



PIERCE COUNTY HOUSING AUTHORITY

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

INFORMATION PACKET FOR THE PIERCE COUNTY BOARD OF COMMISSIONERS JUNE 4TH, 2025, SPECIAL MEETING

4 JUNE 2025



PIERCE COUNTY HOUSING AUTHORITY

11515 CANYON ROAD EAST, PUYALLUP, WA 98373 | 253-620-5400

SPECIAL MEETING AGENDA

JUNE 4TH, 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

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

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OLD BUSINESS



PIERCE COUNTY HOUSING AUTHORITY

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

MINUTES FOR THE MARCH 25, 2025, SPECIAL MEETING OF THE BOARD OF COMMISSIONERS

Date: MARCH 25TH, 2025
3:30 PM

Location: PCHA Virtual Meeting via ZOOM

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

Also in Attendance: Jim Stretz, Executive Director
Joanna Nieto, Controller
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 Regular Meeting of the Board of Commissioners to order at 4:07 PM. All Commissioners were present.

AGENDA

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

	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.

NEW BUSINESS

Resolution 1963

Chairperson Martinez called for a motion to approve Resolution 1963, to approve an interim loan with Kitsap Bank in connection with the previously approved loan for the acquisition of the Hidden Firs Apartment community. Commissioner Winship so moved. Commissioner Walton seconded the motion.

Executive Director Stretz and Manager Riley Guerrero presented the Resolution, providing an overview of the closing timeline and informing the Board that the legal opinion and associated note regarding tax-exempt status are still in draft form, necessitating the use of a bridge loan. Executive Director Stretz emphasized PCHA's commitment to partnering with local banks, rather than regional institutions, as a means of supporting the local community. Commissioner Martinez confirmed that the transaction remains on track to close as scheduled per the terms of the contract and requested clarification on the cost of the bridge loan. In response, Manager Guerrero referenced the costs detailed in Resolution 1963, explained the anticipated impact on monthly payments, and affirmed that the overall financial structure remains sound. Commissioner Walton requested clarification on the difference between taxable and tax-exempt interest rates and confirmed that the closing date cannot be extended. Manager Guerrero added that the promissory note being drafted will be reusable for future transactions, emphasizing that its development is a strategic investment, rather than a recurring cost.

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 1963 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. With all Commissioners in favor and none opposed, the meeting was adjourned at 4:18 PM.



PIERCE COUNTY HOUSING AUTHORITY

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MINUTES FOR THE APRIL 2025 REGULAR MEETING
OF THE BOARD OF COMMISSIONERS

Date: April 30th, 2025
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
Sean McKenna, Director of Project Management
Victor Lovelace, Director of Maintenance
Joanna Nieto, Controller
Ney Calhoun, Human Resources Manager
Sarah Tando, IT Specialist
Amanda O'Halloran, Attorney at Law, Gordon Thomas Honeywell*

*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 Winship so moved. Commissioner Stewart seconded the motion. Commissioner Martinez asked for any changes to the Agenda.

	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.

STAFF INTRODUCTIONS

Chairperson Martinez called for new PCHA staff introductions. Controller Nieto introduced her new staff, providing insights into the new members' background. Deputy Executive Director Meade introduced a new staff member. The Commissioner welcomed the new staff members and expressed their appreciation for them being on board.

OLD BUSINESS

Chairperson Martinez called for a motion to approve the minutes of the March 26th, 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 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 April 2025. Chair Martinez then requested the recommendation of the Finance Committee. Commissioner Stewart responded that the committee met the previous day and noted that no Financial Statements were provided for the month. She invited Controller Nieto to offer further context. Controller Nieto explained that the Statements are currently under development and confirmed that Financials will be available next month. Deputy Executive Director Meade added that certain items from 2024 had been miscategorized and are in the process of being corrected. With the cash disbursements being independent of the Financial Statements, Commissioner Stewart recommended their adoption.

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 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 March 2025 were so approved.

EXECUTIVE AND DIRECTOR REPORTS

Director Victor Lovelace presented the Maintenance Report as written on page 55 of the Board Information Packet. Director Lovelace added to his report details on how vacant units are counted. Commissioner Winship confirmed that some Work Orders take more time than others. Commissioner Martinez expressed his appreciation for Director Lovelace's breakdown as to how units are categorized in Yardi. No additional questions or comments from Commissioners.

