



PIERCE COUNTY HOUSING AUTHORITY

11515 Canyon Road East, Puyallup, WA 98373 | 253-620-5400

INFORMATION PACKET FOR THE PIERCE COUNTY BOARD OF COMMISSIONERS FEBRUARY 2025 REGULAR MEETING

26 FEBRUARY 2025



PIERCE COUNTY HOUSING AUTHORITY

11515 Canyon Road East, Puyallup, WA 98499 | 253-620-5400

REGULAR MEETING AGENDA

FEBRUARY 26, 2025 – 3:30 PM

PCHA CAMPUS CONFERENCE ROOM
11515 CANYON ROAD EAST, PUYALLUP, WA, 98373
& ONLINE VIA ZOOM

ROLL CALL

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COMMISSIONERS CORNER	
OPEN PUBLIC MEETING ACT TRAINING & CERTIFICATE	

EXECUTIVE SESSION (IF APPLICABLE)

The Board may hold an executive session for purposes allowed under the Open Public Meetings Act.

Legal purposes include: to consider acquisition or sale of real estate; to review negotiations of publicly bid contracts; to receive and evaluate complaints or charges brought against a public officer or employee; to evaluate the qualifications of an applicant for public employment; to review the performance of a public employee; and to discuss with legal counsel matters relating to agency enforcement actions, litigation, or potential litigation. Before convening in executive session, the Board Chair will publicly announce the purpose for the executive session and the time when the executive session is expected to conclude.

Under RCW 42.30.110, an executive session may be held for the purpose of receiving and evaluating complaints against or reviewing the qualifications of an applicant for public employment or reviewing the performance of a public employee, consultation with legal counsel regarding agency enforcement actions, or actual or potential agency litigation; considering the sale or acquisition of real estate; and/or reviewing professional negotiations.

ADJOURNMENT



PIERCE COUNTY HOUSING AUTHORITY

11515 Canyon Road East, Puyallup, WA 98373 | 253-620-5400

OLD BUSINESS



PIERCE COUNTY HOUSING AUTHORITY

603 South Polk Street, Tacoma, WA 98444 | 253-620-5400

MINUTES OF THE FEBRUARY 5TH, 2025, REGULAR MEETING OF THE BOARD OF COMMISSIONERS

Date: February 5th, 2025
3:30 PM

Location: PCHA Main Campus and
Hybrid over ZOOM

In Attendance: Chairperson Mark Martinez
Commissioner Narva Walton
Commissioner Stewart
Commissioner Winship

Absent: Commissioner Blaksley

Also in Attendance: Jim Stretz, Executive Director
Tamara Meade, Deputy Executive Director
Christina McLeod, Director of Operations
Tammy Moter, Director of Finance
Sean McKenna, Director of Project Management
Victor Lovelace, Director of Maintenance
Riley Guerrero, Planning, Policy, and Community Engagement Manager
Ney Calhoun, Human Resources Manager
Business Development Coordinator, Darcy Erwin
Gia Valentine, Apprentice Housing Specialist
Joanna Nieto, Senior Staff Accountant

*In Attendance Via Zoom/Phone

CALL TO ORDER

Chairperson Martinez called the Regular Meeting of the Board of Commissioners to order at 3:42 PM.

AGENDA

Chairperson Martinez entertained a motion to approve the agenda as presented. Commissioner Stewart so moved. Commissioner Winship seconded the motion. Commissioner Martinez asked for any changes to the Agenda.

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Winship	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



The agenda was so approved.

PUBLIC COMMENT

Chairperson Martinez called for public comment. No comment was given. Public comment was thereby closed.

OLD BUSINESS

Chairperson Martinez called for a motion to approve the minutes of the December 2025 Regular Meeting as presented. Commissioner Stewart so moved. Commissioner Winship seconded the motion.

A vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Winship	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The minutes were so approved.

Chairperson Martinez entertained a motion to approve the cash disbursements for December 2024. Chair Martinez asked for the recommendation of the Finance Committee. Commissioner Stewart answered that the committee met the day prior, was pleased with the reporting, and recommended proceed with the motion to adopt.

Chair entertained the motion to adopt. Commissioner Stewart so moved. Commissioner Winship seconded the motion.

A vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Winship	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The cash disbursements from December 2024 were so approved.

NEW BUSINESS

Resolution 1960

Chairperson Martinez called for a motion to approve Resolution 1960, to authorize the Executive Director to enter an interlocal agreement with King County Housing Authority (KCHA) to acquire lab testing and decontamination services. Commissioner Stewart so moved. Commissioner Winship seconded the motion.

Director McKenna introduced Resolution 1960 as written on page 105 of the February 5th Information

Packet. Commissioner Winship advised adjustment to a document header for Resolution 1960 which was accepted. Commissioner Martinez inquired if this would streamline the selling of the properties. Director McKenna responded in the affirmative. Commissioner Winship confirmed that testing is part of the terms of the purchase. McKenna responded in the affirmative and informed the Board of additional resources. Executive Director Stretz provided additional insights into the selling process and all costs associated, along with market insights.

With no further comment, a vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Winship	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Resolution 1960 was so approved.74/

Resolution 1961

Chairperson Martinez called for a motion to approve Resolution 1961, to authorize the Executive Director to borrow funds from Kitsap Bank for the purchase of Hidden Firs Apartment Community. Commissioner Stewart so moved. Commissioner Watson seconded the motion.

Executive Director Stretz presented Resolution 1961 as written. Commissioner Martinez inquired about the timeline for the purchase of Hidden Firs. Manager Guerrero provided insight into the timeline and confirmed that we are at this time meeting the timeline.

With no further comment, a vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Winship	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Resolution 1961 was so approved.

STAFF INTRODUCTIONS

Deputy Executive Director Tamara Meade introduced the new staff Gia Valentine as a Housing Specialist joining the Supported Housing Division.

Director Tammy Moter introduced new staff Joanna Nieto as a Senior Staff Accountant joining the Finance Department.

The Board of Commissioners welcomed Nieto and Valentine to PCHA.

EXECUTIVE AND DIRECTOR REPORTS

Director of Project Management Sean McKenna presented Project Management report as written on page 145 of the February 5th, 2025, Information Packet. Director McKenna provided an update to his Board



report, as an additional LIPH home was sold to its residents, a major success for PCHA. Commissioner Winship inquired about how the price was set for the sale of these homes. Director McKenna responded with insights into the appraisal process. Commissioner Walton inquired about closing costs. Director McKenna informed Commissioner Walton the ways PCHA has approached closing costs. Commissioner Walton inquired about appraisals and comparative market analysis. Director McKenna provided insights into how PCHA calculated fair market value. Commissioner Walton confirmed with Director McKenna that all LIPH houses have been sold to homeowners, not investors. Commissioner Walton inquired about the agents involved and Director McKenna supplied that information. Commissioner Stewart inquired about Gig Harbor units. Director McKenna provided insights into the Gig Harbor units. Commissioner Stewart inquired about development opportunities. Director McKenna and Executive Director Stretz responded with insights regarding development opportunities and the consideration for parcels and PCHA's previous main campus location. No additional questions or comments from Commissioners.

Director of Operations Christina McLeod presented the Affordable Housing Division Report as written on page 109 of the February 5th, 2025, Information Packet. Director McLeod provided up an additional update regarding staffing. Commissioner Stewart inquired about evictions. Director McLeod provided insights into the eviction process and reiterated that PCHA is committed to keeping people housed. Commissioner Stewart inquired about physical evictions and PCHA staff to which Director McLeod provided insights for. No additional questions or comments from Commissioners.

Director of Finance Tammy Moter presented the Finance Report as written on page 112 of the February 5th, 2025, Information Packet. Director Moter added to her report that there were corrections to the Financial Statements. No additional questions or comments from Commissioners.

Manager of Human Resources Ney Calhoun presented the Human Resources Report as written on page 139 of the February 5th, 2025, Information Packet. No additional questions or comments from Commissioners.

Director of Maintenance Victor Lovelace presented the Maintenance Report as written on page 141 of the February 5th, 2025, Information Packet. Commissioner Stewart inquired about Training and Development and what that looks like for staff. Director Lovelace confirmed that the Training and Development is a compliance requirement and is currently in webinar format, which PCHA has been utilizing the webinar format since 2020 with the impact of COVID-19. Director Lovelace would like to transition back to Training and Development in the office now that PCHA has a new centralized office space. No additional questions or comments from Commissioners.

Manager of Planning, Policy, and Community Engagement (PPCE) Riley Guerrero presented the PPCE Report as written on page 142 of the February 5th, 2025, Information Packet. Chairperson Martinez inquired about one of the grant funds that were noted in Manager Guerrero's report. Manager Guerrero provided an update that PCHA was recommended for award and the process for award. No additional questions or comments from Commissioners.

Deputy Executive Director Tamara Meade presented the Supported Housing Division Report as written on page 147, the FSS Program Report as written on page 149, and the Two-Year Tool as written on page 150 of the February 5th, 2025, Information Packet. Commissioner Walton inquired about the percentage of PHAs that enter shortfall. The Executive Director described the trends as communicated by HUD. Commissioner Winship inquired about inflation factors and HUD determined funding asked about the definition of sequestration. Director Meade explained that the funding factors are determined by housing authority and



the area the PHA serves, defined sequestration, and explained how both could impact Housing Authorities based on previous experience. Executive Director Stretz and Director Meade additionally provided insights into portability and HOTMA. No additional questions or comments from Commissioners.

COMMISSIONERS CORNER

Chair Martinez called commissioners' corner. With no comments from comments from Commissioners, Commissioners' Corner was thereby closed.

EXECUTIVE SESSION

The Board of Commissioners went into Executive Session at 4:51 PM for 17 minutes to discuss the performance of a public employee. The Executive Session was concluded and the Regular Session resumed at 5:08 PM. Coming out of Executive Session, no action was taken.

ADJOURNMENT

Having no further business to come before the Board, Chair Martinez called for a motion to adjourn the Regular Meeting of the Board of Commissioners. Commissioner Stewart so moved. Commissioner Winship seconded the motion. All were in favor, none opposed. The meeting was adjourned at 5:09 PM.



PIERCE COUNTY HOUSING AUTHORITY

603 South Polk Street, Tacoma, WA 98444 | 253-620-5400

MINUTES FOR THE FEBRUARY 5TH, 2025, ANNUAL MEETING OF THE BOARD OF COMMISSIONERS

Date: February 5th, 2025
5:09 PM

Location: PCHA Main Campus and
Hybrid over ZOOM

In Attendance: Chairperson Mark Martinez
Commissioner Narva Walton
Commissioner Stewart
Commissioner Winship

Absent: Commissioner Blaksley

Also in Attendance: Jim Stretz, Executive Director
Tamara Meade, Deputy Executive Director
Christina McLeod, Director of Operations
Tammy Moter, Director of Finance
Sean McKenna, Director of Project Management
Victor Lovelace, Director of Maintenance
Riley Guerrero, Planning, Policy, and Community Engagement Manager
Ney Calhoun, Human Resources Manager
Business Development Coordinator, Darcy Erwin

*In Attendance Via Zoom/Phone

CALL TO ORDER

Chairperson Martinez called the Annual Meeting of the Board of Commissioners to order at 5:09 PM.

AGENDA

Chairperson Martinez entertained a motion to approve the agenda as presented. Commissioner Stewart so moved. Commissioner Winship seconded the motion. Commissioner Martinez asked for any changes to the Agenda.

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Winship	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The agenda was so approved.



ELECTION OF THE CHAIR

Chairperson Martinez opened the floor for nominations for the position of Chair for the Board of Commissioners. Commissioner Stewart nominated Mark Martinez. No further nominees were named. Chair Martinez asked for acclamation. Commissioner Stewart so moved. Commissioner Winship seconded the motion.

A vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Winship	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chairperson Martinez was thereby re-elected to the Chair position for 2025.

ELECTION OF THE VICE CHAIR

Chairperson Martinez opened the floor for nominations for the position of Chair for the Board of Commissioners. Commissioner Stewart nominated Narva Walton. No further nominees were named. Chair Martinez asked for acclamation. Commissioner Stewart so moved. Commissioner Winship seconded the motion.

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Winship	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vice Chairperson Walton was thereby re-elected to the Chair position for 2025.

COMMITTEE APPOINTMENTS

Chairperson Martinez appointed Commissioner Stewart, and Vice Chairperson Walton to the Board Finance Committee.

Chairperson Martinez appointed himself and Commissioner Winship to the Board Audit and Accountability Committee.

ANNUAL SCHEDULE

Chair Martinez asked if the final Wednesday of each month was still feasible for all Commissioners. There were no objections. The Finance Committee was set to continue meeting on the Tuesday prior to the Board Meeting. The Audit and Accountability Committee was to be convened as needed.



GUIDELINES FOR THE BOARD AGENDA AND INFORMATION PACKET MATERIALS

Manager Guerrero presented the proposed Strategic Focus Calendar for 2025. Chairperson Martinez requested a hybrid approach where we study sessions could be included where projects permit, to keep the Director reports as presented in 2024. Commissioner Winship expressed his interest in PCHA staff to present on legislative and policy changes. Chairperson Martinez shared this interest in this information as well and how these changes would be implemented and addressed. Chairperson Martinez identified that there may not be a need for a Strategic Focus or Study Session every Board Meeting. Manager Guerrero informed the Board that staff will be presenting PCHA success stories and inviting PCHA's community partners to present projects to the Board as appropriate. Chairperson Martinez expressed his support for these agenda items. Commissioner Stewart would also appreciate updates on funding as they come. Director Meade confirmed this to be discussed as it comes up. Executive Director Stretz reiterated that regular information will be provided to the Chair.

ADJOURNMENT

Having no further business to come before the Board, Chair Martinez called for a motion to adjourn the Regular Meeting of the Board of Commissioners. Commissioner Stewart so moved. Commissioner Walton seconded the motion. All were in favor, with none opposed. The Annual Meeting was so adjourned at 5:22 PM.



PIERCE COUNTY HOUSING AUTHORITY

603 South Polk Street, Tacoma, WA 98444 | 253-620-5400

VOUCHER APPROVAL

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described, or that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the Pierce County Housing Authority, and that I am authorized to authenticate and certify to said claim in the amount of:

\$5,280,523.14

This 26th day of February 2025

Date Range	Transaction ID#	Bank Account	Total January 2025	Total December 2024	Change in Disbursements Month over Month	Notes
January 1-31, 2025	Check#6537	LIPH Mgmt.	\$291.00	\$1,746.00	(\$1,455.00)	
January 1-31, 2025	EFT# 1154-1159	LIPH Mgmt.	\$872.00	\$1,148.00	(\$276.00)	
January 1-31, 2025	VOID Check #	LIPH Mgmt.	\$0.00	\$0.00	\$0.00	
January 1-31, 2025	VOID EFT #	LIPH Mgmt.	\$0.00	\$0.00	\$0.00	
January 1-31, 2025	Check# 356545-356698	Section 8	\$448,680.46	\$215,282.59	\$233,397.87	
January 1-31, 2025	EFT# 300571-301771	Section 8	\$3,562,683.91	\$3,504,800.37	\$57,883.54	December 2024 ending correction- eft#:300570 Total:\$3,504,800.37
January 1-31, 2025	VOID Check #	Section 8	\$0.00	(\$2,820.00)	\$2,820.00	VOID Check # 356001, 356234
January 1-31, 2025	VOID EFT # 300612,301011	Section 8	(\$3,512.00)	\$0.00	(\$3,512.00)	
January 1-31, 2025	Check# 91300-91433	Gen Ops	\$571,302.47	\$377,132.28	\$194,170.19	
January 1-31, 2025	EFT # 9553-9636	Gen Ops	\$282,835.28	\$1,979,375.11	(\$1,696,539.83)	
January 1-31, 2025	VOID Check #	Gen Ops	\$0.00	\$0.00	\$0.00	
January 1-31, 2025	VOID EFT #	Gen Ops	\$0.00	\$0.00	\$0.00	
1-Jan-25	Greystone Transfers	Gen Ops	\$124,842.00	\$124,842.00	\$0.00	
10-Jan-25	Payroll Period 1/5	Payroll	\$146,318.33	\$156,107.38	(\$9,789.05)	
24-Jan-25	Payroll Period 1/19	Payroll	\$146,209.69	\$165,498.25	(\$19,288.56)	
	Payroll Period	Payroll			\$0.00	
	Totals		\$5,280,523.14	\$6,523,111.98	(\$1,242,588.84)	

Auditing Officer

Date

Payment Summary

-- Participant names redacted

Bank=genops AND mm/yy=01/2025-01/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
genops - General Operating	9553	vaffordable - Affordable Housing Network LLC	01/06/2025	01/2025	9,100.00	
genops - General Operating	9554	vallstream - Allstream	01/06/2025	01/2025	1,096.14	
genops - General Operating	9555	vhdsupplyfac - HD Supply Facilities Maintenance LTD	01/06/2025	01/2025	14,478.66	
genops - General Operating	9556	vlakewoodhar - Lakewood Hardware & Paint Inc	01/06/2025	01/2025	2,108.30	
genops - General Operating	9557	vwestsoundwo - MB Squared Inc	01/06/2025	01/2025	3,441.40	
genops - General Operating	9558	vmiraclemeth - Murphy's Refinishing LLC	01/06/2025	01/2025	2,550.00	
genops - General Operating	9559	montgomeeryn - Naomi Montgomery	01/06/2025	01/2025	4,287.00	
genops - General Operating	9560	vnewlifefloo - New Life Flooring Inc	01/06/2025	01/2025	5,678.00	
genops - General Operating	9561	vopticfu - Optic Fusion, Inc.	01/06/2025	01/2025	233.75	
genops - General Operating	9562	vsereidipity - Serendipity Cleaning Services	01/06/2025	01/2025	3,760.00	
genops - General Operating	9563	vtriplegemca - Triple Gem Carpet Cleaning LLC	01/06/2025	01/2025	6,512.50	
genops - General Operating	9564	vtuelyyoung - Tuell & Young PS	01/06/2025	01/2025	1,450.00	
genops - General Operating	9565	vwaynesro - Wayne's Roofing Inc	01/06/2025	01/2025	1,229.63	
genops - General Operating	9566	v0000225 - AA Decon	01/10/2025	01/2025	5,310.00	
genops - General Operating	9567	vadvanced - Advanced Auto Care	01/10/2025	01/2025	1,325.44	
genops - General Operating	9568	vallstream - Allstream	01/10/2025	01/2025	2,115.38	
genops - General Operating	9569	vaplclean - APL Cleaning Service LLC	01/10/2025	01/2025	5,610.00	
genops - General Operating	9570	vcarahsoftte - Carahsoft Technology Corporation	01/10/2025	01/2025	2,934.49	
genops - General Operating	9571	vcintasfire - Cintas Fire 636525	01/10/2025	01/2025	546.72	
genops - General Operating	9572	vgreeneffect - Green Effects Inc	01/10/2025	01/2025	8,259.99	
genops - General Operating	9573	vhdsupplyfac - HD Supply Facilities Maintenance LTD	01/10/2025	01/2025	10,719.39	
genops - General Operating	9574	vlakewoodhar - Lakewood Hardware & Paint Inc	01/10/2025	01/2025	3,825.89	
genops - General Operating	9575	v0000313 - Maid 2 Clean, E.E. Marchan LLC	01/10/2025	01/2025	250.00	
genops - General Operating	9576	vwestsoundwo - MB Squared Inc	01/10/2025	01/2025	6,867.40	
genops - General Operating	9577	vmiraclemeth - Murphy's Refinishing LLC	01/10/2025	01/2025	13,750.00	
genops - General Operating	9578	vnanmcka - Nan McKay & Associates Inc	01/10/2025	01/2025	478.00	
genops - General Operating	9579	vnewlifefloo - New Life Flooring Inc	01/10/2025	01/2025	9,050.56	
genops - General Operating	9580	vofficeprof - Office & Prof Employees Int'l UnionLoc#8	01/10/2025	01/2025	1,016.95	
genops - General Operating	9581	vreliablepar - Reliable Parts Inc.	01/10/2025	01/2025	537.70	
genops - General Operating	9582	vsereidipity - Serendipity Cleaning Services	01/10/2025	01/2025	500.00	
genops - General Operating	9583	vsigntechele - Sign Tech Electric	01/10/2025	01/2025	1,291.25	
genops - General Operating	9584	vstaples - Staples Business Advantage	01/10/2025	01/2025	230.04	
genops - General Operating	9585	vstateaudito - State Auditors Office	01/10/2025	01/2025	5,842.20	
genops - General Operating	9586	vjiffylube - Team Car Care, LLC dba Jiffy Lube	01/10/2025	01/2025	82.34	
genops - General Operating	9587	vtriplegemca - Triple Gem Carpet Cleaning LLC	01/10/2025	01/2025	1,838.75	
genops - General Operating	9588	vtuelyyoung - Tuell & Young PS	01/10/2025	01/2025	1,409.00	
genops - General Operating	9589	vwaynesro - Wayne's Roofing Inc	01/10/2025	01/2025	2,028.22	
genops - General Operating	9590	v0000225 - AA Decon	01/17/2025	01/2025	6,640.00	
genops - General Operating	9591	vcintasfire - Cintas Fire 636525	01/17/2025	01/2025	46.97	
genops - General Operating	9592	vboniquemoo - Ebonique M Moore	01/17/2025	01/2025	2,675.82	
genops - General Operating	9593	vgreeneffect - Green Effects Inc	01/17/2025	01/2025	5,905.45	

Payment Summary

-- Participant names redacted

Bank=genops AND mm/yy=01/2025-01/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
genops - General Operating	9594	vhdsupplyfac - HD Supply Facilities Maintenance LTD	01/17/2025	01/2025	2,292.54	
genops - General Operating	9595	vlakewoodhar - Lakewood Hardware & Paint Inc	01/17/2025	01/2025	1,532.46	
genops - General Operating	9596	v0000652 - Luke Brooks	01/17/2025	01/2025	35.00	
genops - General Operating	9597	vnanmcka - Nan McKay & Associates Inc	01/17/2025	01/2025	4,851.00	
genops - General Operating	9598	vnewlifefloo - New Life Flooring Inc	01/17/2025	01/2025	860.00	
genops - General Operating	9599	vserendipity - Serendipity Cleaning Services	01/17/2025	01/2025	3,540.00	
genops - General Operating	9600	v0000654 - Sergey Serada	01/17/2025	01/2025	80.40	
genops - General Operating	9601	b0002005 - Talavera	01/17/2025	01/2025	2,161.00	
genops - General Operating	9602	v0000225 - AA Decon	01/24/2025	01/2025	4,180.00	
genops - General Operating	9603	vcintasfire - Cintas Fire 636525	01/24/2025	01/2025	298.74	
genops - General Operating	9604	v0000114 - Danny Killian	01/24/2025	01/2025	173.11	
genops - General Operating	9605	vfirstcheck - First Citizens Bank Checking	01/24/2025	01/2025	12,256.19	
genops - General Operating	9606	vfirstcbtc - First-Citizens Bank & Trust Company	01/24/2025	01/2025	16,943.54	
genops - General Operating	9607	vgreeneffect - Green Effects Inc	01/24/2025	01/2025	425.01	
genops - General Operating	9608	vhdsupplyfac - HD Supply Facilities Maintenance LTD	01/24/2025	01/2025	8,145.76	
genops - General Operating	9609	vlakewoodhar - Lakewood Hardware & Paint Inc	01/24/2025	01/2025	4,539.08	
genops - General Operating	9610	v0000313 - Maid 2 Clean, E.E. Marchan LLC	01/24/2025	01/2025	935.28	
genops - General Operating	9611	vwestsoundwo - MB Squared Inc	01/24/2025	01/2025	4,468.52	
genops - General Operating	9612	vmrisoft - MRI Software LLC	01/24/2025	01/2025	475.90	
genops - General Operating	9613	vmiraclemeth - Murphy's Refinishing LLC	01/24/2025	01/2025	6,875.00	
genops - General Operating	9614	vnewlifefloo - New Life Flooring Inc	01/24/2025	01/2025	4,546.80	
genops - General Operating	9615	vpost-pb - Pitney Bowes USPS/Acct 34498188	01/24/2025	01/2025	3,000.00	
genops - General Operating	9616	vreliablepar - Reliable Parts Inc.	01/24/2025	01/2025	350.01	
genops - General Operating	9617	vserendipity - Serendipity Cleaning Services	01/24/2025	01/2025	670.00	
genops - General Operating	9618	vsigntechele - Sign Tech Electric	01/24/2025	01/2025	430.00	
genops - General Operating	9619	vmeadetamara - Tamara Meade	01/24/2025	01/2025	82.71	
genops - General Operating	9620	vtuelyoung - Tuell & Young PS	01/24/2025	01/2025	1,309.50	
genops - General Operating	9621	v0000117 - Vince Quintanilla	01/24/2025	01/2025	80.87	
genops - General Operating	9622	vcruzvincent - Vincent Cruz	01/24/2025	01/2025	250.64	
genops - General Operating	9623	vfleetservic - Wex Bank	01/24/2025	01/2025	1,946.45	
genops - General Operating	9624	vyardisystem - Yardi Systems Inc	01/24/2025	01/2025	70.98	
genops - General Operating	9625	v0000225 - AA Decon	01/31/2025	01/2025	1,470.00	
genops - General Operating	9626	v0000161 - Brooklynn Masonry LLC	01/31/2025	01/2025	800.00	
genops - General Operating	9627	vfirstcheck - First Citizens Bank Checking	01/31/2025	01/2025	10,125.38	
genops - General Operating	9628	vhdsupplyfac - HD Supply Facilities Maintenance LTD	01/31/2025	01/2025	8,537.94	
genops - General Operating	9629	vlakewoodhar - Lakewood Hardware & Paint Inc	01/31/2025	01/2025	3,965.92	
genops - General Operating	9630	v0000313 - Maid 2 Clean, E.E. Marchan LLC	01/31/2025	01/2025	1,957.00	
genops - General Operating	9631	vmiraclemeth - Murphy's Refinishing LLC	01/31/2025	01/2025	1,975.00	
genops - General Operating	9632	vofficeprof - Office & Prof Employees Int'l UnionLoc#8	01/31/2025	01/2025	994.57	
genops - General Operating	9633	vreliablepar - Reliable Parts Inc.	01/31/2025	01/2025	291.12	
genops - General Operating	9634	vstaples - Staples Business Advantage	01/31/2025	01/2025	3,280.19	

Payment Summary

-- Participant names redacted

Bank=genops AND mm/yy=01/2025-01/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
genops - General Operating	9635	vstateaudito - State Auditors Office	01/31/2025	01/2025	3,435.77	
genops - General Operating	9636	v0000681 - Virtru Corporation	01/31/2025	01/2025	1,182.57	
genops - General Operating	91300	v0000179 - A-Advanced Septic Services	01/06/2025	01/2025	56,930.45	
genops - General Operating	91301	affordableho - Affordable Housing Management Assoc...	01/06/2025	01/2025	2,320.00	
genops - General Operating	91302	vallseaso - All Seasons Pest Control	01/06/2025	01/2025	560.00	
genops - General Operating	91303	v0000467 - CellGate-Gouldin Technologies LLC	01/06/2025	01/2025	1,191.60	
genops - General Operating	91304	vcityoftacom - City of Tacoma	01/06/2025	01/2025	2,836.66	
genops - General Operating	91305	vcopiers - Copiers Northwest, Inc.	01/06/2025	01/2025	152.52	
genops - General Operating	91306	vdswaters - DS Waters of America Inc	01/06/2025	01/2025	175.24	
genops - General Operating	91307	velmhurst - Elmhurst Mutual Power & Light	01/06/2025	01/2025	56.85	
genops - General Operating	91308	vhomedep - Home Depot (Commerical Account)	01/06/2025	01/2025	6,228.45	
genops - General Operating	91309	vjustjunkit - Just Junk It LLC	01/06/2025	01/2025	751.10	
genops - General Operating	91310	vlakeviewlig - Lakeview Light & Power Co.	01/06/2025	01/2025	145.07	
genops - General Operating	91311	v0000395 - Paint Pros NW LLC	01/06/2025	01/2025	5,530.00	
genops - General Operating	91312	vparklandlig - Parkland Light & Water Company	01/06/2025	01/2025	166.37	
genops - General Operating	91313	vprincipalli - Principal Life Insurance Company	01/06/2025	01/2025	912.48	
genops - General Operating	91314	vpse - Puget Sound Energy	01/06/2025	01/2025	1,038.67	
genops - General Operating	91315	roberthalf - Robert Half International Inc	01/06/2025	01/2025	3,791.03	
genops - General Operating	91316	v0000281 - Rodda Paint	01/06/2025	01/2025	987.72	
genops - General Operating	91317	v0000344 - Speedy Novus Glass LLC	01/06/2025	01/2025	883.00	
genops - General Operating	91318	vstopbugging - Stop Bugging Me LLC	01/06/2025	01/2025	2,328.61	
genops - General Operating	91319	thursto1 - Thurston Public Utility District	01/06/2025	01/2025	65.02	
genops - General Operating	91320	vallseaso - All Seasons Pest Control	01/10/2025	01/2025	525.00	
genops - General Operating	91321	b0001581 - Blakeslee	01/10/2025	01/2025	407.65	
genops - General Operating	91322	vcityofortin - City of Orting	01/10/2025	01/2025	2,170.44	
genops - General Operating	91323	vcityoftacom - City of Tacoma	01/10/2025	01/2025	5,944.17	
genops - General Operating	91324	vcomcastcorp - Comcast Corporation	01/10/2025	01/2025	224.47	
genops - General Operating	91325	vcopiers - Copiers Northwest, Inc.	01/10/2025	01/2025	80.21	
genops - General Operating	91326	vlanguage - Corporate Trans Serv Inc	01/10/2025	01/2025	18.01	
genops - General Operating	91327	vdmdispo - DM Disposal Co Inc	01/10/2025	01/2025	210.88	
genops - General Operating	91328	vdmdispo - DM Disposal Co Inc	01/10/2025	01/2025	248.00	
genops - General Operating	91329	vdoorking - DoorKing Inc	01/10/2025	01/2025	279.75	
genops - General Operating	91330	velmhurst - Elmhurst Mutual Power & Light	01/10/2025	01/2025	761.06	
genops - General Operating	91331	vlakewoodref - Harold Lemay Enterprises	01/10/2025	01/2025	19,607.55	
genops - General Operating	91332	vhomedep - Home Depot (Commerical Account)	01/10/2025	01/2025	1,511.45	
genops - General Operating	91333	vhousinginsu - Housing Insurance Services Inc.	01/10/2025	01/2025	64,545.00	
genops - General Operating	91334	vwsj - Infinet Results LLC	01/10/2025	01/2025	928.00	
genops - General Operating	91335	vjbohorquez - JBohorquez Cleaning Services LLC	01/10/2025	01/2025	6,400.00	
genops - General Operating	91336	vjustjunkit - Just Junk It LLC	01/10/2025	01/2025	1,351.98	
genops - General Operating	91337	vlakeviewlig - Lakeview Light & Power Co.	01/10/2025	01/2025	134.51	
genops - General Operating	91338	vlemaymob - LeMay Mobile Shredding	01/10/2025	01/2025	55.60	

Payment Summary

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Bank=genops AND mm/yy=01/2025-01/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
genops - General Operating	91339	vlesschwabti - Les Schwab Tire Center	01/10/2025	01/2025	1,272.00	
genops - General Operating	91340	vmclendon - McLendon Hardware Inc	01/10/2025	01/2025	39.96	
genops - General Operating	91341	vmurreys - Murrey's Disposal Company, Inc.	01/10/2025	01/2025	14,644.77	
genops - General Operating	91342	vnasimlandsc - Nasim and Sons, Inc	01/10/2025	01/2025	887.00	
genops - General Operating	91343	vnewquickdry - New Quick Dry Seatac Holdco LLC	01/10/2025	01/2025	5,000.00	
genops - General Operating	91344	v0000201 - Northwest Tree Experts	01/10/2025	01/2025	13,150.00	
genops - General Operating	91345	v0000494 - Pacific NW Bio WA LLC	01/10/2025	01/2025	8,985.27	
genops - General Operating	91346	v0000395 - Paint Pros NW LLC	01/10/2025	01/2025	1,655.00	
genops - General Operating	91347	vparklandlig - Parkland Light & Water Company	01/10/2025	01/2025	292.05	
genops - General Operating	91348	vpcrcdllc - Pierce County Recycling Composting and ...	01/10/2025	01/2025	36.23	
genops - General Operating	91349	vpcrefus - Pierce County Refuse	01/10/2025	01/2025	4,886.70	
genops - General Operating	91350	robblees - Robblee's Total Security Inc	01/10/2025	01/2025	1,993.37	
genops - General Operating	91351	roberthalf - Robert Half International Inc	01/10/2025	01/2025	3,346.56	
genops - General Operating	91352	v0000281 - Rodda Paint	01/10/2025	01/2025	164.62	
genops - General Operating	91353	v0000344 - Speedy Novus Glass LLC	01/10/2025	01/2025	1,345.00	
genops - General Operating	91354	vstopbugging - Stop Bugging Me LLC	01/10/2025	01/2025	949.32	
genops - General Operating	91355	thursto1 - Thurston Public Utility District	01/10/2025	01/2025	59.85	
genops - General Operating	91356	vvonagebusin - Vonage Business Solutions Inc	01/10/2025	01/2025	1,522.00	
genops - General Operating	91357	vwsp - Washington State Patrol	01/10/2025	01/2025	495.00	
genops - General Operating	91358	vwawater - Washington Water Service Co	01/10/2025	01/2025	152.12	
genops - General Operating	91359	t0005603 - Williams	01/13/2025	01/2025	2,200.00	
genops - General Operating	91360	t0005860 - Adkins	01/17/2025	01/2025	1,382.00	
genops - General Operating	91361	vamericanrep - American Reporting Company	01/17/2025	01/2025	69.45	
genops - General Operating	91362	b0003752 - Brown	01/17/2025	01/2025	457.00	
genops - General Operating	91363	v0000378 - Carleton Hart Architecture, P.C.	01/17/2025	01/2025	3,800.00	
genops - General Operating	91364	vcityoffife - City of Fife	01/17/2025	01/2025	2,348.92	
genops - General Operating	91365	vcityoftacom - City of Tacoma	01/17/2025	01/2025	110.40	
genops - General Operating	91366	vcopiers - Copiers Northwest, Inc.	01/17/2025	01/2025	79.06	
genops - General Operating	91367	velmhurst - Elmhurst Mutual Power & Light	01/17/2025	01/2025	96.87	
genops - General Operating	91368	vhomedep - Home Depot (Commerical Account)	01/17/2025	01/2025	209.67	
genops - General Operating	91369	vjbohorquez - JBohorquez Cleaning Services LLC	01/17/2025	01/2025	180.00	
genops - General Operating	91370	vlemaymob - LeMay Mobile Shredding	01/17/2025	01/2025	124.56	
genops - General Operating	91371	v0000263 - Occupational Medical Clinic of Tac	01/17/2025	01/2025	155.00	
genops - General Operating	91372	v0000494 - Pacific NW Bio WA LLC	01/17/2025	01/2025	3,497.64	
genops - General Operating	91373	vparklandlig - Parkland Light & Water Company	01/17/2025	01/2025	131.67	
genops - General Operating	91374	vpcsewer - PC Sewer	01/17/2025	01/2025	25,750.42	
genops - General Operating	91375	vpcsecur - Pierce County Security, Inc.	01/17/2025	01/2025	225.00	
genops - General Operating	91376	vpse - Puget Sound Energy	01/17/2025	01/2025	8,489.45	
genops - General Operating	91377	roberthalf - Robert Half International Inc	01/17/2025	01/2025	6,154.11	
genops - General Operating	91378	vsummitwater - Summit Water & Supply Co.	01/17/2025	01/2025	3,704.87	
genops - General Operating	91379	vverizon - Verizon Wireless	01/17/2025	01/2025	2,386.28	

Payment Summary

-- Participant names redacted

Bank=genops AND mm/yy=01/2025-01/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
genops - General Operating	91380	vverizon - Verizon Wireless	01/17/2025	01/2025	619.01	
genops - General Operating	91381	vwasthealth - Washington State Health Care Authority	01/17/2025	01/2025	95,216.75	
genops - General Operating	91382	v0000179 - A-Advanced Septic Services	01/24/2025	01/2025	140.21	
genops - General Operating	91383	vaflac - AFLAC Incorporated	01/24/2025	01/2025	414.22	
genops - General Operating	91384	vallseaso - All Seasons Pest Control	01/24/2025	01/2025	340.00	
genops - General Operating	91385	vcenturyl - Centurylink	01/24/2025	01/2025	423.23	
genops - General Operating	91386	vcityoffife - City of Fife	01/24/2025	01/2025	80,401.42	
genops - General Operating	91387	vcityoftacom - City of Tacoma	01/24/2025	01/2025	1,410.30	
genops - General Operating	91388	vcomcastcorp - Comcast Corporation	01/24/2025	01/2025	491.02	
genops - General Operating	91389	vcomcastcorp - Comcast Corporation	01/24/2025	01/2025	254.47	
genops - General Operating	91390	vcomcastcorp - Comcast Corporation	01/24/2025	01/2025	165.84	
genops - General Operating	91391	vcomcastcorp - Comcast Corporation	01/24/2025	01/2025	165.84	
genops - General Operating	91392	vcomcastcorp - Comcast Corporation	01/24/2025	01/2025	163.27	
genops - General Operating	91393	vcomcastcorp - Comcast Corporation	01/24/2025	01/2025	539.11	
genops - General Operating	91394	vcomcastcorp - Comcast Corporation	01/24/2025	01/2025	454.96	
genops - General Operating	91395	vcomcastcorp - Comcast Corporation	01/24/2025	01/2025	566.32	
genops - General Operating	91396	vdoorking - DoorKing Inc	01/24/2025	01/2025	279.75	
genops - General Operating	91397	vdswaters - DS Waters of America Inc	01/24/2025	01/2025	178.34	
genops - General Operating	91398	vhousinginsu - Housing Insurance Services Inc.	01/24/2025	01/2025	1,642.00	
genops - General Operating	91399	vlakeviewlig - Lakeview Light & Power Co.	01/24/2025	01/2025	4,078.56	
genops - General Operating	91400	vlakewoodcou - Lakewood Countertops Inc	01/24/2025	01/2025	3,479.00	
genops - General Operating	91401	vmclendon - McLendon Hardware Inc	01/24/2025	01/2025	8.99	
genops - General Operating	91402	v0000201 - Northwest Tree Experts	01/24/2025	01/2025	8,100.00	
genops - General Operating	91403	v0000395 - Paint Pros NW LLC	01/24/2025	01/2025	945.00	
genops - General Operating	91404	vprincipalli - Principal Life Insurance Company	01/24/2025	01/2025	927.10	
genops - General Operating	91405	vpse - Puget Sound Energy	01/24/2025	01/2025	1,032.29	
genops - General Operating	91406	roberthalf - Robert Half International Inc	01/24/2025	01/2025	8,010.40	
genops - General Operating	91407	vsentinel - Sentinel Pest Control	01/24/2025	01/2025	80.33	
genops - General Operating	91408	v0000653 - South Tacoma Glass Specialists	01/24/2025	01/2025	385.58	
genops - General Operating	91409	vsanawaywat - Spanaway Water Company	01/24/2025	01/2025	72.07	
genops - General Operating	91410	v0000344 - Speedy Novus Glass LLC	01/24/2025	01/2025	1,884.00	
genops - General Operating	91411	vusbank - US Bank Corporate Payment Systems	01/24/2025	01/2025	10,736.06	
genops - General Operating	91412	vlovelacevic - Victor Lovelace	01/24/2025	01/2025	34.70	
genops - General Operating	91413	vwiseconsult - Wise Consulting Services	01/24/2025	01/2025	3,006.25	
genops - General Operating	91414	v0000662 - Zillow, Inc.	01/24/2025	01/2025	2,208.00	
genops - General Operating	91415	v0000179 - A-Advanced Septic Services	01/31/2025	01/2025	2,763.63	
genops - General Operating	91416	vallseaso - All Seasons Pest Control	01/31/2025	01/2025	185.00	
genops - General Operating	91417	vcintas461 - Cintas Corporation #461	01/31/2025	01/2025	801.50	
genops - General Operating	91418	vcityoftacom - City of Tacoma	01/31/2025	01/2025	1,655.87	
genops - General Operating	91419	vlanguague - Corporate Trans Serv Inc	01/31/2025	01/2025	39.19	
genops - General Operating	91420	vcorrchroni - Corr Cronin LLP	01/31/2025	01/2025	1,670.40	

Payment Summary

-- Participant names redacted

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Bank=genops AND mm/yy=01/2025-01/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
genops - General Operating	91421	velmhurst - Elmhurst Mutual Power & Light	01/31/2025	01/2025	182.44	
genops - General Operating	91422	vflohawks - FloHawks	01/31/2025	01/2025	2,107.14	
genops - General Operating	91423	vhomedep - Home Depot (Commerical Account)	01/31/2025	01/2025	282.80	
genops - General Operating	91424	vhousinginsu - Housing Insurance Services Inc.	01/31/2025	01/2025	4,231.00	
genops - General Operating	91425	t0004506 - Johnson	01/31/2025	01/2025	620.00	
genops - General Operating	91426	t0005069 - Jorbon	01/31/2025	01/2025	1,306.00	
genops - General Operating	91427	vjustjunkit - Just Junk It LLC	01/31/2025	01/2025	683.76	
genops - General Operating	91428	vlakeviewlig - Lakeview Light & Power Co.	01/31/2025	01/2025	1,901.92	
genops - General Operating	91429	vpse - Puget Sound Energy	01/31/2025	01/2025	394.58	
genops - General Operating	91430	roberthalf - Robert Half International Inc	01/31/2025	01/2025	6,878.38	
genops - General Operating	91431	v0000281 - Rodda Paint	01/31/2025	01/2025	658.48	
genops - General Operating	91432	vwawater - Washington Water Service Co	01/31/2025	01/2025	98.23	
genops - General Operating	91433	v0000662 - Zillow, Inc.	01/31/2025	01/2025	1,104.00	
					854,137.75	

Payment Summary

[REDACTED] -- Participant names redacted

Bank=liphmgmt AND mm/yy=01/2025-01/2025 AND All Checks=Yes AND Include Voids=All Checks

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
liphmgmt - LIPH Management	1154	[REDACTED]	01/06/2025	01/2025	202.00	
liphmgmt - LIPH Management	1155	[REDACTED]	01/06/2025	01/2025	1.00	
liphmgmt - LIPH Management	1156	[REDACTED]	01/06/2025	01/2025	42.00	
liphmgmt - LIPH Management	1157	[REDACTED]	01/06/2025	01/2025	265.00	
liphmgmt - LIPH Management	1158	[REDACTED]	01/06/2025	01/2025	53.00	
liphmgmt - LIPH Management	1159	[REDACTED]	01/06/2025	01/2025	309.00	
liphmgmt - LIPH Management	6537	[REDACTED]	01/06/2025	01/2025	291.00	
					1,163.00	

Payment Summary

Bank=sect8 AND mm/yy=01/2024-01/2025 AND Check Date=01/01/2025-01/31/2025 AND All Checks=Yes AND Include Voids=All Checks

█ -- Participant names redacted

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sect8 - Section 8	1141	█ - █	01/02/2025	01/2025	0.00	
sect8 - Section 8	1142	tuscanycourt - 68th Street TNC LLC	01/06/2025	01/2025	0.00	
sect8 - Section 8	1143	umpinvestmen - UMP Investment Properties	01/06/2025	01/2025	0.00	
sect8 - Section 8	1144	villageglen - 202 Village Glen LLC	01/06/2025	01/2025	0.00	
sect8 - Section 8	1145	█	01/15/2025	01/2025	0.00	
sect8 - Section 8	1146	█	01/15/2025	01/2025	0.00	
sect8 - Section 8	1147	█	01/15/2025	01/2025	0.00	
sect8 - Section 8	1148	█	01/15/2025	01/2025	0.00	
sect8 - Section 8	1149	█	01/15/2025	01/2025	0.00	
sect8 - Section 8	1150	█	01/16/2025	01/2025	0.00	
sect8 - Section 8	1151	bellasonoma - KW Fife LLC	01/16/2025	01/2025	0.00	
sect8 - Section 8	1152	malibuapartm - KCF Investments LLC	01/16/2025	01/2025	0.00	
sect8 - Section 8	1153	reiysparklan - Reiys Parkland LLC	01/16/2025	01/2025	0.00	
sect8 - Section 8	1154	snohomishcou - Snohomish County Housing Authority	01/16/2025	01/2025	0.00	
sect8 - Section 8	1155	t0005718 - Jones	01/16/2025	01/2025	0.00	
sect8 - Section 8	1156	v0000171 - Jevons Property Management	01/16/2025	01/2025	0.00	
sect8 - Section 8	1157	v0000549 - Foothill Properties Management LLC	01/16/2025	01/2025	0.00	
sect8 - Section 8	1158	viewbyvintag - View By Vintage LP	01/16/2025	01/2025	0.00	
sect8 - Section 8	1159	vintageattac - Vintage At Tacoma, LLC	01/16/2025	01/2025	0.00	
sect8 - Section 8	300571	1020orentals - 1020 O Rentals LLC	01/06/2025	01/2025	2,200.00	
sect8 - Section 8	300572	█	01/06/2025	01/2025	37.00	
sect8 - Section 8	300573	1130210thave - 11302 10th Ave LLC	01/06/2025	01/2025	8,302.00	
sect8 - Section 8	300574	11507_174th - Nancy Dumon	01/06/2025	01/2025	2,904.00	
sect8 - Section 8	300575	█	01/06/2025	01/2025	95.00	
sect8 - Section 8	300576	12001cstllc - 12001 C St LLC	01/06/2025	01/2025	1,081.00	
sect8 - Section 8	300577	█ - █	01/06/2025	01/2025	298.00	
sect8 - Section 8	300578	█ - █	01/06/2025	01/2025	226.00	
sect8 - Section 8	300579	█ - █	01/06/2025	01/2025	78.00	
sect8 - Section 8	300580	█ - █	01/06/2025	01/2025	123.00	
sect8 - Section 8	300581	█ - █	01/06/2025	01/2025	213.00	
sect8 - Section 8	300582	█ - █	01/06/2025	01/2025	213.00	
sect8 - Section 8	300583	█	01/06/2025	01/2025	164.00	
sect8 - Section 8	300584	█	01/06/2025	01/2025	254.00	
sect8 - Section 8	300585	1314mapleapa - Meridian Group LLC	01/06/2025	01/2025	1,387.00	
sect8 - Section 8	300586	█	01/06/2025	01/2025	184.00	
sect8 - Section 8	300587	█	01/06/2025	01/2025	36.00	
sect8 - Section 8	300588	█	01/06/2025	01/2025	179.00	
sect8 - Section 8	300589	█	01/06/2025	01/2025	220.00	
sect8 - Section 8	300590	█	01/06/2025	01/2025	40.00	
sect8 - Section 8	300591	█	01/06/2025	01/2025	86.00	
sect8 - Section 8	300592	█	01/06/2025	01/2025	213.00	

