
	Total Designated - CRH Blended Components		**3,099,416**
Heritage	Union & 24th Commercial	Operating Checking	66,594
		Total Heritage	**66,594**

CRH
CASH IN BANK
FOR THE MONTH ENDING: July 2026

KeyBank	Community Roots Housing	Gen Building Reserve	1,219,048
		Total Gen Building Reserve	**1,219,048**
KeyBank	Community Roots Housing	Operating Checking	733,220
KeyBank	Capitol Hill Dev. Assoc	Operating Checking	2,720
KeyBank	Community Roots Housing	Operating Sweep	-
KeyBank	Liberty Bank Commercial	Designated for TI	262,100
KeyBank	Bremer	Operating Checking	64,153
KeyBank	Larned	Operating Checking	189,009
KeyBank	John Carney	Operating Checking	20,215
KeyBank	Byron Wetmore	Operating Checking	14,103
KeyBank	Holden Vista	Operating Checking	24,472
KeyBank	Boylston Howell	Operating Checking	37,035
KeyBank	Gilman Court LP	Operating Checking	50,482
KeyBank	Fleming Apts LP	Operating Checking	33,074
KeyBank	Villa Apts LP	Operating Checking	90,083
KeyBank	Harrison	Operating Checking	73,436
KeyBank	Oleta	Operating Checking	35,349
KeyBank	Helen V Apts LLC	Operating Checking	50,497
KeyBank	Pantages Apts LLC	Operating Checking	84,091
KeyBank	Broadway & Pine	Operating Checking	43,298
KeyBank	Woodland Park Ave LLC	Operating Checking	30,345
KeyBank	Holiday Apts	Operating Checking	72,880
KeyBank	12th Avenue Arts Associates LLC	Commercial Operating	8,426
KeyBank	Pride Place	Commercial Operating	55,195
		Total KeyBank	**1,974,182**
LGIP	Community Roots Housing	Operating Savings	5,026,866
		Total LGIP	**5,026,866**
Banner	Berneva	Operating Checking	5,183
Banner	Seneca	Operating Checking	40,203
		Total Banner	**45,385**
	Total Unrestricted - CHH Blended Components		**8,332,076**
	Total All Cash - CHH Blended Components		**20,029,978**

Bank	**Discrete Component Unit**	**Type**	**Balance**
Chase	Pride Place	Construction	26,098
Chase	AAA	Escrow	15,879
Chase	AAA	Security Deposit	7,502
Chase	AAA	Reserves	355,482
Chase	Pride Place	Reserves	651,967
Chase	Pride Place	Escrow	29,198
		Total Chase	**1,086,125**

CRH
CASH IN BANK
FOR THE MONTH ENDING: July 2026

KeyBank	Africatown	Project Funds	461,618
KeyBank	Africatown	Construction-Res	977,108
KeyBank	Devonshire (rehab)	Security Deposit	23,053
KeyBank	El Nor LP	Security Deposit	9,383
KeyBank	18th Ave Apartments	Security Deposit	1,484
KeyBank	Ponderosa	Security Deposit	4,626
KeyBank	SOPI / Unity Village	Security Deposit	12,036
KeyBank	Jefferson & 12th	Security Deposit	23,152
KeyBank	12th Avenue Arts Housing	Security Deposit	55,367
KeyBank	CH TOD Station House	Security Deposit	37,082
KeyBank	Africatown	Security Deposit	33,755
KeyBank	Pride Place	Security Deposit	35,082
KeyBank	SOPI / Unity Village	Reserves	140,475
KeyBank	Jefferson & 12th	Reserves	436,037
KeyBank	12th Avenue Arts Housing	Reserves	960,886
KeyBank	CH TOD Station House	Reserves	964,630
KeyBank	CH TOD Station House	Escrow	52,773
KeyBank	Africatown	Reserves	977,108
		Total KeyBank	**5,205,654**
Heritage	Union & 24th Residential	Reserves	971,014
Heritage	Devonshire Construction	Construction	88,255
Heritage	Devonshire	Reserves	369,056
		Total Heritage	**1,428,325**
Wells Fargo	El Nor	Reserves	681,362
Wells Fargo	18th Ave	Reserves	198,024
Wells Fargo	Ponderosa	Reserves	323,688
Wells Fargo	El Nor	Escrow	59,086
Wells Fargo	18th Ave	Escrow	4,432
Wells Fargo	Ponderosa	Escrow	10,989
		Total Wells Fargo	**1,277,581**
Bellwether	Union & 24th	Escrow	121,575
		Total Bellwether	**121,575**
Capital One	White Center Residential	Construction	50,800
		Total Capital One	**50,800**
	Total Restricted - Discrete Components		**9,170,059**
Chase	AAA	Operating Checking	70,503
Chase	Pride Place	Construction	45
Chase	YouthCare South Annex	Construction	1,076,436
		Total Chase	**1,146,984**

CRH
CASH IN BANK
FOR THE MONTH ENDING: July 2026

KeyBank	El Nor LP	Operating Checking	155,273
KeyBank	18th Ave Apartments	Operating Checking	2,794
KeyBank	Ponderosa	Operating Checking	7,049
KeyBank	SOPI / Unity Village	Operating Checking	52,966
KeyBank	Jefferson & 12th	Operating Checking	89,070
KeyBank	Twelfth Avenue Arts Res	Operating Checking	361,550
KeyBank	CH TOD Station House	Operating Checking	322,773
KeyBank	White Center Canopy	Operating Checking	519,460
KeyBank	Pride Place	Operating Checking	395,785
KeyBank	Devonshire	Operating Checking	273,817
		Total KeyBank	**2,180,538**
Heritage	Union & 24th Residential	Operating Checking	231,494
		Total Heritage	**231,494**
		Total Unrestricted - Discrete Components	**3,559,016**
		Total All Cash - Discrete Components	**12,729,074**
		Total All Cash - CHH Blended Components	**20,029,978**
		Total All Cash	**32,759,053**

TOTALS BY BANK

Key Bank	**$ 14,385,246**
Chase	**$ 2,955,340**
Banner	**$ 375,778**
US Bank	**$ 759,688**
Bank of America	**$ 102,719**
Heritage	**$ 2,325,977**
Bellwether	**$ 121,575**
Wells Fargo	**$ 1,277,581**
Capital One	**$ 50,800**
LGIP	**$ 9,368,006**
Other and Petty	**$ 1,036,344**
TOTAL CASH	**$ 32,759,053**