Deputy Executive Director Tamara Meade presented the Affordable Housing Division Report as written on page 40 of the Board Information Packet. Director Meade confirmed that the Affordable Housing Division has a target to get occupancy back up to 95% by summer. Chair Martinez inquired about how PBVs are separated as properties in Yardi. Director Meade confirmed that the intention is to increase controls for better reporting purposes. Executive Director Stretz confirmed that the PBVs units on PCHA properties fall to the Supported Housing Division which is why they are separated in the system. No additional questions or comments from Commissioners.

Controller Joanna Nieto provided an update on the development of the financial statements. She informed the Board of an issue discovered with the payroll system set up related to tax reporting. Specifically, a correction is needed to properly reflect employer retirement contributions in employee earnings, which requires the issuance of W-2C forms for all staff. Quarter-by-quarter corrections are underway, with the goal of completing them by July. Staff were notified in advance, allowing time to request extensions if needed. While paychecks were accurate, the system had been incorrectly reporting data to the IRS due to a misconfiguration. Commissioner Winship confirmed that future reporting would be accurate, and Controller Nieto clarified that the system is now reporting correctly; the remaining task involves reconciling prior data. Commissioner Walton inquired about the impact on employees who had already filed taxes. Controller Nieto explained that corrected forms would be submitted to the IRS and that overreporting may result in refunds for some employees. Executive Director Stretz added that, while not definitive, affected employees may receive money back. Controller Nieto also discussed challenges encountered during last year's transition to a new payroll provider, noting that the current system is stable and that remaining issues pertain only to historical corrections. Additionally, she reported that problems were identified with bank reconciliations. PCHA is working with its CPA firm to ensure all transactions are properly reflected in the general ledger and reconciled against bank records. She further noted that customized account trees mentioned in the previous month's meeting are being finalized, with plans to provide consolidated financial reports at the next Board meeting. The 2025 budget has now been uploaded to Yardi, enabling budget-to-actual comparisons, and she anticipates presenting reports for both March and April at the upcoming meeting. Lastly, Controller Nieto shared an update on the State Auditor's Office (SAO) accountability audit. The only item of note was a change in vendor address information, which was identified in a sample review, and had been made by the previous Finance Director. Although not a finding, it will be addressed in a management letter. Nieto confirmed that vendor records are being preserved and handled with care. Deputy Executive Director Meade added that the address change had a documented and legitimate reason and emphasized that PCHA has strong internal controls in place. The SAO overall appears satisfied with current processes. There were no further questions or comments from the Commissioners.

Director Sean McKenna presented the Project Management report as written on page 56 of the Board Information Packet. Director McKenna provided additional insights into the relocation team process and provided an update on vendor/staffing needs. Draft offer to TPU from the county to purchase the TPU parcel is at the county executive office 5/2. Commissioner Martinez asked about Hidden Firs. Executive Director responded that there was a \$25,000 valve issue, reached out to seller. Parts have been ordered and will be

installed before too long. No additional questions or comments from Commissioners.

Deputy Executive Director Tamara Meade presented the Supported Housing Division Report as outlined on page 58, along with the Two-Year Tool found on page 60 of the Board Information Report. She provided additional context regarding anticipated funding from HUD and ongoing collaboration with HUD's Shortfall Team as needed. Deputy Director Meade noted that most housing authorities are expected to enter shortfall status in the near future. Director Meade commented that PCHA has accumulated administrative reserves over the past four years due to operational efficiency. Executive Director Stretz added that HUD cannot recapture these administrative fees, affirming that PCHA is well positioned financially in that regard. Deputy Executive Director Meade further reported that PCHA is actively working with local housing authorities to develop a strategy to retain Emergency Housing Voucher (EHV) participants, as HUD plans to end funding for the program in 2026. Currently, HUD has indicated that Tenant Protection Vouchers (TPVs) may not be provided for these households, though there is hope that this decision may change. If not, PCHA may transition the affected households into Project-Based Vouchers (PBVs). Staff are awaiting further guidance from HUD. No additional questions or comments from Commissioners. Deputy Executive Director Meade provided an update on the Housing Mobility Survey. Commissioner Winship asked how HUD defines areas of higher opportunity. Meade explained that these areas are characterized by improved access to transportation, quality food, education, and other essential resources. Commissioner Martinez inquired about the Emergency Housing Voucher (EHV) program and whether Tenant Protection Vouchers (TPVs) are the only mechanism from HUD to ensure continued housing for participants. Meade confirmed this is currently the case and noted that PCHA expects to receive further guidance from HUD by the end of May. If TPVs are not provided, PCHA will pursue creating a preference in the Administrative Plan and Housing Choice Voucher (HCV) program to transition affected participants into Project-Based Vouchers (PBVs) to ensure continued housing stability. There were no further questions or comments from the Commissioners.