Payment Summary

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█ -- Participant names redacted

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sect8 - Section 8	300593	█	01/06/2025	01/2025	251.00	
sect8 - Section 8	300594	█	01/06/2025	01/2025	245.00	
sect8 - Section 8	300595	█	01/06/2025	01/2025	44.00	
sect8 - Section 8	300596	█	01/06/2025	01/2025	213.00	
sect8 - Section 8	300597	█	01/06/2025	01/2025	98.00	
sect8 - Section 8	300598	█	01/06/2025	01/2025	291.00	
sect8 - Section 8	300599	█	01/06/2025	01/2025	112.00	
sect8 - Section 8	300600	15113_74th - Nancy Dumon	01/06/2025	01/2025	638.00	
sect8 - Section 8	300601	1517148thst - 1517 148th St LLC	01/06/2025	01/2025	2,298.00	
sect8 - Section 8	300602	15519garden - Nancy Dumon	01/06/2025	01/2025	2,681.00	
sect8 - Section 8	300603	175208thave - 17520 8th Ave LLC	01/06/2025	01/2025	1,429.00	
sect8 - Section 8	300604	193mashellav - Herman Perkins	01/06/2025	01/2025	2,300.00	
sect8 - Section 8	300605	20171ihborro - 2017-1 IH Borrower LP	01/06/2025	01/2025	5,125.00	
sect8 - Section 8	300606	20172ihborro - 2017-2 IH Borrower LP	01/06/2025	01/2025	3,062.00	
sect8 - Section 8	300607	20182ihborro - 2018-2 IH Borrower LP	01/06/2025	01/2025	10,510.00	
sect8 - Section 8	300608	20183ihborro - 2018-3 IH Borrower LP	01/06/2025	01/2025	15,836.00	
sect8 - Section 8	300609	2064s56thst - 2064 S 56th St LLC	01/06/2025	01/2025	1,089.00	
sect8 - Section 8	300610	2dillc - 2DI, LLC	01/06/2025	01/2025	911.00	
sect8 - Section 8	300611	408128thst - 408 128th St LLC	01/06/2025	01/2025	1,125.00	
sect8 - Section 8	300612	612488thstsw - 6124 88th St SW Lakewood LLC	01/06/2025	01/2025	2,113.00	
sect8 - Section 8	300612	612488thstsw - 6124 88th St SW Lakewood LLC	01/08/2025	01/2025	-2,113.00	
sect8 - Section 8	300613	6135steilaco - 6135 Steilacoom LLC	01/06/2025	01/2025	737.00	
sect8 - Section 8	300614	73058jevons - 7305 8th Ave, LLC	01/06/2025	01/2025	1,493.00	
sect8 - Section 8	300615	88148815loc - 8814-8815 Lochburn Lane SW Lakew...	01/06/2025	01/2025	272.00	
sect8 - Section 8	300616	absolorjames - James Absolor	01/06/2025	01/2025	4,061.00	
sect8 - Section 8	300617	adamsliya - Liya Adams	01/06/2025	01/2025	1,827.00	
sect8 - Section 8	300618	adamsphyllis - Phyllis Adams	01/06/2025	01/2025	1,925.00	
sect8 - Section 8	300619	addisonapart - Addison Apartments LLC	01/06/2025	01/2025	1,187.00	
sect8 - Section 8	300620	aeroapartmen - GRE Waverly LLC	01/06/2025	01/2025	3,551.00	
sect8 - Section 8	300621	affinityreal - Affinity Real Estate Mangement	01/06/2025	01/2025	9,520.00	
sect8 - Section 8	300622	agarwalabhis - Abhishek Agarwal	01/06/2025	01/2025	2,584.00	
sect8 - Section 8	300623	aladdincamel - Aladdin Camelot Apartments LLC	01/06/2025	01/2025	616.00	
sect8 - Section 8	300624	alamedawest - J Alameda West LLC	01/06/2025	01/2025	982.00	
sect8 - Section 8	300625	alderlakeren - Alder Lake Rentals LLC	01/06/2025	01/2025	1,089.00	
sect8 - Section 8	300626	alderrapart - ALS Springhaven Village LLC	01/06/2025	01/2025	5,656.00	
sect8 - Section 8	300627	alfonsolouis - Louis Alfonso	01/06/2025	01/2025	2,040.00	
sect8 - Section 8	300628	allegraterra - 3125 West Associates	01/06/2025	01/2025	2,511.00	
sect8 - Section 8	300629	allenmorehei - Allenmore Brownstones LLC	01/06/2025	01/2025	876.00	
sect8 - Section 8	300630	alpineapartm - Boyd Daniels	01/06/2025	01/2025	2,722.00	
sect8 - Section 8	300631	alpinevistas - Alpine Vistas Apartments	01/06/2025	01/2025	10,387.00	
sect8 - Section 8	300632	amarnadhared - Pagidela Amarnadha Reddy	01/06/2025	01/2025	2,180.00	

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sect8 - Section 8	300633	americanhome - American Homes 4 Rent LP	01/06/2025	01/2025	2,705.00	
sect8 - Section 8	300634	antocicarusi - Ruslan Antocica	01/06/2025	01/2025	2,702.00	
sect8 - Section 8	300635	applerealty - Apple Realty Inc	01/06/2025	01/2025	4,243.00	
sect8 - Section 8	300636	araviaasset - Aravia Asset Management LLC	01/06/2025	01/2025	4,770.00	
sect8 - Section 8	300637	arborcrestap - Arbor Crest Apartments LLC	01/06/2025	01/2025	6,319.00	
sect8 - Section 8	300638	arborpointe - GRE Chateau LLC	01/06/2025	01/2025	6,378.00	
sect8 - Section 8	300639	arborpropert - Arbor Properties LLC	01/06/2025	01/2025	2,508.00	
sect8 - Section 8	300640	arlandrichar - Richard Arland	01/06/2025	01/2025	2,162.00	
sect8 - Section 8	300641	avanachestnu - Greystar Equity Partners X REIT LLC	01/06/2025	01/2025	4,109.00	
sect8 - Section 8	300642	aycoxursheil - Ursheila Aycox	01/06/2025	01/2025	230.00	
sect8 - Section 8	300643	baileychrist - Christopher Bailey	01/06/2025	01/2025	1,893.00	
sect8 - Section 8	300644	baldiejon - Jon Baldie	01/06/2025	01/2025	1,900.00	
sect8 - Section 8	300645	barayugaroll - Rolly Barayuga	01/06/2025	01/2025	1,204.00	
sect8 - Section 8	300646	barnerkennet - Barner, Kenneth	01/06/2025	01/2025	206.00	
sect8 - Section 8	300647	barnetsteve - Double B & G LLC	01/06/2025	01/2025	400.00	
sect8 - Section 8	300648	barnettholli - Barnett, Hollis H	01/06/2025	01/2025	713.00	
sect8 - Section 8	300649	barryenterpr - Barry Enterprises	01/06/2025	01/2025	2,095.00	
sect8 - Section 8	300650	baudendistel - Gail Baudendistel	01/06/2025	01/2025	763.00	
sect8 - Section 8	300651	bellamyparka - GRE Stoneridge LLC	01/06/2025	01/2025	3,090.00	
sect8 - Section 8	300652	bellaoncanyo - Bella Investor JV LLC	01/06/2025	01/2025	6,751.00	
sect8 - Section 8	300653	bellasonoma - KW Fife LLC	01/06/2025	01/2025	3,444.00	
sect8 - Section 8	300654	bellerudthom - Thomas M Bellerud	01/06/2025	01/2025	1,474.00	
sect8 - Section 8	300655	belleterrac - Rowland Trust	01/06/2025	01/2025	1,131.00	
sect8 - Section 8	300656	beskoppropert - Besko Properties LLC	01/06/2025	01/2025	1,495.00	
sect8 - Section 8	300657	bissondarlen - Darlene Bisson	01/06/2025	01/2025	1,882.00	
sect8 - Section 8	300658	blsdevelopme - BLS Development LLC	01/06/2025	01/2025	1,091.00	
sect8 - Section 8	300659	blueemerald - Blue Emerald Real Estate Co	01/06/2025	01/2025	4,947.00	
sect8 - Section 8	300660	bodinegary - Bodine, Gary	01/06/2025	01/2025	1,350.00	
sect8 - Section 8	300661	boirejohn - John Boire	01/06/2025	01/2025	2,635.00	
sect8 - Section 8	300662	bonvouloirja - Jack Bonvouloir	01/06/2025	01/2025	1,217.00	
sect8 - Section 8	300663	boucheecarl - Carl Bouchee	01/06/2025	01/2025	1,167.00	
sect8 - Section 8	300664	boulderparka - John Mark Co	01/06/2025	01/2025	7,903.00	
sect8 - Section 8	300665	bounkeuaphou - Phoumy Bobby Bounkeua	01/06/2025	01/2025	1,265.00	
sect8 - Section 8	300666	bowenkellyde - Kelly Dean Bowen	01/06/2025	01/2025	715.00	
sect8 - Section 8	300667	bowenroydsr - Roy D Bowen Sr	01/06/2025	01/2025	312.00	
sect8 - Section 8	300668	boydrobert - Robert Boyd	01/06/2025	01/2025	1,381.00	
sect8 - Section 8	300669	bradleygeorg - George Bradley	01/06/2025	01/2025	1,795.00	
sect8 - Section 8	300670	bradleyparka - MIG RE Investors 1 LLC	01/06/2025	01/2025	7,629.00	
sect8 - Section 8	300671	bramschedavi - David R Bramsche	01/06/2025	01/2025	952.00	
sect8 - Section 8	300672	braythomas - Thomas Bray	01/06/2025	01/2025	1,493.00	
sect8 - Section 8	300673	brazelrowele - Rowelette C Brazel	01/06/2025	01/2025	510.00	

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sect8 - Section 8	300674	bredlbrett - Brett Bredl	01/06/2025	01/2025	786.00	
sect8 - Section 8	300675	briarviewapa - Briarview Assoc Ltd Ptrp	01/06/2025	01/2025	10,055.00	
sect8 - Section 8	300676	bridgeportap - Boyd Daniels	01/06/2025	01/2025	7,512.00	
sect8 - Section 8	300677	brightonplac - Brighton Place Ltd Partnership	01/06/2025	01/2025	2,502.00	
sect8 - Section 8	300678	brookdalemhp - MHP Partners 2022 LLC	01/06/2025	01/2025	4,193.00	
sect8 - Section 8	300679	brookridgeap - Brookridge Apartments,	01/06/2025	01/2025	6,398.00	
sect8 - Section 8	300680	brooksidegar - Brookside Gardens Apartment Homes	01/06/2025	01/2025	3,762.00	
sect8 - Section 8	300681	brookstone - Brookstone Venture LLC	01/06/2025	01/2025	5,349.00	
sect8 - Section 8	300682	browndeborah - Deborah Kaye Brown	01/06/2025	01/2025	532.00	
sect8 - Section 8	300683	brownleslie - Leslie Brown	01/06/2025	01/2025	272.00	
sect8 - Section 8	300684	bryantproper - Bryant Properties	01/06/2025	01/2025	354.00	
sect8 - Section 8	300685	brynmarvilla - Bryn Mar Village LLC	01/06/2025	01/2025	1,118.00	
sect8 - Section 8	300686	bulkhakgeorg - Georgiy Bulhak	01/06/2025	01/2025	494.00	
sect8 - Section 8	300687	calcotepatri - Patrick Calcote	01/06/2025	01/2025	1,200.00	
sect8 - Section 8	300688	caleythornel - Lesley Caley-Thorne	01/06/2025	01/2025	1,876.00	
sect8 - Section 8	300689	cambridgeapa - Cambridge Apartments LP	01/06/2025	01/2025	3,920.00	
sect8 - Section 8	300690	canterbrookv - Canterbrook Village Apts, LLC	01/06/2025	01/2025	28,463.00	
sect8 - Section 8	300691	canterburyap - Canterbury Apartments LLC	01/06/2025	01/2025	3,322.00	
sect8 - Section 8	300692	cantonejill - Jill Cantone	01/06/2025	01/2025	3,867.00	
sect8 - Section 8	300693	canyonpark56 - Canyon Park 5617 Apartments LLC	01/06/2025	01/2025	5,681.00	
sect8 - Section 8	300694	canyonridge - Canyon Ridge Apartments LLC	01/06/2025	01/2025	2,260.00	
sect8 - Section 8	300695	caparentals - C.A.P.A. Rentals	01/06/2025	01/2025	1,183.00	
sect8 - Section 8	300696	carlsendorot - Dorothy Carlsen	01/06/2025	01/2025	1,090.00	
sect8 - Section 8	300697	carpenterdav - David Carpenter	01/06/2025	01/2025	1,300.00	
sect8 - Section 8	300698	carriagehous - 27th And Grandview	01/06/2025	01/2025	1,726.00	
sect8 - Section 8	300699	castellanwap - Jerry Williams	01/06/2025	01/2025	1,040.00	
sect8 - Section 8	300700	cedarcourtco - Antonio Redoblado	01/06/2025	01/2025	1,312.00	
sect8 - Section 8	300701	cedarcrestap - Ricardo Lockhart	01/06/2025	01/2025	3,466.00	
sect8 - Section 8	300702	cedronacomm - Hurst & Son LLC	01/06/2025	01/2025	782.00	
sect8 - Section 8	300703	centenorober - Robert Centeno	01/06/2025	01/2025	1,056.00	
sect8 - Section 8	300704	chamberscree - Randall Realty Corp	01/06/2025	01/2025	19,230.00	
sect8 - Section 8	300705	chamberspoin - Mork Family Limited Partnership	01/06/2025	01/2025	973.00	
sect8 - Section 8	300706	chandlerjosh - Josh Chandler Jr	01/06/2025	01/2025	1,285.00	
sect8 - Section 8	300707	chandlersvil - Penninsula Properties LLC	01/06/2025	01/2025	4,099.00	
sect8 - Section 8	300708	chateauraini - Chateau Rainier Apts	01/06/2025	01/2025	41,573.00	
sect8 - Section 8	300709	chaunaldkh - Ronald Khai Chau	01/06/2025	01/2025	627.00	
sect8 - Section 8	300710	chensara - Affinity Real Estate Management Inc	01/06/2025	01/2025	887.00	
sect8 - Section 8	300711	cherrytreeap - Lobs Lakewood, LLC	01/06/2025	01/2025	11,863.00	
sect8 - Section 8	300712	chinookapart - Chinook Apartments	01/06/2025	01/2025	2,036.00	
sect8 - Section 8	300713	christensenj - Christensen, Jeff	01/06/2025	01/2025	985.00	
sect8 - Section 8	300714	cirquewestap - Cirque West Apartments LLC	01/06/2025	01/2025	2,800.00	

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sect8 - Section 8	300715	citizenlake - CLPF C&O Lakewood LLC	01/06/2025	01/2025	20,676.00	
sect8 - Section 8	300716	clairestover - Claire Stover RVOC Living Trust	01/06/2025	01/2025	617.00	
sect8 - Section 8	300717	clemonsarlis - Arlisa A. Clemons	01/06/2025	01/2025	1,428.00	
sect8 - Section 8	300718	clevelandmar - Marilyn Cleveland	01/06/2025	01/2025	2,100.00	
sect8 - Section 8	300719	coffeecreek - Coffee Creek TNC LLC	01/06/2025	01/2025	3,858.00	
sect8 - Section 8	300720	coldwellbain - Landover Corporation	01/06/2025	01/2025	2,595.00	
sect8 - Section 8	300721	colemanricha - Richard Coleman	01/06/2025	01/2025	501.00	
sect8 - Section 8	300722	contrerasles - Lesman Contreras	01/06/2025	01/2025	4,084.00	
sect8 - Section 8	300723	coonleykelly - Kelly Coonley	01/06/2025	01/2025	103.00	
sect8 - Section 8	300724	coppervalley - Copper Valley Apartments LLC	01/06/2025	01/2025	34,682.00	
sect8 - Section 8	300725	cornerstonea - Cornerstone Apartments LLC	01/06/2025	01/2025	1,958.00	
sect8 - Section 8	300726	corvinproper - Corvin Properties LLC	01/06/2025	01/2025	734.00	
sect8 - Section 8	300727	cottonwoodda - Cottonwood Davis LLC	01/06/2025	01/2025	3,751.00	
sect8 - Section 8	300728	countryestat - Country Estates Apartments	01/06/2025	01/2025	1,863.00	
sect8 - Section 8	300729	countrygable - Country Gables LLC	01/06/2025	01/2025	3,065.00	
sect8 - Section 8	300730	crescentpark - Woodbrook TNC LLC	01/06/2025	01/2025	1,093.00	
sect8 - Section 8	300731	crestwoodcd - Crestwood CD LLC	01/06/2025	01/2025	912.00	
sect8 - Section 8	300732	croweronald - Ronald Crowe	01/06/2025	01/2025	1,741.00	
sect8 - Section 8	300733	crownpointe - Crown Pointe Apartments LP	01/06/2025	01/2025	2,356.00	
sect8 - Section 8	300734	crownpropt - WCW Management Inc	01/06/2025	01/2025	5,982.00	
sect8 - Section 8	300735	daleychristi - Christian Daley	01/06/2025	01/2025	4,524.00	
sect8 - Section 8	300736	damthomas - Thomas Dam	01/06/2025	01/2025	559.00	
sect8 - Section 8	300737	daniellecolb - Danielle K. Colburn	01/06/2025	01/2025	12,412.00	
sect8 - Section 8	300738	davisfrances - Frances L Davis	01/06/2025	01/2025	992.00	
sect8 - Section 8	300739	davisronald - Ronald Davis	01/06/2025	01/2025	2,400.00	
sect8 - Section 8	300740	dawnapartmen - IVYHUT Realty LLC	01/06/2025	01/2025	8,810.00	
sect8 - Section 8	300741	deercreekapa - GRE Deer Creek LLC	01/06/2025	01/2025	19,861.00	
sect8 - Section 8	300742	demarkapartm - Demark Apartments	01/06/2025	01/2025	15,211.00	
sect8 - Section 8	300743	dillejacob - Jacob Dille	01/06/2025	01/2025	1,825.00	
sect8 - Section 8	300744	dimensiontow - Dimension Townhouses LLC	01/06/2025	01/2025	16,011.00	
sect8 - Section 8	300745	dkcmanagemen - DKC Management, LLC	01/06/2025	01/2025	730.00	
sect8 - Section 8	300746	doanmona - Mona Doan	01/06/2025	01/2025	387.00	
sect8 - Section 8	300747	dollarsun - Sun Dollar	01/06/2025	01/2025	1,276.00	
sect8 - Section 8	300748	dormanjohn - John Dorman	01/06/2025	01/2025	1,689.00	
sect8 - Section 8	300749	dowellrobert - Robert Dowell	01/06/2025	01/2025	2,921.00	
sect8 - Section 8	300750	drexelinvest - Drexel Investments LLC	01/06/2025	01/2025	665.00	
sect8 - Section 8	300751	dunbartrust - John Dunbar Trust	01/06/2025	01/2025	880.00	
sect8 - Section 8	300752	dupage - DuPage Housing Authority	01/06/2025	01/2025	1,437.13	
sect8 - Section 8	300753	dutkavاديم - Vadim Dutka	01/06/2025	01/2025	398.00	
sect8 - Section 8	300754	duvallcraig - Craig Duvall	01/06/2025	01/2025	8,638.00	
sect8 - Section 8	300755	duxburyapart - St Helens LTD Partnership	01/06/2025	01/2025	1,120.00	

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sect8 - Section 8	300756	eagleslair - James Lee LLC	01/06/2025	01/2025	6,487.00	
sect8 - Section 8	300757	eagleslandin - GRE Eagles Landing LLC	01/06/2025	01/2025	612.00	
sect8 - Section 8	300758	echelonapart - ITF Lakewood Project LLC	01/06/2025	01/2025	9,453.00	
sect8 - Section 8	300759	edgewoodheig - Edgewood Heights LLC	01/06/2025	01/2025	18,044.00	
sect8 - Section 8	300760	edgewoodinve - Edgewood Investors LLC	01/06/2025	01/2025	1,934.00	
sect8 - Section 8	300761	edmondsrandy - Randy A Edmonds	01/06/2025	01/2025	1,167.00	
sect8 - Section 8	300762	eganscott - Scott Egan	01/06/2025	01/2025	1,167.00	
sect8 - Section 8	300763	eilliswangjo - Jocelyn Eillis Wang	01/06/2025	01/2025	989.00	
sect8 - Section 8	300764	ellwangersie - Siegfried H. Ellwanger	01/06/2025	01/2025	2,138.00	
sect8 - Section 8	300765	elmvalleyapa - Curtis Clemons	01/06/2025	01/2025	2,168.00	
sect8 - Section 8	300766	emeraldvilla - Smaragdiproperties LLC	01/06/2025	01/2025	1,023.00	
sect8 - Section 8	300767	emersonapart - Emerson TNC LLC	01/06/2025	01/2025	3,236.00	
sect8 - Section 8	300768	enslowken - Ken Enslow	01/06/2025	01/2025	3,888.00	
sect8 - Section 8	300769	epistolagide - Gideon Epistola	01/06/2025	01/2025	1,221.00	
sect8 - Section 8	300770	erickinney - Eric A Kinney	01/06/2025	01/2025	2,113.00	
sect8 - Section 8	300771	eustishuntap - Daniel Robert Reebbs	01/06/2025	01/2025	340.00	
sect8 - Section 8	300772	ewainvestmen - EWA Investments LLC	01/06/2025	01/2025	14,205.00	
sect8 - Section 8	300773	fairmontpark - Fairmont Park Apts	01/06/2025	01/2025	8,486.00	
sect8 - Section 8	300774	fandgllc - Frank Marzano	01/06/2025	01/2025	556.00	
sect8 - Section 8	300775	farhadfaghih - Farhad Faghihi	01/06/2025	01/2025	3,459.00	
sect8 - Section 8	300776	faulkrobert - Robert Faulk Jr	01/06/2025	01/2025	1,587.00	
sect8 - Section 8	300777	fernandezand - Andre Fernandez	01/06/2025	01/2025	800.00	
sect8 - Section 8	300778	fetterlydani - Daniel Fetterly	01/06/2025	01/2025	1,225.00	
sect8 - Section 8	300779	fidelitygrou - Fidelity Group LLC	01/06/2025	01/2025	1,508.00	
sect8 - Section 8	300780	fietzmauroin - Fietz Mauro Investments	01/06/2025	01/2025	1,103.00	
sect8 - Section 8	300781	fircrestfami - Fircrest Family Townhomes	01/06/2025	01/2025	535.00	
sect8 - Section 8	300782	fircrestwell - Fircrest Wellington Apts. LLC	01/06/2025	01/2025	2,862.00	
sect8 - Section 8	300783	firparkapart - Brink Investment Group LLC	01/06/2025	01/2025	10,484.00	
sect8 - Section 8	300784	firstpointre - First Point Real Estate	01/06/2025	01/2025	3,031.00	
sect8 - Section 8	300785	firviewmanor - Firview Manor LLC	01/06/2025	01/2025	1,937.00	
sect8 - Section 8	300786	flommargaret - Margaret Flom	01/06/2025	01/2025	226.00	
sect8 - Section 8	300787	foifualouisa - Louisa Foifua	01/06/2025	01/2025	2,658.00	
sect8 - Section 8	300788	foresthillsa - Batea LLC	01/06/2025	01/2025	3,141.00	
sect8 - Section 8	300789	foresthillvi - Als Pac Heights LLC	01/06/2025	01/2025	4,193.00	
sect8 - Section 8	300790	forestviewap - Jennifer Young	01/06/2025	01/2025	923.00	
sect8 - Section 8	300791	forestvillag - Forest Village Apartments	01/06/2025	01/2025	961.00	
sect8 - Section 8	300792	fortinonicol - Nicole Fortino	01/06/2025	01/2025	1,393.00	
sect8 - Section 8	300793	fowlerannie - 3508 LLC	01/06/2025	01/2025	1,660.00	
sect8 - Section 8	300794	frazierrenee - Renee Lynn Frazier	01/06/2025	01/2025	1,021.00	
sect8 - Section 8	300795	fruitlandapa - Fruitland Apartments LLC	01/06/2025	01/2025	2,632.00	
sect8 - Section 8	300796	gardencourt - Black Rock Communities	01/06/2025	01/2025	13,618.00	

Payment Summary

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█ -- Participant names redacted

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sect8 - Section 8	300797	gardensquare - Garden Square LLC	01/06/2025	01/2025	1,134.00	
sect8 - Section 8	300798	gatewaybyvin - Gateway By Vintage LP	01/06/2025	01/2025	30,762.00	
sect8 - Section 8	300799	gatlinguy - Guy R Gatlin	01/06/2025	01/2025	2,037.00	
sect8 - Section 8	300800	gebreselassi - 4715 Lakewood LLC	01/06/2025	01/2025	1,708.00	
sect8 - Section 8	300801	georgesshanma - Marin Georgesshan	01/06/2025	01/2025	4,786.00	
sect8 - Section 8	300802	gettysean - Sean Getty	01/06/2025	01/2025	1,363.00	
sect8 - Section 8	300803	gfirealestat - GFI Real Estate LLC	01/06/2025	01/2025	1,282.00	
sect8 - Section 8	300804	gibsonchilio - Chilion Gibson	01/06/2025	01/2025	3,246.00	
sect8 - Section 8	300805	gigharborvil - Van Buskirk Gig Harbor Villa Apts LLC	01/06/2025	01/2025	1,399.00	
sect8 - Section 8	300806	gilbertsonro - Ronald L Gilbertson	01/06/2025	01/2025	367.00	
sect8 - Section 8	300807	glenbrookapa - Fair Ave Delaware LLC	01/06/2025	01/2025	43,524.00	
sect8 - Section 8	300808	gnapartments - G & N Apartments LLC	01/06/2025	01/2025	1,549.00	
sect8 - Section 8	300809	goethalsdebr - Simple Spaces LLC	01/06/2025	01/2025	849.00	
sect8 - Section 8	300810	goldengiven - Commodore Investments LLC	01/06/2025	01/2025	6,878.00	
sect8 - Section 8	300811	goldenvalley - Golden Valley MHC LLC	01/06/2025	01/2025	1,029.00	
sect8 - Section 8	300812	grandberryja - James Grandberry	01/06/2025	01/2025	1,203.00	
sect8 - Section 8	300813	grandpacific - Grand Pacific Apartments LLC	01/06/2025	01/2025	1,289.00	
sect8 - Section 8	300814	gravellylake - Gravelly Lake Townhomes	01/06/2025	01/2025	7,792.00	
sect8 - Section 8	300815	gurchetanlal - Lalli Gurchetan	01/06/2025	01/2025	3,449.00	
sect8 - Section 8	300816	hadoanhtriet - Doanh-Triet Tan Ha	01/06/2025	01/2025	2,272.00	
sect8 - Section 8	300817	haftersondua - Duane Hafterson	01/06/2025	01/2025	574.00	
sect8 - Section 8	300818	hairedan - Mary Haire	01/06/2025	01/2025	1,350.00	
sect8 - Section 8	300819	hansenbrett - Brett Hansen	01/06/2025	01/2025	1,097.00	
sect8 - Section 8	300820	harborclubap - Place Properties LLC	01/06/2025	01/2025	8,781.00	
sect8 - Section 8	300821	harboroakapa - Harbor Oaks Investors LLC	01/06/2025	01/2025	6,117.00	
sect8 - Section 8	300822	harborviewea - Harborview East Apartments LLC	01/06/2025	01/2025	1,445.00	
sect8 - Section 8	300823	harborwoodap - Park Place Asset Management	01/06/2025	01/2025	3,920.00	
sect8 - Section 8	300824	harrisdavid - David E Harris	01/06/2025	01/2025	1,023.00	
sect8 - Section 8	300825	harrisvictor - Victor J Harris	01/06/2025	01/2025	1,797.00	
sect8 - Section 8	300826	havenproptert - Haven Property Management LLC	01/06/2025	01/2025	7,756.00	
sect8 - Section 8	300827	hawthornlane - Hawthorne Lane Graham Associates LLP	01/06/2025	01/2025	630.00	
sect8 - Section 8	300828	heathercourt - HC 12712C LLC	01/06/2025	01/2025	1,300.00	
sect8 - Section 8	300829	hectorcortez - Hector Cortez dba H&I Cortez LLC	01/06/2025	01/2025	2,037.00	
sect8 - Section 8	300830	heitmanbrend - Brenden Heitman	01/06/2025	01/2025	1,331.00	
sect8 - Section 8	300831	heldrobert - Robert Held	01/06/2025	01/2025	691.00	
sect8 - Section 8	300832	helpinghand - Helping Hand House	01/06/2025	01/2025	19,019.00	
sect8 - Section 8	300833	hendersonjam - James Henderson	01/06/2025	01/2025	2,439.00	
sect8 - Section 8	300834	hengrithy - Rithy Heng	01/06/2025	01/2025	2,242.00	
sect8 - Section 8	300835	henkelmark - Mark S Henkel	01/06/2025	01/2025	816.00	
sect8 - Section 8	300836	heritageapar - Rhonda Wilson	01/06/2025	01/2025	5,142.00	
sect8 - Section 8	300837	hidalgocarli - Carlito Hidalgo	01/06/2025	01/2025	2,696.00	

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█ -- Participant names redacted

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sect8 - Section 8	300838	hiddenfirsap - Hidden Firs Apartment Association	01/06/2025	01/2025	2,133.00	
sect8 - Section 8	300839	hiddenhills - Hidden Hills 2001 LP	01/06/2025	01/2025	31,328.00	
sect8 - Section 8	300840	hiddenlake - Hidden Lake Apts/Inter Coop #15 USA	01/06/2025	01/2025	6,000.00	
sect8 - Section 8	300841	hiddenvale - Hiddenvale Apartments LLC	01/06/2025	01/2025	1,102.00	
sect8 - Section 8	300842	hiddenvillaa - Jiaqi Zhang	01/06/2025	01/2025	2,268.00	
sect8 - Section 8	300843	hiddenvillag - Hidden Village Apts	01/06/2025	01/2025	3,003.00	
sect8 - Section 8	300844	highlandcres - Housing Authority City of Tacoma	01/06/2025	01/2025	821.00	
sect8 - Section 8	300845	ho-apotheres - Theresa Marie Apo	01/06/2025	01/2025	1,733.00	
sect8 - Section 8	300846	hobaconrache - Rachel Bacon	01/06/2025	01/2025	796.00	
sect8 - Section 8	300847	hoblaksleyta - Tausha A. Blaksley	01/06/2025	01/2025	1,492.00	
sect8 - Section 8	300848	hobraymarque - Marquesa Louise Bray	01/06/2025	01/2025	1,287.00	
sect8 - Section 8	300849	hocanleylanc - Lancy Leola Canley	01/06/2025	01/2025	109.00	
sect8 - Section 8	300850	hochernichen - Anna Chernichenko	01/06/2025	01/2025	1,810.00	
sect8 - Section 8	300851	hoconradloui - Louise Conrad	01/06/2025	01/2025	657.00	
sect8 - Section 8	300852	hocovingtonc - Chanelle Covington	01/06/2025	01/2025	1,643.00	
sect8 - Section 8	300853	hodagostinor - Rebecca DAgostino	01/06/2025	01/2025	727.00	
sect8 - Section 8	300854	hoguemark - Mark Hogue	01/06/2025	01/2025	2,618.00	
sect8 - Section 8	300855	hokwanglee - Lee Ho Kwang	01/06/2025	01/2025	761.00	
sect8 - Section 8	300856	hollowayalla - Allan Holloway	01/06/2025	01/2025	1,235.00	
sect8 - Section 8	300857	holmesjonath - Jonathan Holmes	01/06/2025	01/2025	1,450.00	
sect8 - Section 8	300858	homccalester - Cindy McCalester	01/06/2025	01/2025	1,403.00	
sect8 - Section 8	300859	homckeeperca - Carla McKeever	01/06/2025	01/2025	1,409.00	
sect8 - Section 8	300860	homeforward - Home Forward	01/06/2025	01/2025	1,734.34	
sect8 - Section 8	300861	hometownprop - Hometown Property Management Inc	01/06/2025	01/2025	2,100.00	
sect8 - Section 8	300862	homichelstep - Stephen Michel	01/06/2025	01/2025	942.00	
sect8 - Section 8	300863	homnyagoncha - Ivan & Galina Mnyagonchak - HO	01/06/2025	01/2025	1,324.00	
sect8 - Section 8	300864	hongjames - James S Hong	01/06/2025	01/2025	2,500.00	
sect8 - Section 8	300865	hoosmoreshel - Shelley Osmore	01/06/2025	01/2025	476.00	
sect8 - Section 8	300866	hooverrodrig - Bertha R Hoover Rodriguez	01/06/2025	01/2025	423.00	
sect8 - Section 8	300867	horanmarie - Marie Horan	01/06/2025	01/2025	1,590.00	
sect8 - Section 8	300868	horeadfarra - Farra Leroy Read III	01/06/2025	01/2025	730.00	
sect8 - Section 8	300869	horeitmajerm - Michelle Lynn Reitmajer	01/06/2025	01/2025	640.00	
sect8 - Section 8	300870	hoszynkowska - Maggie Szynkowska	01/06/2025	01/2025	464.00	
sect8 - Section 8	300871	hotelolympus - M&M Hotel Olympus LP	01/06/2025	01/2025	1,694.00	
sect8 - Section 8	300872	hovinogradov - Yelena Vinogradova	01/06/2025	01/2025	943.00	
sect8 - Section 8	300873	hpajvborrow - HPA JV Borrower 2019-1 ML LLC	01/06/2025	01/2025	2,920.00	
sect8 - Section 8	300874	hrussellchri - Christina Russell	01/06/2025	01/2025	804.00	
sect8 - Section 8	300875	hudsoncourt - VDA LLC	01/06/2025	01/2025	3,153.00	
sect8 - Section 8	300876	huffmasterda - Daniel Huffmaster	01/06/2025	01/2025	1,770.00	
sect8 - Section 8	300877	huynnhue - Hue Huynh	01/06/2025	01/2025	1,147.00	
sect8 - Section 8	300878	huynhphat - Village Court LLC	01/06/2025	01/2025	6,520.00	

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-- Participant names redacted

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sect8 - Section 8	300879	hyattlinda - Linda Hyatt	01/06/2025	01/2025	1,028.00	
sect8 - Section 8	300880	idlewildapar - Idlewild Apartments LLC	01/06/2025	01/2025	737.00	
sect8 - Section 8	300881	ih3property - IH3 Property Borrower LP	01/06/2025	01/2025	9,992.00	
sect8 - Section 8	300882	ih3propertyw - IH3 Property Washington L.P	01/06/2025	01/2025	9,499.00	
sect8 - Section 8	300883	ih4propborro - IH4 Property Borrower LP	01/06/2025	01/2025	24,685.00	
sect8 - Section 8	300884	ih4propwa - IH4 Property Washington LP	01/06/2025	01/2025	6,875.00	
sect8 - Section 8	300885	ih5propborro - IH5 Property Borrower LP	01/06/2025	01/2025	11,512.00	
sect8 - Section 8	300886	ih6propborro - IH6 Property Borrower LP	01/06/2025	01/2025	28,715.00	
sect8 - Section 8	300887	inglecollc - Ingleco LLC	01/06/2025	01/2025	1,236.00	
sect8 - Section 8	300888	jacksonmaria - Maria H Jackson	01/06/2025	01/2025	3,500.00	
sect8 - Section 8	300889	jaindivya - Divya Jain	01/06/2025	01/2025	2,265.00	
sect8 - Section 8	300890	jamesapartme - James Apartments Lakewood Owner LLC	01/06/2025	01/2025	2,630.00	
sect8 - Section 8	300891	janutoje - Jenet Januto	01/06/2025	01/2025	596.00	
sect8 - Section 8	300892	jasb161 - JASB 161 Apartments LLC	01/06/2025	01/2025	995.00	
sect8 - Section 8	300893	jchiggins - DNA Investments	01/06/2025	01/2025	4,003.00	
sect8 - Section 8	300894	jensonjareda - Jared Andrew Jensen	01/06/2025	01/2025	1,252.00	
sect8 - Section 8	300895	jessicaalonz - Jessica Alonzo	01/06/2025	01/2025	6,619.00	
sect8 - Section 8	300896	jindraeu - Eugene W. Jindra	01/06/2025	01/2025	1,581.00	
sect8 - Section 8	300897	johnsoncolle - Colleen Johnson	01/06/2025	01/2025	1,031.00	
sect8 - Section 8	300898	johnsonlowel - Parkwood Property Management	01/06/2025	01/2025	1,841.00	
sect8 - Section 8	300899	johnsonmyria - Myriah Johnson	01/06/2025	01/2025	1,291.00	
sect8 - Section 8	300900	johnstonjacq - Jacqueline Johnston	01/06/2025	01/2025	648.00	
sect8 - Section 8	300901	jolusoproper - Gladeview Management LLC	01/06/2025	01/2025	2,500.00	
sect8 - Section 8	300902	jonesmarshal - Marshall Jones	01/06/2025	01/2025	2,684.00	
sect8 - Section 8	300903	kaedingr - Michelle Kaeding	01/06/2025	01/2025	305.00	
sect8 - Section 8	300904	kallespr - Kalles Properties Inc	01/06/2025	01/2025	7,401.00	
sect8 - Section 8	300905	kekelmichael - Michael C Kekel	01/06/2025	01/2025	1,034.00	
sect8 - Section 8	300906	kemperdi - Kemper, Diane	01/06/2025	01/2025	1,037.00	
sect8 - Section 8	300907	kensingt - Kensington Gate Apartments LLC	01/06/2025	01/2025	3,949.00	
sect8 - Section 8	300908	keystoneridg - O'Hare Keystone Ridge Apts LLC	01/06/2025	01/2025	461.00	
sect8 - Section 8	300909	kimyongs - Yong Suk Kim	01/06/2025	01/2025	2,613.00	
sect8 - Section 8	300910	kingcountyho - King County Housing Authority	01/06/2025	01/2025	249,575.54	
sect8 - Section 8	300911	kingeryj - John Kingery	01/06/2025	01/2025	815.00	
sect8 - Section 8	300912	kodavati - Venkata Kodavati Satyanrayana	01/06/2025	01/2025	984.00	
sect8 - Section 8	300913	kohlenbe - Jeremy Kohlenberg	01/06/2025	01/2025	2,837.00	
sect8 - Section 8	300914	kopmarva - Vasily Kopmar	01/06/2025	01/2025	480.00	
sect8 - Section 8	300915	koreanwo - Korean Women's Association	01/06/2025	01/2025	3,095.00	
sect8 - Section 8	300916	kosiugaa - Alex Kosiuga	01/06/2025	01/2025	3,550.00	
sect8 - Section 8	300917	kosiugap - Pavel Kosiuga	01/06/2025	01/2025	1,449.00	
sect8 - Section 8	300918	krishhol - Krish Holdings, LLC	01/06/2025	01/2025	2,133.00	
sect8 - Section 8	300919	krishnam - Mani Krishnamurthy	01/06/2025	01/2025	2,086.00	

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sect8 - Section 8	300920	kudrayur - Yuri Kudra	01/06/2025	01/2025	502.00	
sect8 - Section 8	300921	kwichan - Lee Kwi-Chan	01/06/2025	01/2025	482.00	
sect8 - Section 8	300922	laclefza - Zaire Laclef	01/06/2025	01/2025	1,468.00	
sect8 - Section 8	300923	lakebowmanmh - Lake Bowman MHC LLC	01/06/2025	01/2025	769.00	
sect8 - Section 8	300924	lakecenterpr - Kathleen Gano	01/06/2025	01/2025	748.00	
sect8 - Section 8	300925	lakeland - Kenwood Drive TNC LLC	01/06/2025	01/2025	1,286.00	
sect8 - Section 8	300926	lakeshoreapa - Lakeshore Apartments LLC	01/06/2025	01/2025	1,309.00	
sect8 - Section 8	300927	lakeside - Lakeside Landing LLC	01/06/2025	01/2025	4,475.00	
sect8 - Section 8	300928	lakeviewsout - Lakewood 92 Associates LLC	01/06/2025	01/2025	7,825.00	
sect8 - Section 8	300929	lakewood16 - Lakewood 16, LLC	01/06/2025	01/2025	2,529.00	
sect8 - Section 8	300930	lakewoodmead - Fairfield Lakewood Meadows LP	01/06/2025	01/2025	21,375.00	
sect8 - Section 8	300931	lakewoodvill - Lakewood Village Apts	01/06/2025	01/2025	44,141.00	
sect8 - Section 8	300932	lakhsupwitar - Lakhsupwitar Pal Singh Gill	01/06/2025	01/2025	2,408.00	
sect8 - Section 8	300933	lambmary - Mary Lamb	01/06/2025	01/2025	921.00	
sect8 - Section 8	300934	lanavil - Lanai Village Apts LLC	01/06/2025	01/2025	656.00	
sect8 - Section 8	300935	lancaster - Lancaster Associates LLC	01/06/2025	01/2025	1,611.00	
sect8 - Section 8	300936	landmarkcour - Landmark Court Associates	01/06/2025	01/2025	1,046.00	
sect8 - Section 8	300937	lanemarc - Marcus Lane	01/06/2025	01/2025	3,000.00	
sect8 - Section 8	300938	larsonedward - Edward Larson	01/06/2025	01/2025	142.00	
sect8 - Section 8	300939	laurelcourt - Laurel Court LLC	01/06/2025	01/2025	1,813.00	
sect8 - Section 8	300940	laveyjack - Jack B Lavey	01/06/2025	01/2025	703.00	
sect8 - Section 8	300941	lazarevichtr - Baker Rentals LLC	01/06/2025	01/2025	1,336.00	
sect8 - Section 8	300942	lcapartments - LC Apartments LLC	01/06/2025	01/2025	1,293.00	
sect8 - Section 8	300943	lchenjie - Jie Chen	01/06/2025	01/2025	3,668.00	
sect8 - Section 8	300944	leejames - James K Lee	01/06/2025	01/2025	734.00	
sect8 - Section 8	300945	leekento - Kenton Lee	01/06/2025	01/2025	1,082.00	
sect8 - Section 8	300946	legacyparkap - Silverwood Alliance Apartments LLC	01/06/2025	01/2025	6,897.00	
sect8 - Section 8	300947	leightonchri - Christopher L Leighton	01/06/2025	01/2025	1,377.00	
sect8 - Section 8	300948	letuyet - Tuyet Le	01/06/2025	01/2025	2,100.00	
sect8 - Section 8	300949	lihipuyallup - Low Income Housing Institute	01/06/2025	01/2025	346.00	
sect8 - Section 8	300950	lihisunsetme - LIHI Sunset Meadows LLC	01/06/2025	01/2025	3,218.00	
sect8 - Section 8	300951	loetesteven - Steven D Loete	01/06/2025	01/2025	1,270.00	
sect8 - Section 8	300952	loganalvin - Logan Realty Partners LLC	01/06/2025	01/2025	783.00	
sect8 - Section 8	300953	louvieresean - Sean Louviere	01/06/2025	01/2025	942.00	
sect8 - Section 8	300954	loweddie - Eddie Low	01/06/2025	01/2025	373.00	
sect8 - Section 8	300955	macintoshcou - Pacific Avenue TNC LLC	01/06/2025	01/2025	4,745.00	
sect8 - Section 8	300956	mackeytodd - Todd Mackey	01/06/2025	01/2025	1,052.00	
sect8 - Section 8	300957	mackterrance - Terrance L Mack	01/06/2025	01/2025	1,489.00	
sect8 - Section 8	300958	madronapark - Azzurri Pueblo LLC	01/06/2025	01/2025	1,399.00	
sect8 - Section 8	300959	madronapoint - GRE Madrona LLC	01/06/2025	01/2025	15,975.00	
sect8 - Section 8	300960	majesticfirs - Hwa Sun So	01/06/2025	01/2025	1,237.00	

Payment Summary

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-- Participant names redacted

