

**Bremerton Housing Authority**  
**2007 Annual Report**  
**An Agency of Character**





*Kurt Wiest speaking at the grand opening of Bay Vista Commons*

## An Agency of Character

### Responsibility

### Compassion

### Self-Discipline

### Honesty

### Respect

### and Integrity

In 2007 the Bremerton Housing Authority completed the first phase of redeveloping Westpark, BHA's oldest and largest development, built in 1941. Bay Vista Commons, an assisted living facility, offers 72 units of housing for low-income people who need help with activities of daily living, including 12 units for people with dementia such as Alzheimer's disease. We believe it is essential to be able to provide safe, decent, affordable housing to this population of our community, as well as families who need our assistance.

BHA is now ready to move forward with the next steps for Westpark. The staff has worked diligently to meet the local and federal requirements for this major redevelopment and to prepare residents for relocation before phase two is implemented.

While providing housing and services to help people move to self-sufficiency, we are also committed to maintaining a standard of excellence within BHA. We strive to be an Agency of Character, emphasizing Responsibility, Compassion, Self-Discipline, Honesty, Respect, and Integrity. By highlighting these qualities in staff meetings, publications, classes, and discussions with clients, we continue to improve our entire organization.

The board and staff of BHA are committed to our mission of relieving the shortage of safe, decent, affordable housing for low-income people in our community, creating opportunities for residents, increasing their self-sufficiency, and ensuring fiscal integrity in all BHA programs. By working with partner organizations throughout the community, we are able to efficiently use our resources and provide even more services than would be possible without this level of cooperation.

We appreciate the support that the community has provided in meeting the challenge of redeveloping Westpark, and we are enthusiastic about the changes and opportunities that we face in the coming year.

Kurt Wiest  
Executive Director

#### BHA Board of Commissioners

Lawrence R. Robertson, Chair

Tanya Stansberry, Vice Chair

Eric Anderson

John Lyall

Sharon Shrader

Linda Streissguth

Commissioners whose  
terms ended in 2007

Lynn Horton

Christopher Holden

# 2007 Highlights

## Westpark Redevelopment

Bay Vista Commons, BHA's assisted living facility at Westpark, was completed and opened for low-income people who need help with activities of daily living. This first phase of the redevelopment of Westpark helps to meet the housing needs of elderly residents of the community.

## Preparing for the next phase of construction

- The City of Bremerton has approved the Westpark Master Plan.
- The U.S. Department of Housing and Urban Development (HUD) approved the demolition and disposition plan.
- BHA applied for and received 214 Housing Choice Vouchers from HUD in order to relocate Westpark residents to privately-owned rental housing before demolition begins.
- Westpark residents were provided with **Ready to Rent** workshops to ensure successful transition to their new rental homes.

## 2007 Awards

National Association of Housing and Redevelopment Officials (NAHRO)

### National Award of Merit

in Program Innovation–  
Resident and Client Services  
for the Keys to a Better Life Program