Manager Ney Calhoun presented the Human Resources Report as written on page 53 of the Board Information Packet. No questions or comments from Commissioners.

EXECUTIVE SESSION

The Board of Commissioners went into Executive Session at 4:36 PM for a duration of 58 minutes to consider the performance of a public employee with legal counsel Amanda O'Halloran from Gordon Thomas Honeywell.

The Executive Session was concluded and the Regular Session resumed at 5:34 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.

With all Commissioners in favor and non-opposed The meeting was adjourned at 5:36 PM.



PIERCE COUNTY HOUSING AUTHORITY

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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:

\$5,061,630.51

This 4th day of June 2025

Date Range	Transaction ID#	Bank Account	Total April 2025	Total March 2025	Change in Disbursements Month over Month	Notes
April 1-30, 2025	Check#	LIPH Mgmt.	\$0.00	\$230.00	(\$230.00)	
April 1-30, 2025	EFT# 1172-1176	LIPH Mgmt.	\$501.00	\$473.00	\$28.00	
April 1-30, 2025	VOID Check #	LIPH Mgmt.	\$0.00	\$0.00	\$0.00	
April 1-30, 2025	VOID EFT #	LIPH Mgmt.	\$0.00	\$0.00	\$0.00	
April 1-30, 2025	Check# 356961-357099	Section 8	\$370,789.46	\$341,526.51	\$29,262.95	
April 1-30, 2025	EFT# 304109-305280	Section 8	\$3,506,725.05	\$3,534,782.24	(\$28,057.19)	
April 1-30, 2025	VOID Check # 356971, 357005	Section 8	-\$2,230.00	(\$14,872.00)	\$12,642.00	
April 1-30, 2025	VOID EFT # 304370,305080, 305234	Section 8	-\$3,895.00	(\$3,840.00)	(\$55.00)	
April 1-30, 2025	Check# 91652-91740	Gen Ops	\$477,737.82	\$1,107,116.94	(\$629,379.12)	Purchase of CD through Kitsap Bank
April 1-30, 2025	EFT #9731-9780	Gen Ops	\$276,291.16	\$190,841.15	\$85,450.01	Property insurance payments
April 1-30, 2025	VOID Check #	Gen Ops	\$0.00	\$736,342.63	(\$736,342.63)	Check 91617 was voided and reissued to Kitsap Bank for the purchase of CD for \$675,000 not \$650,000.
April 1-30, 2025	VOID EFT #	Gen Ops	\$0.00		\$0.00	
1-Apr-25	Greystone Transfers	Gen Ops	\$137,939.00	\$137,939.00	\$0.00	
4-Apr-25	Payroll Period 3/1	Payroll	\$145,783.89	\$143,140.47	\$2,643.42	
18-Apr-25	Payroll Period 3/15	Payroll	\$151,988.13	\$137,771.78	\$14,216.35	Annual retention bonuses
	Payroll Period	Payroll			\$0.00	
		Totals	\$5,061,630.51	\$6,311,451.72	(\$1,249,821.21)	

Auditing Officer: _____

Date

Payment Summary

Bank=genops AND mm/yy=04/2025-04/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