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sect8 - Section 8	300961	malanli - Lanli Ma	01/06/2025	01/2025	1,866.00	
sect8 - Section 8	300962	malibuapartm - KCF Investments LLC	01/06/2025	01/2025	2,400.00	
sect8 - Section 8	300963	malichcarla - Carla Malich	01/06/2025	01/2025	869.00	
sect8 - Section 8	300964	maplesgrove - BESS Company	01/06/2025	01/2025	4,469.00	
sect8 - Section 8	300965	maradasunil - MMI LLC	01/06/2025	01/2025	835.00	
sect8 - Section 8	300966	marchenkotim - Timofey Marchenko	01/06/2025	01/2025	1,644.00	
sect8 - Section 8	300967	marcoeastval - Marse McNaughton	01/06/2025	01/2025	5,668.00	
sect8 - Section 8	300968	martinproper - Martin Properties NW	01/06/2025	01/2025	1,995.00	
sect8 - Section 8	300969	masseyjim - Jim Massey	01/06/2025	01/2025	1,105.00	
sect8 - Section 8	300970	matchettchri - Christina Matchett	01/06/2025	01/2025	2,021.00	
sect8 - Section 8	300971	matsusaka - Archdiocesan Housing Authority	01/06/2025	01/2025	7,654.00	
sect8 - Section 8	300972	mccollybrian - Brian McColly	01/06/2025	01/2025	863.00	
sect8 - Section 8	300973	mccoymichael - Michael McCoy	01/06/2025	01/2025	1,068.00	
sect8 - Section 8	300974	mcelhanoncha - Charlie McElhanon	01/06/2025	01/2025	2,086.00	
sect8 - Section 8	300975	mcgeealvin - Alvin McGee	01/06/2025	01/2025	1,342.00	
sect8 - Section 8	300976	mcnaughtmar - Marco One LLC	01/06/2025	01/2025	1,725.00	
sect8 - Section 8	300977	mcphersondon - Donn C McPherson	01/06/2025	01/2025	1,937.00	
sect8 - Section 8	300978	mctrealestat - MCT Real Estate	01/06/2025	01/2025	2,624.00	
sect8 - Section 8	300979	meachamcharl - Parkwood Property Management Inc	01/06/2025	01/2025	1,485.00	
sect8 - Section 8	300980	meadowbrooka - Yuan Zhang's Meadowbrook Apart...	01/06/2025	01/2025	3,279.00	
sect8 - Section 8	300981	meridianfirs - Meridian Firs LLC	01/06/2025	01/2025	6,654.00	
sect8 - Section 8	300982	meridianpoin - The Farrell Group LLC	01/06/2025	01/2025	13,413.00	
sect8 - Section 8	300983	meridianwest - Pacific Meridian WA LLC	01/06/2025	01/2025	1,201.00	
sect8 - Section 8	300984	merrillcreek - Canal Office Limited Partnership	01/06/2025	01/2025	6,419.00	
sect8 - Section 8	300985	metropol - Metropolitan Development Council	01/06/2025	01/2025	3,146.00	
sect8 - Section 8	300986	millergary - Gary Miller	01/06/2025	01/2025	1,365.00	
sect8 - Section 8	300987	montgomeeryn - Naomi Montgomery	01/06/2025	01/2025	2,000.00	
sect8 - Section 8	300988	montgrove - Montgrove Manor	01/06/2025	01/2025	9,448.00	
sect8 - Section 8	300989	moranscott - Scott Moran	01/06/2025	01/2025	1,774.00	
sect8 - Section 8	300990	morningtree - Morningtree Park Apts LLC	01/06/2025	01/2025	35,981.00	
sect8 - Section 8	300991	motewellimeh - Mehdi Motewelli	01/06/2025	01/2025	745.00	
sect8 - Section 8	300992	mountainaire - Mountaire LLC	01/06/2025	01/2025	1,273.00	
sect8 - Section 8	300993	mountainpark - Mountain Park Townhomes LLC	01/06/2025	01/2025	914.00	
sect8 - Section 8	300994	mountainvist - Parker Road TNC LLC	01/06/2025	01/2025	2,267.00	
sect8 - Section 8	300995	mttaborbapti - Mt Tabor Baptist Church	01/06/2025	01/2025	726.00	
sect8 - Section 8	300996	mullenryan - Ryan Mullen	01/06/2025	01/2025	1,420.00	
sect8 - Section 8	300997	narrowspoint - Narrows Pointe Aparrtments LLC	01/06/2025	01/2025	1,181.00	
sect8 - Section 8	300998	narrowsridge - Narrows Ridge Apts	01/06/2025	01/2025	6,132.00	
sect8 - Section 8	300999	neebenterpri - Neeb Enterprises	01/06/2025	01/2025	8,348.00	
sect8 - Section 8	301000	nelsonedward - Edward J. Nelson	01/06/2025	01/2025	968.00	
sect8 - Section 8	301001	newmanpatch - Affinity Equity LLC	01/06/2025	01/2025	1,339.00	

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sect8 - Section 8	301002	nguyendungv - Dung V Nguyen	01/06/2025	01/2025	2,850.00	
sect8 - Section 8	301003	nguyenhaud - Hau D Nguyen	01/06/2025	01/2025	1,150.00	
sect8 - Section 8	301004	nguyenhuong - Huong Nguyen	01/06/2025	01/2025	958.00	
sect8 - Section 8	301005	nguyenkhoa - Khoa Nguyen	01/06/2025	01/2025	1,460.00	
sect8 - Section 8	301006	nguyenletram - Tram T Nguyen-Le	01/06/2025	01/2025	653.00	
sect8 - Section 8	301007	nguyenthanh - Thanh N Nguyen	01/06/2025	01/2025	2,650.00	
sect8 - Section 8	301008	nguyenthilem - Minh Nguyen Thi Le	01/06/2025	01/2025	483.00	
sect8 - Section 8	301009	nguyentoha - Toha Nguyen	01/06/2025	01/2025	4,934.00	
sect8 - Section 8	301010	north33rdst - North 33rd Street LLC Tacoma Gardens	01/06/2025	01/2025	903.00	
sect8 - Section 8	301011	norwegianwoo - Norwegianwood Associates Of Gig ...	01/06/2025	01/2025	1,399.00	
sect8 - Section 8	301011	norwegianwoo - Norwegianwood Associates Of Gig ...	01/07/2025	01/2025	-1,399.00	
sect8 - Section 8	301012	notch8apartm - GRE Springhaven LLC	01/06/2025	01/2025	2,690.00	
sect8 - Section 8	301013	nwbaptistchu - NW Baptist Church	01/06/2025	01/2025	1,005.00	
sect8 - Section 8	301014	oakleafapart - Oakleaf Apartments	01/06/2025	01/2025	2,177.00	
sect8 - Section 8	301015	oakparkapart - B & P Investments I LLC	01/06/2025	01/2025	3,024.00	
sect8 - Section 8	301016	oakridgeapar - MOD 83 Apartments	01/06/2025	01/2025	3,569.00	
sect8 - Section 8	301017	oakterraceap - Oak Terrace SS LLC	01/06/2025	01/2025	3,693.00	
sect8 - Section 8	301018	oaktraceapar - VBT Oak Trace LP	01/06/2025	01/2025	2,470.00	
sect8 - Section 8	301019	obrienjanetl - Janet L O'Brien	01/06/2025	01/2025	1,133.00	
sect8 - Section 8	301020	oehlerrichar - Richard W. Oehler	01/06/2025	01/2025	397.00	
sect8 - Section 8	301021	ogienkoprope - Ogienko Properties LLC	01/06/2025	01/2025	632.00	
sect8 - Section 8	301022	ohanaestates - Ohana Estates Associates	01/06/2025	01/2025	608.00	
sect8 - Section 8	301023	oldfieldvirg - Virginia Oldfield	01/06/2025	01/2025	170.00	
sect8 - Section 8	301024	olimbrettpat - Brett Patrick Olim	01/06/2025	01/2025	2,444.00	
sect8 - Section 8	301025	oluwaleyeolu - Oluwaleye	01/06/2025	01/2025	4,274.00	
sect8 - Section 8	301026	olympicterra - Targa Real Estate Services Inc	01/06/2025	01/2025	3,598.00	
sect8 - Section 8	301027	olympicviewa - Drake Family Ltd Partnership	01/06/2025	01/2025	2,677.00	
sect8 - Section 8	301028	onecanyonpla - Delta II LLC	01/06/2025	01/2025	3,229.00	
sect8 - Section 8	301029	oneillryan - Wellington Court North LLC	01/06/2025	01/2025	4,403.00	
sect8 - Section 8	301030	orchardcrest - 5802 Hannah Pierce LLC	01/06/2025	01/2025	1,378.00	
sect8 - Section 8	301031	orchardterra - Orchard Terrace Apartments	01/06/2025	01/2025	9,424.00	
sect8 - Section 8	301032	orloffwalter - Walter Orloff	01/06/2025	01/2025	1,946.00	
sect8 - Section 8	301033	ottvesley - Vesley Ott	01/06/2025	01/2025	1,890.00	
sect8 - Section 8	301034	ourwaverly - Terrence A. Galligan	01/06/2025	01/2025	1,729.00	
sect8 - Section 8	301035	outriggerapa - City Of Tacoma Housing Authority	01/06/2025	01/2025	1,051.00	
sect8 - Section 8	301036	pacificarbor - Pacific Arbor Apts LLC	01/06/2025	01/2025	2,917.00	
sect8 - Section 8	301037	pacificpoint - Pacific Pointe TNC LLC	01/06/2025	01/2025	914.00	
sect8 - Section 8	301038	pacificridge - Thai And Truong General Partnership	01/06/2025	01/2025	4,753.00	
sect8 - Section 8	301039	pacificvilla - Van Buskirk Pacific Village Apts LLC	01/06/2025	01/2025	2,058.00	
sect8 - Section 8	301040	pacificwalkt - Park Chase Associates LP	01/06/2025	01/2025	7,473.00	
sect8 - Section 8	301041	palebluedot - Pale Blue Dot LLC	01/06/2025	01/2025	766.00	

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sect8 - Section 8	301042	palisadesapa - Thomas Graf	01/06/2025	01/2025	3,445.00	
sect8 - Section 8	301043	palomocharit - Charito Palomo	01/06/2025	01/2025	949.00	
sect8 - Section 8	301044	park19apartm - Park 19 Apartments LLC	01/06/2025	01/2025	621.00	
sect8 - Section 8	301045	parklandmano - Metropolitan Development Council	01/06/2025	01/2025	18,711.00	
sect8 - Section 8	301046	parklandmobi - Parkland LLC	01/06/2025	01/2025	718.00	
sect8 - Section 8	301047	parkplaceapa - Park 6100 Apartments LLC	01/06/2025	01/2025	1,552.00	
sect8 - Section 8	301048	parkwestapar - UP Apts 1 LLC	01/06/2025	01/2025	2,508.00	
sect8 - Section 8	301049	pathlightmgt - SFR Borrower 2022-1 LLC	01/06/2025	01/2025	2,773.00	
sect8 - Section 8	301050	pattersonjos - T Joseph Patterson	01/06/2025	01/2025	713.00	
sect8 - Section 8	301051	petersaj - AJ Peters	01/06/2025	01/2025	2,730.00	
sect8 - Section 8	301052	petersjill - Jill Peters	01/06/2025	01/2025	713.00	
sect8 - Section 8	301053	peteronbria - Brian Peterson	01/06/2025	01/2025	2,195.00	
sect8 - Section 8	301054	petlovanycar - Cari Rae Petlovany	01/06/2025	01/2025	3,635.00	
sect8 - Section 8	301055	phanquan - Quan Phan	01/06/2025	01/2025	814.00	
sect8 - Section 8	301056	phasayvilayv - Vilayvanh Phasay	01/06/2025	01/2025	802.00	
sect8 - Section 8	301057	phuaraymond - Raymond Li-Ming Phua	01/06/2025	01/2025	940.00	
sect8 - Section 8	301058	pienfrancis - WPI Real Estate Services	01/06/2025	01/2025	1,633.00	
sect8 - Section 8	301059	poolkristin - Kristin J Pool	01/06/2025	01/2025	1,211.00	
sect8 - Section 8	301060	portugalmarg - Margie Portugal	01/06/2025	01/2025	2,175.00	
sect8 - Section 8	301061	pringlejoan - Joan Rae Pringle	01/06/2025	01/2025	1,170.00	
sect8 - Section 8	301062	prosperprop - Prosper Property Management LLC	01/06/2025	01/2025	2,745.00	
sect8 - Section 8	301063	pspcoventryc - Pacific Shoreline Properties LLC	01/06/2025	01/2025	7,607.00	
sect8 - Section 8	301064	purvismaryan - Mary Anne Purvis	01/06/2025	01/2025	955.00	
sect8 - Section 8	301065	quixotecommu - Panza	01/06/2025	01/2025	23,961.00	
sect8 - Section 8	301066	rabiahmad - Tubass Apartments LLC	01/06/2025	01/2025	1,008.00	
sect8 - Section 8	301067	rabiferas - Feras Rabi	01/06/2025	01/2025	2,877.00	
sect8 - Section 8	301068	rainiermeado - Rainier Meadow LLC	01/06/2025	01/2025	1,379.00	
sect8 - Section 8	301069	rainierpoint - Rise Properties Rainier Pointe	01/06/2025	01/2025	5,973.00	
sect8 - Section 8	301070	rainierrenta - Rainier Rentals	01/06/2025	01/2025	3,741.00	
sect8 - Section 8	301071	rainierview - Rainier View Senior LLC	01/06/2025	01/2025	4,531.00	
sect8 - Section 8	301072	randentmdc - MDC Housing LLC	01/06/2025	01/2025	12,580.00	
sect8 - Section 8	301073	randevpearl - Pearl Randev	01/06/2025	01/2025	2,511.00	
sect8 - Section 8	301074	rappjustins - Justin S Rapp	01/06/2025	01/2025	1,075.00	
sect8 - Section 8	301075	rattysam - Sham Ratty	01/06/2025	01/2025	2,620.00	
sect8 - Section 8	301076	raychenllc - Ray Chen LLC	01/06/2025	01/2025	1,801.00	
sect8 - Section 8	301077	rdp1llc - RDP1 LLC	01/06/2025	01/2025	1,800.00	
sect8 - Section 8	301078	redwoodjunip - Redwood Juniper Tacoma Apartment...	01/06/2025	01/2025	1,092.00	
sect8 - Section 8	301079	reedermanage - Reeder Management Inc	01/06/2025	01/2025	8,011.00	
sect8 - Section 8	301080	reisprofessi - Professional Property Management LLC	01/06/2025	01/2025	4,860.00	
sect8 - Section 8	301081	reiysparklan - Reiys Parkland LLC	01/06/2025	01/2025	4,653.00	
sect8 - Section 8	301082	rentalsnorth - Rentals Northwest LLC	01/06/2025	01/2025	8,986.00	

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sect8 - Section 8	301083	rentonhousin - Renton Housing Authority	01/06/2025	01/2025	10,276.07	
sect8 - Section 8	301084	renwoodllc - Renwood LLC	01/06/2025	01/2025	1,599.00	
sect8 - Section 8	301085	rescuemissio - The Rescue Mission	01/06/2025	01/2025	1,528.00	
sect8 - Section 8	301086	rhpartners - Amherst Residential LLC	01/06/2025	01/2025	1,153.00	
sect8 - Section 8	301087	ridgedaleapa - Ridgedale Associates LLC	01/06/2025	01/2025	1,182.00	
sect8 - Section 8	301088	ridgefirllc - Ridge Fir LLC	01/06/2025	01/2025	1,759.00	
sect8 - Section 8	301089	ridgelanelc - Ridge Lane LLC	01/06/2025	01/2025	1,770.00	
sect8 - Section 8	301090	ridgewood - Ridge Wood LLC	01/06/2025	01/2025	677.00	
sect8 - Section 8	301091	riverglenapa - Tang LLC	01/06/2025	01/2025	2,580.00	
sect8 - Section 8	301092	riversidepar - Riverside Park Apartments LLC	01/06/2025	01/2025	16,041.00	
sect8 - Section 8	301093	robinettjohn - John Robinett	01/06/2025	01/2025	1,495.00	
sect8 - Section 8	301094	robinsonraym - Raymond Fred Robinson	01/06/2025	01/2025	1,650.00	
sect8 - Section 8	301095	rogersduane - Duane Rogers	01/06/2025	01/2025	2,120.00	
sect8 - Section 8	301096	rollinsmicha - Michael Rollins	01/06/2025	01/2025	1,087.00	
sect8 - Section 8	301097	rosesylveste - Rose, Sylvester Henry	01/06/2025	01/2025	1,683.00	
sect8 - Section 8	301098	rupppatricia - Patricia J Rupp	01/06/2025	01/2025	1,423.00	
sect8 - Section 8	301099	sabalaintern - Sabala International Center	01/06/2025	01/2025	2,227.00	
sect8 - Section 8	301100	samanciouglu - Pinar Samanciouglu	01/06/2025	01/2025	2,458.00	
sect8 - Section 8	301101	sandhuma - Manjit K Sandhu	01/06/2025	01/2025	2,940.00	
sect8 - Section 8	301102	sandovaleras - Erasmo Sandoval	01/06/2025	01/2025	3,816.00	
sect8 - Section 8	301103	santanaplais - Annette Santana-Plaisant	01/06/2025	01/2025	1,353.00	
sect8 - Section 8	301104	santosabelar - The Ronin Company Ltd I.L.P.	01/06/2025	01/2025	776.00	
sect8 - Section 8	301105	saransajeshk - Your Property Shop LLC	01/06/2025	01/2025	2,389.00	
sect8 - Section 8	301106	sawyertrail - Sawyer Trail Apartments LLC	01/06/2025	01/2025	11,954.00	
sect8 - Section 8	301107	sawyertrl - Sawyer Trail Apartments II LLC	01/06/2025	01/2025	4,000.00	
sect8 - Section 8	301108	scenicpines - VBT Scenic Pines LLC	01/06/2025	01/2025	15,916.00	
sect8 - Section 8	301109	schatzcorey - Corey Schatz	01/06/2025	01/2025	1,521.00	
sect8 - Section 8	301110	schlumpfjr - Jacob F. Schlumpf JR	01/06/2025	01/2025	713.00	
sect8 - Section 8	301111	schmidtalice - Alice Schmidt	01/06/2025	01/2025	1,766.00	
sect8 - Section 8	301112	schmittj - Jeffrey Schmitt	01/06/2025	01/2025	2,825.00	
sect8 - Section 8	301113	seattlehousi - Seattle Housing Authority	01/06/2025	01/2025	13,781.17	
sect8 - Section 8	301114	sebastianpro - Sebastian Properties - Sumner LLC	01/06/2025	01/2025	1,325.00	
sect8 - Section 8	301115	serranogarde - Serrano Garden Apartments LLC	01/06/2025	01/2025	1,996.00	
sect8 - Section 8	301116	sheridanstre - Sheridan Street Duplexes LLC	01/06/2025	01/2025	836.00	
sect8 - Section 8	301117	sherwoodterr - 42FIVE Sherwood LLC	01/06/2025	01/2025	5,513.00	
sect8 - Section 8	301118	shiplett - Rhonda Shiplett	01/06/2025	01/2025	1,535.00	
sect8 - Section 8	301119	shockleywill - Willis Shockley Jr	01/06/2025	01/2025	1,373.00	
sect8 - Section 8	301120	siennaapartm - GRE Ainsworth LLC	01/06/2025	01/2025	3,952.00	
sect8 - Section 8	301121	siennaparkap - GFS Sienna LLC	01/06/2025	01/2025	19,875.00	
sect8 - Section 8	301122	simonlinda - Linda Ann Simon	01/06/2025	01/2025	1,743.00	
sect8 - Section 8	301123	simpsonricha - Richard R. Simpson Jr.	01/06/2025	01/2025	857.00	

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sect8 - Section 8	301124	singhsandeep - Sandeep Singh	01/06/2025	01/2025	3,647.00	
sect8 - Section 8	301125	singhtarloch - Kindred Property Management	01/06/2025	01/2025	24,736.00	
sect8 - Section 8	301126	sjcmanagemen - NW Community Brokers	01/06/2025	01/2025	8,931.00	
sect8 - Section 8	301127	smentynaandr - American Remodeling & Construction Inc	01/06/2025	01/2025	3,449.00	
sect8 - Section 8	301128	smentynayuli - Aleksandr Smentyna	01/06/2025	01/2025	1,657.00	
sect8 - Section 8	301129	smithivana - Ivana Smith	01/06/2025	01/2025	1,795.00	
sect8 - Section 8	301130	smithmatthew - Matthew R Smith	01/06/2025	01/2025	1,324.00	
sect8 - Section 8	301131	smithnichola - Nicholas M Smith	01/06/2025	01/2025	163.00	
sect8 - Section 8	301132	snodgrasscec - Snodgrass Retirement Investment LLC	01/06/2025	01/2025	2,100.00	
sect8 - Section 8	301133	snohomishcou - Snohomish County Housing Authority	01/06/2025	01/2025	7,742.52	
sect8 - Section 8	301134	soenterprise - S&O Enterprise LLC	01/06/2025	01/2025	684.00	
sect8 - Section 8	301135	southcrestap - James Lee	01/06/2025	01/2025	511.00	
sect8 - Section 8	301136	southhillbyv - South Hill By Vintage LLC	01/06/2025	01/2025	24,704.00	
sect8 - Section 8	301137	southridgeap - Southridge Apts	01/06/2025	01/2025	12,703.00	
sect8 - Section 8	301138	spanawaydupl - Deed Properties	01/06/2025	01/2025	1,374.00	
sect8 - Section 8	301139	spandelellen - Ellen Spandel	01/06/2025	01/2025	727.00	
sect8 - Section 8	301140	spanishhills - Spanish Hills Apartments LLP	01/06/2025	01/2025	3,506.00	
sect8 - Section 8	301141	spinnakerpro - Spinnaker Property Management LLC	01/06/2025	01/2025	17,333.00	
sect8 - Section 8	301142	spradleycath - Catherine M Spradley	01/06/2025	01/2025	1,800.00	
sect8 - Section 8	301143	springtreeap - James Lee LLC	01/06/2025	01/2025	8,191.00	
sect8 - Section 8	301144	sshpropertie - Michael A Heard	01/06/2025	01/2025	1,939.00	
sect8 - Section 8	301145	stainbrookro - Ronald Dean Stainbrook	01/06/2025	01/2025	777.00	
sect8 - Section 8	301146	stamfordhous - Stamford Housing Authority	01/06/2025	01/2025	3,016.13	
sect8 - Section 8	301147	starksandra - Sandra Stark	01/06/2025	01/2025	428.00	
sect8 - Section 8	301148	starviewapar - Jenaer International Corporation	01/06/2025	01/2025	1,495.00	
sect8 - Section 8	301149	steilacoomwo - Kurtis R Mayer & Pamela R Mayer	01/06/2025	01/2025	2,597.00	
sect8 - Section 8	301150	stepinvasily - VD Holdings LLC	01/06/2025	01/2025	1,276.00	
sect8 - Section 8	301151	sterlingvero - Veronica Sterling	01/06/2025	01/2025	2,140.00	
sect8 - Section 8	301152	stewartglenn - Glenn M Stewart	01/06/2025	01/2025	2,250.00	
sect8 - Section 8	301153	stewartlena - Lena Stewart	01/06/2025	01/2025	2,000.00	
sect8 - Section 8	301154	stillwoodapa - Thomas Graf	01/06/2025	01/2025	2,731.00	
sect8 - Section 8	301155	stilnovichge - George R Stilnovich	01/06/2025	01/2025	794.00	
sect8 - Section 8	301156	stinsonave - BESS Company	01/06/2025	01/2025	993.00	
sect8 - Section 8	301157	stockkevin - Kevin Stock	01/06/2025	01/2025	878.00	
sect8 - Section 8	301158	stonegateass - Stonegate Associates LLC	01/06/2025	01/2025	4,731.00	
sect8 - Section 8	301159	stonerrental - Stoner Rentals LLC	01/06/2025	01/2025	1,742.00	
sect8 - Section 8	301160	stroupehowar - Stroupe Family LP	01/06/2025	01/2025	1,600.00	
sect8 - Section 8	301161	stuttskim - Kim Stutts	01/06/2025	01/2025	1,434.00	
sect8 - Section 8	301162	summitapartm - WYOSEA Summit Associate LLC	01/06/2025	01/2025	19,825.00	
sect8 - Section 8	301163	sumnercommon - Archdiocesan Housing Authority	01/06/2025	01/2025	32,898.00	
sect8 - Section 8	301164	sumnerparkap - Jayson Agana	01/06/2025	01/2025	1,475.00	

Payment Summary

Bank=sect8 AND mm/yy=01/2024-01/2025 AND Check Date=01/01/2025-01/31/2025 AND All Checks=Yes AND Include Voids=All Checks

█ -- Participant names redacted

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sect8 - Section 8	301165	sundanceapar - Drake Family Ltd Partnership	01/06/2025	01/2025	12,255.00	
sect8 - Section 8	301166	sunriseterra - 8819 Pacific LLC	01/06/2025	01/2025	2,979.00	
sect8 - Section 8	301167	sunsetgarden - Senior Housing Assistance Group	01/06/2025	01/2025	10,883.00	
sect8 - Section 8	301168	sunsetridge - Sunset Ridge Investors	01/06/2025	01/2025	2,290.00	
sect8 - Section 8	301169	sunsetviewap - Sunset View Apartments	01/06/2025	01/2025	3,606.00	
sect8 - Section 8	301170	swarthoutrea - Swarthout Realty, Inc.	01/06/2025	01/2025	943.00	
sect8 - Section 8	301171	█	01/06/2025	01/2025	229.00	
sect8 - Section 8	301172	█	01/06/2025	01/2025	254.00	
sect8 - Section 8	301173	█	01/06/2025	01/2025	94.00	
sect8 - Section 8	301174	█	01/06/2025	01/2025	52.00	
sect8 - Section 8	301175	█	01/06/2025	01/2025	138.00	
sect8 - Section 8	301176	█	01/06/2025	01/2025	213.00	
sect8 - Section 8	301177	█	01/06/2025	01/2025	42.00	
sect8 - Section 8	301178	█	01/06/2025	01/2025	114.00	
sect8 - Section 8	301179	█	01/06/2025	01/2025	16.00	
sect8 - Section 8	301180	█	01/06/2025	01/2025	24.00	
sect8 - Section 8	301181	█	01/06/2025	01/2025	47.00	
sect8 - Section 8	301182	█	01/06/2025	01/2025	291.00	
sect8 - Section 8	301183	█	01/06/2025	01/2025	66.00	
sect8 - Section 8	301184	█	01/06/2025	01/2025	142.00	
sect8 - Section 8	301185	█	01/06/2025	01/2025	218.00	
sect8 - Section 8	301186	█ █	01/06/2025	01/2025	108.00	
sect8 - Section 8	301187	█	01/06/2025	01/2025	295.00	
sect8 - Section 8	301188	█	01/06/2025	01/2025	304.00	
sect8 - Section 8	301189	█	01/06/2025	01/2025	95.00	
sect8 - Section 8	301190	█	01/06/2025	01/2025	213.00	
sect8 - Section 8	301191	█	01/06/2025	01/2025	79.00	
sect8 - Section 8	301192	█	01/06/2025	01/2025	92.00	
sect8 - Section 8	301193	█	01/06/2025	01/2025	148.00	
sect8 - Section 8	301194	█	01/06/2025	01/2025	311.00	
sect8 - Section 8	301195	█	01/06/2025	01/2025	16.00	
sect8 - Section 8	301196	█	01/06/2025	01/2025	6.00	
sect8 - Section 8	301197	█	01/06/2025	01/2025	281.00	
sect8 - Section 8	301198	█	01/06/2025	01/2025	233.00	
sect8 - Section 8	301199	█	01/06/2025	01/2025	291.00	
sect8 - Section 8	301200	█	01/06/2025	01/2025	2.00	
sect8 - Section 8	301201	█	01/06/2025	01/2025	120.00	
sect8 - Section 8	301202	█	01/06/2025	01/2025	97.00	
sect8 - Section 8	301203	█	01/06/2025	01/2025	66.00	
sect8 - Section 8	301204	█	01/06/2025	01/2025	95.00	
sect8 - Section 8	301205	█	01/06/2025	01/2025	207.00	

Payment Summary

Bank=sect8 AND mm/yy=01/2024-01/2025 AND Check Date=01/01/2025-01/31/2025 AND All Checks=Yes AND Include Voids=All Checks

█ -- Participant names redacted

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sect8 - Section 8	301206	█	01/06/2025	01/2025	311.00	
sect8 - Section 8	301207	█	01/06/2025	01/2025	117.00	
sect8 - Section 8	301208	█	01/06/2025	01/2025	8.00	
sect8 - Section 8	301209	█	01/06/2025	01/2025	165.00	
sect8 - Section 8	301210	█	01/06/2025	01/2025	236.00	
sect8 - Section 8	301211	█	01/06/2025	01/2025	66.00	
sect8 - Section 8	301212	█	01/06/2025	01/2025	98.00	
sect8 - Section 8	301213	█	01/06/2025	01/2025	57.00	
sect8 - Section 8	301214	█	01/06/2025	01/2025	233.00	
sect8 - Section 8	301215	█	01/06/2025	01/2025	153.00	
sect8 - Section 8	301216	█	01/06/2025	01/2025	32.00	
sect8 - Section 8	301217	█	01/06/2025	01/2025	20.00	
sect8 - Section 8	301218	█	01/06/2025	01/2025	17.00	
sect8 - Section 8	301219	█	01/06/2025	01/2025	75.00	
sect8 - Section 8	301220	█	01/06/2025	01/2025	297.00	
sect8 - Section 8	301221	█	01/06/2025	01/2025	303.00	
sect8 - Section 8	301222	█	01/06/2025	01/2025	182.00	
sect8 - Section 8	301223	█	01/06/2025	01/2025	189.00	
sect8 - Section 8	301224	█	01/06/2025	01/2025	19.00	
sect8 - Section 8	301225	█	01/06/2025	01/2025	184.00	
sect8 - Section 8	301226	█	01/06/2025	01/2025	233.00	
sect8 - Section 8	301227	█	01/06/2025	01/2025	171.00	
sect8 - Section 8	301228	█	01/06/2025	01/2025	91.00	
sect8 - Section 8	301229	█	01/06/2025	01/2025	166.00	
sect8 - Section 8	301230	█	01/06/2025	01/2025	274.00	
sect8 - Section 8	301231	█	01/06/2025	01/2025	129.00	
sect8 - Section 8	301232	█	01/06/2025	01/2025	155.00	
sect8 - Section 8	301233	█	01/06/2025	01/2025	233.00	
sect8 - Section 8	301234	█	01/06/2025	01/2025	228.00	
sect8 - Section 8	301235	█	01/06/2025	01/2025	213.00	
sect8 - Section 8	301236	█	01/06/2025	01/2025	139.00	
sect8 - Section 8	301237	█	01/06/2025	01/2025	279.00	
sect8 - Section 8	301238	█	01/06/2025	01/2025	86.00	
sect8 - Section 8	301239	█	01/06/2025	01/2025	337.00	
sect8 - Section 8	301240	█	01/06/2025	01/2025	315.00	
sect8 - Section 8	301241	█	01/06/2025	01/2025	87.00	
sect8 - Section 8	301242	█	01/06/2025	01/2025	92.00	
sect8 - Section 8	301243	█	01/06/2025	01/2025	213.00	
sect8 - Section 8	301244	█	01/06/2025	01/2025	156.00	
sect8 - Section 8	301245	█	01/06/2025	01/2025	60.00	
sect8 - Section 8	301246	█	01/06/2025	01/2025	263.00	

Payment Summary

Bank=sect8 AND mm/yy=01/2024-01/2025 AND Check Date=01/01/2025-01/31/2025 AND All Checks=Yes AND Include Voids=All Checks

█ -- Participant names redacted

Bank	Check#		Check Date	Post Month	Total Amount	Date Reconciled
sect8 - Section 8	301247		01/06/2025	01/2025	29.00	
sect8 - Section 8	301248		01/06/2025	01/2025	82.00	
sect8 - Section 8	301249		01/06/2025	01/2025	152.00	
sect8 - Section 8	301250		01/06/2025	01/2025	44.00	
sect8 - Section 8	301251		01/06/2025	01/2025	29.00	
sect8 - Section 8	301252		01/06/2025	01/2025	64.00	
sect8 - Section 8	301253		01/06/2025	01/2025	88.00	
sect8 - Section 8	301254		01/06/2025	01/2025	38.00	
sect8 - Section 8	301255		01/06/2025	01/2025	44.00	
sect8 - Section 8	301256		01/06/2025	01/2025	113.00	
sect8 - Section 8	301257		01/06/2025	01/2025	62.00	
sect8 - Section 8	301258		01/06/2025	01/2025	23.00	
sect8 - Section 8	301259		01/06/2025	01/2025	32.00	
sect8 - Section 8	301260		01/06/2025	01/2025	36.00	
sect8 - Section 8	301261		01/06/2025	01/2025	48.00	
sect8 - Section 8	301262		01/06/2025	01/2025	172.00	
sect8 - Section 8	301263		01/06/2025	01/2025	52.00	
sect8 - Section 8	301264		01/06/2025	01/2025	233.00	
sect8 - Section 8	301265		01/06/2025	01/2025	82.00	
sect8 - Section 8	301266		01/06/2025	01/2025	6.00	
sect8 - Section 8	301267		01/06/2025	01/2025	233.00	
sect8 - Section 8	301268		01/06/2025	01/2025	33.00	
sect8 - Section 8	301269		01/06/2025	01/2025	67.00	
sect8 - Section 8	301270		01/06/2025	01/2025	79.00	
sect8 - Section 8	301271		01/06/2025	01/2025	233.00	
sect8 - Section 8	301272		01/06/2025	01/2025	193.00	
sect8 - Section 8	301273		01/06/2025	01/2025	144.00	
sect8 - Section 8	301274		01/06/2025	01/2025	76.00	
sect8 - Section 8	301275		01/06/2025	01/2025	11.00	
sect8 - Section 8	301276		01/06/2025	01/2025	105.00	
sect8 - Section 8	301277		01/06/2025	01/2025	18.00	
sect8 - Section 8	301278		01/06/2025	01/2025	87.00	
sect8 - Section 8	301279		01/06/2025	01/2025	75.00	
sect8 - Section 8	301280		01/06/2025	01/2025	104.00	
sect8 - Section 8	301281		01/06/2025	01/2025	32.00	
sect8 - Section 8	301282		01/06/2025	01/2025	240.00	
sect8 - Section 8	301283		01/06/2025	01/2025	29.00	
sect8 - Section 8	301284		01/06/2025	01/2025	181.00	
sect8 - Section 8	301285		01/06/2025	01/2025	66.00	
sect8 - Section 8	301286		01/06/2025	01/2025	248.00	
sect8 - Section 8	301287		01/06/2025	01/2025	233.00	

Payment Summary

Bank=sect8 AND mm/yy=01/2024-01/2025 AND Check Date=01/01/2025-01/31/2025 AND All Checks=Yes AND Include Voids=All Checks

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Bank	Check#		Check Date	Post Month	Total Amount	Date Reconciled
sect8 - Section 8	301288		01/06/2025	01/2025	12.00	
sect8 - Section 8	301289		01/06/2025	01/2025	254.00	
sect8 - Section 8	301290		01/06/2025	01/2025	121.00	
sect8 - Section 8	301291		01/06/2025	01/2025	15.00	
sect8 - Section 8	301292		01/06/2025	01/2025	242.00	
sect8 - Section 8	301293		01/06/2025	01/2025	125.00	
sect8 - Section 8	301294		01/06/2025	01/2025	44.00	
sect8 - Section 8	301295		01/06/2025	01/2025	49.00	
sect8 - Section 8	301296		01/06/2025	01/2025	260.00	
sect8 - Section 8	301297		01/06/2025	01/2025	45.00	
sect8 - Section 8	301298		01/06/2025	01/2025	4.00	
sect8 - Section 8	301299		01/06/2025	01/2025	201.00	
sect8 - Section 8	301300		01/06/2025	01/2025	364.00	
sect8 - Section 8	301301		01/06/2025	01/2025	233.00	
sect8 - Section 8	301302		01/06/2025	01/2025	2.00	
sect8 - Section 8	301303		01/06/2025	01/2025	57.00	
sect8 - Section 8	301304		01/06/2025	01/2025	173.00	
sect8 - Section 8	301305		01/06/2025	01/2025	179.00	
sect8 - Section 8	301306		01/06/2025	01/2025	75.00	
sect8 - Section 8	301307		01/06/2025	01/2025	254.00	
sect8 - Section 8	301308		01/06/2025	01/2025	337.00	
sect8 - Section 8	301309		01/06/2025	01/2025	245.00	
sect8 - Section 8	301310		01/06/2025	01/2025	168.00	
sect8 - Section 8	301311		01/06/2025	01/2025	47.00	
sect8 - Section 8	301312		01/06/2025	01/2025	100.00	
sect8 - Section 8	301313		01/06/2025	01/2025	196.00	
sect8 - Section 8	301314		01/06/2025	01/2025	79.00	
sect8 - Section 8	301315		01/06/2025	01/2025	107.00	
sect8 - Section 8	301316		01/06/2025	01/2025	48.00	
sect8 - Section 8	301317		01/06/2025	01/2025	126.00	
sect8 - Section 8	301318		01/06/2025	01/2025	208.00	
sect8 - Section 8	301319		01/06/2025	01/2025	154.00	
sect8 - Section 8	301320		01/06/2025	01/2025	192.00	
sect8 - Section 8	301321		01/06/2025	01/2025	78.00	
sect8 - Section 8	301322		01/06/2025	01/2025	251.00	
sect8 - Section 8	301323		01/06/2025	01/2025	1.00	
sect8 - Section 8	301324		01/06/2025	01/2025	292.00	
sect8 - Section 8	301325		01/06/2025	01/2025	137.00	
sect8 - Section 8	301326		01/06/2025	01/2025	71.00	
sect8 - Section 8	301327		01/06/2025	01/2025	33.00	
sect8 - Section 8	301328		01/06/2025	01/2025	156.00	

Payment Summary

Bank=sect8 AND mm/yy=01/2024-01/2025 AND Check Date=01/01/2025-01/31/2025 AND All Checks=Yes AND Include Voids=All Checks

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Bank	Check#		Check Date	Post Month	Total Amount	Date Reconciled
sect8 - Section 8	301329		01/06/2025	01/2025	233.00	
sect8 - Section 8	301330		01/06/2025	01/2025	58.00	
sect8 - Section 8	301331		01/06/2025	01/2025	80.00	
sect8 - Section 8	301332		01/06/2025	01/2025	120.00	
sect8 - Section 8	301333		01/06/2025	01/2025	15.00	
sect8 - Section 8	301334		01/06/2025	01/2025	21.00	
sect8 - Section 8	301335		01/06/2025	01/2025	45.00	
sect8 - Section 8	301336		01/06/2025	01/2025	148.00	
sect8 - Section 8	301337		01/06/2025	01/2025	25.00	
sect8 - Section 8	301338		01/06/2025	01/2025	76.00	
sect8 - Section 8	301339		01/06/2025	01/2025	233.00	
sect8 - Section 8	301340		01/06/2025	01/2025	99.00	
sect8 - Section 8	301341		01/06/2025	01/2025	29.00	
sect8 - Section 8	301342		01/06/2025	01/2025	240.00	
sect8 - Section 8	301343		01/06/2025	01/2025	83.00	
sect8 - Section 8	301344		01/06/2025	01/2025	233.00	
sect8 - Section 8	301345		01/06/2025	01/2025	14.00	
sect8 - Section 8	301346		01/06/2025	01/2025	94.00	
sect8 - Section 8	301347		01/06/2025	01/2025	96.00	
sect8 - Section 8	301348		01/06/2025	01/2025	3.00	
sect8 - Section 8	301349		01/06/2025	01/2025	66.00	
sect8 - Section 8	301350		01/06/2025	01/2025	245.00	
sect8 - Section 8	301351		01/06/2025	01/2025	28.00	
sect8 - Section 8	301352		01/06/2025	01/2025	88.00	
sect8 - Section 8	301353		01/06/2025	01/2025	71.00	
sect8 - Section 8	301354		01/06/2025	01/2025	141.00	
sect8 - Section 8	301355		01/06/2025	01/2025	238.00	
sect8 - Section 8	301356		01/06/2025	01/2025	10.00	
sect8 - Section 8	301357		01/06/2025	01/2025	41.00	
sect8 - Section 8	301358		01/06/2025	01/2025	121.00	
sect8 - Section 8	301359		01/06/2025	01/2025	160.00	
sect8 - Section 8	301360		01/06/2025	01/2025	19.00	
sect8 - Section 8	301361		01/06/2025	01/2025	274.00	
sect8 - Section 8	301362		01/06/2025	01/2025	291.00	
sect8 - Section 8	301363		01/06/2025	01/2025	130.00	
sect8 - Section 8	301364		01/06/2025	01/2025	162.00	
sect8 - Section 8	301365		01/06/2025	01/2025	59.00	
sect8 - Section 8	301366		01/06/2025	01/2025	6.00	
sect8 - Section 8	301367		01/06/2025	01/2025	233.00	
sect8 - Section 8	301368		01/06/2025	01/2025	66.00	
sect8 - Section 8	301369		01/06/2025	01/2025	82.00	

Payment Summary

Bank=sect8 AND mm/yy=01/2024-01/2025 AND Check Date=01/01/2025-01/31/2025 AND All Checks=Yes AND Include Voids=All Checks

-- Participant names redacted

Bank	Check#		Check Date	Post Month	Total Amount	Date Reconciled
sect8 - Section 8	301370		01/06/2025	01/2025	103.00	
sect8 - Section 8	301371		01/06/2025	01/2025	233.00	
sect8 - Section 8	301372		01/06/2025	01/2025	12.00	
sect8 - Section 8	301373		01/06/2025	01/2025	188.00	
sect8 - Section 8	301374		01/06/2025	01/2025	381.00	
sect8 - Section 8	301375		01/06/2025	01/2025	213.00	
sect8 - Section 8	301376		01/06/2025	01/2025	66.00	
sect8 - Section 8	301377		01/06/2025	01/2025	225.00	
sect8 - Section 8	301378		01/06/2025	01/2025	233.00	
sect8 - Section 8	301379		01/06/2025	01/2025	100.00	
sect8 - Section 8	301380		01/06/2025	01/2025	66.00	
sect8 - Section 8	301381		01/06/2025	01/2025	226.00	
sect8 - Section 8	301382		01/06/2025	01/2025	36.00	
sect8 - Section 8	301383		01/06/2025	01/2025	213.00	
sect8 - Section 8	301384		01/06/2025	01/2025	205.00	
sect8 - Section 8	301385		01/06/2025	01/2025	29.00	
sect8 - Section 8	301386		01/06/2025	01/2025	204.00	
sect8 - Section 8	301387		01/06/2025	01/2025	78.00	
sect8 - Section 8	301388		01/06/2025	01/2025	50.00	
sect8 - Section 8	301389		01/06/2025	01/2025	67.00	
sect8 - Section 8	301390		01/06/2025	01/2025	337.00	
sect8 - Section 8	301391		01/06/2025	01/2025	311.00	
sect8 - Section 8	301392		01/06/2025	01/2025	14.00	
sect8 - Section 8	301393		01/06/2025	01/2025	204.00	
sect8 - Section 8	301394		01/06/2025	01/2025	136.00	
sect8 - Section 8	301395		01/06/2025	01/2025	142.00	
sect8 - Section 8	301396		01/06/2025	01/2025	4.00	
sect8 - Section 8	301397		01/06/2025	01/2025	63.00	
sect8 - Section 8	301398		01/06/2025	01/2025	207.00	
sect8 - Section 8	301399		01/06/2025	01/2025	163.00	
sect8 - Section 8	301400		01/06/2025	01/2025	213.00	
sect8 - Section 8	301401		01/06/2025	01/2025	66.00	
sect8 - Section 8	301402		01/06/2025	01/2025	205.00	
sect8 - Section 8	301403		01/06/2025	01/2025	70.00	
sect8 - Section 8	301404		01/06/2025	01/2025	213.00	
sect8 - Section 8	301405		01/06/2025	01/2025	14.00	
sect8 - Section 8	301406		01/06/2025	01/2025	103.00	
sect8 - Section 8	301407		01/06/2025	01/2025	213.00	
sect8 - Section 8	301408		01/06/2025	01/2025	257.00	
sect8 - Section 8	301409		01/06/2025	01/2025	209.00	
sect8 - Section 8	301410		01/06/2025	01/2025	81.00	

Payment Summary

Bank=sect8 AND mm/yy=01/2024-01/2025 AND Check Date=01/01/2025-01/31/2025 AND All Checks=Yes AND Include Voids=All Checks

