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MINUTES OF THE FEBRUARY 25TH REGULAR MEETING OF THE BOARD OF COMMISSIONERS

DATE: February 25th, 2026
3:30 PM

LOCATION: PCHA Main Campus and Hybrid over ZOOM

IN ATTENDANCE: Chairperson Mark Martinez
Vice Chairperson Narva Walton
Commissioner Blaksley
Commissioner Stewart
Commissioner Schuler
Commissioner Winship*

ALSO IN ATTENDANCE: Tamara Meade, Interim Executive Director
Christina McLeod, Director of Operations
Victor Lovelace, Director of Maintenance
Sean McKenna, Director of Project Management
Ney Calhoun, Human Resources Manager
Darcy Erwin, Policy and Strategy Manager
Ariel Daniels, HCV Manager
Joanna Nieto, Controller*
Julie Foss, Quality Control Coordinator
*In Attendance Via Zoom/Phone

CALL TO ORDER

Chairperson Martinez called the Regular Meeting of the Board of Commissioners to order at 3:31 p.m. with the presence of a quorum. All Commissioners were present at the start of the meeting except Commissioner Winship who arrived at 3:41 p.m. and Vice Chairperson Walton who arrived at 3:53 p.m.

AGENDA

Chairperson Martinez entertained a motion to change the order of the agenda to place New Business of Resolutions after the Executive Session. Commissioner Stewart so moved. Commissioner Schuler seconded the motion. Commissioner Martinez asked for any additional changes to the Agenda. With no additional changes proposed a vocal vote was taken with the following result:

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



<i>Commissioner Stewart</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Schuler</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Winship</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Vice Chairperson Walton</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Chairperson Martinez</i>	<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 January 28th, 2026 Annual Meeting as presented. Commissioner Schuler so moved. Commissioner Stewart seconded the motion. A vocal vote was taken with the following result:

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

The minutes were so approved.

Chairperson Martinez called for a motion to approve the minutes of the February 9th, 2026 Special Meeting as presented. Commissioner Stewart so moved. Commissioner Blaksley seconded the motion. A vocal vote was taken with the following result:

	<i>In Favor</i>	<i>Opposed</i>	<i>Abstain</i>	<i>Absent</i>
<i>Commissioner Blaksley</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Stewart</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Schuler</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Winship</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Vice Chairperson Walton</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Chairperson Martinez</i>	<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 2025. Commissioner Stewart so moved. Commissioner Blaksley seconded the motion. Chairperson Martinez asked for the recommendation of the Finance Committee. Commissioner Schuler answered that the committee met February 24th and based on the information provided Commissioner Schuler recommends approval of the cash disbursements. A vocal vote was taken with the following result:

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



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

The cash disbursements from December 2025 were so approved.

EXECUTIVE AND DIRECTOR REPORTS

Controller Nieto presented the Finance Report (page 30) of the February 25th, 2026, Regular Board Information Packet as written. Commissioner Schuler inquired about the exit interview. Controller Nieto clarified the State Auditor's Office (SAO) conducts an annual Accountability and Finance audit of the financial statements. The exit interview closes out the annual audit. No additional questions or comments were raised by the Commissioners.

Director of Project Management McKenna presented the Project Management Report (page 81) of the February 25th, 2026, Regular Board Information Packet as written. Commissioner Schuler asked clarifying questions about tenants, which were answered by Director McKeena. Commissioner Stewart inquired if there will be much work to be done to get ready for sale once the building is vacated. Director McKenna explained the one- or two-month process for sale. There is a septic investigation and testing and potential remediation. No additional questions or comments were raised by the Commissioners.

Interim Executive Director Meade presented the Executive Report (page 15) of the February 25th, 2026, Regular Board Information Packet as written. Commissioner Schuler asked clarifying questions regarding funding and housing inventory, which were answered by Interim Executive Director Meade and Policy and Strategy Manager Erwin. No additional questions or comments were raised by the commissioners.

Director of Operations McLeod presented the Affordable Housing Report (page 26) of the February 25th, 2026, Regular Board Information Packet as written. Commissioner Schuler asked clarifying questions about tenants, which were answered by Director McLeod. She noted conducting move-out surveys for tenants in 2026 to get a better sense of the move-out reasons. No additional questions or comments were raised by the Commissioners.

Human Resources Manager Calhoun was not present. Interim Executive Director Meade presented the Human Resources Report on her behalf (page 75) of the February 25th, 2026, Regular Board Information Packet as written. Chairperson Martinez inquired about all positions being filled. Interim Executive Director Meade stated yes. No additional questions or comments were raised by the Commissioners.

Director of Maintenance Lovelace presented the Maintenance Report (page 77) of the February 25th, 2026, Regular Board Information Packet as written. Chairperson Martinez inquired if Director Lovelace finds the report helpful to the maintenance department. Director Lovelace stated the report gives him a snapshot of what's happening at the property level. Commissioner Stewart asked clarifying questions about inspection criteria, which Director Lovelace answered. No additional questions or comments were raised by the Commissioners.



Policy and Strategy Manager Erwin presented the Policy and Strategy Report (page 78) of the February 25th, 2026, Regular Board Information Packet as written. Chairperson Martinez asked clarifying questions about the latest acquisitions, which were answered by Policy and Strategy Manager Erwin. Commissioner Schuler asked clarifying questions about the renovation budget, which were answered by Interim Executive Director Meade. Policy and Strategy Manager Erwin noted external consultants that are at the forefront of the renovations are willing to meet at any time with the Board and keep them up to date on the pre-development stage that will be completed in the summer of 2026. No additional questions or comments were raised by the Commissioners.

COMMISSIONERS CORNER

Chairperson Martinez opened Commissioners’ Corner. Commissioner Schuler expressed gratitude to leadership for working diligently and gratitude for the arrival of the new Executive Director. With no additional business, Commissioners’ Corner was then closed.

EXECUTIVE SESSION

An Executive Session was called to discuss the qualifications of an applicant for public employment and the performance of a public employee for a duration of 44 minutes, from 4:48 p.m. to 5:32 p.m.

The Executive Session was closed, and the Board returned to regular session at 5:33 p.m. No action was taken following the Executive Session.

NEW BUSINESS

Resolution 1983: Executive Director Employment Agreement

Chairperson Martinez called for a motion to approve Resolution 1983, To Approve and Authorize Execution of the Executive Director Employment Agreement. Commissioner Schuler moved to approve, and Commissioner Stewart seconded the motion. Chairperson Martinez stated Victor Cesar is named as the new Executive Director of Housing Pierce County. His start date will be March 9th, 2026. Chairperson Martinez expressed gratitude to subcommittee for their hard work on the employment contract. With no further comment, a vocal vote was taken with the following result:

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

Resolution 1983 was so approved.

Resolution 1984: Resolution on Recognition and Appreciation

Chairperson Martinez called for a motion to approve Resolution 1984, To Formally Recognize and Appreciate Executive Director Jim Stretz and Acknowledge the Conclusion of his Employment as Executive Director. Commissioner Stewart moved to approve, and Vice Chairperson Walton seconded the motion.

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



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

Resolution 1984 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 Schuler moved to adjourn, and Commissioner Stewart seconded the motion. Vice Chairperson Walton expressed gratitude to Interim Executive Director Meade.

With all in favor and none opposed, the meeting was adjourned at 5:36 p.m.