			Check	Post	Total
Bank	Check#	Vendor*	Date	Month	Amount
genops - General Operating	9731	vhousinginsu - Housing Insurance Services Inc.	4/3/2025	04-2025	30,246.00
genops - General Operating	9732	v0000225 - AA Decon	4/4/2025	04-2025	3,550.00
genops - General Operating	9733	vallstream - Allstream	4/4/2025	04-2025	1,152.64
genops - General Operating	9734	vapclean - APL Cleaning Service LLC	4/4/2025	04-2025	5,610.00
genops - General Operating	9735	vfirstcbtc - First-Citizens Bank & Trust Company	4/4/2025	04-2025	16,136.70
genops - General Operating	9736	vgreeneffect - Green Effects Inc	4/4/2025	04-2025	10,018.33
genops - General Operating	9737	vhdsupplyfac - HD Supply Facilities Maintenance LTD	4/4/2025	04-2025	8,869.99
genops - General Operating	9738	vhousinginsu - Housing Insurance Services Inc.	4/4/2025	04-2025	30,047.00
genops - General Operating	9739	vnietojoanna - Joanna Nieto	4/4/2025	04-2025	387.00
genops - General Operating	9740	vlakewoodhar - Lakewood Hardware & Paint Inc	4/4/2025	04-2025	3,250.81
genops - General Operating	9741	vmiraclemeth - Murphy's Refinishing LLC	4/4/2025	04-2025	4,100.00
genops - General Operating	9742	vnanmcka - Nan McKay & Associates Inc	4/4/2025	04-2025	239.00
genops - General Operating	9743	vnewlifefloo - New Life Flooring Inc	4/4/2025	04-2025	10,601.98
genops - General Operating	9744	vopticfu - Optic Fusion, Inc.	4/4/2025	04-2025	3,570.00
genops - General Operating	9745	vpost-pb - Pitney Bowes USPS/Acct 34498188	4/4/2025	04-2025	3,000.00
genops - General Operating	9746	vreliablepar - Reliable Parts Inc.	4/4/2025	04-2025	160.49
genops - General Operating	9747	vsigntechele - Sign Tech Electric	4/4/2025	04-2025	1,520.55
genops - General Operating	9748	vstaples - Staples Business Advantage	4/4/2025	04-2025	815.69
genops - General Operating	9749	vmeadetamara - Tamara Meade	4/4/2025	04-2025	387.00
genops - General Operating	9750	vtriplegemca - Triple Gem Carpet Cleaning LLC	4/4/2025	04-2025	800.00
genops - General Operating	9751	vtuelyoung - Tuell & Young PS	4/4/2025	04-2025	2,900.00
genops - General Operating	9752	vzonesllc - Zones LLC	4/4/2025	04-2025	60.96
genops - General Operating	9753	vhousinginsu - Housing Insurance Services Inc.	4/8/2025	04-2025	450.00
genops - General Operating	9754	v0000225 - AA Decon	4/18/2025	04-2025	3,500.00
genops - General Operating	9755	vaaafireprot - AAA Fire Protection Inc	4/18/2025	04-2025	999.40
genops - General Operating	9756	vallstream - Allstream	4/18/2025	04-2025	2,219.12
genops - General Operating	9757	vcarahsoftte - Carahsoft Technology Corporation	4/18/2025	04-2025	2,600.79
genops - General Operating	9758	vgreeneffect - Green Effects Inc	4/18/2025	04-2025	11,998.16
genops - General Operating	9759	vhdsupplyfac - HD Supply Facilities Maintenance LTD	4/18/2025	04-2025	17,556.81
genops - General Operating	9760	vhousinginsu - Housing Insurance Services Inc.	4/18/2025	04-2025	38,874.00
genops - General Operating	9761	vlakewoodhar - Lakewood Hardware & Paint Inc	4/18/2025	04-2025	3,755.04
genops - General Operating	9762	vmrisoft - MRI Software LLC	4/18/2025	04-2025	294.90
genops - General Operating	9763	vmiraclemeth - Murphy's Refinishing LLC	4/18/2025	04-2025	11,930.00
genops - General Operating	9764	vnanmcka - Nan McKay & Associates Inc	4/18/2025	04-2025	5,940.00
genops - General Operating	9765	vnewlifefloo - New Life Flooring Inc	4/18/2025	04-2025	17,326.10
genops - General Operating	9766	vofficeprof - Office & Prof Employees Int'l UnionLoc#8	4/18/2025	04-2025	1,895.46
genops - General Operating	9767	vopticfu - Optic Fusion, Inc.	4/18/2025	04-2025	425.00
genops - General Operating	9768	vpitneybowes - Pitney Bowes Inc	4/18/2025	04-2025	666.40
genops - General Operating	9769	vreliablepar - Reliable Parts Inc.	4/18/2025	04-2025	229.71
genops - General Operating	9770	vmckennasean - Sean McKenna	4/18/2025	04-2025	301.00

Payment Summary

Bank=genops AND mm/yy=04/2025-04/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