█ -- Participant names redacted

Bank	Check#		Check Date	Post Month	Total Amount	Date Reconciled
sect8 - Section 8	301411		01/06/2025	01/2025	233.00	
sect8 - Section 8	301412		01/06/2025	01/2025	84.00	
sect8 - Section 8	301413		01/06/2025	01/2025	117.00	
sect8 - Section 8	301414		01/06/2025	01/2025	311.00	
sect8 - Section 8	301415		01/06/2025	01/2025	213.00	
sect8 - Section 8	301416		01/06/2025	01/2025	102.00	
sect8 - Section 8	301417		01/06/2025	01/2025	205.00	
sect8 - Section 8	301418		01/06/2025	01/2025	78.00	
sect8 - Section 8	301419		01/06/2025	01/2025	45.00	
sect8 - Section 8	301420		01/06/2025	01/2025	213.00	
sect8 - Section 8	301421		01/06/2025	01/2025	17.00	
sect8 - Section 8	301422		01/06/2025	01/2025	98.00	
sect8 - Section 8	301423		01/06/2025	01/2025	87.00	
sect8 - Section 8	301424		01/06/2025	01/2025	125.00	
sect8 - Section 8	301425		01/06/2025	01/2025	99.00	
sect8 - Section 8	301426		01/06/2025	01/2025	135.00	
sect8 - Section 8	301427		01/06/2025	01/2025	46.00	
sect8 - Section 8	301428		01/06/2025	01/2025	66.00	
sect8 - Section 8	301429		01/06/2025	01/2025	3.00	
sect8 - Section 8	301430		01/06/2025	01/2025	66.00	
sect8 - Section 8	301431		01/06/2025	01/2025	231.00	
sect8 - Section 8	301432		01/06/2025	01/2025	205.00	
sect8 - Section 8	301433		01/06/2025	01/2025	74.00	
sect8 - Section 8	301434		01/06/2025	01/2025	74.00	
sect8 - Section 8	301435		01/06/2025	01/2025	274.00	
sect8 - Section 8	301436		01/06/2025	01/2025	231.00	
sect8 - Section 8	301437		01/06/2025	01/2025	251.00	
sect8 - Section 8	301438		01/06/2025	01/2025	15.00	
sect8 - Section 8	301439		01/06/2025	01/2025	74.00	
sect8 - Section 8	301440		01/06/2025	01/2025	337.00	
sect8 - Section 8	301441		01/06/2025	01/2025	34.00	
sect8 - Section 8	301442		01/06/2025	01/2025	45.00	
sect8 - Section 8	301443		01/06/2025	01/2025	213.00	
sect8 - Section 8	301444		01/06/2025	01/2025	57.00	
sect8 - Section 8	301445		01/06/2025	01/2025	5.00	
sect8 - Section 8	301446		01/06/2025	01/2025	291.00	
sect8 - Section 8	301447		01/06/2025	01/2025	78.00	
sect8 - Section 8	301448		01/06/2025	01/2025	45.00	
sect8 - Section 8	301449		01/06/2025	01/2025	238.00	
sect8 - Section 8	301450		01/06/2025	01/2025	5.00	
sect8 - Section 8	301451		01/06/2025	01/2025	58.00	

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█ -- Participant names redacted

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sect8 - Section 8	301452	█ █	01/06/2025	01/2025	237.00	
sect8 - Section 8	301453	█ █	01/06/2025	01/2025	37.00	
sect8 - Section 8	301454	tabachnayaly - Lyudmila Tabachnaya	01/06/2025	01/2025	1,216.00	
sect8 - Section 8	301455	tahomaviewap - Mercy Housing Washington III	01/06/2025	01/2025	2,084.00	
sect8 - Section 8	301456	talkingtonsh - Shannon Talkington	01/06/2025	01/2025	772.00	
sect8 - Section 8	301457	taojin - Jin Tao	01/06/2025	01/2025	3,160.00	
sect8 - Section 8	301458	taoquanzhous - Quan Zhou's Tao	01/06/2025	01/2025	1,632.00	
sect8 - Section 8	301459	targarealest - Targa Real Estate Services	01/06/2025	01/2025	1,126.00	
sect8 - Section 8	301460	tdhometeam - TD Home Team Inc	01/06/2025	01/2025	2,472.00	
sect8 - Section 8	301461	terraheights - Terra Heights Apartments LLC	01/06/2025	01/2025	6,671.00	
sect8 - Section 8	301462	thearborsat - EPF Reit Corp	01/06/2025	01/2025	7,381.00	
sect8 - Section 8	301463	theboulders - Westridges Apartments Property Owne...	01/06/2025	01/2025	5,785.00	
sect8 - Section 8	301464	thecrossing - Parkwood WPIG, LLC	01/06/2025	01/2025	12,431.00	
sect8 - Section 8	301465	theharrison - The Harrison TNC LLC	01/06/2025	01/2025	4,128.00	
sect8 - Section 8	301466	thejosephgro - Cedar One LLC	01/06/2025	01/2025	2,427.00	
sect8 - Section 8	301467	theoryllc - Theory LLC	01/06/2025	01/2025	856.00	
sect8 - Section 8	301468	theparkatfif - The Park At Fife LLC	01/06/2025	01/2025	1,464.00	
sect8 - Section 8	301469	thepointeat - The Pointe TNC LLC	01/06/2025	01/2025	1,572.00	
sect8 - Section 8	301470	thewillows - Willow WPIG LLC	01/06/2025	01/2025	6,354.00	
sect8 - Section 8	301471	thodaydavid - David V. Thoday	01/06/2025	01/2025	1,484.00	
sect8 - Section 8	301472	thurston - Thurston County Housing Authority	01/06/2025	01/2025	1,490.34	
sect8 - Section 8	301473	timberlaneap - Timberlane Apartments LLC	01/06/2025	01/2025	1,393.00	
sect8 - Section 8	301474	timbreapartm - GRE Medical Dental Building LLC	01/06/2025	01/2025	11,743.00	
sect8 - Section 8	301475	tmtimellc - Marlena Ma	01/06/2025	01/2025	4,032.00	
sect8 - Section 8	301476	totalpro - LAO LLC	01/06/2025	01/2025	947.00	
sect8 - Section 8	301477	towncentre - PUG Investments LLC	01/06/2025	01/2025	1,066.00	
sect8 - Section 8	301478	trangpoukun - Pou Kun Trang	01/06/2025	01/2025	1,522.00	
sect8 - Section 8	301479	tranly - Ly Tran	01/06/2025	01/2025	881.00	
sect8 - Section 8	301480	trantuananh - Tuan Anh H Tran	01/06/2025	01/2025	533.00	
sect8 - Section 8	301481	trinhthanhlo - Thanh-Loan Trinh	01/06/2025	01/2025	1,461.00	
sect8 - Section 8	301482	triparkresid - Tri-Park Residential Assoc LP	01/06/2025	01/2025	427.00	
sect8 - Section 8	301483	troungsat - Sat Troung	01/06/2025	01/2025	2,303.00	
sect8 - Section 8	301484	truongkevin - Kevin Truong	01/06/2025	01/2025	1,137.00	
sect8 - Section 8	301485	twinbridgesp - XARP Enterprises	01/06/2025	01/2025	1,214.00	
sect8 - Section 8	301486	universityco - University Commons	01/06/2025	01/2025	2,919.00	
sect8 - Section 8	301487	universitygl - University Glen Apartments One LLC	01/06/2025	01/2025	1,276.00	
sect8 - Section 8	301488	unjufincham - Un Ju Fincham	01/06/2025	01/2025	2,014.00	
sect8 - Section 8	301489	v0000006 - Starboard Real Estate	01/06/2025	01/2025	6,501.00	
sect8 - Section 8	301490	v0000011 - Sawyer Trail Townhomes Phase I LLV	01/06/2025	01/2025	9,354.00	
sect8 - Section 8	301491	v0000014 - Red Roof Rentals LLC	01/06/2025	01/2025	1,981.00	
sect8 - Section 8	301492	v0000019 - Lisa Mclemore	01/06/2025	01/2025	2,138.00	

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Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sect8 - Section 8	301493	v0000023 - American Homes 4 Rent, L.P.	01/06/2025	01/2025	35,621.00	
sect8 - Section 8	301494	v0000029 - JCL Management Inc., DBA Real Propert...	01/06/2025	01/2025	22,805.00	
sect8 - Section 8	301495	v0000032 - Suburban Realty INC	01/06/2025	01/2025	1,968.00	
sect8 - Section 8	301496	v0000039 - Beanetta Roberts	01/06/2025	01/2025	2,406.00	
sect8 - Section 8	301497	v0000040 - Glacier Management Group LLC	01/06/2025	01/2025	1,338.00	
sect8 - Section 8	301498	v0000042 - Mikhail Georgeshan	01/06/2025	01/2025	1,679.00	
sect8 - Section 8	301499	v0000044 - Heather Fantasia	01/06/2025	01/2025	1,679.00	
sect8 - Section 8	301500	v0000051 - Wildaire Court LLC	01/06/2025	01/2025	2,137.00	
sect8 - Section 8	301501	v0000056 - Lorenzo Slaton Jr	01/06/2025	01/2025	1,750.00	
sect8 - Section 8	301502	v0000057 - Fife 96, LLC	01/06/2025	01/2025	5,966.00	
sect8 - Section 8	301503	v0000060 - Dan VanGasken	01/06/2025	01/2025	2,898.00	
sect8 - Section 8	301504	v0000061 - The Manchester Apartments	01/06/2025	01/2025	4,872.00	
sect8 - Section 8	301505	v0000064 - SP/RGA Brookstone LP	01/06/2025	01/2025	10,742.00	
sect8 - Section 8	301506	v0000066 - QBM LLC	01/06/2025	01/2025	817.00	
sect8 - Section 8	301507	v0000084 - Andrey Smentyna	01/06/2025	01/2025	1,140.00	
sect8 - Section 8	301508	v0000090 - Joseph Atkinson	01/06/2025	01/2025	2,087.00	
sect8 - Section 8	301509	v0000091 - Steve Ludden	01/06/2025	01/2025	2,465.00	
sect8 - Section 8	301510	v0000092 - Inception Real Estate LLC	01/06/2025	01/2025	1,028.00	
sect8 - Section 8	301511	v0000093 - Jain	01/06/2025	01/2025	1,159.00	
sect8 - Section 8	301512	v0000098 - Park 52 INC	01/06/2025	01/2025	8,656.00	
sect8 - Section 8	301513	v0000124 - Janell Mitton	01/06/2025	01/2025	1,639.00	
sect8 - Section 8	301514	v0000134 - Great West Management	01/06/2025	01/2025	1,218.00	
sect8 - Section 8	301515	v0000135 - Homes Plus Property Management LLC	01/06/2025	01/2025	1,874.00	
sect8 - Section 8	301516	v0000137 - Yashwanth Kamalanath	01/06/2025	01/2025	2,200.00	
sect8 - Section 8	301517	v0000138 - Sagareus Group LLC	01/06/2025	01/2025	1,683.00	
sect8 - Section 8	301518	v0000145 - BCI Properties LLC	01/06/2025	01/2025	11,572.00	
sect8 - Section 8	301519	v0000149 - Frank Chavez	01/06/2025	01/2025	2,549.00	
sect8 - Section 8	301520	v0000150 - Anuradha Agarwal	01/06/2025	01/2025	2,400.00	
sect8 - Section 8	301521	v0000155 - 5 Star Real Estate Services, INC	01/06/2025	01/2025	11,341.00	
sect8 - Section 8	301522	v0000159 - Housing Authority of City of Tacoma	01/06/2025	01/2025	823.00	
sect8 - Section 8	301523	v0000165 - Srinivasan Varippyreddy	01/06/2025	01/2025	1,759.00	
sect8 - Section 8	301524	v0000167 - Mohammed Anas Shaikh	01/06/2025	01/2025	1,989.00	
sect8 - Section 8	301525	v0000170 - Canyon Grove Townhomes, LLC	01/06/2025	01/2025	1,877.00	
sect8 - Section 8	301526	v0000171 - Jevons Property Management	01/06/2025	01/2025	3,492.00	
sect8 - Section 8	301527	v0000177 - Royal 2 NWI TIC, LLC	01/06/2025	01/2025	1,295.00	
sect8 - Section 8	301528	v0000181 - Manresa - Archdiocesan Housing Authority	01/06/2025	01/2025	2,904.00	
sect8 - Section 8	301529	v0000182 - Eldredge NW, LLC	01/06/2025	01/2025	2,551.00	
sect8 - Section 8	301530	v0000190 - 9707 Patterson LLC	01/06/2025	01/2025	2,004.00	
sect8 - Section 8	301531	v0000191 - Jordan Epistola	01/06/2025	01/2025	2,935.00	
sect8 - Section 8	301532	v0000197 - PURE Property Management of WA	01/06/2025	01/2025	20,898.00	
sect8 - Section 8	301533	v0000200 - Mark Holman	01/06/2025	01/2025	1,425.00	

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sect8 - Section 8	301534	v0000207 - NW Area LLC	01/06/2025	01/2025	1,167.00	
sect8 - Section 8	301535	v0000209 - Johnnie Horn	01/06/2025	01/2025	2,795.00	
sect8 - Section 8	301536	v0000210 - Oudomsouk Vongthavady	01/06/2025	01/2025	2,652.00	
sect8 - Section 8	301537	v0000213 - Ninth Street Apartments LLC	01/06/2025	01/2025	2,833.00	
sect8 - Section 8	301538	v0000227 - Westmall Court Pine St LLC	01/06/2025	01/2025	1,274.00	
sect8 - Section 8	301539	v0000230 - Narrows Property Management	01/06/2025	01/2025	7,503.00	
sect8 - Section 8	301540	v0000235 - ACA WA, LLC	01/06/2025	01/2025	5,726.00	
sect8 - Section 8	301541	v0000237 - Pacific Meridian WA, LLC	01/06/2025	01/2025	3,633.00	
sect8 - Section 8	301542	v0000239 - Murray Road Apartments LLC	01/06/2025	01/2025	2,500.00	
sect8 - Section 8	301543	v0000240 - Jessica Vasquez-Soltero	01/06/2025	01/2025	1,188.00	
sect8 - Section 8	301544	v0000241 - Edgar Esquivel Canales	01/06/2025	01/2025	2,089.00	
sect8 - Section 8	301545	v0000242 - Tarmigan at Wapato Creek	01/06/2025	01/2025	964.00	
sect8 - Section 8	301546	v0000245 - Imran Farhat	01/06/2025	01/2025	400.00	
sect8 - Section 8	301547	v0000250 - The Making A Difference Foundation	01/06/2025	01/2025	2,399.00	
sect8 - Section 8	301548	v0000251 - Renters Warehouse Washington, LLC	01/06/2025	01/2025	808.00	
sect8 - Section 8	301549	v0000256 - Patricia Gilliland & Christopher Smith	01/06/2025	01/2025	3,745.00	
sect8 - Section 8	301550	v0000259 - Donald W Bruner JR	01/06/2025	01/2025	1,123.00	
sect8 - Section 8	301551	v0000265 - Thomas Moetaz	01/06/2025	01/2025	2,155.00	
sect8 - Section 8	301552	v0000268 - Tiffany Johnson	01/06/2025	01/2025	2,835.00	
sect8 - Section 8	301553	v0000270 - Bella SPE Owner LLC	01/06/2025	01/2025	5,628.00	
sect8 - Section 8	301554	v0000271 - Nathan Hutchison	01/06/2025	01/2025	1,784.00	
sect8 - Section 8	301555	v0000275 - Sandesh Sadalge	01/06/2025	01/2025	2,882.00	
sect8 - Section 8	301556	v0000282 - Highland Manor Apartments LP	01/06/2025	01/2025	474.00	
sect8 - Section 8	301557	v0000285 - Operation Red Dot, LLC	01/06/2025	01/2025	4,120.00	
sect8 - Section 8	301558	v0000287 - Rainier Ridge Owner LLC	01/06/2025	01/2025	2,595.00	
sect8 - Section 8	301559	v0000292 - Heather Clark	01/06/2025	01/2025	1,078.00	
sect8 - Section 8	301560	v0000302 - Pacific Apartment Investors LLC	01/06/2025	01/2025	1,011.00	
sect8 - Section 8	301561	v0000303 - D2 Commercial Lending, LLC	01/06/2025	01/2025	1,235.00	
sect8 - Section 8	301562	v0000307 - Mohamed Dobashi	01/06/2025	01/2025	1,714.00	
sect8 - Section 8	301563	v0000310 - Double Z Inc. Property Management	01/06/2025	01/2025	7,406.00	
sect8 - Section 8	301564	v0000311 - Arrowhead Park Lakewood LLC	01/06/2025	01/2025	13,041.00	
sect8 - Section 8	301565	v0000314 - WV Apts LLC	01/06/2025	01/2025	1,521.00	
sect8 - Section 8	301566	v0000319 - Spencer	01/06/2025	01/2025	2,658.00	
sect8 - Section 8	301567	v0000323 - Meadow Park Brownstones LLC	01/06/2025	01/2025	6,893.00	
sect8 - Section 8	301568	v0000324 - KT DV LLC	01/06/2025	01/2025	1,895.00	
sect8 - Section 8	301569	v0000337 - Hall Northwest LLC	01/06/2025	01/2025	1,145.00	
sect8 - Section 8	301570	v0000339 - Amoriss PNW Inc.	01/06/2025	01/2025	6,079.00	
sect8 - Section 8	301571	v0000341 - Skyliner LLC	01/06/2025	01/2025	1,251.00	
sect8 - Section 8	301572	v0000343 - MacPherson's IV LLC	01/06/2025	01/2025	803.00	
sect8 - Section 8	301573	v0000351 - Leopold Dudley	01/06/2025	01/2025	760.00	
sect8 - Section 8	301574	v0000353 - Lori Bish	01/06/2025	01/2025	1,575.00	

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sect8 - Section 8	301575	v0000354 - Abbey Lane Apartments LLC	01/06/2025	01/2025	1,087.00	
sect8 - Section 8	301576	v0000355 - Raynee Branch	01/06/2025	01/2025	663.00	
sect8 - Section 8	301577	v0000357 - Octavio Serrano	01/06/2025	01/2025	1,410.00	
sect8 - Section 8	301578	v0000360 - Harinath Babu Sakamuri	01/06/2025	01/2025	3,384.00	
sect8 - Section 8	301579	v0000364 - TLUS RISE Milton Copper Limited Partne...	01/06/2025	01/2025	4,892.00	
sect8 - Section 8	301580	v0000368 - Allenmore Brownstones LLC	01/06/2025	01/2025	1,970.00	
sect8 - Section 8	301581	v0000372 - Rito G Ponce	01/06/2025	01/2025	1,186.00	
sect8 - Section 8	301582	v0000375 - Orchard View	01/06/2025	01/2025	1,288.00	
sect8 - Section 8	301583	v0000382 - Gravelly Lake Gardens LLC	01/06/2025	01/2025	1,410.00	
sect8 - Section 8	301584	v0000383 - Spartan Agency	01/06/2025	01/2025	2,776.00	
sect8 - Section 8	301585	v0000389 - Nicholas Schwartz	01/06/2025	01/2025	881.00	
sect8 - Section 8	301586	v0000390 - Correne Hall	01/06/2025	01/2025	1,266.00	
sect8 - Section 8	301587	v0000392 - Ragaey Elbasiony	01/06/2025	01/2025	2,300.00	
sect8 - Section 8	301588	v0000398 - Century 21 North Homes Realty	01/06/2025	01/2025	1,800.00	
sect8 - Section 8	301589	v0000399 - University Crossings LLC	01/06/2025	01/2025	1,321.00	
sect8 - Section 8	301590	v0000404 - Steven Abader	01/06/2025	01/2025	891.00	
sect8 - Section 8	301591	v0000407 - Boylston WPIG LLC	01/06/2025	01/2025	1,940.00	
sect8 - Section 8	301592	v0000408 - Andre Kravchenko	01/06/2025	01/2025	1,163.00	
sect8 - Section 8	301593	v0000410 - Yanka Boyadzhieva	01/06/2025	01/2025	1,869.00	
sect8 - Section 8	301594	v0000416 - Fircrest Star LLC	01/06/2025	01/2025	1,834.00	
sect8 - Section 8	301595	v0000419 - Fairways TIC Manager LLC	01/06/2025	01/2025	4,662.00	
sect8 - Section 8	301596	v0000421 - Tajinder Singh Dhillon	01/06/2025	01/2025	2,824.00	
sect8 - Section 8	301597	v0000428 - Plateau 176 LLC	01/06/2025	01/2025	4,534.00	
sect8 - Section 8	301598	v0000431 - Spanaway Collective Estates LLC	01/06/2025	01/2025	1,326.00	
sect8 - Section 8	301599	v0000433 - Amyson Varughese	01/06/2025	01/2025	1,872.00	
sect8 - Section 8	301600	v0000438 - SG MF Sierra Sun Investors LLC	01/06/2025	01/2025	2,775.00	
sect8 - Section 8	301601	v0000444 - Lena M Williams	01/06/2025	01/2025	2,520.00	
sect8 - Section 8	301602	v0000445 - RGPD LLC dba Ruby Apartments	01/06/2025	01/2025	1,413.00	
sect8 - Section 8	301603	v0000449 - Rayco Alliance Company LLC	01/06/2025	01/2025	1,286.00	
sect8 - Section 8	301604	v0000453 - Valentin Vakebila	01/06/2025	01/2025	1,678.00	
sect8 - Section 8	301605	v0000455 - Rochelle Dabney	01/06/2025	01/2025	2,392.00	
sect8 - Section 8	301606	v0000461 - Winsor Square Apartments LLC	01/06/2025	01/2025	1,287.00	
sect8 - Section 8	301607	v0000465 - Aster Townhomes LLC	01/06/2025	01/2025	2,764.00	
sect8 - Section 8	301608	v0000466 - Arav Ventures LLC	01/06/2025	01/2025	2,616.00	
sect8 - Section 8	301609	v0000479 - Kenneth R Ferguson	01/06/2025	01/2025	3,083.00	
sect8 - Section 8	301610	v0000484 - Vicky L Wyatt	01/06/2025	01/2025	1,368.00	
sect8 - Section 8	301611	v0000486 - Peoples Real Estate	01/06/2025	01/2025	2,049.00	
sect8 - Section 8	301612	v0000490 - Mark C Reid	01/06/2025	01/2025	756.00	
sect8 - Section 8	301613	v0000504 - Hong Phuong Truong	01/06/2025	01/2025	2,968.00	
sect8 - Section 8	301614	v0000509 - GRE Shirley Tacoma LLC	01/06/2025	01/2025	2,036.00	
sect8 - Section 8	301615	v0000515 - Douglas Haugh	01/06/2025	01/2025	1,578.00	

Payment Summary

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█ -- Participant names redacted

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sect8 - Section 8	301616	v0000517 - LASA	01/06/2025	01/2025	15,719.00	
sect8 - Section 8	301617	v0000532 - Alik Gushevatty	01/06/2025	01/2025	1,420.00	
sect8 - Section 8	301618	v0000537 - Gael Yimen Yimga	01/06/2025	01/2025	2,419.00	
sect8 - Section 8	301619	v0000539 - Roxanne Metcalf	01/06/2025	01/2025	3,232.00	
sect8 - Section 8	301620	v0000544 - Bella Vista Business	01/06/2025	01/2025	1,695.00	
sect8 - Section 8	301621	v0000549 - Foothill Properties Management LLC	01/06/2025	01/2025	2,028.00	
sect8 - Section 8	301622	v0000553 - Country Mobile MHC LLC	01/06/2025	01/2025	1,872.00	
sect8 - Section 8	301623	v0000566 - PPS Homes LLC	01/06/2025	01/2025	6,124.00	
sect8 - Section 8	301624	v0000591 - ELink Realty	01/06/2025	01/2025	2,171.00	
sect8 - Section 8	301625	v0000604 - Xun Kang	01/06/2025	01/2025	2,456.00	
sect8 - Section 8	301626	v0000605 - Germain Frantz	01/06/2025	01/2025	3,159.00	
sect8 - Section 8	301627	valleyviewap - Dominion Valley View Associates	01/06/2025	01/2025	4,868.00	
sect8 - Section 8	301628	vanbuskirkfa - Van Buskirk Family LLC	01/06/2025	01/2025	1,139.00	
sect8 - Section 8	301629	vancouve - Vancouver Housing Authority	01/06/2025	01/2025	9,773.73	
sect8 - Section 8	301630	vanessaview - KEI Apartment Fund 6 LLC	01/06/2025	01/2025	5,129.00	
sect8 - Section 8	301631	vhcresidenti - VHC Residential LLC	01/06/2025	01/2025	564.00	
sect8 - Section 8	301632	viewbyvintag - View By Vintage LP	01/06/2025	01/2025	19,592.00	
sect8 - Section 8	301633	villageatsee - Inland Residential Real Estate Services	01/06/2025	01/2025	18,378.00	
sect8 - Section 8	301634	villagesquar - Village Square Apartments	01/06/2025	01/2025	1,689.00	
sect8 - Section 8	301635	villaplazaap - Villa Plaza Apartments	01/06/2025	01/2025	891.00	
sect8 - Section 8	301636	vintageattac - Vintage At Tacoma, LLC	01/06/2025	01/2025	9,431.00	
sect8 - Section 8	301637	vistapropt - Vista Property Management LLC	01/06/2025	01/2025	5,915.00	
sect8 - Section 8	301638	vistaviewtow - Puget Sound TNC LLC	01/06/2025	01/2025	3,397.00	
sect8 - Section 8	301639	waichanleung - Leung Wai Chan	01/06/2025	01/2025	1,629.00	
sect8 - Section 8	301640	waldmeister - Robert Bonneville	01/06/2025	01/2025	1,066.00	
sect8 - Section 8	301641	waterfallapa - Jacob Cohen	01/06/2025	01/2025	1,284.00	
sect8 - Section 8	301642	waverlymanor - BESS Company Inc	01/06/2025	01/2025	3,287.00	
sect8 - Section 8	301643	weidenbacher - Kum Cha Weidenbacher	01/06/2025	01/2025	1,330.00	
sect8 - Section 8	301644	westmainapar - Northshore Associates LLC	01/06/2025	01/2025	845.00	
sect8 - Section 8	301645	westminstert - PCS Kent LP	01/06/2025	01/2025	14,923.00	
sect8 - Section 8	301646	westsidestat - North Pearl Street Limited Partnership	01/06/2025	01/2025	3,035.00	
sect8 - Section 8	301647	westwoodapar - Northshore Associates LLC	01/06/2025	01/2025	979.00	
sect8 - Section 8	301648	westwoodpark - Westwood Park 815 LLC	01/06/2025	01/2025	1,293.00	
sect8 - Section 8	301649	westwoodsqua - Penninsula Properties LLC	01/06/2025	01/2025	4,040.00	
sect8 - Section 8	301650	wetmoremerce - Mercedes Wetmore	01/06/2025	01/2025	1,103.00	
sect8 - Section 8	301651	whalenmichae - Michael Whalen	01/06/2025	01/2025	4,904.00	
sect8 - Section 8	301652	wiedersc - Scott Wieder	01/06/2025	01/2025	1,753.00	
sect8 - Section 8	301653	wilcoxnick - Nick Wilcox	01/06/2025	01/2025	2,147.00	
sect8 - Section 8	301654	williamsmarc - Williams, Marcy A.	01/06/2025	01/2025	252.00	
sect8 - Section 8	301655	williamsmark - Mark Williams	01/06/2025	01/2025	488.00	
sect8 - Section 8	301656	williamsrene - Renee Williams-Ivery	01/06/2025	01/2025	1,702.00	

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Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sect8 - Section 8	301657	willowgreenv - Willow Green Village Apartments LLC	01/06/2025	01/2025	4,708.00	
sect8 - Section 8	301658	willowhill - Willow Hill LLC	01/06/2025	01/2025	1,473.00	
sect8 - Section 8	301659	willowspring - Willow Diamond LLC	01/06/2025	01/2025	988.00	
sect8 - Section 8	301660	wilsondave - Dave Wilson	01/06/2025	01/2025	2,319.00	
sect8 - Section 8	301661	windermere - View Road LLC	01/06/2025	01/2025	1,476.00	
sect8 - Section 8	301662	windridgeapa - Windridge Apartment, LLC	01/06/2025	01/2025	2,408.00	
sect8 - Section 8	301663	wisteriawalk - Wisteria Housing LP	01/06/2025	01/2025	20,590.00	
sect8 - Section 8	301664	wonderlandap - Yuan Zhang	01/06/2025	01/2025	1,655.00	
sect8 - Section 8	301665	wongdaniel - Daniel Wong	01/06/2025	01/2025	3,958.00	
sect8 - Section 8	301666	woodlakeesta - Williamswood Estates LLC	01/06/2025	01/2025	1,528.00	
sect8 - Section 8	301667	woodmarkapar - CR Woodmark Communities LLC	01/06/2025	01/2025	41,419.00	
sect8 - Section 8	301668	woodshireapa - S & B Rental Properties LLC	01/06/2025	01/2025	1,854.00	
sect8 - Section 8	301669	wrightcarl - Carl Wright	01/06/2025	01/2025	1,342.00	
sect8 - Section 8	301670	wrightmark - Mark Wright	01/06/2025	01/2025	637.00	
sect8 - Section 8	301671	yichung - Chung H Yi	01/06/2025	01/2025	2,284.00	
sect8 - Section 8	301672	yokestimothy - Timothy Yokes	01/06/2025	01/2025	879.00	
sect8 - Section 8	301673	yorkerbrian - Brian Yorker	01/06/2025	01/2025	1,341.00	
sect8 - Section 8	301674	yzinternatio - Hailing Zhang	01/06/2025	01/2025	1,107.00	
sect8 - Section 8	301675	zaverijesal - Jesal Zaveri	01/06/2025	01/2025	1,405.00	
sect8 - Section 8	301676	zessindebbie - Debbie M Zessin	01/06/2025	01/2025	1,047.00	
sect8 - Section 8	301677	zurichhouse - Penninsula Properties LLC	01/06/2025	01/2025	3,797.00	
sect8 - Section 8	301678	v0000040 - Glacier Management Group LLC	01/03/2025	12/2024	1,545.00	
sect8 - Section 8	301679	kingcountyho - King County Housing Authority	01/13/2025	01/2025	70,738.55	
sect8 - Section 8	301680	vancouve - Vancouver Housing Authority	01/13/2025	01/2025	7,818.63	
sect8 - Section 8	301681	affinityreal - Affinity Real Estate Mangement	01/16/2025	01/2025	4,953.00	
sect8 - Section 8	301682	aladdincamel - Aladdin Camelot Apartments LLC	01/16/2025	01/2025	3.00	
sect8 - Section 8	301683	alpinevistas - Alpine Vistas Apartments	01/16/2025	01/2025	1,864.00	
sect8 - Section 8	301684	avanahampton - Greystar Equity Partners X REIT LLC	01/16/2025	01/2025	5,640.00	
sect8 - Section 8	301685	█ - █	01/16/2025	01/2025	45.00	
sect8 - Section 8	301686	█ - █	01/16/2025	01/2025	100.00	
sect8 - Section 8	301687	canterburyap - Canterbury Apartments LLC	01/16/2025	01/2025	3,120.00	
sect8 - Section 8	301688	carriagehous - 27th And Grandview	01/16/2025	01/2025	4,413.00	
sect8 - Section 8	301689	chamberscree - Randall Realty Corp	01/16/2025	01/2025	2,906.00	
sect8 - Section 8	301690	cherrytreeap - Lobs Lakewood, LLC	01/16/2025	01/2025	745.00	
sect8 - Section 8	301691	cirquwestap - Cirque West Apartments LLC	01/16/2025	01/2025	1,503.00	
sect8 - Section 8	301692	colonialcour - Sage-Lakewood LLC	01/16/2025	01/2025	1,983.00	
sect8 - Section 8	301693	countrymobil - Country Mobile Estates LLC	01/16/2025	01/2025	1,542.00	
sect8 - Section 8	301694	deercreekapa - GRE Deer Creek LLC	01/16/2025	01/2025	292.00	
sect8 - Section 8	301695	echelonapart - ITF Lakewood Project LLC	01/16/2025	01/2025	5,243.00	
sect8 - Section 8	301696	fairmontpark - Fairmont Park Apts	01/16/2025	01/2025	2,530.00	
sect8 - Section 8	301697	firviewmanor - Firview Manor LLC	01/16/2025	01/2025	410.00	

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sect8 - Section 8	301698	gardencourt - Black Rock Communities	01/16/2025	01/2025	166.00	
sect8 - Section 8	301699	glenbrookapa - Fair Ave Delaware LLC	01/16/2025	01/2025	2,496.00	
sect8 - Section 8	301700	harboroakapa - Harbor Oaks Investors LLC	01/16/2025	01/2025	6,150.00	
sect8 - Section 8	301701	havenproptert - Haven Property Management LLC	01/16/2025	01/2025	4,960.00	
sect8 - Section 8	301702	helpinghand - Helping Hand House	01/16/2025	01/2025	227.00	
sect8 - Section 8	301703	hiddenhills - Hidden Hills 2001 LP	01/16/2025	01/2025	33.00	
sect8 - Section 8	301704	homeforward - Home Forward	01/16/2025	01/2025	1,865.34	
sect8 - Section 8	301705	hoszynkowska - Maggie Szynekowska	01/16/2025	01/2025	732.00	
sect8 - Section 8	301706	ih3property - IH3 Property Borrower LP	01/16/2025	01/2025	1,941.00	
sect8 - Section 8	301707	ih4propborro - IH4 Property Borrower LP	01/16/2025	01/2025	2,176.00	
sect8 - Section 8	301708	inglecollc - Ingleco LLC	01/16/2025	01/2025	7,340.00	
sect8 - Section 8	301709	jonesmarshal - Marshall Jones	01/16/2025	01/2025	1,942.00	
sect8 - Section 8	301710	kingcountyho - King County Housing Authority	01/16/2025	01/2025	37,382.88	
sect8 - Section 8	301711	koreanwo - Korean Women's Association	01/16/2025	01/2025	135.00	
sect8 - Section 8	301712	lakebowmanmh - Lake Bowman MHC LLC	01/16/2025	01/2025	395.00	
sect8 - Section 8	301713	lakewoodvill - Lakewood Village Apts	01/16/2025	01/2025	6,455.00	
sect8 - Section 8	301714	matsusaka - Archdiocesan Housing Authority	01/16/2025	01/2025	1,392.00	
sect8 - Section 8	301715	meridianfirs - Meridian Firs LLC	01/16/2025	01/2025	1,741.00	
sect8 - Section 8	301716	metropol - Metropolitan Development Council	01/16/2025	01/2025	1,504.00	
sect8 - Section 8	301717	monterraapar - GFS Monterra Apartments	01/16/2025	01/2025	175.00	
sect8 - Section 8	301718	nguyenhaud - Hau D Nguyen	01/16/2025	01/2025	85.00	
sect8 - Section 8	301719	nguyenvu - Vu Nguyen	01/16/2025	01/2025	1,262.00	
sect8 - Section 8	301720	oakparkapart - B & P Investments I LLC	01/16/2025	01/2025	4,117.00	
sect8 - Section 8	301721	oaktraceapar - VBT Oak Trace LP	01/16/2025	01/2025	3,933.00	
sect8 - Section 8	301722	palisadesapa - Thomas Graf	01/16/2025	01/2025	55.00	
sect8 - Section 8	301723	parklandmano - Metropolitan Development Council	01/16/2025	01/2025	12,948.00	
sect8 - Section 8	301724	pspcoventryc - Pacific Shoreline Properties LLC	01/16/2025	01/2025	699.00	
sect8 - Section 8	301725	rainierrenta - Rainier Rentals	01/16/2025	01/2025	8,397.00	
sect8 - Section 8	301726	reisprofessi - Professional Property Management LLC	01/16/2025	01/2025	2,475.00	
sect8 - Section 8	301727	sandman4apar - The Stratford Company	01/16/2025	01/2025	2,864.00	
sect8 - Section 8	301728	saransajeshk - Your Property Shop LLC	01/16/2025	01/2025	72.00	
sect8 - Section 8	301729	sawyertrll - Sawyer Trail Apartments II LLC	01/16/2025	01/2025	2,080.00	
sect8 - Section 8	301730	southhillbyv - South Hill By Vintage LLC	01/16/2025	01/2025	6,150.00	
sect8 - Section 8	301731	sumnercommon - Archdiocesan Housing Authority	01/16/2025	01/2025	14.00	
sect8 - Section 8	301732	sunriseterra - 8819 Pacific LLC	01/16/2025	01/2025	2,060.00	
sect8 - Section 8	301733	██████ - ██████	01/16/2025	01/2025	526.00	
sect8 - Section 8	301734	██████ - ██████	01/16/2025	01/2025	89.00	
sect8 - Section 8	301735	██████ - ██████	01/16/2025	01/2025	46.00	
sect8 - Section 8	301736	██████ - ██████	01/16/2025	01/2025	18.00	
sect8 - Section 8	301737	██████ - ██████	01/16/2025	01/2025	176.00	
sect8 - Section 8	301738	████████████████████	01/16/2025	01/2025	233.00	

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sect8 - Section 8	301739	█ - █	01/16/2025	01/2025	89.00	
sect8 - Section 8	301740	█ - █	01/16/2025	01/2025	160.00	
sect8 - Section 8	301741	█ - █	01/16/2025	01/2025	256.00	
sect8 - Section 8	301742	terraheights - Terra Heights Apartments LLC	01/16/2025	01/2025	4,915.00	
sect8 - Section 8	301743	theboulders - Westridges Apartments Property Owne...	01/16/2025	01/2025	4,594.00	
sect8 - Section 8	301744	thurston - Thurston County Housing Authority	01/16/2025	01/2025	9,683.36	
sect8 - Section 8	301745	truongkevin - Kevin Truong	01/16/2025	01/2025	150.00	
sect8 - Section 8	301746	v0000023 - American Homes 4 Rent, L.P.	01/16/2025	01/2025	10,935.00	
sect8 - Section 8	301747	v0000082 - First Circle South LLC	01/16/2025	01/2025	934.00	
sect8 - Section 8	301748	v0000098 - Park 52 INC	01/16/2025	01/2025	4,197.00	
sect8 - Section 8	301749	v0000138 - Sagareus Group LLC	01/16/2025	01/2025	1,155.00	
sect8 - Section 8	301750	v0000145 - BCI Properties LLC	01/16/2025	01/2025	638.00	
sect8 - Section 8	301751	v0000181 - Manresa - Archdiocesan Housing Authority	01/16/2025	01/2025	2,310.00	
sect8 - Section 8	301752	v0000197 - PURE Property Management of WA	01/16/2025	01/2025	300.00	
sect8 - Section 8	301753	v0000213 - Ninth Street Apartments LLC	01/16/2025	01/2025	487.00	
sect8 - Section 8	301754	v0000237 - Pacific Meridian WA, LLC	01/16/2025	01/2025	15,054.00	
sect8 - Section 8	301755	v0000245 - Imran Farhat	01/16/2025	01/2025	1,286.00	
sect8 - Section 8	301756	v0000294 - De La Vision LLC	01/16/2025	01/2025	2,750.00	
sect8 - Section 8	301757	v0000383 - Spartan Agency	01/16/2025	01/2025	1,056.00	
sect8 - Section 8	301758	v0000407 - Boylston WPIG LLC	01/16/2025	01/2025	2,361.00	
sect8 - Section 8	301759	v0000416 - Fircrest Star LLC	01/16/2025	01/2025	3,321.00	
sect8 - Section 8	301760	v0000445 - RGPD LLC dba Ruby Apartments	01/16/2025	01/2025	4,548.00	
sect8 - Section 8	301761	v0000517 - LASA	01/16/2025	01/2025	888.00	
sect8 - Section 8	301762	v0000577 - Mahmoud Ahmed	01/16/2025	01/2025	2,720.00	
sect8 - Section 8	301763	v0000620 - Deborah Simpson	01/16/2025	01/2025	3,116.00	
sect8 - Section 8	301764	v0000628 - Tam Mai	01/16/2025	01/2025	2,593.00	
sect8 - Section 8	301765	v0000629 - John Brodie	01/16/2025	01/2025	3,807.00	
sect8 - Section 8	301766	vancouve - Vancouver Housing Authority	01/16/2025	01/2025	482.18	
sect8 - Section 8	301767	villageatsee - Inland Residential Real Estate Services	01/16/2025	01/2025	5,301.00	
sect8 - Section 8	301768	villageglen - 202 Village Glen LLC	01/16/2025	01/2025	721.00	
sect8 - Section 8	301769	vistapropert - Vista Property Management LLC	01/16/2025	01/2025	1,201.00	
sect8 - Section 8	301770	v0000176 - CR Vue 25 Communities LLC	01/14/2025	01/2025	45.00	
sect8 - Section 8	301771	v0000407 - Boylston WPIG LLC	01/14/2025	01/2025	45.00	
sect8 - Section 8	355446	v0000008 - Lakeside Landing Apartments LLC	01/30/2025	01/2025	-1,202.00	
sect8 - Section 8	356534	v0000059 - 168 Norpoint LLC	01/06/2025	01/2025	-2,820.00	
sect8 - Section 8	356545	█ - █	01/06/2025	01/2025	69.00	
sect8 - Section 8	356546	█ - █	01/06/2025	01/2025	66.00	
sect8 - Section 8	356547	█ - █	01/06/2025	01/2025	97.00	
sect8 - Section 8	356548	█ - █	01/06/2025	01/2025	88.00	
sect8 - Section 8	356549	belaraapartm - KW Lakeland LLC	01/06/2025	01/2025	2,477.00	
sect8 - Section 8	356550	harborviewma - Harbor View Manor LLP	01/06/2025	01/2025	1,907.00	

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sect8 - Section 8	356551	harriscounty - Harris County Housing Authority	01/06/2025	01/2025	5,244.68	
sect8 - Section 8	356552	hochahalbalb - Balbir Chahal	01/06/2025	01/2025	968.00	
sect8 - Section 8	356553	homeandland - Homes and Land LLC	01/06/2025	01/2025	4,098.00	
sect8 - Section 8	356554	johnsonfrank - Frank Johnson	01/06/2025	01/2025	1,450.00	
sect8 - Section 8	356555	legacyapartm - The Legacy Associates	01/06/2025	01/2025	886.00	
sect8 - Section 8	356556	marcosouthwe - Marse McNaughton	01/06/2025	01/2025	1,130.00	
sect8 - Section 8	356557	montgom - HOC Of Montgomery County	01/06/2025	01/2025	624.13	
sect8 - Section 8	356558	stonepointe - BREIT Operating Partnership LP	01/06/2025	01/2025	3,386.00	
sect8 - Section 8	356559	swidaho - SW Idaho Coop., H A	01/06/2025	01/2025	1,743.34	
sect8 - Section 8	356560	█ - █	01/06/2025	01/2025	78.00	
sect8 - Section 8	356561	█ - █	01/06/2025	01/2025	116.00	
sect8 - Section 8	356562	█ - █	01/06/2025	01/2025	28.00	
sect8 - Section 8	356563	█ - █	01/06/2025	01/2025	241.00	
sect8 - Section 8	356564	█ - █	01/06/2025	01/2025	280.00	
sect8 - Section 8	356565	█ - █	01/06/2025	01/2025	304.00	
sect8 - Section 8	356566	█ - █	01/06/2025	01/2025	251.00	
sect8 - Section 8	356567	█ - █	01/06/2025	01/2025	42.00	
sect8 - Section 8	356568	█ - █	01/06/2025	01/2025	194.00	
sect8 - Section 8	356569	█ - █	01/06/2025	01/2025	233.00	
sect8 - Section 8	356570	█ - █	01/06/2025	01/2025	66.00	
sect8 - Section 8	356571	█ - █	01/06/2025	01/2025	236.00	
sect8 - Section 8	356572	towncentrevi - Rob Gasca Real Estate Group LLC	01/06/2025	01/2025	1,500.00	
sect8 - Section 8	356573	townhomesmou - TA Sumner Fee Owner LLC	01/06/2025	01/2025	2,309.00	
sect8 - Section 8	356574	v0000001 - Sauer	01/06/2025	01/2025	724.00	
sect8 - Section 8	356575	v0000003 - CJK Property Management	01/06/2025	01/2025	476.00	
sect8 - Section 8	356576	v0000008 - Lakeside Landing Apartments LLC	01/06/2025	01/2025	2,597.00	
sect8 - Section 8	356577	v0000010 - Grand Prairie Housing	01/06/2025	01/2025	1,416.34	
sect8 - Section 8	356578	v0000013 - KTM Properties	01/06/2025	01/2025	420.00	
sect8 - Section 8	356579	v0000033 - Hidden Villa Apartments LLC	01/06/2025	01/2025	877.00	
sect8 - Section 8	356580	v0000048 - Glacier Run Partners II L.L.C	01/06/2025	01/2025	2,378.00	
sect8 - Section 8	356581	v0000080 - Re/Max Northwest	01/06/2025	01/2025	1,639.00	
sect8 - Section 8	356582	v0000102 - Avana Chestnut Hills	01/06/2025	01/2025	1,766.00	
sect8 - Section 8	356583	v0000132 - Randall Realty Corp	01/06/2025	01/2025	1,343.00	
sect8 - Section 8	356584	v0000144 - Melissa Koenig	01/06/2025	01/2025	3,007.00	
sect8 - Section 8	356585	v0000151 - One Way Properties, LLC	01/06/2025	01/2025	2,595.00	
sect8 - Section 8	356586	v0000152 - Sylvia Hinckley	01/06/2025	01/2025	1,397.00	
sect8 - Section 8	356587	v0000162 - Windermere Property Management	01/06/2025	01/2025	2,200.00	
sect8 - Section 8	356588	v0000164 - Big Sis Little Sis Enterprises, LLC	01/06/2025	01/2025	1,668.00	
sect8 - Section 8	356589	v0000169 - Curtis Clemons	01/06/2025	01/2025	382.00	
sect8 - Section 8	356590	v0000173 - Lee Colonial Village LLC	01/06/2025	01/2025	3,522.00	
sect8 - Section 8	356591	v0000183 - IH6 Property Borrower LP - AP	01/06/2025	01/2025	5,500.00	

Payment Summary

Bank=sect8 AND mm/yy=01/2024-01/2025 AND Check Date=01/01/2025-01/31/2025 AND All Checks=Yes AND Include Voids=All Checks