### Community Partner of the Year

The Literacy Council of Kitsap County

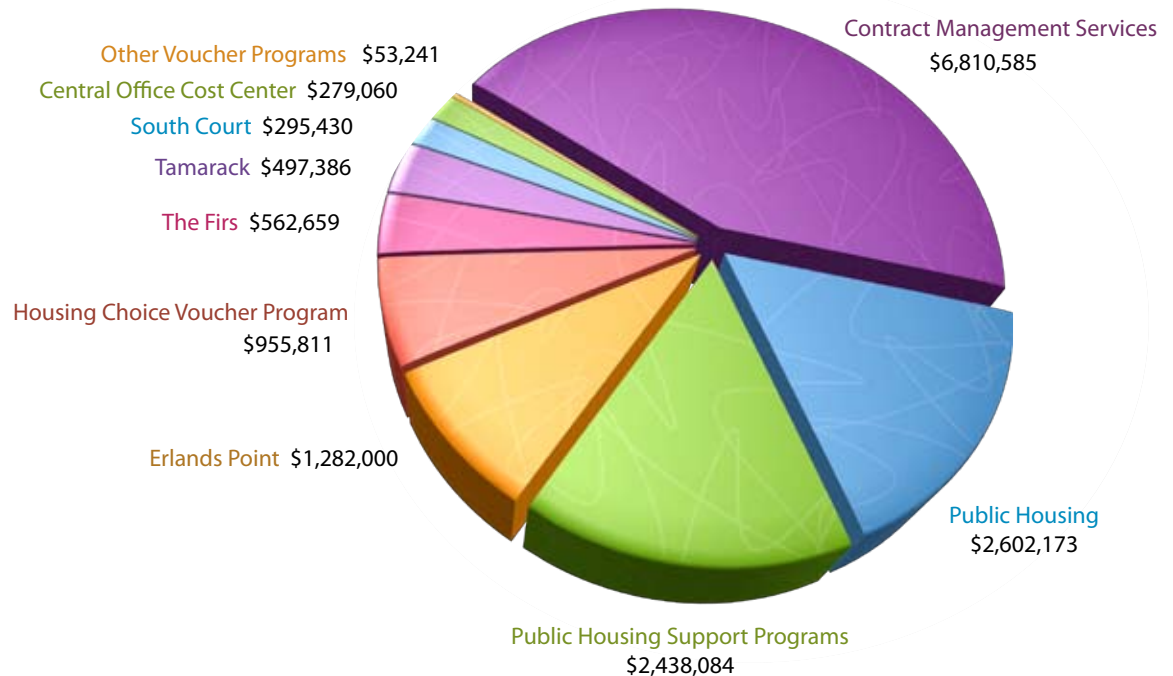
## Programs and Services

- The Family Self-Sufficiency Program prepared more than 40 families to become self-supporting by providing classes, coaching, and assistance in establishing savings accounts.
- Through partnerships with other agencies and businesses, classes have been provided to more than 200 BHA clients to help them find and keep jobs, budget their money, improve their parenting skills, buy their own homes, and improve their communication skills and self-confidence.
- BHA has saved time and money by implementing new automated systems in housing programs, integrating Information Technology (IT) teams, and revising maintenance staff work hours. This efficiency means more funds are available for programs that help BHA clients.
- IT moved to a self-hosted asset and property management program that has resulted in improved performance and reliability as well as reduced costs.
- BHA earned \$6.8 million through continuing management of Project-Based Section 8 Housing Assistance Payment contracts in Washington, Utah, Nebraska, and Hawaii. The income from this service is significant in funding local BHA housing and programs.
- Audits of financial statements by the Washington State Auditor's Office were "clean" with no audit findings.
- HUD reviewed BHA's Housing Choice Voucher program (Section 8) and named BHA a high performer (HUD's top rating), with an overall score of 93%.



*Leslie Green was the first resident at BHA's new assisted living facility. Before he moved into Bay Vista Commons, he lived in an apartment in Shelton. He gets around with the help of a walker and says that living alone was extremely difficult. He's grateful to have such a good place to live now, and says, "Oh, I like it here. Everybody is so nice and helpful. There's a nurse and someone who cleans my apartment for me, and I don't have to worry about fixing meals."*

## Net External Revenues (Excludes Housing Assistance Payments)



## Financial Highlights

	2007	2006	2005
<b>Income and Expenses</b>			
Total Tenant Income .....	2,912,041	2,391,393	1,495,560
Grant Income .....	121,618,370	104,566,502	77,367,570
Interest Income .....	360,240	301,954	157,694
Other Income .....	1,450,039	1,545,577	954,970
Operating Expenses .....	13,245,144	12,443,404	11,590,743
Housing Assistance Payments .....	110,736,907	94,676,528	68,738,201
Depreciation .....	1,619,080	1,459,279	1,367,883
Net Income .....	739,559	226,215	(1,721,033)
<b>Balance Sheet</b>			
Current Assets .....	6,688,757	13,836,834	10,567,820
Capital Assets .....	68,205,695	59,922,160	40,408,521
Accumulated Depreciation .....	(18,378,667)	(16,799,838)	(15,343,421)
Other Assets .....	699,682	65,000	0
Total Assets .....	57,215,467	57,024,156	35,632,920
Current Liabilities .....	4,004,555	2,976,883	2,752,717
Long Term Debt .....	24,712,430	24,916,811	4,094,750
Total Liabilities .....	28,716,985	27,893,694	6,847,467
<b>Ratio Analysis*</b>			
Current Ratio .....	7.65	7.50	7.50
Tenants Receivable Outstanding .....	4.50	4.50	4.50
Occupancy Loss .....	4.50	4.50	4.50
Net Income or Loss Divided by the Expendable Fund Balance ...	1.50	1.50	1.50
Expense Management .....	1.50	1.50	1.50

\* The ratio analysis is performed by HUD's REAC Department. The values are based on the electronic submission of the financial statements. Detailed information can be found in the document FINANCIAL INDICATOR METHODOLOGY & ANALYSIS GUIDE. The document can be found at HUD's website: [www.hud.gov/reac](http://www.hud.gov/reac).



Bay Vista Commons



Kneeland Park



Erlands Point

## Housing Units Administered or Managed by BHA in 2007

### Conventional Public Housing

Westpark (Bremerton)  
Tara Heights (Bremerton)

	Units	
	571	
	21	
<b>Total</b>		<b>592</b>

### Other Affordable Housing

Bay Vista Commons (Bremerton)  
The Firs (Bremerton)  
Tamarack (Bremerton)  
Fairmont Cove (Shelton)  
Goldsborough Cove (Shelton)  
Kneeland Park (Shelton)  
Pine Gardens (Shelton)

	72	
	60	
	83	
	40	
	20	
	21	
	28	
<b>Total</b>		<b>324</b>

### Market Rate Housing

Erlands Point (Bremerton)  
South Court (Bremerton)

	148	
	47	
<b>Total</b>		<b>195</b>

### Housing Choice Vouchers

Bremerton Housing Authority  
for Kitsap Consolidated Housing Authority  
for Mason County Housing Authority  
for Jefferson County Housing Authority

	1,059	
	374	
	176	
	146	
<b>Total</b>		<b>1,755</b>

### Contract Administration for HUD

Washington  
Hawaii  
Utah  
Nebraska

	16,168	
	2,960	
	3,607	
	6,538	
<b>Total</b>		<b>29,273</b>

## Total Units

**32,139**



*Bay Vista Commons, BHA's assisted living facility at Westpark, was completed and opened for low-income people who need help with activities of daily living. This first phase of the redevelopment of Westpark is located near Kitsap Way. Redevelopment will proceed to the next phase in 2008.*



## **Bremerton Housing Authority**

110 Russell Road, P.O. Box 4460  
Bremerton, Washington 98312  
360-479-3694



[www.bremertonhousing.org](http://www.bremertonhousing.org)