-- Participant names redacted

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sect8 - Section 8	356592	v0000202 - Richard Rolle	01/06/2025	01/2025	1,466.00	
sect8 - Section 8	356593	v0000215 - Remax Honors	01/06/2025	01/2025	3,144.00	
sect8 - Section 8	356594	v0000223 - 40th Street TNC LLC	01/06/2025	01/2025	1,490.00	
sect8 - Section 8	356595	v0000224 - Key Renter Tacoma Property Management	01/06/2025	01/2025	4,114.00	
sect8 - Section 8	356596	v0000248 - Eagle Mountain Properties LLC	01/06/2025	01/2025	2,352.00	
sect8 - Section 8	356597	v0000258 - Pacific Ridge CMS LLC	01/06/2025	01/2025	1,516.00	
sect8 - Section 8	356598	v0000260 - Wilber Land Company	01/06/2025	01/2025	1,104.00	
sect8 - Section 8	356599	v0000264 - Latitude 47 Mixed Use Building LLC	01/06/2025	01/2025	2,067.00	
sect8 - Section 8	356600	v0000272 - Mark Twain Apartments LLC	01/06/2025	01/2025	989.00	
sect8 - Section 8	356601	v0000274 - Vista Del Rey Apartments	01/06/2025	01/2025	903.00	
sect8 - Section 8	356602	v0000279 - Property Management Group LLC	01/06/2025	01/2025	1,148.00	
sect8 - Section 8	356603	v0000283 - Calfield LLC	01/06/2025	01/2025	1,100.00	
sect8 - Section 8	356604	v0000288 - Solace at Rainier Ridge	01/06/2025	01/2025	3,194.00	
sect8 - Section 8	356605	v0000305 - Yong Ahn	01/06/2025	01/2025	3,189.00	
sect8 - Section 8	356606	v0000309 - Tecton Corporation	01/06/2025	01/2025	1,444.00	
sect8 - Section 8	356607	v0000322 - Palermo at Lakeland LLC	01/06/2025	01/2025	2,130.00	
sect8 - Section 8	356608	v0000330 - Schertz Housing Authority	01/06/2025	01/2025	2,884.82	
sect8 - Section 8	356609	v0000331 - Trimark-Hoyt Road, LLC	01/06/2025	01/2025	1,527.00	
sect8 - Section 8	356610	v0000346 - Hidden Glen MHC LLC	01/06/2025	01/2025	556.00	
sect8 - Section 8	356611	v0000349 - NWI R1, LLC	01/06/2025	01/2025	2,019.00	
sect8 - Section 8	356612	v0000358 - Mica Bay Investments LLC	01/06/2025	01/2025	2,600.00	
sect8 - Section 8	356613	v0000361 - W & W Investment Properties	01/06/2025	01/2025	1,288.00	
sect8 - Section 8	356614	v0000363 - Surat Chatha	01/06/2025	01/2025	1,015.00	
sect8 - Section 8	356615	v0000367 - Sandco Properties, Inc	01/06/2025	01/2025	3,420.00	
sect8 - Section 8	356616	v0000374 - MJ Development LLC	01/06/2025	01/2025	1,204.00	
sect8 - Section 8	356617	v0000376 - Dolores Levet	01/06/2025	01/2025	747.00	
sect8 - Section 8	356618	v0000379 - Denton Housing Authority	01/06/2025	01/2025	1,433.13	
sect8 - Section 8	356619	v0000387 - Guide Property Management LLC	01/06/2025	01/2025	1,410.00	
sect8 - Section 8	356620	v0000401 - Deerfield LLC	01/06/2025	01/2025	1,573.00	
sect8 - Section 8	356621	v0000405 - Lawndale Apartments LLC	01/06/2025	01/2025	1,950.00	
sect8 - Section 8	356622	v0000415 - McKinney Housing Authority	01/06/2025	01/2025	1,268.00	
sect8 - Section 8	356623	v0000418 - Christina M Campbell	01/06/2025	01/2025	2,300.00	
sect8 - Section 8	356624	v0000426 - American Lake Townhomes, LLLP	01/06/2025	01/2025	1,249.00	
sect8 - Section 8	356625	v0000446 - Jonathan Clark	01/06/2025	01/2025	1,163.00	
sect8 - Section 8	356626	v0000451 - Evergreen Acres Family LLC	01/06/2025	01/2025	1,800.00	
sect8 - Section 8	356627	v0000457 - Radimir Mandzyuk	01/06/2025	01/2025	813.00	
sect8 - Section 8	356628	v0000460 - Giovanna Iovino	01/06/2025	01/2025	1,140.00	
sect8 - Section 8	356629	v0000473 - Lincoln Court TNC LLC	01/06/2025	01/2025	1,016.00	
sect8 - Section 8	356630	v0000487 - Four Lakes Apartments LLC	01/06/2025	01/2025	991.00	
sect8 - Section 8	356631	v0000503 - Utopia Property Management	01/06/2025	01/2025	7,794.00	
sect8 - Section 8	356632	v0000510 - Marco Sound LLC	01/06/2025	01/2025	1,671.00	

Payment Summary

Bank=sect8 AND mm/yy=01/2024-01/2025 AND Check Date=01/01/2025-01/31/2025 AND All Checks=Yes AND Include Voids=All Checks

█ -- Participant names redacted

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sect8 - Section 8	356633	v0000511 - Copper Way Apartments LLC	01/06/2025	01/2025	3,989.00	
sect8 - Section 8	356634	v0000513 - Marc Jerry Estinville	01/06/2025	01/2025	3,395.00	
sect8 - Section 8	356635	v0000522 - VBC Mason Avenue III LP	01/06/2025	01/2025	1,246.00	
sect8 - Section 8	356636	v0000525 - Vacation Villas LLC	01/06/2025	01/2025	2,752.00	
sect8 - Section 8	356637	v0000529 - TA Main Fee Owner LLC	01/06/2025	01/2025	2,422.00	
sect8 - Section 8	356638	v0000538 - Sasikanth Reddy	01/06/2025	01/2025	5,380.00	
sect8 - Section 8	356639	v0000541 - BNB Securities LLC	01/06/2025	01/2025	990.00	
sect8 - Section 8	356640	v0000545 - Sparq Living LLC	01/06/2025	01/2025	13,134.00	
sect8 - Section 8	356641	v0000561 - 2024-1 IH Borrower LP	01/06/2025	01/2025	1,580.00	
sect8 - Section 8	356642	v0000563 - Brandee Percosky	01/06/2025	01/2025	1,563.00	
sect8 - Section 8	356643	v0000564 - Nordic Real Estate LLC	01/06/2025	01/2025	6,331.00	
sect8 - Section 8	356644	v0000570 - CR Hanna Midtown Communities	01/06/2025	01/2025	1,403.00	
sect8 - Section 8	356645	v0000584 - HPA CL1 LLC	01/06/2025	01/2025	2,307.00	
sect8 - Section 8	356646	v0000587 - Cavalier Park Investment Homes LLC	01/06/2025	01/2025	1,333.00	
sect8 - Section 8	356647	v0000593 - Targa Real Estate	01/06/2025	01/2025	1,850.00	
sect8 - Section 8	356648	v0000596 - Condo Group One LLC	01/06/2025	01/2025	3,600.00	
sect8 - Section 8	356649	v0000600 - Fircrest Gardens Apartments LLC	01/06/2025	01/2025	1,321.00	
sect8 - Section 8	356650	v0000612 - GRE Northpoint LLC	01/06/2025	01/2025	1,102.00	
sect8 - Section 8	356651	v0000619 - Ad-West Realty Service	01/06/2025	01/2025	1,477.00	
sect8 - Section 8	356652	v0000621 - JD & JB Enterprises LLC	01/06/2025	01/2025	2,113.00	
sect8 - Section 8	356653	v0000625 - Renew Property Management	01/06/2025	01/2025	2,343.00	
sect8 - Section 8	356654	v0000637 - Twenty Four Apartments LLC	01/06/2025	01/2025	10,928.00	
sect8 - Section 8	356655	v0000640 - Pathfinder Milton Holdings LLC	01/06/2025	01/2025	3,944.00	
sect8 - Section 8	356656	v0000642 - Sage Lakewood LLC	01/06/2025	01/2025	962.00	
sect8 - Section 8	356657	vaz028 - City of Chandler Housing and Redev.	01/06/2025	01/2025	2,397.34	
sect8 - Section 8	356658	vfl201 - Osceola County Human Services Department	01/06/2025	01/2025	1,150.14	
sect8 - Section 8	356659	vynguyen - Vy Nguyen	01/06/2025	01/2025	1,725.00	
sect8 - Section 8	356660	█ - █	01/16/2025	01/2025	744.00	
sect8 - Section 8	356661	█ - █	01/16/2025	01/2025	584.00	
sect8 - Section 8	356662	█ - █	01/16/2025	01/2025	234.00	
sect8 - Section 8	356663	stonepointe - BREIT Operating Partnership LP	01/16/2025	01/2025	29,197.00	
sect8 - Section 8	356664	█	01/16/2025	01/2025	52.00	
sect8 - Section 8	356665	█	01/16/2025	01/2025	103.00	
sect8 - Section 8	356666	█	01/16/2025	01/2025	49.00	
sect8 - Section 8	356667	█ - █	01/16/2025	01/2025	105.00	
sect8 - Section 8	356668	█ - █	01/16/2025	01/2025	143.00	
sect8 - Section 8	356669	█ - █	01/16/2025	01/2025	141.00	
sect8 - Section 8	356670	v0000059 - 168 Norpoint LLC	01/16/2025	01/2025	2,820.00	
sect8 - Section 8	356671	v0000189 - ADN Assets LLC	01/16/2025	01/2025	2,550.00	
sect8 - Section 8	356672	v0000224 - Key Renter Tacoma Property Management	01/16/2025	01/2025	4,910.00	
sect8 - Section 8	356673	v0000437 - Fort Worth Housing Solutions	01/16/2025	01/2025	10,356.70	

Payment Summary

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Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
sect8 - Section 8	356674	v0000510 - Marco Sound LLC	01/16/2025	01/2025	2,973.00	
sect8 - Section 8	356675	v0000525 - Vacation Villas LLC	01/16/2025	01/2025	4,292.00	
sect8 - Section 8	356676	v0000536 - Marqise Allen	01/16/2025	01/2025	8,040.00	
sect8 - Section 8	356677	v0000543 - Margarita Sedrakyan	01/16/2025	01/2025	6,058.00	
sect8 - Section 8	356678	v0000545 - Sparq Living LLC	01/16/2025	01/2025	1,402.00	
sect8 - Section 8	356679	v0000547 - Mynd Management Inc	01/16/2025	01/2025	6,384.00	
sect8 - Section 8	356680	v0000576 - Parkside Realty	01/16/2025	01/2025	4,302.00	
sect8 - Section 8	356681	v0000579 - Josephine Heany	01/16/2025	01/2025	4,902.00	
sect8 - Section 8	356682	v0000594 - HPA II Borrower 2021-1LLC	01/16/2025	01/2025	2,090.00	
sect8 - Section 8	356683	v0000598 - GRE River Grove LLC	01/16/2025	01/2025	3,368.00	
sect8 - Section 8	356684	v0000609 - Sundance 7427 LLC	01/16/2025	01/2025	1,266.00	
sect8 - Section 8	356685	v0000610 - The Landing at Lake Tapps LLC	01/16/2025	01/2025	2,113.00	
sect8 - Section 8	356686	v0000614 - The Douglas at Sunrise	01/16/2025	01/2025	3,841.00	
sect8 - Section 8	356687	v0000619 - Ad-West Realty Service	01/16/2025	01/2025	1,399.00	
sect8 - Section 8	356688	v0000638 - Pa-Foday Jaiteh	01/16/2025	01/2025	1,426.00	
sect8 - Section 8	356689	v0000646 - 11216 18th Ave S Owner LLC DBA Bella...	01/16/2025	01/2025	9,171.00	
sect8 - Section 8	356690	v0000647 - 1809 105th St Ct S Owner LLC DBA Briar...	01/16/2025	01/2025	20,316.00	
sect8 - Section 8	356691	v0000648 - 416 111th St Ct E Owner LLC DBA Terrav...	01/16/2025	01/2025	84,486.00	
sect8 - Section 8	356692	v0000656 - Garden Square	01/16/2025	01/2025	1,047.00	
sect8 - Section 8	356693	leharventure - Lehar Ventures LLC	01/15/2025	01/2025	1,055.00	
sect8 - Section 8	356694	v0000621 - JD & JB Enterprises LLC	01/16/2025	01/2025	1,115.00	
sect8 - Section 8	356695	v0000197 - PURE Property Management of WA	01/16/2025	01/2025	41.00	
sect8 - Section 8	356696	v0000621 - JD & JB Enterprises LLC	01/27/2025	01/2025	998.00	
sect8 - Section 8	356697	v0000008 - Lakeside Landing Apartments LLC	01/27/2025	01/2025	1,202.00	
sect8 - Section 8	356698	vnwfurniture - NW Furniture Bank	01/27/2025	01/2025	465.84	
					4,007,342.37	

 -- Participant names redacted



PIERCE COUNTY HOUSING AUTHORITY

11515 Canyon Road East, Puyallup, WA 98373 | 253-620-5400

NEW BUSINESS



PIERCE COUNTY HOUSING AUTHORITY

11515 Canyon Road East, Puyallup, WA 98373 | 253-620-5400

RESOLUTION 1962

TO AMEND THE MINUTES OF BOARD MEETINGS OF 2024 TO CLARIFY
EXECUTIVE SESSION DURATIONS

WHEREAS, Pierce County Housing Authority (PCHA) has a mission to provide safe, decent, and affordable housing, free from discrimination in Pierce County, and;

WHEREAS, PCHA is committed to transparency and compliance with applicable laws and regulations governing public meetings and records, and;

WHEREAS, the Washington State Auditor's Office (SAO) has identified the need for improved documentation of Executive Session duration in the official Board Meeting minutes, despite such information being available in video recordings of meetings, and;

WHEREAS, per guidance provided by SAO and legal requirements under the Open Public Meetings Act (RCW 42.30), meeting minutes must accurately reflect the beginning time, expected length, ending time, necessary extension, and time of resumption for Executive Sessions, and;

WHEREAS, PCHA seeks to ensure compliance with best practices outlined by MRSC (Municipal Research and Services Center), including the proper documentation of Executive Sessions in accordance with RCW 42.30.110 and related guidance, and;

WHEREAS, the Board of Commissioners acknowledges the importance of ensuring meeting minutes accurately reflect the duration of Executive Sessions to maintain compliance with RCW 42.30.035 and related guidance, and;

WHEREAS, amending the minutes of Board meetings held between January 1, 2024 and December 31, 2024, ensures compliance with SAO recommendations and legal standards;

NOW THEREFORE LET IT BE RESOLVED that the Board of Commissioners of the Pierce County Housing Authority hereby approves the amendment of the official minutes of Board meetings for 2024 to accurately document Executive Session durations in accordance with SAO recommendations, RCW requirements, and best practices outlined by MRSC.

So signed and approved:

Mark Martinez
Chair of the Board

Date

James Stretz
Executive Director

Date



RESOLUTION 1962 | Amendments to the Board Meeting minutes (01/01/2024-12/31/2024)

Date of Minutes	Document Type	From	To
Wednesday, Jan 31, 2024	Regular Meeting Minutes	An Executive Session was called to discuss the sale or acquisition of property and the performance of a public employee. The Executive Session began at 5:09 pm. The Executive Session was closed and the Board returned to regular session at 5:58 PM. Coming out of Executive Session, no action was taken.	The Board of Commissioners went into the Executive Session at 5:09 pm for 49 minutes to discuss the sale or acquisition of property and the performance of a public employee. The Executive Session was closed and the Board returned to Regular Session at 5:58 PM. Coming out of Executive Session, no action was taken.
Wednesday, Feb 28, 2024	Regular Meeting Minutes	An Executive Session was called to discuss the sale or acquisition of property. The Executive Session began at 4:51 PM. The Executive Session was closed and the Board returned to regular session at 4:57 PM. Coming out of Executive Session, no action was taken.	The Board of Commissioners went into Executive Session at 4:51 PM for a duration of 6 minutes to discuss the sale or acquisition of property. The Executive Session was closed and the Board returned to Regular Session at 4:57 PM. Coming out of Executive Session, no action was taken.
Tuesday, Mar 12, 2024	Special Meeting Minutes	An Executive Session was called to discuss the sale or acquisition of property. The Executive Session began at 3:01 PM. The Executive Session was closed and the Board returned to regular session at 3:28 PM.	The Board of Commissioners went into Executive Session at 3:01 PM for 27 minutes to discuss the sale or acquisition of property. The Executive Session was closed and the Board returned to Regular Session at 3:28 PM.
Wednesday, May 1, 2024	Regular Meeting Minutes	An Executive Session was called to discuss the purchase and or disposition of property and the performance of public employees. The Executive Session began at 5:28 PM. The Executive Session was closed, and the Board returned to regular session at 6:27 PM.	The Board of Commissioners went into Executive Session at 5:28 PM for 59 minutes to discuss the purchase and or disposition of property and the performance of public employees. The Executive Session was closed and the Board returned to Regular Session at 6:27 PM.
Wednesday, May 29, 2024	Regular Meeting Minutes	An Executive Session was convened to review the employment of a public employee, starting at 4:58 PM. Upon conclusion, the Board returned to regular session at 5:31 PM, with no actions taken.	The Board of Commissioners went into Executive Session at 4:58 PM for 33 minutes to review the employment of a public employee. Executive session was closed and the Board returned to Regular Session at 5:31 PM with no actions taken.
Wednesday, Jun 26, 2024	Regular Meeting Minutes	An Executive Session was called to discuss the performance of a public employee and the acquisition of real estate. The Executive Session began at 4:19 PM. The Executive Session was closed, and the Board returned to regular session at 4:42 PM. Coming out of Executive Session, an action item was taken. The action item is Resolution 1945.	The Board of Commissioners went into Executive Session at 4:19 PM for 23 minutes to discuss the performance of a public employee and the acquisition of real estate. The Executive Session was closed and the Board returned to Regular Session at 4:42 PM. Coming out of Executive Session, an action item was taken. The action item is Resolution 1945.
Wednesday, Aug 28, 2024	Regular Meeting Minutes	An Executive Session was called to discuss the performance of a public employee. The Executive Session began at 5:26 PM. The Executive Session was closed, and the Board returned to regular session at 5:42 PM. Coming out of Executive Session, no action was taken.	The Board of Commissioners went into Executive Session at 5:26 PM for 16 minutes to discuss the performance of a public employee. The Executive Session was closed and the Board returned to Regular Session at 5:42 PM.
Wednesday, Dec 18, 2024	Regular Meeting Minutes	An Executive Session was called to discuss the performance of a public employee. The Executive Session began at 6:14 PM. The Executive Session was closed and the Board returned to the regular session at 6:55 PM. Coming out of Executive Session, no action was taken.	The Board of Commissioner went into Executive Session at 6:14 PM for 41 minutes to discuss the performance of a public employee. The Executive Session was closed and the Board returned to Regular Session at 6:55 PM. Coming out of Executive Session, no action was taken.



PIERCE COUNTY HOUSING AUTHORITY

603 South Polk Street, Tacoma, WA 98444 | 253-620-5400

MINUTES FOR THE JANUARY 31, 2024 REGULAR MEETING
OF THE BOARD OF COMMISSIONERS

Date: Wednesday, January 31, 2024
After the Annual Meeting

Location: PCHA Main Campus and
Hybrid over ZOOM

In Attendance: Chairperson Mark Martinez
Commissioner Narva Walton*
Commissioner Blaksley
Commissioner Stewart

Also in Attendance: Jim Stretz, Executive Director
Tina McLeod, Director of Operations
Tamara Meade, Director of Supported Housing
Tammy Moter, Director of Finance
Victor Lovelace, Director of Maintenance
Riley Guerrero, Planning, Policy, and Community Engagement Manager
Ney Calhoun, Human Resources Manager
Ted Sipila, Realtor*

*In Attendance Via Zoom/Phone

CALL TO ORDER

Chairperson Martinez called the Regular Meeting of the Board of Commissioners to order at 3:39 PM.
All Commissioners were present.

AGENDA

Chairperson Martinez entertained a motion to approve the agenda as presented. Commissioner so moved. Commissioner seconded the motion. Commissioner Martinez asked for any changes to the Agenda. The date was corrected to January 31.

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



The agenda was so approved.

PUBLIC COMMENT

Chairperson Martinez called for public comment. A written public comment was provided in the Board Packet. Chairperson Martinez asked if the commenter had received a reply. Staff answered affirmatively. Chair Martinez asked how the response was taken. Staff responded that the response was received very positively and the commenter appreciated her questions being answered. No further public comment was provided, and public comment was thereby closed.

OLD BUSINESS

Chairperson Martinez called for a motion to approve the minutes of the December 16, 2023 Regular Meeting as presented. Commissioner Stewart so moved. Commissioner Blaksley seconded the motion. A vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The minutes were so approved.

Chairperson Martinez entertained a motion to approve the cash disbursements for December, 2023. Chair Martinez asked for the recommendation of the Finance Committee. Commissioner Stewart answered that the committee recommended to adopt.

Chair entertained the motion to adopt. Commissioner Stewart so moved. Commissioner Blaksley seconded the motion.

A vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The cash disbursements from December 2023 were so approved.



STRATEGIC FOCUS

THA Merger Response

Staff reviewed and summarized the response to the Merger Analysis Response Letter.

Chair Martinez called for comment. Hearing none, Chair Martinez expressed his support for the Merger Analysis Response Letter and thanked staff for the composition. Chair Martinez also expressed support for PCHA work to lease up to the voucher cap.

Board Retreat

Chair Martinez asked staff for the initial date for the PCHA Board Retreat. Staff answered the initial date for the Retreat was proposed to be February 9-10, from 9:00 AM – 5:00 PM both days, at the SeaTac Marriott. Chair Martinez asked for objections to the scheduling. There were no objections. All Commissioners requested an overnight room.

EXECUTIVE AND DIRECTOR REPORTS

Director McLeod briefly reviewed the Affordable Housing written report as presented in the packet. Director McLeod added that a broken sprinkler pipe from the freeze in early January had led to significant repair work. Two new staff had begun in the Affordable Housing department. Vice Chair Walton asked about the meaning of the phrase, “cash for keys,” in regards to a voluntary move-out process. Director McLeod discussed the program and its relative advantages over eviction. Vice Chair Walton expressed concern over unit condition. Director McLeod responded that the damage to units incurred was less than the eviction process. Deputy Executive Director Meade added that the eviction process was extremely costly compared to a voluntary move-out. Director McLeod added she would include additional information in the February report.

Director Moter reviewed the Finance Department written reports as presented in the packet for YE 2023. After considering restricted funding, the financial reports show PCHA as making revenue despite large capital expenses and increased staffing over 2023. Executive Director Jim Stretz also highlighted increased business costs and the changes in accounting practices from the software conversion. Director Moter mentioned that there may be a payroll system change upcoming.

Manager Calhoun reviewed the HR report. She explained the format of the report and asked that if the Board want additional information, to please let her know. Commissioner Stewart asked the procedure for posting job opportunities. Manager Calhoun explained the process. Commissioner Stewart asked for clarification on temporary employees. Manager Calhoun and Director McKenna clarified that there were project-bounded employees, but temps were external organization employees.

Director Lovelace briefly reviewed the Maintenance Department written report as presented in the packet, and the damages sustained by the January freeze. There were four homes with broken pipes. Three of the homes experienced pipe breakage in the garage. Director Lovelace discussed the ongoing repaint of the DeMark hallways.



Director McKenna reviewed the Project Management written report as presented in the packet. 36 units had become vacant, including sold units. He discussed the AMP II Prioritization, along with the Duplex units. 11 units have been sold, with just under \$4,000,000 in proceeds. Several units were pending. Costs for REMAX sales are on-target. Septic and moving costs remain high. Total project cost budgets have been revised due to expenditures on a variety of topics, for a difference of approximately \$800,000. The TPU surplus lot work is ongoing, as is work to begin architectural feasibility studies. Commissioner Stewart asked how many homes Habitat for Humanity had expressed interest in. Director McKenna answered between 80 and 90 homes. Commissioner Stewart asked for the status of the septic tanks overall. Director McKenna answered the overall condition was fair. Vice Chair Walton asked if in the septic situations pumping was only occurring once. Director McKenna answered affirmatively. Vice Chair Walton advised that there could be negotiations for septic pump fees. Director McKenna answered that the pump fees were minimal compared to the project timeline loss that would possibly come from septic negotiations such as that, due to Habitat's inspection process and land-lease program. Director McKenna answered questions about the septic inspection process. Vice Chair Walton asked about the percentage of purchase price for Habitat due to COVID property spikes. Director McKenna answered that the purchase prices were on average around 95% of appraised value in April 2022. Director McKenna added he would provide additional information at the February Meeting.

Deputy Executive Director Meade reviewed the Supported Housing report. She discussed the waitlist Save-My-Spot updates and efforts to issue vouchers from the waitlist, as well as the success rate increases. She also provided an update on the funds the board earmarked for causes relating to PIH Notice 2022-18, and that four families had been helped to date.

COMMISSIONERS CORNER

Chair Martinez called commissioners' corner. Chair Martinez reminded the Board the NAHRO conference was upcoming. Commissioner Martinez thanked staff for inviting him on a property tour.

EXECUTIVE SESSION

~~The Board of Commissioners went into Executive Session at 5:09 pm for 49 minutes. An Executive Session was called~~ to discuss the sale or acquisition of property and the performance of a public employee.

~~The Executive Session began at 5:09 pm.~~

The Executive Session was closed and the Board returned to ~~regular session~~ Regular Session at 5:58 PM. Coming out of Executive Session, no action was taken.

ADJOURNMENT

Having no further business to come before the Board, Chair Martinez called for a motion to adjourn the Regular Meeting of the Board of Commissioners. Commissioner Stewart so moved. Commissioner Blaksley seconded the motion.

The meeting was adjourned at 5:58pm.

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PIERCE COUNTY HOUSING AUTHORITY

603 South Polk Street, Tacoma, WA 98444 | 253-620-5400

MINUTES FOR THE FEBRUARY 28, 2024 REGULAR MEETING
OF THE BOARD OF COMMISSIONERS

Date: WEDNESDAY, FEBRUARY 28, 2024 3:30 PM Location: PCHA Main Campus and Hybrid over ZOOM

In Attendance: Chairperson Mark Martinez
Commissioner Narva Walton
Commissioner Blaksley
Commissioner Stewart

Also in Attendance: Jim Stretz, Executive Director
Christina McLeod, Director of Operations
Tamara Meade, Director of Supported Housing
Tammy Moter, Director of Finance
Sean McKenna, Director of Project Management
Victor Lovelace, Director of Maintenance
Ney Calhoun, Human Resources Manager
Riley Guerrero, Planning, Policy, and Community Engagement Manager

*In Attendance Via Zoom/Phone

CALL TO ORDER

Chairperson Martinez called the Regular Meeting of the Board of Commissioners to order at 3:35 PM. Commissioners Blakesly and Stewart, and Chair Martinez, were present. Vice Chair Walton was absent.

AGENDA

Chairperson Martinez entertained a motion to approve the agenda as presented. Commissioner Blaksley so moved. Commissioner Stewart seconded the motion. Commissioner Martinez asked for any changes to the Agenda. A vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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The agenda was so approved.

PUBLIC COMMENT

Chairperson Martinez called for public comment.

No comment was given. Public comment was thereby closed.

OLD BUSINESS

Chairperson Martinez called for a motion to approve the minutes of the Wednesday, January 31, 2024 Regular Meeting as presented. Commissioner Stewart so moved. Commissioner Blaksley seconded the motion.

A vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The minutes were so approved.

Chairperson Martinez entertained a motion to approve the cash disbursements for January, 2024. Commissioner Blaksley so moved. Commissioner Stewart seconded the motion.

Chair Martinez asked what a prepaid advance referred to on the balance sheet. Director Moter answered that a prepaid advance referred to insurance premiums.

A vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The cash disbursements from January, 2024 were so approved.

Vice Chair Walton arrived at 3:39 PM.

STRATEGIC FOCUS

BOARD RETREAT SUMMARY AND PRELIMINARY DEV/AQC RUBRIC

PPCE Manager Riley Guerrero presented the Board Retreat Summary and Preliminary



Development/Acquisition Rubric found on Page 104 of the February 28, 2024 Board Meeting Packet. Director McKenna added that the final product of the rubric must be defensible and reproduceable. Vice Chair Walto asked about the continuation of the preliminary Fit Test created by contracted architects. Director McKenna responded that further feasibility studies were being pursued, and adjoining properties were still being teased out. Values of adjoining parcels to be presented at March Board Meeting. Vice Chair Walton asked if there was a definitive design to review. Director McKenna answered in the negative, additional opportunities may be available in the event of additional parcel acquisition. Chair Martinez asked if different ranking numbers for different categories complicated scoring for staff. Director McKenna responded regarding criteria for new development opportunities. Chair Martinez clarified his question was about numerical differentiation. PPCE Manager Guerrero answered there was no administrative difference. Chair Martinez asked for any additional staff comment and as to whether staff found the retreat helpful. Executive Director Stretz answered that staff found the Retreat helpful and thanked PPCE Manager Guerrero for her work putting the retreat together. Director McKenna concurred and added that as the work of the Disposition continues more complicated decisions are to be made. Chair Martinez answered that final decisions would be made at the March meeting.

EXECUTIVE AND DIRECTOR REPORTS

Director of Operations Christina McLeod presented her written report, found on page 119 of the February Board Meeting Information Packet. Commissioner Walton asked if a tenant who moved out after being served a three-day Waste and Nuisance notice would be flagged if they reapplied for tenancy. Director McLeod answered they were flagged. Executive Director Stretz noted higher vacancies than usual, and Director McLeod noted staffing improvements and updated advertising strategies. Director of Maintenance Victor Lovelace noted the updates to visual features, public spaces, and grounds and the difficulty of unit turns post-COVID. Director McLeod noted that procurement activity was ongoing to lower costs.

Director of Finance Tammy Moter presented her written report, found on page 121 of the Board Meeting Information Packet. No commissioner questions.

HR Manager Ney Calhoun presented her written report found on page 147 of the Board Meeting Information Packet. No commissioner questions.

Director of Maintenance Victor Lovelace presented his written report, found on page 149 of the Board Meeting Information Packet. Commissioner Walton asked if PCHA had a contact who could manage insurance for roofing-related issues. Director Lovelace and McKenna asked for her to follow up if she had such a contact in order to streamline this process. Chair Martinez noted his appreciation for the ladder safety training for Maintenance Staff.

Director of Project Management Sean McKenna presented his written report, found on page 150 of the Board Meeting Information Packet. Vice Chair Walton asked for confirmation on the total proceeds being relatively even between the Habitat for Humanity sales and Realtor sales. Director McKenna confirmed. Vice Chair Walton inquired as to whether this implied sale price was too low for Habitat for Humanity sales given the presence of commission on Realtor sales. Director Lovelace added that the cost of selling at RE/MAX was greater than H4H as well. Director McKenna supported that statement, and that the time commitment was higher as well. ED Stretz stated that this concern was well-noted and PCHA negotiates strongly with all buyers. Vice Chair Walton inquired as to the price difference in dollars per sale. Director McKenna stated that the houses themselves were different and so the houses were provided as dollars per square foot. Chair Martinez stated that the intent for the sale was not to kill the market, but to keep as many



homes as possible affordable. Vice Chair Walton inquired as to whether PCHA was using 2022 appraisal values. Director McKenna answered in the affirmative, and that he was open to questions outside of the Board Meeting as well. He supported Chair Martinez's statement that the H4H homes were competitively priced compared to the market sales. Commissioner Blaksley added that the cost of reappraising the homes would be prohibitive. Director McKenna concurred. ED Stretz added that technically, through selling to H4H, 80 new affordable units were being created. Director McKenna added that he would continue reporting on these data points. Commissioner Blaksley asked if there was a report on the number of individuals on program who had bought homes. Director McKenna added that yes, three had been sold and one was currently sending information including a pre-approval letter received that day. Additional survey materials had been sent out that have been compiled of folks who were interested in purchasing. He added that PCHA was also referring to Habitat for Humanity's program as well. Commissioner Blaksley expressed a wish that there were more folks on program who were capable of affording the homes. DED Meade added that many FSS graduates chose to pursue non-homeownership goals with their escrow balances, and that unfortunately, folks who qualify for program were usually not qualifying for loans. Director McKenna added that interest rates were decimating opportunities for affordability. Commissioner Blaksley asked if there was interest. DED Meade answered that there was a group of roughly seven who the FSS coordinator was working with who were consistently close to achieving homeownership, but were still unable to move forward. Commissioner Blaksley requested FSS reports. DED Meade answered that previously FSS activities were curtailed due to COVID, but reports would be forthcoming.

Deputy Executive Director Tamara Meade presented her written report, as found on page 153 of the Board Meeting Information Packet. No commissioner questions.

COMMISSIONERS CORNER

Chair Martinez called commissioners' corner. Chair Martinez asked about the Washington DC Conference. PPCE Guerrero answered that communication was ongoing with NAHRO.

ED James Stretz reviewed the Accountability Audit findings with the Board, regarding the CPA firm oversight and division of duties, and the tenant subledgers, from 2021-2022.

Commissioners' Corner was thereby closed.

EXECUTIVE SESSION

~~The Board of Commissioners went into Executive Session at 4:51pm for a duration of 6 minutes. An Executive Session was called to discuss the sale or acquisition of property. The Executive Session began at 4:51 PM.~~

The Executive Session was closed and the Board returned to ~~regular session~~ Regular Session at 4:57 PM. Coming out of Executive Session, no action was taken.

ADJOURNMENT

Having no further business to come before the Board, Chair Martinez called for a motion to adjourn the Regular Meeting of the Board of Commissioners. Commissioner Blaksley so moved. Commissioner Walton seconded the motion.

The meeting was adjourned at 4:57 PM.



PIERCE COUNTY HOUSING AUTHORITY

603 South Polk Street, Tacoma, WA 98444 | 253-620-5400

MINUTES FOR THE MARCH 12, 2024 SPECIAL MEETING
OF THE BOARD OF COMMISSIONERS

Date: WEDNESDAY, MARCH 12, 2024
3:00 PM

Location: PCHA Main Campus and
Hybrid over ZOOM

In Attendance: Chairperson Mark Martinez*
Commissioner Narva Walton*
Commissioner Blaksley*
Commissioner Stewart

Also in Attendance: Jim Stretz, Executive Director
Tamara Meade, Deputy Executive Director*
Sean McKenna, Director of Project Management*
Tina McLeod, Director of Operations*
Tammy Moter, Director of Finance*
Victor Lovelace, Director of Maintenance*
Riley Guerrero, Planning, Policy, and Community Engagement Manager

*In Attendance Via Zoom/Phone

CALL TO ORDER

Chairperson Martinez called the Special Meeting of the Board of Commissioners to order at 3:00 PM. All commissioners were present.

AGENDA

Chairperson Martinez entertained a motion to approve the agenda as presented. Commissioner Blaksley so moved. Commissioner Stewart seconded the motion. Commissioner Martinez asked for any changes to the Agenda. A vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



The agenda was so approved.

EXECUTIVE SESSION

~~The Board of Commissioners went into Executive Session at 3:01 PM for 27 minutes to discuss the An- Executive Session was called to discuss the sale or acquisition of property. The Executive Session began at 3:01 PM.~~

The Executive Session was closed and the Board returned to ~~regular session~~Regular Session at 3:28 PM.

Resolution 1940: TO APPROVE THE SUBMISSION OF AN OFFER NOT TO EXCEED TEN MILLION DOLLARS (\$10,000,000.00) FOR THE PURCHASE OF THE HIDDEN FIRS APARTMENT COMMUNITY was read into the record by PPCE Manager Riley Guerrero, as follows:

WHEREAS, Pierce County Housing Authority (PCHA) has the mission to provide safe, decent, and affordable housing, free from discrimination in Pierce County, and;

WHEREAS, PCHA has embarked upon a Section 18 Disposition of its public housing units, and has submitted intent to begin a Faircloth-to-RAD conversion of their subsidy, and;

WHEREAS, the Hidden Firs Apartment Community, located at 15008 A St S, Tacoma, WA, and containing 56 apartment units has been offered at an asking price of ten million dollars (\$10,000,000.00);

NOW THEREFORE LET IT BE RESOLVED THAT Pierce County Housing Authority submit an offer not to exceed ten million dollars (\$10,000,000.00) for the purchase of Hidden Firs, subject to further feasibility, condition, and financial assessments, with any change or development to be further reviewed and considered by the Pierce County Housing Authority Board of Commissioners.

Chair Martinez called for a motion to adopt. Commissioner Stewart so moved. Vice Chair Walton seconded the motion. A vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Resolution 1940 was thereby passed.

The meeting was adjourned at 3:32 PM.



PIERCE COUNTY HOUSING AUTHORITY

603 South Polk Street, Tacoma, WA 98444 | 253-620-5400

MINUTES FOR THE MAY 1ST, 2024, REGULAR MEETING
OF THE BOARD OF COMMISSIONERS

Date: May 1st, 2024
3:30 PM

Location: Fife Community Center and
Hybrid over ZOOM

In Attendance: Chairperson Mark Martinez
Vice Chairperson Commissioner Narva Walton
Commissioner Blaksley
Commissioner Stewart

Also in Attendance: Jim Stretz, Executive Director
Tamara Meade, Deputy Executive Director
Christina McLeod, Director of Operations
Tammy Moter, Director of Finance
Sean McKenna, Director of Project Management
Riley Guerrero, Planning, Policy, and Community Engagement Manager
Ney Calhoun, Human Resources Manager
Darcy Erwin, Executive Assistant

*In Attendance Via Zoom/Phone

CALL TO ORDER

Chairperson Martinez called the Regular Meeting of the Board of Commissioners to order at 3:21 PM.
All Commissioners were present.

AGENDA

Chairperson Martinez entertained a motion to approve the agenda as presented. Commissioner Stewart so moved. Commissioner Blaksley seconded the motion. Commissioner Martinez asked for any changes to the Agenda. Hearing none, a vote was called to adopt the Agenda as presented.

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The agenda was so approved.



PUBLIC COMMENT

Chairperson Martinez called for public comment. The Board of Commissioners received a documented email exchange showing that PCHA staff efficiently addressed a public inquiry about resources, which did not necessitate any further action.

Chairperson Martinez called for further comment. No comment was given. Public comment was thereby closed.

OLD BUSINESS

Chairperson Martinez called for a motion to approve the minutes of the March 27th, 2024; Regular Meeting as presented. Commissioner Stewart so moved. Commissioner Blaksley seconded the motion. A vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The minutes were so approved.

Chairperson Martinez entertained a motion to approve the cash disbursements for March 2024. Chair Martinez asked for the recommendation of the Finance Committee. Commissioner Stewart confirmed the appointment of two new members to the Finance Department, highlighted the continuous progress in implementing a new Payroll System, and underscored the strength and high quality of the financial reporting. Commissioner Stewart stated that the committee recommended approval.

Chair Martinez entertained the motion to adopt. Commissioner Stewart so moved. Commissioner Blaksley seconded the motion.

A vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The cash disbursements from March 2024 were so approved.

NEW BUSINESS

Affordable Housing Department Staff Introductions

Director of Operations Christina McLeod introduced the Affordable Housing Department Staff who were present at the start of the Board Meeting. Senior Property Manager Ebonique Moore, Property



Manager Patti Carson, Assistant Property Manager George Ren, Assistant Property Manager Jennifer Foulkes, Property Manager Alicia Marshall, Resident Services Specialist Marie Fallon, Lead Property Manager Kiesha Tripplet, Assistant Property Manager Juan Hernandez, and Resident Services Specialist Ty Boyd. The Board of Commissioners acknowledged their contributions and expressed appreciation for their service to the community.

Resolution 1942

Chairperson Martinez called for a motion to approve Resolution 1942, to enter negotiation for a new office location as found on page 99 of the May 1st, 2024, Regular Board Meeting Information Packet. Commissioner Stewart so moved. Commissioner Blaksley seconded the motion.

Executive Director Jim Stretz led the discussion for Resolution 1942 and highlighted the current office's high usage and proposed a move to a new location that boasts modern furnishings and equipment. He noted the office's accessible location along a bus route and its welcoming atmosphere, which aligns with our service population's values. The intention is to secure a lease for the new premises for a period of 3 to 5 years, which includes a spacious board room suitable for Board meetings. Minimal enhancements are necessary for operational purposes, and the provision for 36 parking spaces has been fulfilled. Commissioner Stewart inquired about the history of the building and the other offices located within it. The Executive Director confirmed that the office space PCHA would be leasing is about 25% of the total space, and the other offices include health services and a dental office. Commissioner Stewart inquired about the moving timeline should negotiations be successful. Planning, Policy, and Community Engagement Manager Riley Guerrero stated that the move would be staggered with one department moving to the new location at a time. Commissioner Stewart inquired if there were plans for the current building that PCHA occupies. Executive Director Jim Stretz confirmed that the intention is to maximize affordable housing opportunities. No additional questions from Commissioners.

With no further comment, a vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Resolution 1942 was so approved.

Resolution 1943

Chairperson Martinez called for a motion to approve Resolution 1943, to adopt the ROOTS Rent Concession Policy as found on page 102 of the May 1st, 2024, Regular Board Meeting Information Packet. Commissioner Stewart so moved. Commissioner Blaksley seconded the motion.

Planning, Policy, and Community Engagement Manager Riley Guerrero introduced the policy which recognizes the need for affordable housing among many residents at PCHA properties that lack subsidies. To address this need, PCHA has established a rent concession policy to provide an



opportunity for those in need who are not recipients of vouchers to ensure their stability within the community. The policy involves text credit rent rates, where eligible individuals would receive support. Commissioner Stewart inquired about the rates and the target audiences. Director of Operations Christina McLeod and Manager Guerrero provided additional context. Commissioner Narva inquired about the risks. Director McLeod, Manager Guerrero, and Executive Director Stretz confirmed that individuals making medium income with not qualify as this specifically for those who fall within a specific criterion. Commissioner Stewart inquired if tenants would have to be in good standing as a qualifier for the program. Director McLeod confirmed. Project Manager Sean McKenna identified that this is an incremental move towards utilize tax credits effectively. Chairperson Martinez inquired if additional staff would be needed to support this program. Manager Guerrero stated that additional staff would not be needed. Director McLeod shared steps to implementation and highlighted alignment with resolution to PCHA mission.

With no further comment, a vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Resolution 1943 was so approved.

STRATEGIC FOCUS

Strategic Analysis: RAD Augmentation

Planning, Policy, and Community Engagement Manager Riley Guerrero introduced the Strategic Analysis: RAD Augmentation as found on page 129 of the Regular Board Meeting Packet. The Strategic Analysis supports a strategic amplification of RAD augmentation and collaboration with neighboring MTW Housing Authorities. The Analysis highlights the accumulated benefit per unit over a 20-year period which could lead to more comprehensive development plans. Commissioner Stewart commented on the challenges. Chairperson Martinez inquired about the implications of brokering fair cloth authority. Manager Guerrero stated that although verbal affirmation has been obtained, PCHA needs to present cases to HUD in partnership with THA to achieve written confirmation. Chair Martinez inquired if there was potential to collaborate with other MTW PHAs, including SHA. Manager Guerrero confirmed. Commissioner Walton commended the thoroughness of the Strategic Analysis. Chair Martinez commented on the innovative nature of the proposal. No additional questions or comments from the commissioners.

Request for Qualification (RFQ) No. PCHA Scoring

Planning, Policy, and Community Engagement Manager Riley Guerrero presented the RFQ rating criteria to the Board, following the February Board Retreat. The Board was asked to review and provide feedback on the rating and scoring guidelines outlined on pages 197 and 198 of the Board Information Packet. Chair Martinez favored a balanced approach as the most advantageous and sought a recommendation from the staff. In response, staff recommended the first rubric, prioritizing risk-to-



reward ratio, and decentralization, while placing a lesser emphasis on cost efficiency and a greater focus on the quality of amenities. Commissioner Stewart raised questions regarding the distinctions and potential risks which each presented rubric. Commissioner Martinez identified a gap in expertise and suggested consulting specialists to guarantee precision in the initial RFQ issuance. The Board considered the fundamental objectives and aims. Additionally, Commissioner Martinez questioned whether the assessment criteria incorporated the novel RAD boost approach, to which Manager Riley confirmed a slight alteration in the criteria. Commissioner Martinez then urged the consultant to pinpoint the key scoring elements that align with the RAD Boost initiative. No additional comments or questions from Commissioners.

EXECUTIVE AND DIRECTOR REPORTS

Director of Operations Christina McLeod presented her written Affordable Housing Report found on page 200 of the May 1st, 2024, Board Meeting Information Packet. She corrected the record, noting that the Montgrove units total 94, contrary to the previously reported 64. McLeod stressed the importance of forming a dedicated team for capital planning to proactively manage future challenges, including appliance replacements. Additionally, she addressed the progress of rent escalation and development of standardizing operational procedures. No commissioner comments or questions.

Director of Finance Tammy Moter presented her written report, found on page 203 of the Board Meeting Information Packet. Moter stated that an updated budget is in the works for June, with plans to utilize YARDI for more efficient tracking. The primary cost increases are attributed to maintenance and repairs. The finance team is focused on reducing expenses in the upcoming budget to ensure fiscal control and maximize purchasing power. Moter stated that the Finance Committee has requested the inclusion of charts in the next report to better illustrate the cash position. No commissioner comments or questions.

Human Resources Manager Ney Calhoun presented her written report, found on page 229 of the Board Meeting Information Packet. Manager Calhoun reported on collaboration with Everett Housing Authority as a peer participant in compensation and benefits survey to mutually develop and ensure fair and competitive compensation and benefits packages. Commissioner Stewart inquired about the union's role in this survey, to which Manager Calhoun clarified that the union's participation would occur after the fact-finding phase. No additional commissioner comments or questions.

Director of Maintenance Victor Lovelace was not present for the Regular Board Meeting. His Maintenance Report was found on page 232 of the Board Meeting Packet Information Packet.

Planning, Policy, and Community Engagement Manager Riley Guerrero presented her written report, found on 233 of the Board Meeting Information Packet. Manager Guerrero inquired for the Board member's availability for the next Board retreat. The Board members identified October as an optimal month for their availability and requested the retreat be held locally without the need for much travel planning. The next Board retreat was tentatively scheduled for October 12th, 2024. No additional comments or questions from Commissioners.



Director of Project Management Sean McKenna presented his written report, found on page 235 of the Board Meeting Information Packet. Director McKenna presented preliminary development for the Board to review. Director McKenna acknowledged the success of FSS Coordinator Keyla Moore assisting a client in pursuing the purchase of her home. Director McKenna also shared some insights obtained from the NAHRO conference. Commissioner Stewart inquired about the process of selling the LIPH properties and how many of such properties have been purchased by Habitat for Humanity thus far. Director McKenna noted that around 85% have been purchased by Habitat for Humanity. No additional questions or comments from Commissioners.

Deputy Executive Director Tamara Meade presented her written Supported Housing Programs Report found on page 242 of the Board Meeting Information Packet. Deputy Director Meade emphasized the significant changes that HUD is undergoing, including their Housing Information Portal (HIP), the consolidation of inspection protocols under the new NSPIRE system, and the current VMS system being replaced by an eVMS system. Deputy Executive Director Meade emphasized the opportunities and challenges that arise with these changes. No commissioner comments or questions.

COMMISSIONERS CORNER

Chair Martinez called commissioners' corner. The Board of Commissioner's reflected on the recent DC trip highlighting the team-building aspect and Senator Cantwell's remembrance of Commissioner Blaksley. Valuable insights were gained at the conference, and the experience was deemed positive for networking. Executive Director Stretz mentioned future conferences for smaller and medium-sized housing authorities. Commissioner Blaksley inquiry about PCHA merchandise and business cards led to a consideration of options by the Executive Director. The session concluded without further comments.

EXECUTIVE SESSION

~~The Board of Commissioners went into Executive Session at 5:28 PM for 59 minutes. An Executive Session was called~~ to discuss the purchase and or disposition of property and the performance of public employees.

~~The Executive Session began at 5:28 PM.~~

The Executive Session was closed, and the Board returned to ~~regular session~~ Regular Session at 6:27 PM.

Coming out of Executive Session, the Chair has entertained the motion for Resolution 1944: to approve the submission of an offer not to exceed three million dollars (\$3,000,000.00) for the purchase of the Tahoma View apartment community. Steward moved and Blaksley 2nded. With no further comment, a vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Resolution 1944 was so approved.



ADJOURNMENT

Having no further business to come before the Board, Chair Martinez called for a motion to adjourn the Regular Meeting of the Board of Commissioners. Commissioner Stewart so moved. Commissioner Blaksley seconded the motion.

The meeting was adjourned at 6:29 PM.



PIERCE COUNTY HOUSING AUTHORITY

603 South Polk Street, Tacoma, WA 98444 | 253-620-5400

MINUTES FOR THE MAY 29TH REGULAR MEETING
OF THE BOARD OF COMMISSIONERS

Date: May 29th, 2024
3:30 PM

Location: PCHA Main Campus and Hybrid
over ZOOM

In Attendance: Chairperson Mark Martinez
Vice Chairperson Commissioner Narva Walton
Commissioner Tausha Blaksley
Commissioner Willie Stewart

Also in Attendance: Jim Stretz, Executive Director
Tamara Meade, Deputy Executive Director
Tammy Moter, Director of Finance
Sean McKenna, Director of Project Management
Victor Lovelace, Director of Maintenance
Riley Guerrero, Planning, Policy, and Community Engagement Manager
Ney Calhoun, Human Resources Manager*
Darcy Erwin, Executive Assistant
Laurel Brown, Attorney

Total number of attendees: 16 individuals

*In Attendance Via Zoom/Phone

[CALL TO ORDER](#)

Chairperson Martinez called the Regular Meeting of the Board of Commissioners to order at 3:30 PM. Commissioner Walton, Martinez, and Stewart were present at 3:30 PM with Commissioner Blaksley arriving at approximately 3:36 PM.

[AGENDA](#)

Chairperson Martinez entertained a motion to approve the agenda as presented. Commissioner Stewart so moved. Commissioner Walton seconded the motion. Commissioner Martinez asked for any changes to the Agenda. No changes were requested of the agenda and a vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The agenda was so approved.

PUBLIC COMMENT

Chairperson Martinez called for public comment. No comment was given. Public comment was thereby closed.

OLD BUSINESS

Chairperson Martinez called for a motion to approve the minutes of the May 1st, 2024, Regular Meeting as presented. Commissioner Stewart so moved. Commissioner Walton seconded the motion.

A vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The minutes were so approved.

Chairperson Martinez entertained a motion to approve the cash disbursements for April 2024.

Chairperson Martinez entertained the motion to adopt. Commissioner Stewart so moved. Commissioner Walton seconded the motion. Chair Martinez asked for the recommendation of the Finance Committee. Commissioner Stewart answered that the committee recommends adopting cash disbursements for April 2024. Chair Martinez expressed appreciation to the Director of Finance on behalf of the Board for the thorough reporting and explanations. A vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The cash disbursements from April 2024 were so approved.

STRATEGIC FOCUS

Warehouse Developer Solicitation

Planning, Policy, and Community Engagement Manager Riley Guerrero presented the Warehouse Developer Solicitation as detailed on page 114 of the May 29th, 2024, Board Meeting Information Packet. Chairperson Martinez expressed the Board's gratitude for the updated scoring system developed by PCHA staff and confirmed that no further action was required at this time. Commissioner Stewart sought clarification on one of the scoring items, which Manager Guerrero addressed, providing a reference on page 134. No additional comments or questions from Commissioners.



General Development Request For Proposal

Manager Guerrero introduced the General Development Request for Proposal Initial Draft as found on page 135 of the May 29th, 2024, Board Meeting Information Packet. She requested the Board review the scope and scoring rubric of the RFP and come prepared with comments at the next Regular Board Meeting. Chairperson Martinez inquired about the protocol if PCHA received numerous partnership requests from community vendors. Manager Guerrero assured that PCHA would transparently manage requests according to their capacity and scope alignment in reference to the RFP Draft. Executive Director Stretz emphasized that as a housing authority, PCHA values partnering opportunities and is keen to collaborate on community vendors' innovative ideas. No additional comments for questions from Commissioners.

Mission, Vision, and Values Initial Report

Manager Guerrero presented the initial findings of the Mission, Vision, and Values survey, located on page 140 of the May 29th, 2024, Board Meeting Information Packet. She outlined the next steps, including brand repositioning, a website overhaul, monthly staff newsletters, and enhanced digital marketing strategies. Chairperson Martinez confirmed the process and timeline, which Manager Guerrero estimated to be 3-4 months. Commissioner Narva asked about the proposed equity study on wage standings, which Manager Guerrero confirmed was underway. Commissioner Narva noted the Board's interest in the study's findings. No additional comments for questions from Commissioners.

EXECUTIVE AND DIRECTOR REPORTS

In the absence of Director of Operations Christina McLeod, Executive Director Jim Stretz presented the Affordable Housing Report, found on page 175 of the May 29th, 2024, Board Meeting Information Packet. He discussed current vacancies, evictions, and the transition of smoking units to nonsmoking. Commissioner Narva inquired about the percentage of residents who smoke, with Director of Maintenance Victor Lovelace estimating 35-40%. No further comments or questions from Commissioners.

Director of Finance Tammy Moter presented her written report, found on page 178 of the Board Meeting Information Packet. No questions or comments from commissioners.

Human Resources Manager Ney Calhoun presented her report on page 205 of the Board Meeting Information Packet, discussing the new rule on minimum salary requirements as issued by the U.S. Department of Labor. She confirmed PCHA's compliance with both federal and state requirements. Executive Director Stretz highlighted the requirement for computer professionals to earn three times the minimum wage if salaried, noting PCHA's efforts to meet these guidelines. No questions or comments from Commissioners.

Director of Maintenance Victor Lovelace presented his report, found on page 207 of the Board Meeting Information Packet. No questions or comments from Commissioners.

Planning, Policy, and Community Engagement Manager Riley Guerrero presented her report on page 208 of the Board Meeting Information Packet. No questions or comments from Commissioners.

Director of Project Management Sean McKenna presented his report on page 210 of the Board Meeting



Information Packet. Commissioner Walton confirmed with Director McKenna that Section 18 properties are not listed significantly underpriced. Director McKenna emphasized the goal of maintaining the listed properties as part of the affordable pool while ensuring fair pricing. He mentioned ongoing negotiations with a parcel property agent, noting site visits and price discussions. Commissioner Stewart confirmed the properties' sale to PCHA residents. Commissioner Walton inquired about buyers, learning they use FHA loans, and verified that PCHA ensures sales are owner-occupied. She also inquired about market duration, with Director McKenna confirming four offers within six days, noting that the latest successful bid exceeded the property's appraised value. Chairperson Martinez inquired about property security during vacancies, with Director McKenna reporting minimal issues and daily maintenance staff checks. No additional comments or questions from Commissioners were noted.

Deputy Executive Director Tamara Meade presented her Supported Housing Programs Report on page 227, her FSS Program Review on page 228, and the Two-Year Tool on page 229 of the Board Meeting Information Packet. No questions or comments from Commissioners.

COMMISSIONERS CORNER

Chairperson Martinez called for Commissioners' Corner, where future absences were disclosed. Chairperson Martinez informed the Board of his unavailability for the July Board Meeting. No additional business was raised, and Commissioners' Corner was closed.

EXECUTIVE SESSION

~~The Board of Commissioners went into Executive Session at 4:58 PM for 33 minutes. An Executive Session was convened to review the employment of a public employee, starting at 4:58 PM. Executive Session was closed and Upon conclusion,~~ the Board returned to ~~regular session~~ Regular Session at 5:31 PM, with no actions taken.

ADJOURNMENT

With no further business, Chairperson Martinez called for a motion to adjourn the Regular Meeting of the Board of Commissioners. Commissioner Stewart moved, and Commissioner Blaksley seconded. The meeting was adjourned at 5:33 PM.



PIERCE COUNTY HOUSING AUTHORITY

603 South Polk Street, Tacoma, WA 98444 | 253-620-5400

MINUTES FOR THE 26 JUNE 2024 REGULAR MEETING
OF THE BOARD OF COMMISSIONERS

Date: 26 JUNE 2024
3:30 PM

Location: PCHA Main Campus and
Hybrid over ZOOM

In Attendance: Chairperson Mark Martinez
Commissioner Narva Walton*
Commissioner Blaksley
Commissioner Stewart

Also in Attendance: Jim Stretz, Executive Director
Tamara Meade, Deputy Executive Director
Christina McLeod, Director of Operations
Sean McKenna, Director of Project Management
Victor Lovelace, Director of Maintenance
Riley Guerrero, Planning, Policy, and Community Engagement Manager
Ney Calhoun, Human Resources Manager

*In Attendance Via Zoom/Phone

CALL TO ORDER

Chairperson Martinez called the Regular Meeting of the Board of Commissioners to order at 3:33 PM.
All Commissioners were present.

AGENDA

Chairperson Martinez entertained a motion to amend the agenda to allow the Board to consider Resolution 1945 authorizing PCHA to enter a Purchase and Sale agreement for a new office location in Puyallup. Commissioner Stewart so moved, and Commissioner Walton seconded the motion. A vocal vote to adopt the amendment to the agenda occurred with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The amended agenda was so approved.



PUBLIC COMMENT

Chairperson Martinez called for public comment. No comment was given. Public comment was thereby closed.

OLD BUSINESS

Chairperson Martinez called for a motion to approve the minutes of the May 29th, 2024, Regular Meeting as presented. Commissioner Stewart so moved. Commissioner Walton seconded the motion. A vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The minutes were so approved.

Chairperson Martinez entertained a motion to approve the cash disbursements for May 2024. Chair Martinez asked for the recommendation of the Finance Committee. Commissioner Stewart answered that the Finance Committee met the previous day, June 26th, 2024, and the outcome of that meeting included an update to the cash disbursements to capture the increased revenue from property sales. Commissioner Stewart advised that the Board of Commissioners approve the cash disbursements for May 2024.

Chairperson Martinez entertained the motion to adopt. Commissioner Stewart so moved. Commissioner Blaksley seconded the motion. A vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The cash disbursements from May 2024 were so approved.

STRATEGIC FOCUS

General Development Request for Proposal (RFP)

Policy, Planning, and Community Engagement Manager Riley Guerrero presented the General Development RFP. PCHA Staff sought input from the Board of Commissioners, emphasizing the necessity for Board authorization for any development solicitations and/or proposals from developers that exceed a project cost of \$500,000. Chairperson Martinez sought clarification regarding the notation on page 7 and confirmed that the Board's interest is to keep the scope of the RFP broad to capture creative solutions and opportunities with potential development partners. Chairperson Martinez went on to say that he appreciated the documents format, readability, and voiced support to proceed. No additional comments or questions from Commissioners.



EXECUTIVE AND DIRECTOR REPORTS

Director of Operations Christina McLeod presented the Affordable Housing Division Report, as written on page 110 of the June 2024 Regular Board Meeting Information Packet. In addition to the Division Report, Director McLeod informed the Board of an incident at a PCHA apartment complex where theft of a few resident vehicles occurred. Staff considered additional security protocols to ensure the safety of resident property. Commissioner Stewart inquired about the status of the stolen vehicles. Director McLeod responded that internal investigations are still underway. Commissioner Martinez inquired about the listed vacancies in the Division Report. Director McLeod confirmed that the vacant units are in the turn process. Director McLeod provided an update regarding the utilization of rent concessions for some available units. Commissioner Stewart asked during the Finance meeting how many vacancies were caused by evictions and this question was revisited. Director McLeod responded that the change in the number of vacancies was not due to evictions. McLeod provided additional context that the vacancies are explained by the increase of individuals who are transitioning to homeownership and willingly leaving. No additional questions or comments from Commissioners.

Director of Finance Tammy Moter was not present at the Regular Board Meeting. The Finance Department has provided Financial Statements, the Finance Department Report, page 113, as well as the 2024 Annual Financial Report on page 140 of the June 2024 Regular Board Meeting Information Packet. Chairperson Martinez commented that the end-of-year numbers reported in the Regular Board Meeting Information Packet were satisfactory.

Manager of Human Resources Ney Calhoun presented the Human Resources Report, as written on page 186 of the June 2024 Regular Board Meeting Information Packet. Commissioner Martinez inquired about the estimated deadline of the Employee Handbook. Manager Calhoun reported that completion should occur by Fall 2024. Commissioner Martinez requested that the complete Employee Handbook be provided after PCHA leadership complete the review process.

Director of Maintenance Victor Lovelace presented the Maintenance Report, as written on page 188 of the June 2024 Regular Board Meeting Information Packet. Executive Director Jim Stretz highlighted the progress of the Capital Needs Assessment which has been initiated at PCHA properties and that PCHA has received a proposal from JH Brawner & Company who have provided an opportunity for the water leak issue at the Chateau Rainier property to be resolved through tax-credit funding. No additional comments or questions from Commissioners.

Manager of Planning, Policy, and Community Engagement Riley Guerrero presented the PPCE Report, as written on page 191 of the June 2024 Regular Board Meeting Information Packet. No questions or comments from Commissioners.

Director of Project Management Sean McKenna presented the Project Management Report, as written on page 189 of the June 2024 Regular Board Meeting Information Packet. Commissioner Stewart requested clarification on the number of LIPH properties sold to date. Director McKenna confirmed twenty-six units sold with two additional units under contract and pending close. Director McKenna supplemented his report with the insight that PCHA is meeting deadlines as provided to the Department of Housing and Urban Development (HUD). Chairperson Martinez inquired if there was any resistance from tenants vacating the properties. Director McKenna answered that PCHA has been navigating resistance through interdepartmental collaboration. No additional questions or comments from



Commissioners.

Deputy Executive Director Tamara Meade presented the Supported Housing Division Report as written on page 193, the Family Self-Sufficiency (FSS) Report as written on page 195, and the Two-Year Tool (TYT) as written on page 196 of the June Regular Board Meeting Information Packet. No questions or comments from Commissioners.

COMMISSIONERS CORNER

Chair Martinez called Commissioners' Corner. Chairperson Martinez confirmed with Commissioners that they received their NAHRO training certificates. Commissioner Walton inquired about PCHA business cards. Manager Guerrero confirmed that business cards and email accounts will be ready for Commissioners by the next Regular Board Meeting. With no additional comments or points of discussion, Commissioners' Corner was thereby closed.

EXECUTIVE SESSION

~~The Board of Commissioners went into Executive Session at 4:19 PM for 23 minutes. An Executive Session was called to discuss the performance of a public employee and the acquisition of real estate. The Executive Session began at 4:19 PM.~~

The Executive Session was closed, and the Board returned to ~~regular session~~ Regular Session at 4:42 PM. Coming out of Executive Session, an action item was taken. The action item is

Resolution 1945.

Chairperson Martinez called for a motion to approve Resolution 1945, To Approve The Submission of an Offer not to Exceed the Purchase Price of Two Million, Six Hundred and Fifty Thousand Dollars (\$2,650,000.00) for the Purchase of the Canyon Road Shopping Center. Commissioner Stewart so moved. Commissioner Blaksley seconded the motion.

With no further comment, a vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Resolution 1945 was so approved.

ADJOURNMENT

Having no further business to come before the Board, Chair Martinez called for a motion to adjourn the Regular Meeting of the Board of Commissioners. Commissioner Stewart so moved. Commissioner Blaksley seconded the motion.

The meeting was adjourned at 4:45 PM.



PIERCE COUNTY HOUSING AUTHORITY

603 South Polk Street, Tacoma, WA 98444 | 253-620-5400

**MINUTES FOR THE AUGUST 2024 REGULAR MEETING
OF THE BOARD OF COMMISSIONERS**

Date: 28 AUGUST 2024
3:30 PM

Location: PCHA Main Campus and Hybrid
over ZOOM

In Attendance: Chairperson Mark Martinez
Commissioner Narva Walton
Commissioner Blaksley
Commissioner Stewart
Commissioner Winship

Also in Attendance: Jim Stretz, Executive Director*
Tamara Meade, Deputy Executive Director
Christina McLeod, Director of Operations
Tammy Moter, Director of Finance
Sean McKenna, Director of Project Management
Victor Lovelace, Director of Maintenance
Riley Guerrero, Planning, Policy, and Community Engagement Manager
Ney Calhoun, Human Resources Manager
Saundra Groshong, Audit Manager, Team Tacoma, WA State Auditors Office*
Morgan Clack, Audit Supervisor
Zoe Fritz, Audit Lead

*In Attendance Via Zoom/Phone

CALL TO ORDER

Chairperson Martinez called the Regular Meeting of the Board of Commissioners to order at 3:30 PM. All Commissioners were present.

AGENDA

Chairperson Martinez entertained a motion to approve the agenda as presented. Commissioner Stewart so moved. Commissioner Blaksley seconded the motion. Commissioner Martinez asked for any changes to the Agenda. Hearing non, a vocal vote was taken to approve the agenda as presented with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Winship	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The agenda was so approved.



PUBLIC COMMENT

Chairperson Martinez called for public comment. No comment was given. Public comment was thereby closed.

OLD BUSINESS

Chairperson Martinez called for a motion to approve the minutes of the June 2024 Regular Meeting as presented. Commissioner Winship so moved. Commissioner Blaksley seconded the motion.

A vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Winship	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The minutes were so approved.

Chairperson Martinez entertained a motion to approve the cash disbursements for June 2024. Chair entertained the motion to adopt. Commissioner Stewart so moved. Commissioner Blaksley seconded the motion. A vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Winship	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The cash disbursements from June 2024 were so approved.

Chairperson Martinez entertained a motion to approve the cash disbursements for July 2024. Chair entertained the motion to adopt. Commissioner Stewart so moved. Commissioner Blaksley seconded the motion.

A vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Winship	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The cash disbursements from July 2024 were so approved.

NEW BUSINESS

Entrance Conference

Chairperson Martinez invited the State Auditor's Office (SAO) members to conduct the Entrance Conference with the PCHA Board of Commissioners. Audit Manager Sandra Groshong presented to the Board of Commissioners to discuss the financial statements and federal single audit for Pierce County Housing Authority for 2023.



MINUTES FROM THE AUGUST 2024 REGULAR BOARD MEETING 

Manager Groshong introduced the other attendees from SAO including Audit Supervisor Morgan Clack and Audit Lead Zoe Fritz.

Lead Zoe Fritz presented on the Financial Statement Audit and the Federal Grant Compliance Audit. Lead Zoe Fritz presented on the Major Programs Selected for Audit which included the Section 8 Housing Choice Voucher program where the total amount expended is \$38,638,535 which accounted for 96.5% of total federal expenditures for 2023. Lead Zoe Fritz presented on Related Audit Work which included Department of Housing and Urban Development (HUD) Agreed Upon Procedures including the Housing Authority's electronic submission of the Real Estate Assessment Center (REAC). Lead Zoe Fritz presented on the levels of reporting, defining findings, management letters, and exit items.

Audit Supervisor Morgan Clack reported on how reporting procedures ensure privacy of confidential information. Supervisor Clack informed the Board on the communication process, the audit dispute process, and loss reporting. Supervisor Clack presenting on how to report cybersecurity issues. Supervisor Clack presented on accountability of SAO through peer review. Supervisor Clack presented on additional resources to improve government, including the Local Government Support Team and the Center for Government Innovation.

Chairperson Martinez called for questions and comments from Commissioners. Commissioner Stewart inquired about the audit timeline. Supervisor Clack responded on the planning procedures, audit testing, and disclosed that they are through a significant portion of the Federal Audit. Chairperson Martinez commented on the importance of meeting the September deadline, acknowledging that SAO has met the deadline in previous years, and expressed the need for the deadline to be met this year as well. SAO responded in the affirmative nod. SAO engaged in closing remarks before exiting the meeting.

Introduction of Commissioner Scott Winship

Chairperson Martinez invited Commissioner Scott Winship to introduce himself as the new appointed Commissioner on Pierce County Housing Authority's Board of Commissioners. Commissioners welcomed Commissioner Winship to the Board of Commissioners.

Resolution 1946

Commissioner Martinez requested staff advice for Resolution 1946. Manager Guerrero advised that Resolution 1946 should pertain to the budget for FY 2024, rather than FY 2025, with the action of Resolution 1946 to amend the FY 2024 budget.

Chairperson Martinez called for a motion to approve Resolution 1946 to amend the budget for FY 2024. Commissioner Stewart so moved. Commissioner Walton seconded the motion. Director of Finance Tammy Moter commented on the changes, including the adjusted payments.

With no further comment, a vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Winship	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Resolution 1946 was so approved.



Resolution 1947

Chairperson Martinez called for a motion to approve Resolution 1947, to enter an interlocal agreement with Bremerton Housing Authority. Commissioner Stewart so moved. Commissioner Blaksley seconded the motion.

Chairperson Martinez invited staff to comment. Executive Director Jim Stretz commented that the purpose of the RFP is to leverage Bremerton Housing Authority’s active contract for purchases of services and public works to assist with the acquisition and utilization of a Low-Income Housing Tax Credit (LIHTC) subsidy opportunity to partially fund a rehabilitation project on one of PCHA’s multi-family properties. Executive Director Stretz commented that this aligns with Pierce County Housing Authority’s goal to pursue development opportunities and invest funds back into the community. Manager Guerrero commented that by approving the interlocal agreement it permits the consultant to develop a proposal to be placed before the Board—clarifying that the resolution is not, in and of itself, a contract. Commissioner Martinez inquired about the RFP process and how administrative burden would be eased by an interlocal agreement. Guerrero confirmed that the project scope is very similar to Bremerton Housing Authority resulting in the opportunity to reduce cost for the procurement of a consultant’s services. With no further comment, a vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Winship	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Resolution 1947 was so approved.

STRATEGIC FOCUS

Housing Pierce County Logo Unveiling and MVV Scheduling

Planning, Policy, and Community Engagement Manager Riley Guerrero presented the Unveiling Housing Pierce County Logo. Manager Guerrero commented that repositioning has been a priority of PCHA, which includes the adoption of a new organizational identity including a new logo, name, and mission, vision, and values (MVV). Commissioner Stewart inquired if PCHA has utilized external support such as a consultant for the development of these items. Manager Guerrero confirmed that all work has been developed from PCHA staff. Vice Chairperson Walton inquired about the development of the logo. Manager Guerrero confirmed that she constructed the logo. Vice Chairperson Walton inquired about the development process of the logo. Manager Guerrero responded that the draft has been presented to PCHA leadership. Manager Guerrero welcomed any comments and insights into the direction of the logo development. Vice Chairperson Walton inquired about ways to best participate. Manager Guerrero invited the Board of Commissioners to participate in MVV meetings where their visions and feedback can be captured. Commissioners confirmed their availability for scheduling. Commissioner Martinez commented that he likes the logo, acknowledging is legibility in the black and white rendering. No additional questions or comments from commissioners.

EXECUTIVE AND DIRECTOR REPORTS

Director of Operations Christina McLeod presented the Affordable Housing Division Report, as written on page 200 of the August 2024 Regular Board Meeting Information Packet. Commissioner Stewart inquired about available units on the market. Director McLeod responded with the most up-to-date count of available units along with projections of future available units. Commissioner Stewart inquired if any of the residents in the evictions process were long-term residents. Director McLeod responded that the residents currently in evictions court are not long-term residents. Director McLeod emphasized that PCHA has been dedicated to offering long-



term affordable payment plans to support residents in alignment with PCHA's mission to keep individuals housed. No additional questions or comments from commissioners.

Director of Finance Tammy Moter presented the Finance Report and Financial Statements as prepared on page 203 of the August 2024 Regular Board Meeting Information Packet. Commissioner Martinez inquired about pre-paid expenses. Director Moter provided insight into the pre-paid expenses and why they occurred. No additional questions or comments from commissioners.

Manager of Human Resources Ney Calhoun presented the Human Resources Report, as written on page 258 of the August 2024 Regular Board Meeting Information Packet. Commissioner Stewart confirmed that the new employee manual will align with the MVV and repositioning project. No additional comments or questions from commissioners.

Director of Maintenance Victor Lovelace presented the Maintenance Report, as written on page 262 of the August 2024 Regular Board Meeting Information Packet. Commissioner Martinez expressed appreciation for the Maintenance team on the hard work they have been completing on PCHA properties. No additional questions or comments from Commissioners.

Manager of Planning, Policy, and Community Engagement (PPCE) Riley Guerrero presented the PPCE Report, as written on page 263 of the August 2024 Regular Board Meeting Information Packet. Commissioner Stewart inquired about the Veteran's Homes in Orting per the PPCE Report. Manager Guerrero explained the role of the service provider (New Horizons), and PCHA's role in the project. Commissioner Stewart praised the contributions by New Horizons and PCHA's support. No additional questions or comments from commissioners.

Director of Project Management Sean McKenna presented the Project Management Report, as written on page 269 of the August 2024 Regular Board Meeting Information Packet. Commissioner Winship inquired about the turn process of the LIPH units. Director McKenna confirmed that the process involves all actions in preparation for sale. Commissioner Stewart inquired about the security on vacant LIPH properties. Director McKenna confirmed that there have been two door lock breaches by transient individuals however there has been no damage. Director McKenna shared the preventative action PCHA has taken. Commissioner Martinez commented on the effectiveness of PCHA in achieving vacancies sooner than projected. Commissioner Walton inquired about the resident buyers of LIPH properties. Director McKenna responded with the opportunities and support available to current residents interested in purchasing LIPH homes as part of the Disposition project. Director McKenna informed the board that residents who are not able to purchase LIPH homes at the time of disposition are referred to other programs for additional support of the pursuit for homeownership. Commissioner Walton inquired if there were any opportunities to further increase the support of LIPH residents who are positioned in a way to purchase their own home. Commissioner McKenna responded with the efforts of PCHA to provide education to LIPH residents. Commissioner Walton commented that there may be barriers for program participants from translating that education into homeownership and sought to identify additional opportunities to support these individuals through outreach. Director McKenna responded that there is a joint effort between those on the LIPH Relocation team and Family Self-Sufficiency (FSS) team to both conduct this outreach and offer opportunities. Deputy Executive Director Meade confirmed that the opportunities identified by Commissioner Walton are congruent with the efforts of both the LIPH relocation team and FSS. Commissioner Walton and Commissioner Blaksley commented that there may be additional programs that LIPH residents can be referred to. Director McKenna commented that the role of the FSS program is to additionally identify and provide information to LIPH residents regarding these options. No additional questions or comments from commissioners.



MINUTES FROM THE AUGUST 2024 REGULAR BOARD MEETING 

Deputy Executive Director Tamara Meade presented the Supported Housing Division Report as written on page 275, the Family Self-Sufficiency (FSS) Report as written on page 278, and the Two-Year Tool (TYT) as written on page 279 of the August 2024 Regular Board Meeting Information Packet. Commissioner Winship inquired about the Yardi software utilized by PCHA. Director Meade and Manager Guerrero provided information regarding the utilization of Yardi software. Commissioner Stewart commented upon the voucher issuance process. No additional questions or comments from commissioners.

COMMISSIONERS CORNER

Chair Martinez called commissioners' corner. Due to a scheduling conflict, the PCHA Board of Commissioners rescheduled the Regular Board Meeting of September to October 2nd, 2024. Commissioner Martinez thanked PCHA staff for inviting commissioners to attend the PCHA Summer Cookout, an internal event hosted by PCHA. With no additional items brought to Commissioners Corner, Commissioners' Corner was thereby closed.

EXECUTIVE SESSION

~~The Board of Commissioners went into Executive Session at 5:26 PM for 16 minutes. An Executive Session was called to discuss the performance of a public employee. The Executive Session began at 5:26 PM.~~

The Executive Session was closed, and the Board returned to ~~regular session~~ Regular Session at 5:42 PM. Coming out of Executive Session, no action was taken.

ADJOURNMENT

Having no further business to come before the Board, Chair Martinez called for a motion to adjourn the Regular Meeting of the Board of Commissioners. The meeting was adjourned at 5:43 PM.

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PIERCE COUNTY HOUSING AUTHORITY

603 South Polk Street, Tacoma, WA 98444 | 253-620-5400

MINUTES FOR THE DECEMBER 18, 2024, REGULAR MEETING
OF THE BOARD OF COMMISSIONERS

Date: December 18, 2024
3:30 PM

Location: PCHA Main Campus and
Hybrid over ZOOM

In Attendance: Chairperson Mark Martinez
Commissioner Narva Walton
Commissioner Blaksley
Commissioner Stewart
Commissioner Winship

Also in Attendance: Jim Stretz, Executive Director
Tamara Meade, Deputy Executive Director
Christina McLeod, Director of Operations
Tammy Moter, Director of Finance
Sean McKenna, Director of Project Management
Victor Lovelace, Director of Maintenance
Riley Guerrero, Planning, Policy, and Community Engagement Manager
Ney Calhoun, Human Resources Manager*
Darcy Erwin, Business Development Coordinator
Ebonique Moore, Senior Property Manager
Sarah Tando, IT Specialist*
One member of the public*
Zak de Gorgue, Managing Director, Development at Brawner & Company

*In Attendance Via Zoom/Phone

CALL TO ORDER

Chairperson Martinez called the Regular Meeting of the Board of Commissioners to order at 3:40 PM. All Commissioners were present.

AGENDA

Chairperson Martinez entertained a motion to approve the agenda as presented. Commissioner Winship so moved. Commissioner Stewart seconded the motion. Commissioner Martinez asked for any changes to the Agenda.

MINUTES FROM THE DECEMBER 2024 REGULAR BOARD MEETING 

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Winship	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The agenda was so approved.

PUBLIC COMMENT

Chairperson Martinez called for public comment. No comment was given. Public comment was thereby closed.

OLD BUSINESS

Chairperson Martinez called for a motion to approve the minutes of the November 20, 2024, Regular Meeting as presented. Commissioner Stewart so moved. Commissioner Winship seconded the motion.

A vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Winship	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The minutes were so approved.

Chairperson Martinez entertained a motion to approve the cash disbursements for November 2024. Chair Martinez asked for the recommendation of the Finance Committee. Commissioner Stewart answered that the committee met yesterday, that they were very pleased with the report, and recommended the adoption of the cash disbursements.

Chairperson Martinez entertained the motion to adopt. Commissioner Stewart so moved. Commissioner Walton seconded the motion.

A vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Winship	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The cash disbursements from November, 2024, were so approved.



NEW BUSINESS

Resolution 1955

Chairperson Martinez called for a motion to approve Resolution 1955, for the formation of a limited liability limited partnership of which PCHA will be the sole general partner in connection with the acquisition, rehabilitation, construction, equipping, and operation of one residential rental housing project; declaring the Authority's intention to sell tax-exempt obligations to provide financing to such limited liability limited partnership in connection with the acquisition, rehabilitation, construction and equipping of such residential rental housing projects; and providing for other matters properly related thereto and authorize the execution of a contract with Brawner & Company as the development manager for the syndication of Chateau Rainier. Commissioner Stewart so moved. Commissioner Winship seconded the motion. Executive Director Jim Stretz introduced Resolution 1955 and Zak from Brawner & Company presented on the proposed LIHTC Rehabilitation project of PCHA's Chateau Rainier, a multifamily community in Fife as provided in the Board information packet on page 120. Chairperson Martinez and Vice Chairperson Walton inquired about the initial inspection of Chateau Rainier completed by Brawner and inquired about the recommended plan to which Director de Gorgue provided clarification. Chairperson Martinez inquired about the placement of Project Based Vouchers to which Director de Gorgue described how this will preserve deep affordability at the site. Chairperson Martinez confirmed the timeline for next year of activities specific to this project. Commissioner Winship and Commissioner Blaksley inquired about the impact of tenants during the rehabilitation process. Director de Gorgue confirmed that the priority is to minimize any impact to the residents. Commissioner Blaksley inquired about the history of maintenance, the current value of the property, and inquired about the capital needs specific to the rehabilitation project for the property to which Director McLeod, Director Lovelace, Manager Guerrero, and Director de Gorgue provided insights and clarification. Manager Guerrero identified the incredible opportunity for the community. Commissioner Blaksley and Vice Chairperson Walton inquired about the ownership of the property throughout the property and the compliance needs, duration, and risk. Chairperson Martinez inquired about the partnership role to which Director McKenna and Director de Gorgue provided additional clarification. Director Winship and Vice Chairperson Walton inquired about the investing party in this transaction to which Director de Gorgue provided detailed insights and offered opportunities to provide training and information sessions regarding LIHTC and the investor.

With no further comment, a vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Winship	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Resolution 1955 was so approved.

Resolution 1956

Chairperson Martinez called for a motion to approve Resolution 1956, to amend Resolution 1940



and increase the submission of an offer not to exceed ten million and three hundred and fifty thousand dollars (\$10,350,000.00) for the purchase of the Hidden Firs Apartment Community. Commissioner Stewart so moved. Commissioner Winship seconded the motion. Executive Director Stretz and Manager Guerrero present Resolution 1940 as written on page 141 of the December 2024 Information Packet for the Board of Commissioners. Manager Guerrero provided insight to the Environmental Review process and the delay's experienced. Commissioner Walton requested for clarity regarding the increase of the price and if we would need to increase our borrowing. Manager Guerrero described the calculation method that resulted in the amount proposed and confirmed that no additional financing would be necessary.

With no further comment, a vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Winship	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Resolution 1956 was so approved.

Resolution 1957

Chairperson Martinez called for a motion to approve Resolution 1957, to adopt the preliminary budget for fiscal year 2025. Commissioner Stewart so moved. Commissioner Blaksley seconded the motion. Director Moter presented the preliminary budget as written on page 142 of the December 2024 Information Packet for the Board of Commissioners. Commissioner Winship inquired if the grant monies obtained for the Family Self-Sufficiency program roll over from year-to-year. Director Moter confirmed that they do not. Commissioner Martinez expressed his concern about the sizable drop in the maintenance budget, he requested that these costs be closely monitored. Director Moter confirmed that there will be revisions if needed. Executive Director Stretz confirmed that a large part of the maintenance budget is specific to the disposition of Section 18 public housing.

With no further comment, a vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Winship	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Resolution 1957 was so approved.

Resolution 1958

Chairperson Martinez called for a motion to approve Resolution 1958, to adopt the Cost Allocation Plan for 2025. Commissioner Stewart so moved. Commissioner Blaksley seconded the motion. Director Moter presented the Cost Allocation Plan for 2025 as written on page 144 of the December 2024 Information Packet for the Board of Commissioners. Commissioner Winship requested clarification regarding specific assets to which Director Moter and Deputy Executive



Director Meade confirmed.

With no further comment, a vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Winship	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Resolution 1958 was so approved.

Resolution 1959

Chairperson Martinez called for a motion to approve Resolution 1959, to adopt amendments to the Pierce County Housing Authority Section 8 Administrative Plan. Commissioner Stewart so moved. Commissioner Blaksley seconded the motion. Manager Guerrero presented Resolution 1959 as written on page 154 of the December 2024 Information Packet for the Board of Commissioners. Commissioner Martinez confirmed the language utilized specific to program engagement. Manager Guerrero and Deputy Director Meade confirmed that per the Department of Housing and Urban Development, you cannot require the tenant to participate in the program associated with the Project-Based Vouchers. Commissioner Martinez inquired about the services described. Manager Guerrero confirmed that it was not all-inclusive, only "such-as".

With no further comment, a vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Winship	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Resolution 1959 was so approved.

STRATEGIC FOCUS

Mission, Vision, and Values Report

Manager Riley Guerrero presented the Mission, Vision, and Values (MVV) Report as provided in the December 2024 Information Packet for the Regular Board Meeting on page 159 which recaps the November 2024 Board Retreat session. Commissioner Stewart expressed his appreciation for the assembly of these materials and the presentation of them from the Board. Commissioner Martinez inquired about the Board's next steps. Manager Guerrero requested insight from the Commissioners on the direction of the choices. Commissioner Blaksley and Commissioner Walton expressed their approval of the utilization of the word SERVICE. Commissioner Walton inquired if she could send some additional value language. Manager Guerrero informed that she would appreciate any contributions to the MVV work from the Board.

EXECUTIVE AND DIRECTOR REPORTS

Director of Operations Christina McLeod presented the Affordable Housing Division Report as



written on page 165 of the December 2024 Information Packet for the Regular Board Meeting. Director McLeod amended the updated move-ins since the report was drafted the prior week and additionally provided a shout out of staff that spoke at TRENDS in Seattle. Commissioner Stewart inquired about the staffing update for the Affordable Housing Division. Director McLeod informed Commissioner Stewart that there were interviews and new hires projected for January 2025. No additional questions or comments from Commissioners.

Director of Finance Tammy Moter presented the Finance Report as written on page 168 of the December 2024 Information Packet for the Regular Board Meeting. No additional questions or comments from Commissioners.

Manager of Human Resources Ney Calhoun presented the Human Resources Report as written on page 195 of the December 2024 Information Packet for the Regular Board Meeting. Commissioner Martinez expressed appreciation for the visuals provided in the report. No additional questions or comments from Commissioners.

Director of Maintenance Victor Lovelace presented the Maintenance Report as written on page 197 of the December 2024 Information Packet for the Regular Board Meeting. Commissioner Martinez inquired about the frequency of the turns. Director Lovelace confirmed that there have been increased turns due to evictions and project graduation. No additional questions or comments from Commissioners.

Manager of Planning, Policy, and Community Engagement (PPCE) Riley Guerrero presented the PPCE Report as written on page 198 of the December 2024 Information Packet for the Regular Board Meeting. Manager Guerrero invited Commissioners to attend the December 2024 All Staff Event. Deputy Director McLeod recognized Manager Guerrero for coordination and achievement of the office move to Canyon Road. Commissioners congratulated the staff on the move. No additional questions or comments from Commissioners.

Director of Project Management, Sean McKenna presented the Project Management report as written on page 201 of the December 2024 Information Packet for the Regular Board Meeting. Commissioner Stewart expressed his support of working with Habitat for Humanity and called out the excellent work completed by their organization, including their positive impact in the community. No additional questions or comments from Commissioners.

COMMISSIONERS CORNER

Chair Martinez called the commissioners' corner. Commissioner Martinez inquired about Commissioner interest in attending the NAHRO Washington Conference. Manager Guerrero informed the Board of the funds allocated for the year. Director McKenna provided insights into the additional conference during the year. Commissioner Blaksley described the Conference to Commissioner to Winship and the opportunity to advocate. Manager Guerrero provided insights into the various conferences that will occur in 2025. Commissioner Walton requested a list of the potential conferences to attend in 2025 to which staff will send out via email after the Regular Board Meeting concludes. With no additional business to come forth, Commissioners' Corner was thereby closed.



EXECUTIVE SESSION

~~The Board of Commissioners went into Executive Session at 6:14 PM for 41 minutes. An Executive Session was called to discuss the performance of a public employee. The Executive Session began at 6:14 PM.~~

The Executive Session was closed and the Board returned to the ~~regular session~~ Regular Session at 6:55 PM. Coming out of Executive Session, no action was taken.

ADJOURNMENT

Having no further business to come before the Board, Chair Martinez called for a motion to adjourn the Regular Meeting of the Board of Commissioners. Commissioner Winship so moved. Commissioner Stewart seconded the motion.

The meeting was adjourned at 6:57 PM.



PIERCE COUNTY HOUSING AUTHORITY

11515 Canyon Road East, Puyallup, WA 98373 | 253-620-5400

EXECUTIVE AND DIVISION REPORTS



PIERCE COUNTY HOUSING AUTHORITY

11515 Canyon Road East, Puyallup, WA 98373 | 253-620-5400 | www.PCHAWA.org

AFFORDABLE HOUSING DIVISION REPORT

Christina McLeod, Director of Operations

RESIDENTS/TENANCIES

Move-Ins (January 2024)

- 11 move-ins
 - Brookridge = 1
 - Lakewood Village = 3
 - Montgrove Manor = 3 – all Project Based Voucher participants
 - Village Square = 4

Move-Outs (January 2024)

- 16 apartments were vacated during this same time, which represents 2.4% of portfolio. Although this number is nearly double our pattern, based on the reasons for move-out there were no actions that would have resulted in retention.
 - Reasons for vacating: Purchased home (1), Evictions (3), Relocation/Out-of-Area (5), Need more space (4), Abandoned (1), Deceased (1), and Other (1).
 - Evictions – two Project Based Voucher participants for non-payment of rent, non-compliance, and/or program termination with PBV program and one non-subsidized tenancy after spouse left and resident remaining could no longer make rent even after payment plan. Total amount debt owed to PHCA from these evictions before move-out charges = \$30,300
 - Unfortunately, we lost two long-term senior residents to death and debilitating illness. E.J. lived at Village Square for 13 years. C.N. lived at Chateau Rainier for 21 years.
 - Other – resident vacated Village Square to provide caregiving for a parent
 - Homeownership – A family of five from DeMark, since 2020, purchased a house

Now Renting (as of this report 2/19/2025)

- 9 apartments being marketed to the public as of this report, see Unit Availability List included with this report. 2 of the 9 apartments had applications received and being processed at the time of this report.

Property	Total Units	Down Units	Leased-Up Rate	# PBV	Rent Ready	Notes
AH Portfolio	671	10	89.5%	94	9 Apts "For Rent"	59 vacant/ being turned (8.8%)
Brookridge	68	1	94%	--	1	
Chateau Rainier	248	0	93%	22	3	
DeMark	93	1-Admin	80%	18	2	
Hidden Village	30	4	83%	--	2	4 'down' apts
Lakewood Village	136	0	94.9%	24	0	
Montgrove Manor	32 SROs	2=Office	81%	30	3*	All apartments are PVB; 3 ready For move-in; 1 in turn
Oakleaf	26	1	81%	--	0	
Village Square	38	1=Office	79%	--	1	

- Vacancy rate for entire portfolio of 8.8% is greater than the average for Pierce County of 5.5% which the University of Washington's Washington Center for Real Estate reported for 4th Quarter of 2024 and reported the following: "Apartment rents decreased across the state during Q4 2024, with the quarterly rate of growth at -0.44%. Average rents changed by -0.46% in the Puget Sound region and -0.28% in the rest of the state. Vacancy rates increased by 0.1 percentage point in the Puget Sound region and remained stable in the rest of the state. They averaged 5.3% statewide, 5.5% in the Puget Sound region, and 4.9% elsewhere in the state." Our higher vacancy rate is impacted by Project Based Voucher (PBV) units that are rent-ready and waiting for placement of new PBV participants, numerous evictions over the past months which have created a back-log for maintenance turns, and available For Rent Apartments at DeMark and Hidden Village still on the market.
- "Down" units represent admin/offices, manager/employee non-rentable, and offline due to conditions that require extensive work (a work plan is being developed to get these units back online).
- There are 59 units in the turn process, which represents 8.8% of portfolio, the number has been impacted by evictions and number of January move-outs



MOST RECENT ISSUES OF NOTE

Oakleaf Apartments

Each apartment building (109th Street & 110th Street buildings) has boilers that provide hot water to the 13 apartments in each building. After reports of low water temperatures in the 110th Street Building, property management staff, maintenance staff, and multiple vendors worked to address the issue. Vendor work and improvements were made to 110th Street boiler and a leaking pipe, underground, was detected and repaired.

Chateau Rainier

Mailboxes – as reported in January 2025 report, we are working with USPS to meet the replacement requirements for mailboxes at Chateau Rainier that no longer lock. USPS is holding the mail of those apartments affected at their Fife Annex. Director of Operations McLeod was at USPS Fife on 2/18/2025 again and confirmed mail is being held for pick up and USPS has promised a meeting after numerous attempts by PCHA.

Renovation Proposal Announcement and Initial Residents Meeting – Information about the proposed renovation was posted to all doors 2/14/2025 and the first residents' meeting was held in-person on the evening of 2/18/2025. There were 20 apartment households represented (8%). A duplicative residents' meeting is scheduled for 2/21/2025 via Zoom.

STAFFING

The Affordable Housing Division continues to work to build a stable team for quality, productivity, and longevity.

- New Hires – Maria Samifua, Assistant Property Manager, started the first week of February 2025
- Staffing Re-Assignments – effective 2/7/2025, a rotation of property management staff occurred to expand learning opportunities and to adjust and pair skills sets of existing staff with newly hired staff. These moves are also in preparation for the acquisition of the 56 units in Spanaway at end of March 2025 and the renovation project at Chateau Rainier.
 - Three teams manage the properties as follows:
 - Chateau Rainier
 - Lakewood Village, Montgrove Manor, Oakleaf, Village Square
 - DeMark, Hidden Village, Brookridge

Report Date: 2/19/2025, McLeod – Director of Operations

APARTMENTS FOR RENTFebruary 19th, 2025

	Date Entered	Complex	Size	Location & Floor	Rent	WSG	Features	Status
1	1/9/2025	Brookridge	2x1	2nd floor	\$1,300.00	\$120.00	2nd floor, new flooring, AC / Heat pump, new appliances. on-site laundry	
2	1/8/2025	Chateau Rainier	1x1	2nd floor	\$1,300.00	\$100.00	Gated Community, W/D in unit, Newly Updated, 770 Sq. Ft., Dishwasher, Garbage Disposal, Covered Parking included	
3	1/30/2025	Chateau Rainier	3x2	2nd floor	\$2,300.00	\$200.00	Gated Community, W/D in unit, Newly Updated, 1150 Sq. Ft., Dishwasher, Garbage Disposal, Covered Parking included, fireplace, new appliances, new carpet and vinyl	
4	1/30/2025	Chateau Rainier	2x1	2nd floor	\$1,600.00	\$150.00	Gated Community, W/D in unit, Newly Updated, 880 Sq. Ft., Dishwasher, Garbage Disposal, Covered Parking included, fireplace, new appliances, new carpet and vinyl	Application pending 2/18 - GR
5	10/22/2024	Demark	2x1	2nd floor	\$1,600.00	\$150.00	washer/dryer in unit, dishwasher, kitchen disposal, new carpet/new vinyl	
6	12/16/2024	Demark	2x1	2nd floor	\$1,600.00	\$150.00	washer/dryer in unit, dishwasher, kitchen disposal, new carpet/new vinyl	
7	11/15/2024	Hidden Village	1x1	Ground floor; no upstairs neighbor	\$1,050.00	\$70.00	Ground level unit, Laundry onsite, new vinyl	Application pending 2/19/2025
8	11/15/2024	Hidden Village	1x1	Ground floor; no upstairs neighbor	\$1,050.00	\$70.00	Ground level unit, Laundry onsite	
9	2/6/2025	Village Square	1x1	Ground floor; 4-plex; no upstairs neighbor	\$1,000.00	\$100.00	Ground Level, New flooring. Laundry on site. Dishwasher.	



PIERCE COUNTY HOUSING AUTHORITY

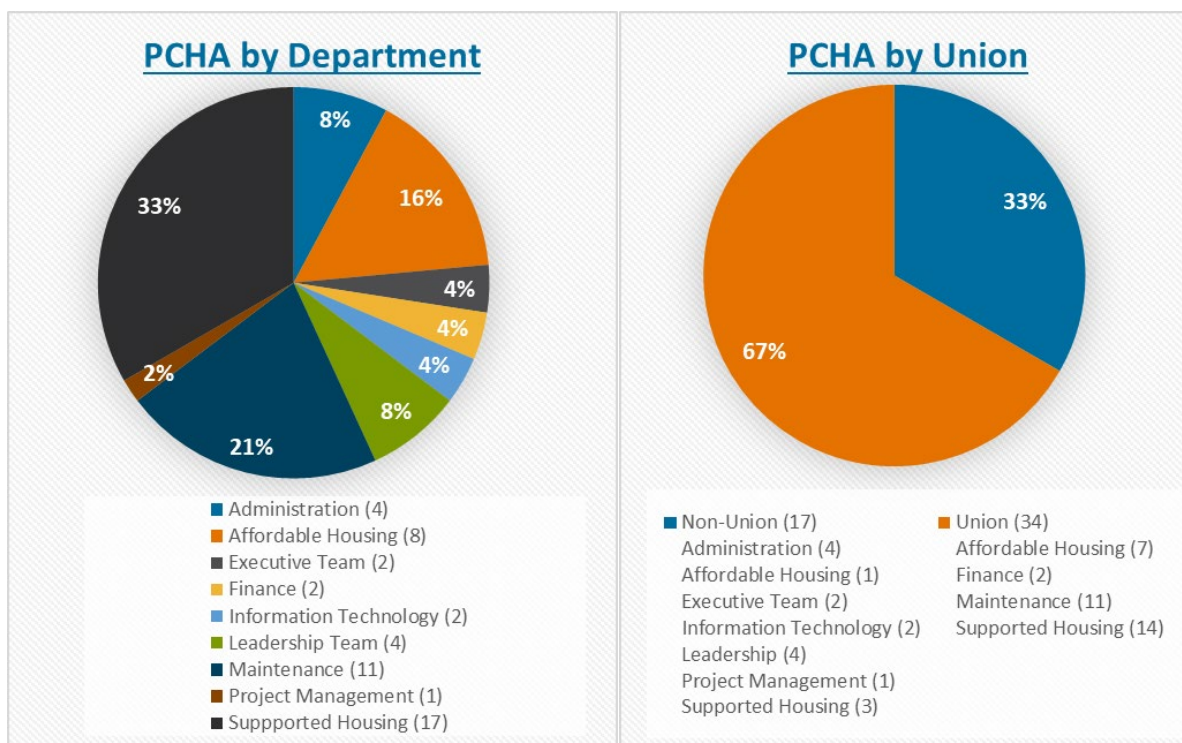
11515 Canyon Road East, Puyallup, WA 98373 | 253-620-5400 | www.PCHAWA.org

HUMAN RESOURCES REPORT

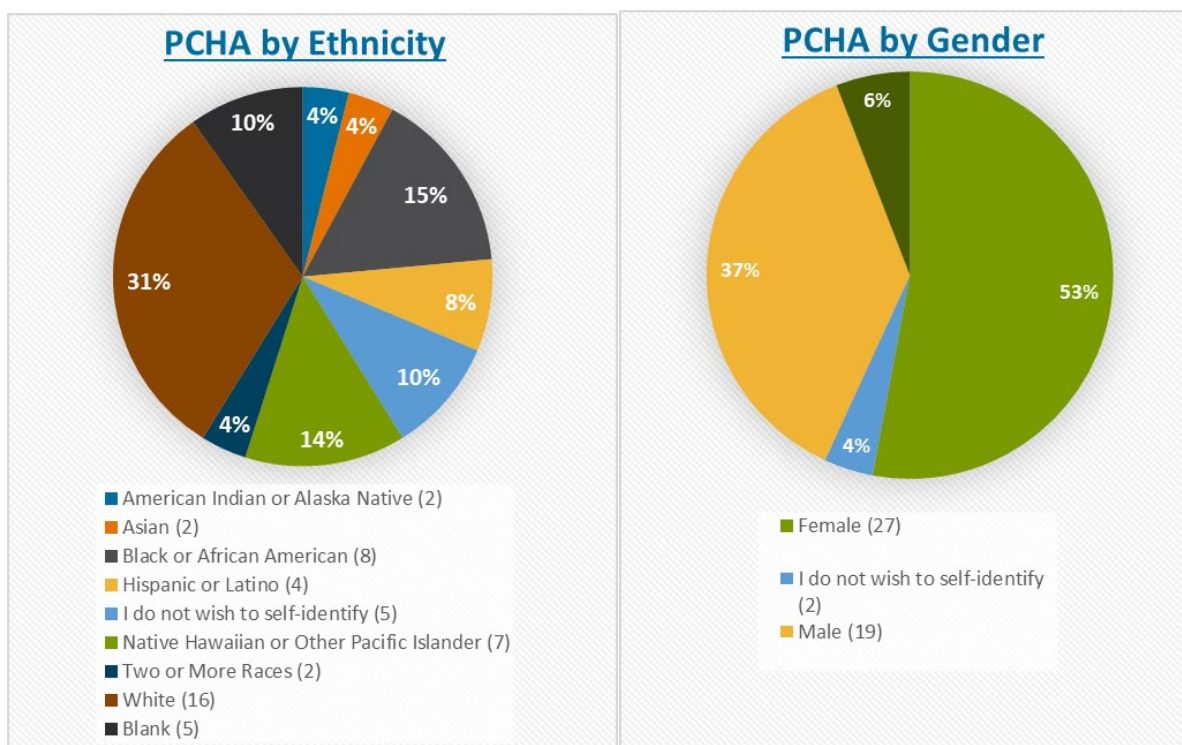
Ney Calhoun, HR Manager

I. PCHA Personnel Breakdown

➤ Total Headcount: Fifty- One (51) Employees



➤ Diversity Metrics



II. Employee Recruitment**➤ New Hires**

<u>Job Title</u>	<u>Department</u>	<u>Hire Date</u>
Assistant Property Manager	Supported Housing	02/04/25

➤ Turnover

<u>Job Title</u>	<u>Department</u>	<u>Separation Type</u>	<u>Separation Date</u>
Director of Finance	Finance	Voluntary	02/14/2025

➤ Internal Promotions

<u>Previous Job Title/ Department</u>	<u>New Job Title/ Department</u>	<u>Hire Date</u>	<u>New Position Date</u>
Senior Staff Accountant	Controller	12/31/2024	02/16/2025

III. Vacancies

<u>Job Title</u>	<u>Department</u>
Family Self-Sufficiency Coordinator	Supported Housing
Accounting Specialist	Finance
Staff Accountant	Finance

IV. HR Goals

- To successfully navigate and implement Paycom as the new HR information system which will consolidate HR functions in to an efficient platform for PCHA making it easier to access, update, and analyze employee personnel data. Create workflows within Paycom which will eliminate reliance on paper documents and boost compliance with records retention requirements, including:
 - I. Allowing supervisors to make changes to staff personnel records including employee anniversaries (with COLA & retention bonus), involuntary separations, lateral changes, new hires, promotions, demotions, voluntary separations, and document any progressive discipline.
 - II. New PCHA employees can complete their onboarding paperwork within Paycom adding ease and efficiency to the orientation process.
 - III. PCHA employees will have their information stored on one platform, including their performance reviews, salary, and certifications, aiding leaders in making decisions regarding compensation and learning programs.
 - IV. Utilizing talent management tools to build an applicant tracking system that will create a library of PCHA job positions each with core skills, benchmarks, requirements, and salary grades helping with recruitment.
- To complete the PCHA Employee Handbook that will include topics from standards of conduct and benefits to employment details and will serve as a valuable resource for employees to understand PCHA rules and processes in greater detail. Review and approval of the employee handbook will be provided by Executive team, third party law firm (Gordon Thomas Honeywell), and PCHA Board of Commissioners.
- To continue to recruit and attract qualified talent in order to staff up and fill vacancies for the purpose of meeting organization and department goals and objectives.
- To improve employee retention by increasing employee engagement, creating a positive work environment, offering opportunities for growth, and providing support.



PIERCE COUNTY HOUSING AUTHORITY

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MAINTENANCE REPORT

Victor Lovelace, Director of Maintenance

FEBRUARY 2025 PROJECTS

Chateau Rainer (248 units)

- B306, J202, and M202 were completed to make ready status which included countertop, tub resurfacing, and new flooring.
- About 14 work orders were completed this month.

Demark (93 units)

- A107, B104, and E202 were completed to make ready status.
- E202 received new countertops that were installed by Lakewood Countertops. The tub and surround were also resurfaced.
- 18 work orders were completed this month.

Low Income Public Housing (LIPH)

- 168 is in the process of being completed to make ready status.
- 161 and 81 were painted by Paint Pros.
- 12 work orders were completed this month.

Village Square (37 units)

- 31 was completed to make ready status.
- 6 work orders were completed this month.

Oakleaf (26 units)

- 5 and 18 were completed to make ready status.
- The water boiler received repairs.
- Also, a water leak was located and repaired in unit #1. The leak was causing the hot water temperature to be inadequate.
- 4 work orders were completed this month.

TRAINING AND DEVELOPMENT

This month's safety meeting will cover "Protect Your Hearing" which will demonstrate how your ears work, the effects of hazardous noise levels, how to choose the correct ear protection, proper use and maintenance.



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PLANNING, POLICY, AND COMMUNITY ENGAGEMENT REPORT

Riley Guerrero, PPCE Manager

PROCUREMENT ACTIVITY AND MAJOR PROJECT UPDATES

Project Title	Project Code	Project Status	Est. Project Closeout
On Call Listings: Various	Various	Meeting Completed with Affordable Housing staff to determine priority listing for future AH solicitations.	Various
Pest Control Call Sheet	MNT-25-02	Feedback received from Affordable Housing Staff, reconfiguring to make easier to respond for vendors	3/31/2025
Landscaping Solicitation	MNT-25-03	Under Construction	TBD
Janitorial Services Solicitation	ASA_25-01	First Draft to Directors. Set for Release by end of month.	03/31/2025
General Development RFP	DEV-24-02	RFP Opened 7/12/2024	TBD
General Cleaning Services Call Sheet	MNT-25-01	Under Construction, configuring to make a call sheet for a variety of vendors to have on deck.	03/31/2025
Accounting & Yardi Services RFP	FIN-25-01	Closed. Three proposals submitted under review.	03/15/2025

LEGISLATIVE AND POLICY ROUNDUP: FEBRUARY 2025

FEDERAL

- The Government is currently under a continuing resolution for funding, and a full Budget will need to be passed in March to continue the disbursement of federal funds. The Senate has created a path to two separate bills to pass, and the House is currently working on a budget blueprint that would pass as one package.
- Build America Buy America will begin enforcement in spring 2025, enforcing the preference for American made steel and other products – primarily those funded by the Capital Fund.
- Affirmatively Furthering Fair Housing – an expansion to our Fair Housing programs that was originally set for implementation under the Obama administration – has been withdrawn, alongside the Reducing Barriers rules. These withdrawals do not change the Fair Housing Act or our obligations under state and local laws.
- RAD Notice – PIH 2025-03 extended the sunset date as expected, and has renamed Faircloth-to-RAD to Restore-Rebuild and creates waivers to request a higher Operating Cost Adjustment Factor. Was instituted under the Biden administration – no guarantees it will stick.
- Our trade organizations have passed along reports of staff departures at HUD and Department of Government Efficiency (DOGE) staff reviewing items at HUD, but do not have solid information on numbers at this point. We anticipate our local Field Office may be difficult to reach on urgent items in coming months due to internal turnover.
- Secretary Scott Turner was confirmed as the Secretary of HUD, 55 to 44, with Welch (VM, D) and Fetterman (PA, D) crossing the aisle to vote in favor. Confirmation hearing included signals that PHA's should brace for cuts. However, his policy experience with Opportunity Zones has trade organizations cautiously optimistic on his commitment to existing programs.
- HOTMA implementation date still remains in the summer of 2025. NSPIRE is pushed back to October 2025. We are monitoring for any updates, and intend to be ready for the implementation to



go forward as scheduled.

STATE

- The State anticipates a funding shortfall between \$10 and \$12 billion.
- PCHA is monitoring the following bills:
 - **HB 1217/SB 5222:** would enact statewide rent stabilization policies, limiting rent and fee increases to 7% during any 12-month period of tenancy. The bill also includes additional notice and lease termination requirements, and provides new remedies under the Consumer Protection Act. The House bill has passed out of the policy and fiscal committees already and has been referred to the Rules Committee. Current barometer on this meeting from other organizations' legislative specialists is that it seems likely to advance.
 - **HB 1491:** Promotes Transit-Oriented Development. Substitute bill has been referred to Capital Budget. If implemented timely, could benefit CR project.
 - **HB 1717/SB 5591:** A bill providing for sales & use tax remittance for affordable housing. First hearing held on February 21. If implemented timely, could benefit CR project.

PCHA POLICY AND PROCEDURE REVISIONS AND IMPLEMENTATIONS

- Administrative Plan – HOTMA Changes
 - HOTMA/HIP Implementation and NSPIRE Delayed – see Deputy Executive Director Meade's report.
 - Full-day meeting on 2/24/2025 to complete work. Anticipated to come before the Board at the end of March for review and to open the comment period.
- Reviewed Draft Employee Handbook with HR to ensure language compliance. Several policies under draft form to add to the manual include:
 - Progressive Discipline
 - Electronic Communications
- Work with IT on various process improvements
 - Network Server/Filetree
 - Website Revision
 - Budget and 2025 IT Plan

GRANT ACTIVITY

- Pierce County Affordable Housing NOFA 2024
 - AWARDED! PCHA has been granted \$892,857 for the purchase of Hidden Firs!
- Pierce County Affordable Housing NOFA 2025
 - PCHA is prepping for the opening of the 2025 NOFA, and will be submitting for Tahoma View Apartments
- HUD Mobility Grant
 - Awarded \$60,000 for the development of a Housing Mobility-Related Services Plan. PCHA is working with PLU for survey-design.
- HAI Group 2025 Loss Prevention Grant



- PCHA is prepping for submission for the 2025 offering of this grant. We were previously awarded \$187,000 for the construction and implementation of the Chateau Rainier fence and gate.

MISSION, VISION, VALUES STATEMENT & LOGO REVISION

- PCHA has had several meetings with M Agency and has reviewed two possible logo designs. We are currently on-track to have the complete package presented to the Board at the end of March.

COMMUNITY ENGAGEMENT

	EVENT	Community Partners	Description	Date
COMPLETED	Hidden Firs Resident Night Q&A	N/A	Held a Drop-in Q&A session for Hidden Firs Residents. Had approximately 15 attendees.	February 3, 2025
	Meeting with Councilmember Morell	Pierce County Council	PCHA will be meeting with Councilmember Morell to inform him of our ongoing work creating access to affordable housing.	February 11, 2025
	Pierce County Land Banking Listening Session	Pierce County Human Services	Listening session with partners on an initiative to provide funds for the purchase of developable land by nonprofit affordable housing providers	February 12, 2025
	SSHA3P Advisory Board Meeting	SSHA3P	Interlocal advisory board on Pierce County & municipal housing policies and development.	February 18, 2025
	Meeting with Councilmember Cruver	Pierce County Council	PCHA met with Councilmember Cruver to inform her on our ongoing work for creating access to affordable housing. Guerrero was not present for this meeting- carried out by ED Jim Stretz.	February 19, 2025
UPCOMING	SSHA3P Executive Board Presentation	SSHA3P	Guerrero to present on affordable housing types to the representatives of 15 local jurisdictions	March 7, 2025
	FPPC/PCHA Partnership Meeting	Family Promise PC	Discussing opportunities for partnership with Family Promise.	TBD
	Winter ASG and Training	PCHA	All-Staff Gathering coordinated by the Event Committee to bring together PCHA staff and improve team morale	Late March, 2025
	Resource Fair AND Housing Pierce County Debut	TBD	A community event hosted by PCHA which would include other organizations providing access to resources for voucher-holders and their households.	June-July, 2025

ACQUISITION/DEVELOPMENT

- Hidden Firs has reached Mutual Agreement as of April 25, 2024. The current closing date is March 31, 2025.
 - ER has been completed!

- PCHA has sent documentation to third-party HUD reviewers and is awaiting approval as of 1/22/2025
 - As of 2/21/2025, PCHA has received from Nan McKay that it expects its review to be completed on Monday, 2/24/2025.
- PCHA has conducted an informal intake survey that has received approximately 60% responses back, with 95% of respondents qualifying for a Project Based Voucher.
- PCHA has been working with Kitsap Bank on securing a loan for the remaining purchase balance.
- PCHA has signed a Purchase and Sale Agreement for the Tahoma View Apartment Community and will be working to process the acquisition before year-end.
 - PCHA has begun talks with possible property management partners to undertake compliance and management of this property.
- PCHA is currently processing the legal backend of the Chateau Rainier Rehabilitation partnership. This will be formed with the Housing Successes LLC.



PIERCE COUNTY HOUSING AUTHORITY

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PROJECT MANAGEMENT REPORT

Sean McKenna, Director of Project Management

1. **Section 18 Disposition:** **information below includes anticipated activity between the date this document was created (February 20) and date of February Board Meeting.*

- a. **90 of 124 units 'vacant'; 72.6% total: includes all units sold, pending sale and in preparation for sale.**
- b. **34 units are still occupied.**

PROCEEDS	
Sold	\$ 17,449,390
Pending	\$ 3,651,532
Vacant	\$ 10,211,376
Occupied	\$ 13,281,901
Totals (incl. pending/vacant)	\$ 44,594,199

- i. (47) units sold: **\$ 14,911,960 net proceeds.**
 - 1. 4 sold to PCHA tenants.
 - 2. 10 sold with RE/MAX
 - 3. 33 sold to Habitat for Humanity
 - ii. (8) units pending sale with Habitat for Humanity.
 - 1. (2) Closing February 25, 2025
 - 2. (6) Closing March 20, 2025
 - 3. (4) Closing April 24, 2025
 - iii. (2) units pending sale to ReMax listed units
 - 1. Closing February 28 and March 12, 2025
 - iv. (33) units in sale preparation stages for RE Broker or Habitat:
 - 1. (8) units under inspection for Habitat purchase
 - 2. (5) units in various stages of concentrated clean up before sale.
 - 3. (20) units in various states of typical sale preparation.
- c. **Pending vacancies:**
- i. (1) additional vacant unit is expected by February 28, 2025.
(5) tenants currently assisted by the Relocation team in active housing search with voucher in hand.
(6) households in process of information gathering prior to voucher issuance.
- d. **Contracts and Procurements:**
- i. Average Septic Services cost: \$5,708. Trending up sharply from last month due to the completion of a few large projects.
 - 1. Anticipated total project septic costs: \$536,500

- ii. Average Moving services costs are \$2,390.
 - 1. Steady from previous month.
 - iii. Average decontamination services are trending down from previous reporting.
 - 1. 32 of 89 (35.6%) of units tested have shown some level of contamination. Three units tested abnormally high.
 - 2. Revised projected total cost for testing and remediation: \$470,000. Cost projection slightly down from previous reporting.
 - a. Projected total cost based on PCHA testing all vacant units, with estimated remediation of 38 units.
- 2. 108th St Parcels for Development:**
 - a. Seller of small .28-acre parcel indicated he's willing to meet again. Uncertain of his motivations. No Progress.
- 3. Polk St parcels:**
 - a. Contracted architect to complete smaller-scale fit test for future development potential
 - i. Possible development site of approximately 29 units.
- 4. 11515 Canyon Road E Office Building**
 - a. Evaluating Security Camera and carded entry proposals.
 - b. Fence installation at east parking lot for PCHA staff vehicles to start in March.



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SUPPORTED HOUSING DIVISION REPORT

Tamara Meade, Deputy Executive Director

Housing Authority : WA054 Pierce Co HCV Analysis Tool (HAT)

A Smorgasborg of HCV Information from VMS, PIC, and so many more places...

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Contents	Page
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PUC Drivers - Part 2	4
PUC Drivers - Part 3	5
Leasing.Spending/LBP	6

Housing Authority : WA054 Pierce Co Program Analysis - Page 2

As of 01/30/2025

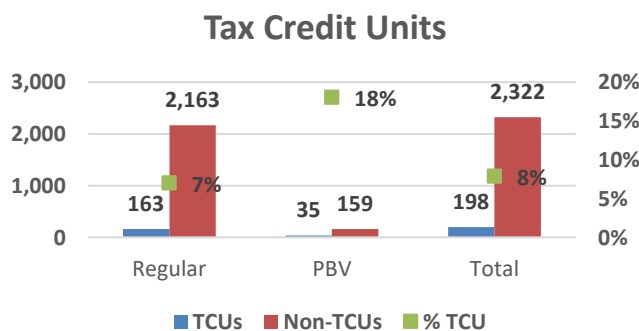
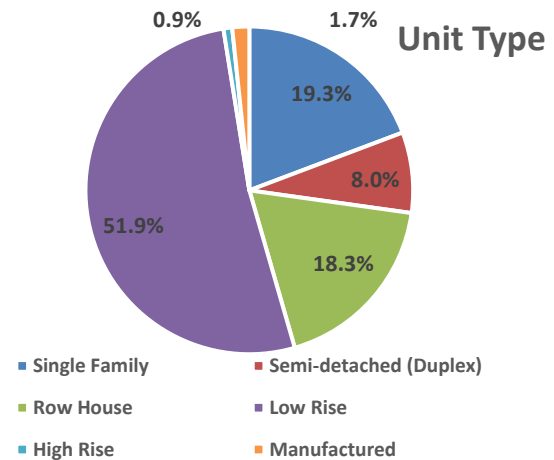
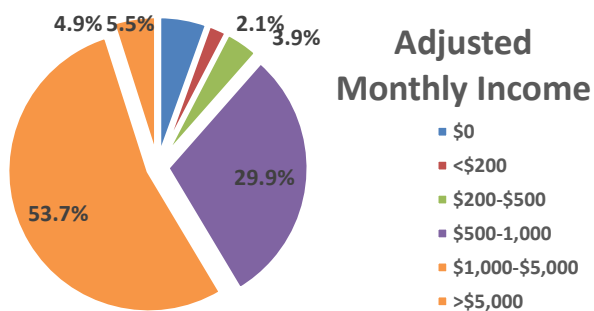
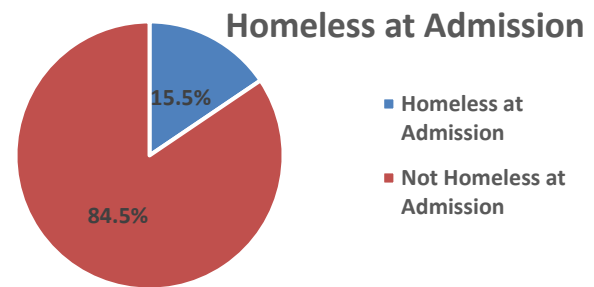
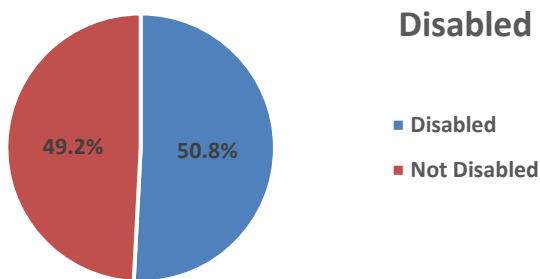
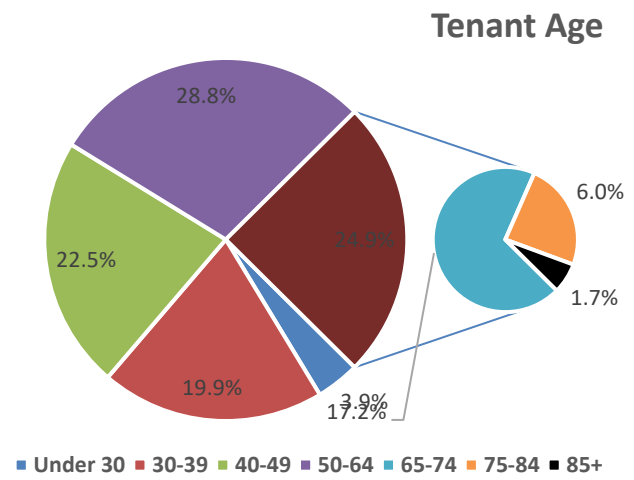
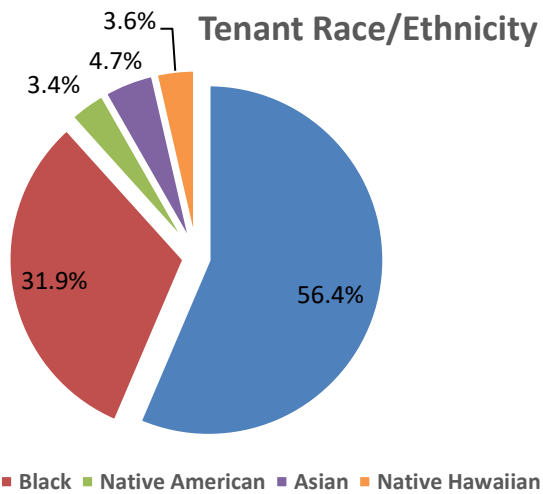
Family Demographics/Unit Information

Vouchers:

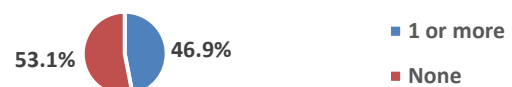
2,542

Total People:

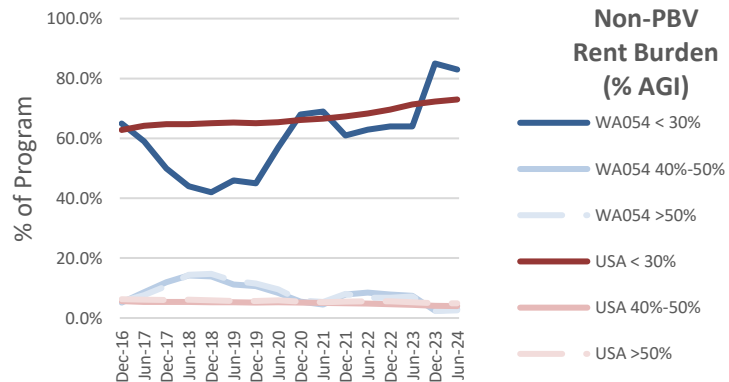
5,800 (Avg.: 2.28 per voucher)



Share of Families with Dependents (PIC)



Housing Authority : WA054 Pierce Co Program Analysis - Page 3										
As Of 01/30/2025										
PUC Drivers - Part 1										
Current Rent Burden (RB = Rent Burden; GR = Gross Rent; PS = Payment Standard)							Regular			
Voucher Bedroom Size		Regular Total	~Current Rent Burden		GR>PS	GR>PS %				
			% >= 41%	% >= 31%						
Efficiency		2	0.0%	0.0%	0	0.0%	2,322			
1 Bedroom		1,073	5.5%	16.1%	185	17.2%	Homeownership			
2 Bedroom		599	7.5%	19.4%	132	22.0%				
3 Bedroom		506	4.3%	20.0%	115	22.7%				
4 Bedroom		118	4.2%	18.6%	29	24.6%	22			
5 Bedroom		22	4.5%	22.7%	5	22.7%	Project-Based			
6 Bedroom		3	0.0%	33.3%	0	0.0%				
7 Bedroom		0								
8 Bedroom		0					194			
9 Bedroom		0					GR = PS			
10 Bedroom		0					9			
Subsidy Standard										
Overhoused/Underhoused				Overvoucher/Undervoucher						
Bedrooms	Voucher Size Count	Unit v. Voucher		# of People on voucher	Voucher Size					
		Unit Size > Voucher Size			0	1	2	3	4	
		Unit Size <= Voucher Size			1	2	972	30	1	0
0	2	1	50.0%	2	0	91	425	13	0	
		1	50.0%	3	0	8	122	191	3	
1	1,073	359	33.5%	4	0	2	22	203	11	
		714	66.5%	5	0	1	0	77	42	
2	599	103	17.2%	6	0	0	2	14	40	
		496	82.8%	7	0	0	0	7	18	
3	506	91	18.0%		5	6	7	8	9+	
		415	82.0%	3	0	0	0	0	0	
4	118	12	10.2%	4	0	0	0	0	0	
		106	89.8%	5	0	0	0	0	0	
5	22	-	-	6	0	0	0	0	0	
		22	100.0%	<div><div>Non-PBV Rent Burden (% AGI)</div><div><div><div><div><div><div>Dec-16</div><div>Jun-17</div><div>Dec-17</div><div>Jun-18</div><div>Dec-18</div><div>Jun-19</div><div>Dec-19</div><div>Jun-20</div><div>Dec-20</div><div>Jun-21</div><div>Dec-21</div><div>Jun-22</div><div>Dec-22</div><div>Jun-23</div><div>Dec-23</div><div>Jun-24</div></div></div><div><div><div><div>WA054 <30%</div><div>WA054 40%-50%</div><div>WA054 >50%</div><div>USA <30%</div><div>USA 40%-50%</div><div>USA >50%</div></div></div></div></div></div></div></div>						
6	3	-	-							
		3	100.0%							
7	0	-	-							
		0	-							
8	0	-	-							
		0	-							
9	0	-	-							
		0	-							
Total	2,323	566	24.4%							
		1,757	75.6%							
Average People Per Voucher Bedroom		1	2	3	4	5	6	7	8	
		1.11	2.24	3.81	5.61	7.64	10.00	-	-	

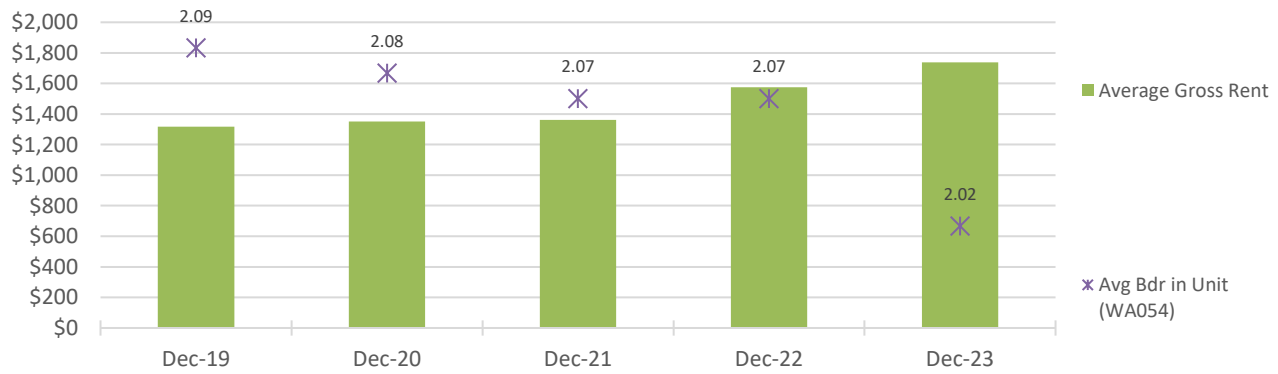


Housing Authority : WA054 Pierce Co Program Analysis - Page 4

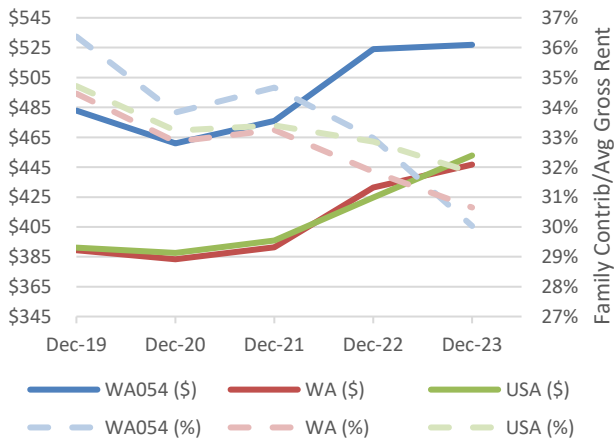
As of 01/30/2025

PUC Drivers - Part 2

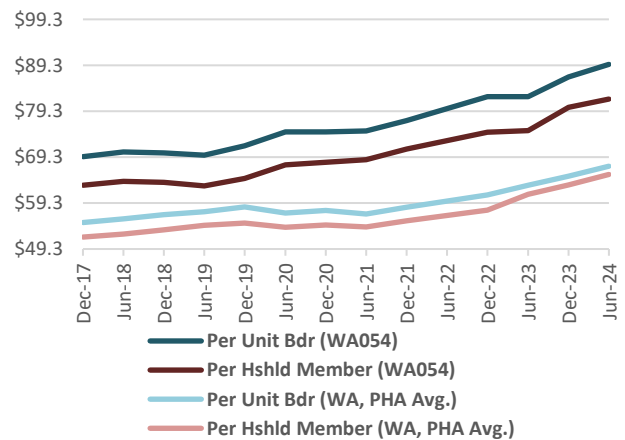
Rental Costs



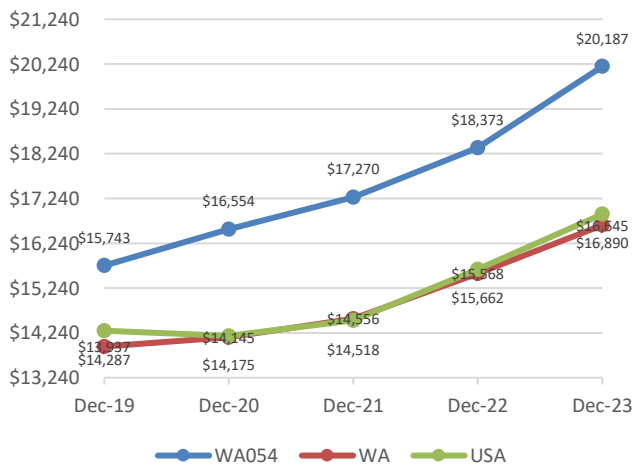
Family Contribution



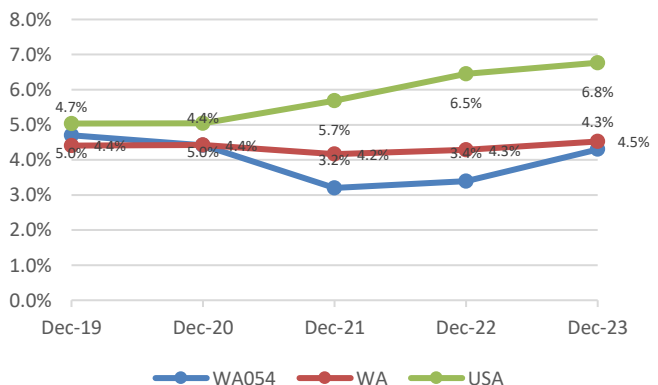
Utility Allowance, non-PBV



Average Annual Adjusted Income, non-PBV



% Households - \$0 Adj Income, non-PBV



marked for minimum rent exemption 3

paying more than 40% for medical 1

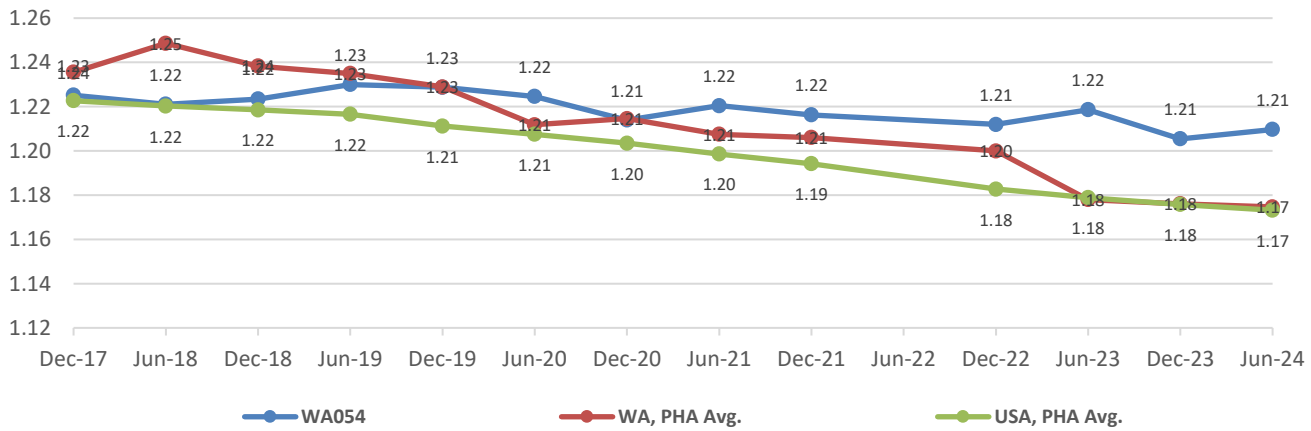
paying more than 40% for childcare 0

Housing Authority : WA054 Pierce Co Program Analysis - Page 5

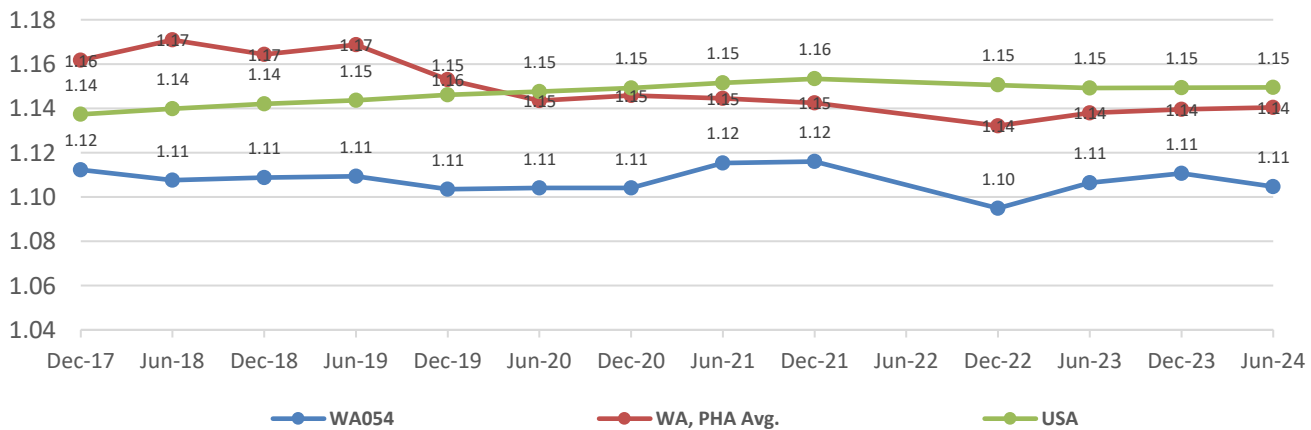
As of 01/30/2025

PUC Drivers - Part 3

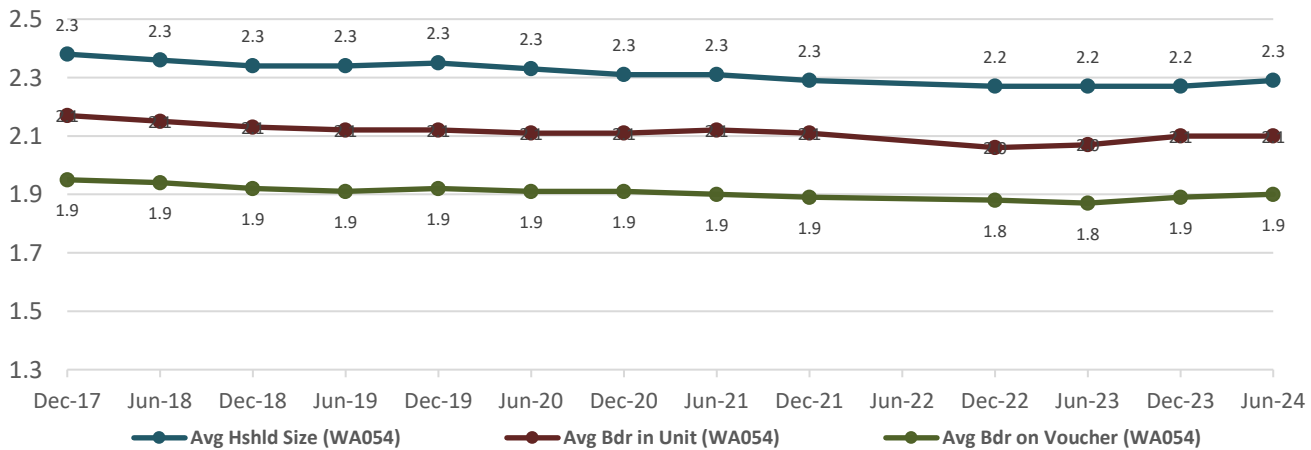
Household Members per Voucher Bedroom, non-PBV



Unit Bedrooms per Voucher Bedroom, non-PBV



PHA Housing Sizing, non-PBV



Housing Authority : WA054 Pierce Co Program Analysis - Page 6

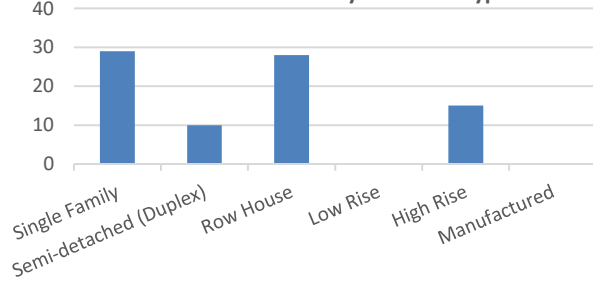
As Of 01/30/2025

Leasing.Spending/LBP

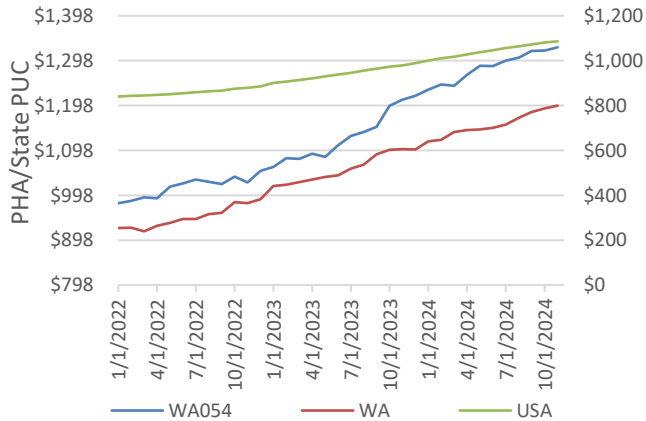
Lead-Based Paint/Unit Information

Total Units:	2,348	Pre-1978 Units	
Pre-1978 Units:	747	Kids <6	67
% Pre-1978:	31.8%	% Kids <6	9.0%
~Total Kids <6 in Pre-1978 Unit:			82

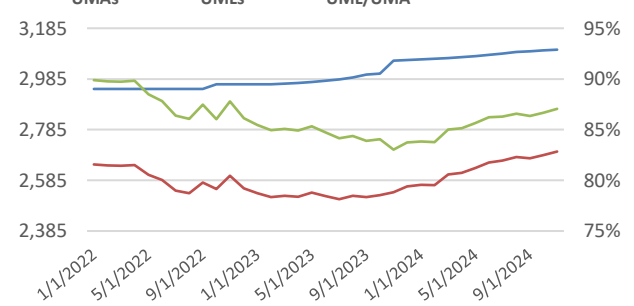
Children in Pre-1978 Unit by Structure Type



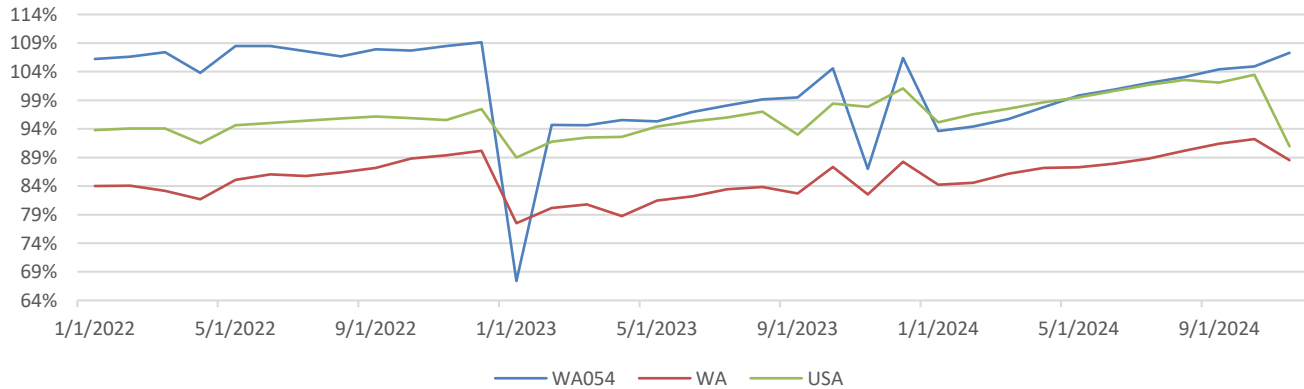
Per Unit Cost



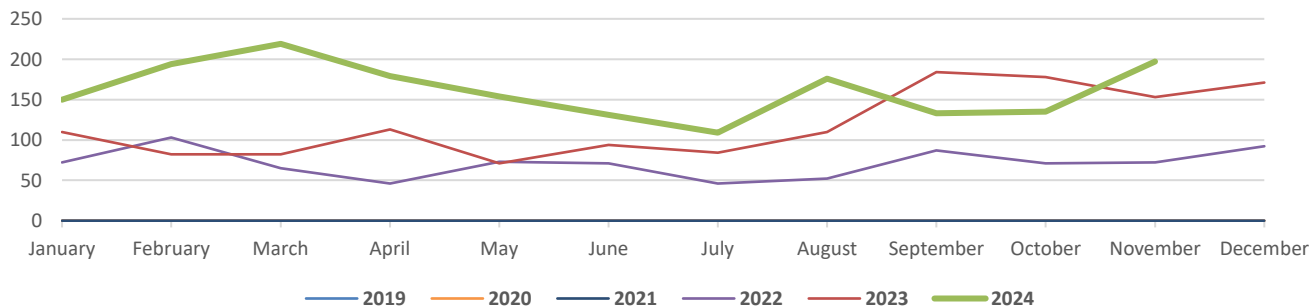
UMLs and UMAs



HAP/BA



Issued, Unleased (VMS)





PIERCE COUNTY HOUSING AUTHORITY

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FAMILY SELF- SUFFICIENCY PROGRAM REPORT

Tamara Meade, Deputy Executive Director

HIGHLIGHTS

Staffing

- 54 program participants signed up for the February 2025 FSS orientation Co-Hort, with only about 20 attending consistently for all 4 orientation classes offered this month.
- Many of the original missed one of the mandatory orientation classes for various reasons and have asked to be placed back on the waiting list for future orientations.
- There will be FSS classes every Tuesday from now until October on various topics designed to help assist participants with their goals of moving into economic sufficiency. Please see the attached calendar.

2025

January 2025						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February 2025						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

March 2025						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

April 2025						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

May 2025						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

June 2025						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

July 2025						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August 2025						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September 2025						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October 2025						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November 2025						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December 2025						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

All classes in green will be held at PCHA in Conference room B at the following two times: 10:00am-12:00pm & 5:00pm-7:00pm
Special events that are in purple will be held at specific times. PCHA Office closed for Holidays in orange.

Please contact PCHA FSS Coordinator with questions and reservations at (253)620-5400.

Feb. 4th, 11th, 18th, 25th – FSS Orientation
Mar. 3rd – Careeredgepierce.com Exploration
Mar. 4th – Resume Building
Mar. 11th – Overcoming Employment Barriers
Mar. 18th – Acing Workplace Culture
Mar. 25th – Career Exploration Tools
Mar. 31st – Bankonwashington.org Exploration
Apr. 1st – Savings & Retirement
Apr. 8th – Predatory Lending
Apr. 15th – How Insurance Affects Wealth
Apr. 22nd – Work From Home Opportunities
Apr. 29th – How to Start a Business
May. 6th – Budgeting / Grocery Budgeting
May. 13th – Extra Income Supports
May. 20th – Credit Repair
Jun. 9th – WSHFC.org Exploration
Jun. 10th – Home Lending Process
Jun. 11th – Home Buying 101
Jun. 17th – Home Down Payment Options
Jun. 24th – What is the Benefits Cliff?
Jul. 15th – Budgeting / Grocery Budgeting
Jul. 22nd – Extra Income Supports
Jul. 29th – Credit Repair
Aug. 5th, 12th, 19th, 26th – FSS Orientation
Aug. 6th – Partner Open House
Sep. 8th – Studentaid.gov Exploration
Sep. 9th – FREE Ways to pay for School
Sep. 16th – Temp to Hire Work Opportunities
Sep. 23rd – Budgeting for the Holidays

Utilization Report:

UtilizationReport(1)

PHA Name	HA of Pierce County		PHA Number	WA054		Program Projection Variables					Time from Issuance to HAP Effective Date (Current: 2.17 months)			
ACC/Funding Information					Funding Proration Levels		Success Rate	50%	Annual Turnover Rate	6.4%	% leased in 30 days	39%		
ACC	Current Year (2024)	Year 2 (2025)	Year 3 (2026)		HAP		End of Year 3 Results (2026)					% leased in 30 to 60 days	29%	
Beginning ACC Vouchers	3,063	3,104	3,104		Year 2 (2025) Rebenchmark	100.0%	EOP Rate as of 02/20/2025 (152 TB.PB EOPs): 5.66%					% leased in 60 to 90 days	15%	
Funding Components	Current Year (2024)	Year 2 (2025)	Year 3 (2026)		Year 3 (2026) Rebenchmark	100.0%	\$2,008,189	4.7%	Projected Total HAP Reserves ===== Reserves % BA		% leased in 90 to 120 days	10%		
Initial BA Funding (net offset)	\$40,060,618	\$40,924,549	\$42,769,552		Administrative Fees		HUD-Held Reconciliation - 12/31/2023 Cash Sufficiency Check					2025 PHA-Specific RFIF	% leased in 120 to 150 days	7%
Offset of HAP Reserves	\$0				Year 1 (2024)	91.0%	HUD-established CYE HHR	\$2,975,362		HUD-established CYE HHR	2.5%			
Set Aside Funding	\$0				Year 2 (2025)	93.1%	HUD-Calculated Restricted Net Position	(\$724,667)	\$759,034	PHA-Held Cash 12/31/2023 (VMS)				
New ACC Units Funding	\$298,049	\$268,029	\$0		2nd Offset		HUD-Reconciled	\$2,250,695	\$3,734,396	HUD-Reconciled (Cash Capped)	Reserve Adjustment due to PY VMS Changes.	Leasing and Spending Outcomes: Current and Following Year Projections		
Total ABA Funding Provided	\$40,358,667	\$41,192,578	\$42,769,552		\$0	Lower of H17/I17 (May Override)	\$2,159,154		Lower of H17/I17 (May Override)	2024		2025		
PHA Income	\$3,068	\$0				HUD-Reconciled RNP v PHA-Reported RNP					UML % of ACC (UMA)	85.8%	85.5%	
Total Cash-Supported Prior Year-End Reserves	\$2,159,154	\$1,596,756	\$19,782		Administrative Fees Analysis			See Detail	2024	2025	HAP Exp as % of All Funds	96.2%	100.0%	
Total Funding	\$42,520,889	\$42,789,334	\$42,789,334	<= 7,200 UMLs (No Proration)	> 7,200 UMLs (No Proration)	Admin Fees Earned (PY: \$3,085,874)	\$2,811,634	\$2,892,926	HAP Exp as % of Eligibility only	101.4%	103.8%	End of Year Results		
				\$112.33	\$104.86	Expense	\$2,444,841	\$2,507,364	Projected 12/31 Total HAP Reserves		\$1,596,756	\$19,782		
				WA054 has a cost per UML of \$79.13 compared to its Earnings/UML & Size peer group of \$68.44 (a difference of 13.5%) and its state peer group (of all PHAs in the state) of \$70.62 (a difference of 10.8%).	Expense %	87.0%	86.7%	HAP Reserves as % of ABA (Start: 5.3%)		4.0%	0.0%			
Total Funding Available	\$42,520,889	\$42,789,334	\$42,789,334	Based on the most recent, official (end of fiscal year) UNP, WA054 has a 2024 Calendar Year-End (CYE) UNP of \$3,066,248 (or 109.1% of CY 2024 Earned Admin Fees) and a 2025 CYE UNP of \$3,433,041 (or 118.7% of CY 2025 Earned Admin Fees).										

Utilization Report:**UtilizationReport(1)**

Year-End Outcomes		
	2024	2025
UML % of ACC (UMA)	85.8%	85.5%
HAP Exp as % All Funds	96.2%	100.0%
HAP Exp as % of Elig.	101.4%	103.8%
Proj. 12/31 Total Reserves	\$1,596,756	\$19,782
HAP Reserves - % ABA	4.0%	0.0%

2024	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected to be Issued	Other Planned Additions/Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMLs: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Year-to-Date % UML	Year-to-Date % ABA Expended	Monthly % UMA	Monthly % ABA Expended
Jan-24	3,063	2,568	\$3,166,564					2,568	\$3,166,564	\$1,233		83.8%	94.2%	83.8%	94.2%
Feb-24	3,065	2,567	\$3,195,051					2,567	\$3,195,051	\$1,245		83.8%	94.6%	83.8%	95.0%
Mar-24	3,068	2,608	\$3,239,715					2,608	\$3,239,715	\$1,242		84.2%	95.2%	85.0%	96.3%
Apr-24	3,071	2,615	\$3,312,139					2,615	\$3,312,139	\$1,267		84.4%	96.0%	85.2%	98.5%
May-24	3,075	2,634	\$3,388,281					2,634	\$3,388,281	\$1,286		84.7%	96.9%	85.7%	100.7%
Jun-24	3,080	2,656	\$3,415,738					2,656	\$3,415,738	\$1,286		84.9%	97.7%	86.2%	101.6%
Jul-24	3,086	2,663	\$3,457,510					2,663	\$3,457,510	\$1,298		85.1%	98.4%	86.3%	102.8%
Aug-24	3,092	2,677	\$3,492,046					2,677	\$3,492,046	\$1,304		85.3%	99.1%	86.6%	103.8%
Sep-24	3,095	2,673	\$3,527,521					2,673	\$3,527,521	\$1,320		85.4%	99.8%	86.4%	104.9%
Oct-24	3,098	2,685	\$3,545,816					2,685	\$3,545,816	\$1,321		85.6%	100.3%	86.7%	105.4%
Nov-24	3,101	2,699	\$3,583,418					2,699	\$3,583,418	\$1,328		85.7%	100.9%	87.0%	106.5%
Dec-24	3,104	2,704	\$3,600,334					2,704	\$3,600,334	\$1,331		85.8%	101.4%	87.1%	107.1%
Total	36,998	31,749	\$40,924,133	0	0	0	0.0	31,749	\$40,924,133	\$1,289		85.8%	101.4%		
2025															
Jan-25	3,104			75	1	0	-14.4	2,691	\$3,586,738	\$1,333	\$1,333	86.7%	104.5%	86.7%	104.5%
Feb-25	3,104				1	15	-14.3	2,692	\$3,594,018	\$1,335	\$1,335	86.7%	104.6%	86.7%	104.7%
Mar-25	3,104				1	11	-14.3	2,690	\$3,596,280	\$1,337	\$1,337	86.7%	104.7%	86.7%	104.8%
Apr-25	3,104				1	6	-14.3	2,682	\$3,591,519	\$1,339	\$1,339	86.6%	104.6%	86.4%	104.6%
May-25	3,104				1	4	-14.2	2,673	\$3,581,595	\$1,340	\$1,340	86.5%	104.6%	86.1%	104.3%
Jun-25	3,104				10	3	-14.2	2,671	\$3,582,175	\$1,341	\$1,341	86.4%	104.5%	86.1%	104.4%
Jul-25	3,104				1	0	-14.2	2,658	\$3,569,924	\$1,343	\$1,343	86.3%	104.5%	85.6%	104.0%
Aug-25	3,104				1	0	-14.1	2,645	\$3,557,715	\$1,345	\$1,345	86.2%	104.4%	85.2%	103.6%
Sep-25	3,104				1	0	-14.0	2,632	\$3,545,547	\$1,347	\$1,347	86.0%	104.2%	84.8%	103.3%
Oct-25	3,104				1	0	-14.0	2,619	\$3,533,420	\$1,349	\$1,349	85.9%	104.1%	84.4%	102.9%
Nov-25	3,104				1	0	-13.9	2,606	\$3,521,333	\$1,351	\$1,351	85.7%	104.0%	84.0%	102.6%
Dec-25	3,104				1	0	-13.8	2,594	\$3,509,287	\$1,353	\$1,353	85.5%	103.8%	83.6%	102.2%
Total	37,248	0	\$0	75	22	38	-169.6	31,854	\$42,769,552	\$1,343		85.5%	103.8%		

Graphs

SPVs: Additional SPV leasing should focus on the 69 unleased VASH vouchers and the 4 unleased NED vouchers. FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$759,034 compares to RNP (VMS) of \$-825,971. Current: VMS Cash & Investments of \$989,549 compares to VMS RNP plus UNP of \$-1,131,144. PBVs: Currently, the PHA reports 203 leased PBVs, for a leased PBV rate of 88%. Additional leasing should focus on the 29 unleased PBVs, for which the PHA is making vacancy payments on 0. Finally, the PHA reports 10 PBVs under AHAP. Most importantly, the Two-Year Tool is not a problem to be solved, but a reality to be experienced.

Comments
(Hover for VMS Comments)

PUC Analysis

PUC Analysis

Year	Month	ACTUAL Leased Units	Actual HAP	Per Unit Cost	Monthly Change	Rolling Three Month Average
2023	January	2,534	\$2,688,609	\$1,061.01		
2023	February	2,519	\$2,722,698	\$1,080.86		
2023	March	2,524	\$2,723,221	\$1,078.93	🟡 -0.18%	\$1,073.58
2023	April	2,521	\$2,750,730	\$1,091.13	🟡 1.13%	\$1,083.64
2023	May	2,537	\$2,748,601	\$1,083.41	🟡 -0.71%	\$1,084.48
2023	June	2,523	\$2,799,063	\$1,109.42	🟡 2.40%	\$1,094.63
2023	July	2,511	\$2,838,369	\$1,130.37	🟡 1.89%	\$1,107.65
2023	August	2,524	\$2,874,847	\$1,139.00	🟡 0.76%	\$1,126.26
2023	September	2,519	\$2,897,961	\$1,150.44	🟡 1.00%	\$1,139.95
2023	October	2,527	\$3,026,309	\$1,197.59	🟢 4.10%	\$1,162.37
2023	November	2,539	\$3,075,570	\$1,211.33	🟡 1.15%	\$1,186.53
2023	December	2,562	\$3,125,391	\$1,219.90	🟡 0.71%	\$1,209.66
2024	January	2,568	\$3,166,564	\$1,233.09	🟡 1.08%	\$1,221.48
2024	February	2,567	\$3,195,051	\$1,244.66	🟡 0.94%	\$1,232.56
2024	March	2,608	\$3,239,715	\$1,242.22	🟡 -0.20%	\$1,240.00
2024	April	2,615	\$3,312,139	\$1,266.59	🟡 1.96%	\$1,251.21
2024	May	2,634	\$3,388,281	\$1,286.36	🟡 1.56%	\$1,265.13
2024	June	2,656	\$3,415,738	\$1,286.05	🟡 -0.02%	\$1,279.72
2024	July	2,663	\$3,457,510	\$1,298.35	🟡 0.96%	\$1,290.27
2024	August	2,677	\$3,492,046	\$1,304.46	🟡 0.47%	\$1,296.31
2024	September	2,673	\$3,527,521	\$1,319.69	🟡 1.17%	\$1,307.51
2024	October	2,685	\$3,545,816	\$1,320.60	🟡 0.07%	\$1,314.92
2024	November	2,699	\$3,583,418	\$1,327.68	🟡 0.54%	\$1,322.67
2024	December	2,704	\$3,600,334	\$1,331.48	🟡 0.29%	\$1,326.60
2025	January					
2025	February					
2025	March					
2025	April					
2025	May					
2025	June					

Count of Areas (i.e. Zip Code) in SAFMR	45
of December 2023 UML - within SAFMR	87.2%
Count of Areas - SAFMR > FMR	22
of December 2023 UML - SAFMR > FMR	33.8%

Open
SAFMR
Detail
Analysis

Exception Payment Standard: SAFMR

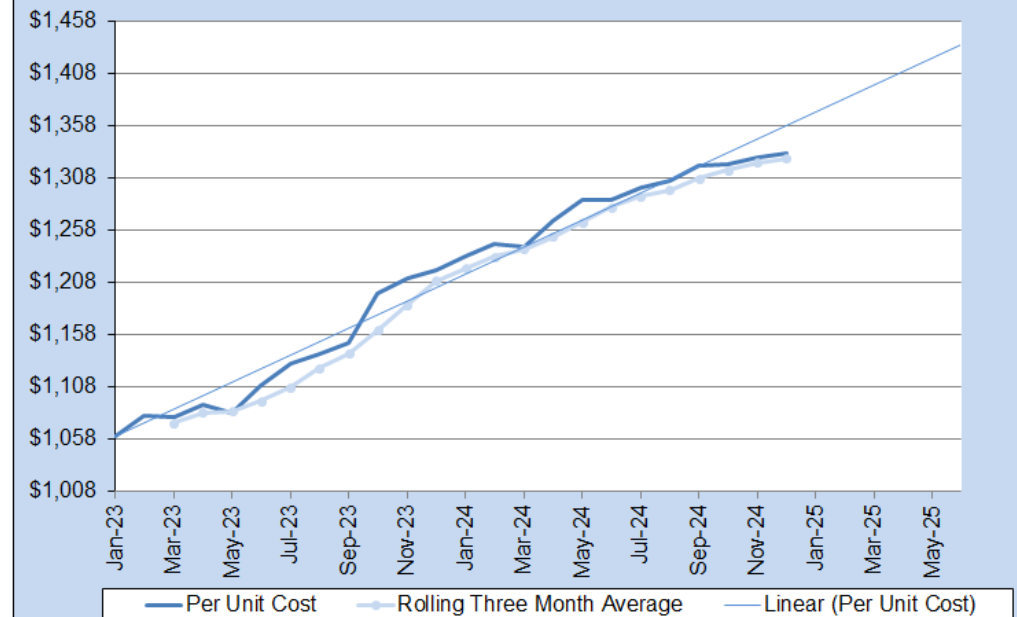
WA054 is not participating in SAFMRs.

Exception Payment Standards: 120%

WA054 has not asked to swim in the 120% Payment Standard Pool.

N O T I C E

PUC Analysis

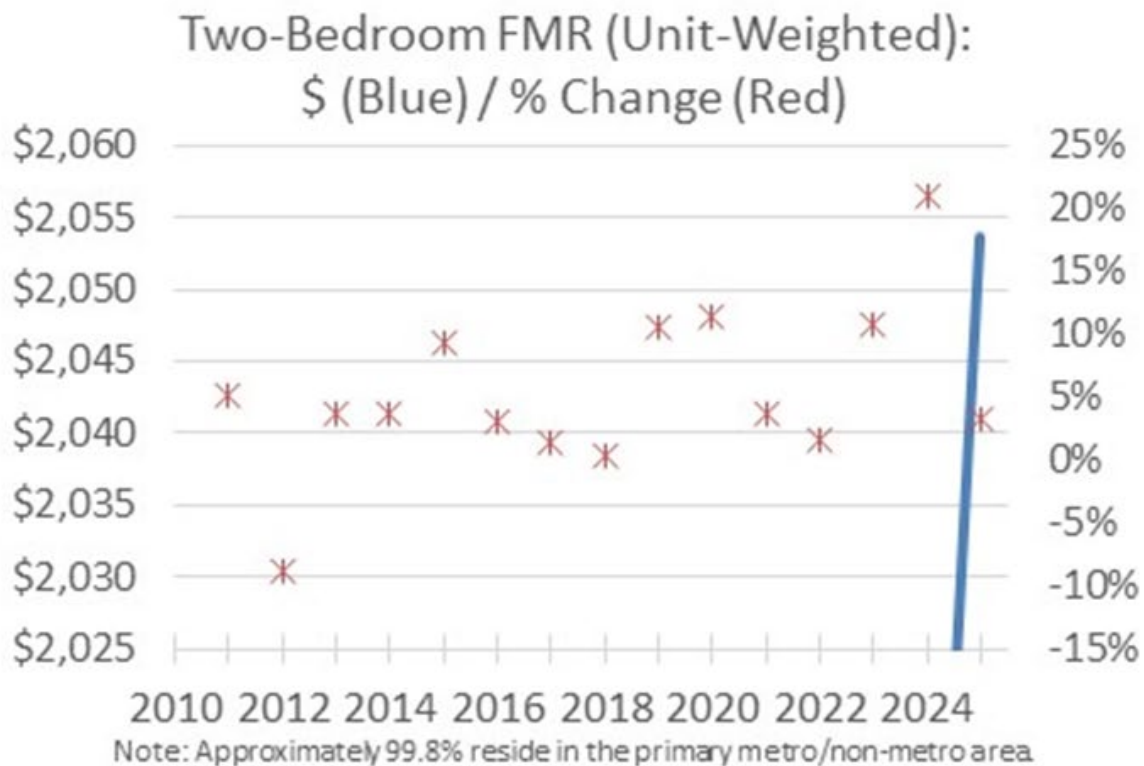
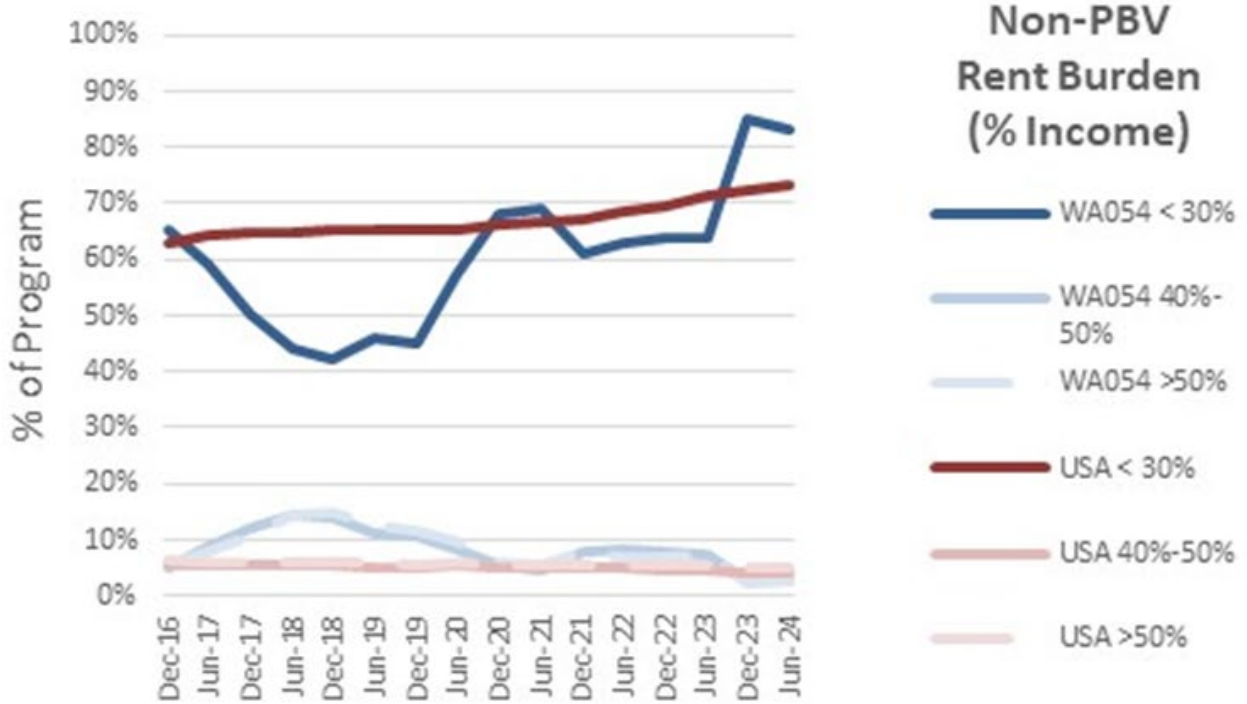


Subsidy Standard Peek

Peer Group: Avg. Family Members	2-<2.25
PHA: Family Members/ Voucher Size	1.21
Peer: Family Members/ Voucher Size	1.19
% Difference	1.7%
PHA: Unit Size/ Voucher Size	1.11
Peer: Unit Size/ Voucher Size	1.15
% Difference	-3.0%

R-Squared, last 6 months 94.1%

PUC Analysis



Additional Disbursement for WA054 (HA of Pierce County) - FYE 12/31 (Obligations/Disbursements As of 9/9/2024)

Housing Assistance Payments (HAP)

Category (BOM: Beginning of Month EOM: End of Month)	Estimated PHA-Held Restricted Net Position (RNP)								
	Calculated BOM PHA-Held RNP	Actual/Projected Disbursements (HUD to PHA)	Actual/Projected Expenses	Disbursements Minus Expenditures	Fraud Recovery	Calculated EOM RNP	Reported EOM RNP (VMS)	Difference	Actual/Projected UMLs
Years	2024/2025								
January-24	(\$724,667)	\$3,707,293	\$3,166,564	\$540,729	\$0	(\$183,938)	(\$283,868)	\$99,930	2,568
February-24	(\$183,938)	\$2,837,855	\$3,195,051	(\$357,196)	\$0	(\$541,134)	(\$639,158)	\$98,024	2,567
March-24	(\$541,134)	\$3,143,827	\$3,239,715	(\$95,888)	\$0	(\$637,022)	(\$730,462)	\$93,440	2,608
April-24	(\$637,022)	\$3,890,878	\$3,312,139	\$578,739	\$0	(\$58,283)	(\$140,260)	\$81,977	2,615
May-24	(\$58,283)	\$3,902,794	\$3,388,281	\$514,513	\$3,068	\$459,298	\$391,568	\$67,730	2,634
June-24	\$459,298	\$3,216,387	\$3,415,738	(\$199,351)	\$0	\$259,947	\$207,101	\$52,846	2,656
July-24	\$259,947	\$3,217,224	\$3,457,510	(\$240,286)	\$0	\$19,661	(\$16,049)	\$35,710	2,663
August-24	\$19,661	\$3,357,623	\$3,492,046	(\$134,423)	\$0	(\$114,762)	(\$130,545)	\$15,783	2,677
September-24	(\$114,762)	\$3,358,039	\$3,527,521	(\$169,482)	\$0	(\$284,244)	(\$273,146)	(\$11,098)	2,673
October-24	(\$284,244)	\$3,358,457	\$3,545,816	(\$187,359)	\$0	(\$471,603)	(\$423,189)	(\$48,414)	2,685
November-24	(\$471,603)	\$2,815,675	\$3,583,418	(\$767,743)	\$0	(\$1,239,346)	(\$1,131,144)	(\$108,202)	2,699
December-24	(\$1,239,346)	\$4,647,555	\$3,600,334	\$1,047,221	\$0	(\$192,125)	\$0	(\$192,125)	2,704
January-25	(\$192,125)	\$3,445,748	\$3,586,738	(\$140,990)	\$0	(\$333,115)	\$0	(\$333,115)	2,691
February-25	(\$333,115)	\$3,441,382	\$3,594,018	(\$152,636)	\$0	(\$485,752)	\$0	(\$485,752)	2,692
March-25	(\$485,752)	\$0	\$3,596,280	(\$3,596,280)	\$0	(\$4,082,032)	\$0	(\$4,082,032)	2,690
April-25	(\$4,082,032)	\$0	\$3,591,519	(\$3,591,519)	\$0	(\$7,673,551)	\$0	(\$7,673,551)	2,682
May-25	(\$7,673,551)	\$0	\$3,581,595	(\$3,581,595)	\$0	(\$11,255,145)	\$0	(\$11,255,145)	2,673
June-25	(\$11,255,145)	\$0	\$3,582,175	(\$3,582,175)	\$0	(\$14,837,320)	\$0	(\$14,837,320)	2,671
Total for CY 2024		\$41,453,607	\$40,924,133		\$3,068				
Total		\$48,340,737	\$62,456,458		\$3,068				
Color Key:	= Beginning Balance for the Year				= Calculated Fields			= VMS Data / or Projected Data	

Category	Amount	Comments
Proposed Advance:	\$192,125	
		Adjustments
Prior Period	\$91,541	
HUD	\$0	
PHA	\$0	
BA Detail	SPVs	\$0
Actual Advance:	\$283,700	

Additional Disbursement for WA054 (HA of Pierce County) - FYE 12/31 (Obligations/Disbursements As of 9/9/2024)

Housing Assistance Payments (HAP)

5

Estimated HUD-Held Reserves (HHR)				
BOM HHR	Obligations (HUDCAPS)	Actual/Projected Disbursements (HUD to PHA)	Receipt of Funds (RF)	EOM HHR
2024/2025				
\$2,975,362	\$2,927,282	\$3,707,293	\$0	\$2,195,351
\$2,195,351	\$2,929,426	\$2,837,855	\$0	\$2,286,922
\$2,286,922	\$2,958,907	\$3,143,827	\$0	\$2,102,003
\$2,102,003	\$3,337,770	\$3,890,878	\$0	\$1,548,895
\$1,548,895	\$3,047,947	\$3,902,794	\$0	\$694,048
\$694,048	\$3,924,433	\$3,216,387	\$0	\$1,402,094
\$1,402,094	\$3,925,271	\$3,217,224	\$0	\$2,110,141
\$2,110,141	\$3,925,176	\$3,357,623	\$0	\$2,677,694
\$2,677,694	\$3,364,315	\$3,358,039	\$0	\$2,683,970
\$2,683,970	\$3,364,735	\$3,358,457	\$0	\$2,690,248
\$2,690,248	\$3,326,027	\$2,815,675	\$0	\$3,200,600
\$3,200,600	\$3,327,378	\$4,647,555	\$0	\$1,880,423
\$1,880,423	\$3,499,160	\$3,445,748	\$0	\$1,933,835
\$1,933,835	\$3,497,016	\$3,441,382	\$0	\$1,989,469
\$1,989,469	\$3,528,223	\$0	\$0	\$5,517,692
\$5,517,692	\$3,525,008	\$0	\$0	\$9,042,700
\$9,042,700	\$49,072	\$0	\$0	\$9,091,771
\$9,091,771	\$43,711	\$0	\$0	\$9,135,482
	\$40,358,668	\$41,453,607		
	\$54,500,857	\$48,340,737		
	= HUDCAPS Data			= Projected

Additional Information		
HHR/Current BA Available?		
Frontload Request to OPS?		
Referral to FO or SPT?		Date
Additional Disbursement Needed?	Yes	

SPT Status:	No Status
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Reconciliation Assist - Prior Year			
2023 (Year)	Reconciliation	VMS	Delta
HAP	\$34,179,828	\$34,271,369	\$91,541
Fraud	\$0	\$0	\$0
		Delta	\$91,541

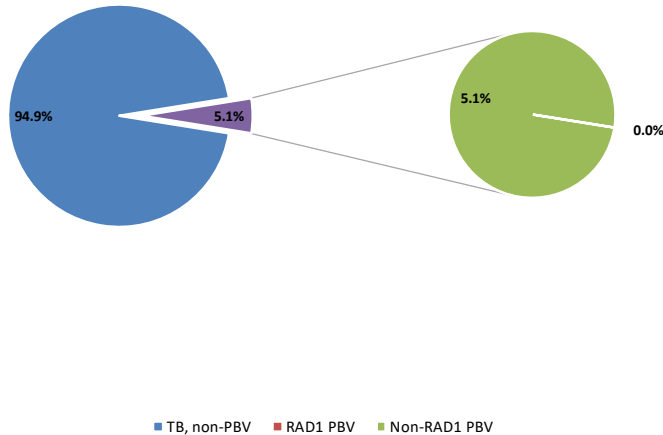
Project-Based Information

VMS Fields	CURRENT
Number of PBV Under AHAP	10
PBV Under HAP - Leased	203
PBV Under HAP - Not Leased	29
PBV Vacancy Payments	0
PBV HAP	\$195,070
RAD - Comp 1 UMLs	0
RAD - Comp 1 HAP	\$0
RAD - Comp 2 UMLs	0
RAD - Comp 2 HAP	\$0

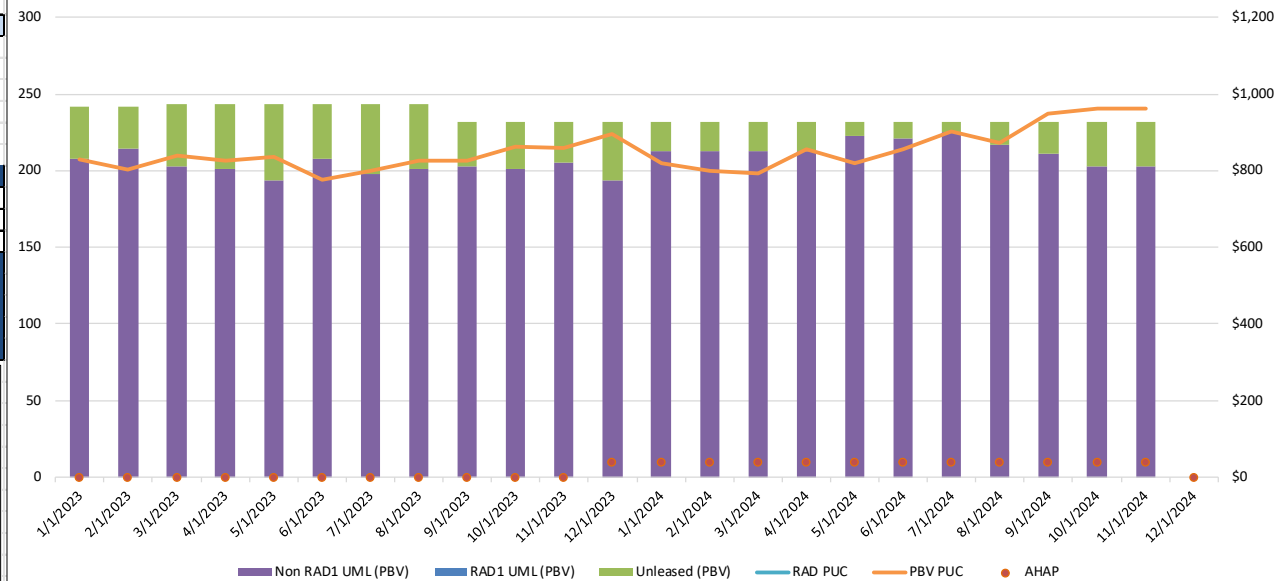
VMS Data Analysis	
Leased PBV, but NO unleased PBV?	
More RAD leased than PBV leased (RAD is subset of PBV)?	
More RAD HAP than PBV HAP (RAD is subset of PBV)?	

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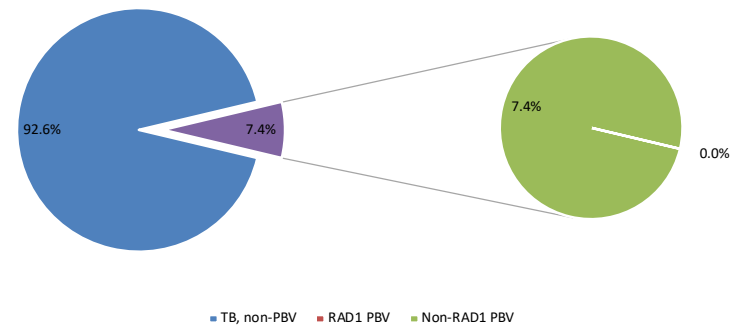
YTD Program Allocation, by HAP (PBV Estimated with PIC PUC)



Project-Based, VMS



YTD Program Allocation, by Units



PHA Name	HA of Pierce County	PHA Number	WA054
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Years 3 & 4

ACC and Funding Information			
ACC	Year 3 (2026)	Year 4 (2027)	Year 5 (2028)
Beginning ACC # Vouchers	3,104	3,104	3,104
Funding Components	Year 3 (2026)	Year 4 (2027)	Year 5 (2028)
Initial BA Funding (net offset)	\$42,769,552	\$40,781,145	\$38,462,285
Set Aside Funding	\$0		
New ACC Units Funding	\$0	\$0	
Total ABA Funding Provided	\$42,769,552	\$40,781,145	\$38,462,285
PHA Income	\$0		
Cash-Supported Total Reserves at Year-End	\$19,782	\$2,008,189	\$4,327,049
Total Funding			
Total Funding Available	\$42,789,334	\$42,789,334	\$42,789,334

Funding Proration Levels	
HAP	
Years 4 & 5	100.0%
Administrative Fees	
Years 4 & 5	93.1%

Program Projection Variables			
Success Rate	50%	Annual Turnover Rate	6.4%

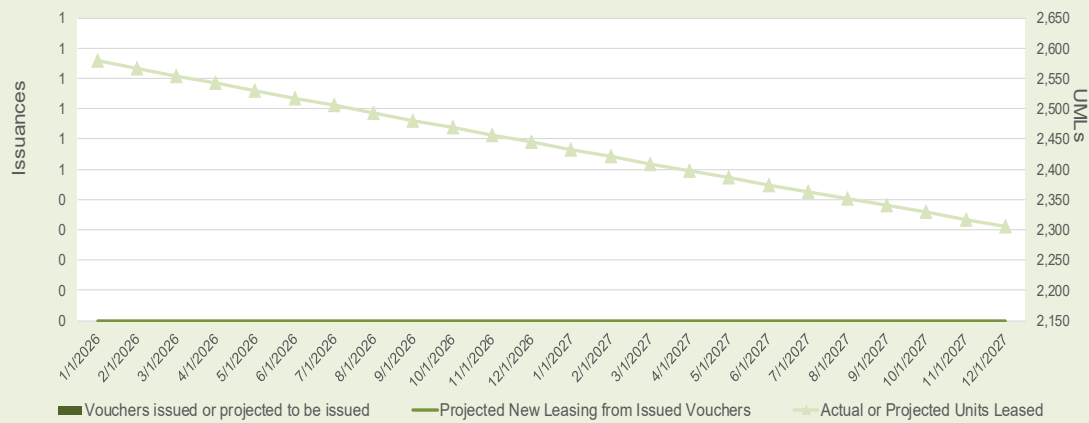
Time from Issuance to HAP Effective Date (Current: 2.17 months)	
% leased in 30 days	39%
% leased in 30 to 60 days	29%
% leased in 60 to 90 days	15%
% leased in 90 to 120 days	10%
% leased in 120 to 150 days	7%

Leasing and Spending Outcomes: Current and Following Year Projections		
	2026	2027
UML % of ACC (UMA)	80.9%	76.3%
HAP Exp as % All Funds	95.3%	89.9%
HAP Exp as % of Eligibility only	95.4%	94.3%
End of Results		
Projected 12/31 Total HAP Reserves	\$2,008,189	\$4,327,049
HAP Reserves as % of ABA (Start: 0.0%)	4.7%	10.6%



2026	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected To Be Issued	Other Planned Additions/Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMLs: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Cumulative % Annual Leased	Cumulative % Eligibility Expended	Monthly % UMA	Monthly % ABA Expended
Jan-26	3,104	2,580	\$3,490,663			0	-13.8	2,580	\$3,490,663	\$1,353		83.1%	97.9%	83.1%	97.9%
Feb-26	3,104				1	0	-13.7	2,567	\$3,473,594	\$1,353		82.9%	97.7%	82.7%	97.5%
Mar-26	3,104				1	0	-13.6	2,555	\$3,456,617	\$1,353		82.7%	97.5%	82.3%	97.0%
Apr-26	3,104				1	0	-13.6	2,542	\$3,439,729	\$1,353		82.5%	97.2%	81.9%	96.5%
May-26	3,104				1	0	-13.5	2,530	\$3,422,932	\$1,353		82.3%	97.0%	81.5%	96.0%
Jun-26	3,104				1	0	-13.4	2,518	\$3,406,223	\$1,353		82.1%	96.7%	81.1%	95.6%
Jul-26	3,104				1	0	-13.4	2,505	\$3,389,603	\$1,353		81.9%	96.5%	80.7%	95.1%
Aug-26	3,104				1	0	-13.3	2,493	\$3,373,071	\$1,353		81.7%	96.3%	80.3%	94.6%
Sep-26	3,104				1	0	-13.2	2,481	\$3,356,627	\$1,353		81.5%	96.0%	79.9%	94.2%
Oct-26	3,104				1	0	-13.2	2,469	\$3,340,270	\$1,353		81.3%	95.8%	79.5%	93.7%
Nov-26	3,104				1	0	-13.1	2,457	\$3,324,000	\$1,353		81.1%	95.6%	79.1%	93.3%
Dec-26	3,104				1	0	-13.0	2,445	\$3,307,816	\$1,353		80.9%	95.4%	78.8%	92.8%
Total	37,248			0	0	0	-160.8	30,141	\$40,781,145	\$1,353		80.9%	95.4%		
2027															
Jan-27	3,104				1	0	-13.0	2,433	\$3,291,719	\$1,353		78.4%	96.9%	78.4%	96.9%
Feb-27	3,104				1	0	-12.9	2,421	\$3,275,706	\$1,353		78.2%	96.6%	78.0%	96.4%
Mar-27	3,104				1	0	-12.8	2,409	\$3,259,779	\$1,353		78.0%	96.4%	77.6%	95.9%
Apr-27	3,104				1	0	-12.8	2,398	\$3,243,936	\$1,353		77.8%	96.2%	77.2%	95.5%
May-27	3,104				1	0	-12.7	2,386	\$3,228,177	\$1,353		77.6%	95.9%	76.9%	95.0%
Jun-27	3,104				1	0	-12.7	2,374	\$3,212,502	\$1,353		77.4%	95.7%	76.5%	94.5%
Jul-27	3,104				1	0	-12.6	2,363	\$3,196,910	\$1,353		77.2%	95.5%	76.1%	94.1%
Aug-27	3,104				1	0	-12.5	2,351	\$3,181,401	\$1,353		77.1%	95.2%	75.8%	93.6%
Sep-27	3,104				1	0	-12.5	2,340	\$3,165,974	\$1,353		76.9%	95.0%	75.4%	93.2%
Oct-27	3,104				1	0	-12.4	2,329	\$3,150,629	\$1,353		76.7%	94.8%	75.0%	92.7%
Nov-27	3,104				1	0	-12.4	2,317	\$3,135,366	\$1,353		76.5%	94.5%	74.7%	92.3%
Dec-27	3,104				1	0	-12.3	2,306	\$3,120,183	\$1,353		76.3%	94.3%	74.3%	91.8%
Total	37,248			0	0	0	-151.6	28,427	\$38,462,285			76.3%	94.3%		

Issuing/New Leasing/UML Trend



Spending v. Funding