genops - General Operating	9771	vserendipity - Serendipity Cleaning Services	4/18/2025	04-2025	2,890.00
genops - General Operating	9772	vsigntechele - Sign Tech Electric	4/18/2025	04-2025	175.00
genops - General Operating	9773	vstaples - Staples Business Advantage	4/18/2025	04-2025	212.55
genops - General Operating	9774	vstateaudito - State Auditors Office	4/18/2025	04-2025	1,112.80
genops - General Operating	9775	vttriplegemca - Triple Gem Carpet Cleaning LLC	4/18/2025	04-2025	935.00
genops - General Operating	9776	vtuellyoung - Tuell & Young PS	4/18/2025	04-2025	1,450.00
genops - General Operating	9777		4/18/2025	04-2025	40.00
genops - General Operating	9778	vfleetservic - Wex Bank	4/18/2025	04-2025	3,271.18
genops - General Operating	9779	v0000076 - Wireless CCTV LLC	4/18/2025	04-2025	7,753.92
genops - General Operating	9780	vyardisystem - Yardi Systems Inc	4/18/2025	04-2025	64.68
genops - General Operating	91598	vcityoffice - City of Fife	4/14/2025	04-2025	-86,342.63
genops - General Operating	91652	vharrp - Housing Authority Risk Retention Group	4/3/2025	04-2025	2,221.00
genops - General Operating	91653	v0000179 - A-Advanced Septic Services	4/4/2025	04-2025	8,822.31
genops - General Operating	91654	vallseaso - All Seasons Pest Control	4/4/2025	04-2025	1,050.00
genops - General Operating	91655	vcityoftacom - City of Tacoma	4/4/2025	04-2025	9,382.26
genops - General Operating	91656	vcomcastcorp - Comcast Corporation	4/4/2025	04-2025	1,242.01
genops - General Operating	91657	vcopiers - Copiers Northwest, Inc.	4/4/2025	04-2025	106.34
genops - General Operating	91658	vdmdispo - DM Disposal Co Inc	4/4/2025	04-2025	139.92
genops - General Operating	91659	vdmdispo - DM Disposal Co Inc	4/4/2025	04-2025	248.00
genops - General Operating	91660	velmhurst - Elmhurst Mutual Power & Light	4/4/2025	04-2025	1,118.60
genops - General Operating	91661	vlakewoodref - Harold Lemay Enterprises	4/4/2025	04-2025	20,098.70
genops - General Operating	91662	vharrp - Housing Authority Risk Retention Group	4/4/2025	04-2025	11,977.00
genops - General Operating	91663	vjetdoorl - Jet Door LLC	4/4/2025	04-2025	778.15
genops - General Operating	91664	vjustjunkit - Just Junk It LLC	4/4/2025	04-2025	2,305.10
genops - General Operating	91665	v0000716 - KT Building Supply Inc	4/4/2025	04-2025	1,459.00
genops - General Operating	91666	vlakeviewlig - Lakeview Light & Power Co.	4/4/2025	04-2025	5,466.58
genops - General Operating	91667	vlakewoodcou - Lakewood Countertops Inc	4/4/2025	04-2025	588.00
genops - General Operating	91668	vmurreys - Murrey's Disposal Company, Inc.	4/4/2025	04-2025	13,689.42
genops - General Operating	91669		4/4/2025	04-2025	715.00
genops - General Operating	91670	v0000326 - Olympic Moving & Storage	4/4/2025	04-2025	3,986.08
genops - General Operating	91671	v0000395 - Paint Pros NW LLC	4/4/2025	04-2025	4,110.00
genops - General Operating	91672	vpcsewer - PC Sewer	4/4/2025	04-2025	26,481.29
genops - General Operating	91673	vpccrdllc - Pierce County Recycling Composting and Dis	4/4/2025	04-2025	205.05
genops - General Operating	91674	vpcrefus - Pierce County Refuse	4/4/2025	04-2025	4,751.77
genops - General Operating	91675		4/4/2025	04-2025	780.00
genops - General Operating	91676	vpse - Puget Sound Energy	4/4/2025	04-2025	1,607.74
genops - General Operating	91677	roberthalf - Robert Half International Inc	4/4/2025	04-2025	14,625.33
genops - General Operating	91678	vsoundglass - Sound Glass Sales Inc	4/4/2025	04-2025	452.50
genops - General Operating	91679	vspanawaywat - Spanaway Water Company	4/4/2025	04-2025	217.05
genops - General Operating	91680	vspartans - Spartan Services, Inc.	4/4/2025	04-2025	49.00
genops - General Operating	91681	vstopbugging - Stop Bugging Me LLC	4/4/2025	04-2025	733.09
genops - General Operating	91682	tacpch - Tacoma-Pierce County Health	4/4/2025	04-2025	3,565.00

Payment Summary

Bank=genops AND mm/yy=04/2025-04/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

genops - General Operating	91683	vvonagebusin - Vonage Business Solutions Inc	4/4/2025	04-2025	1,556.15
genops - General Operating	91684	vwsp - Washington State Patrol	4/4/2025	04-2025	429.00
genops - General Operating	91685	vwawater - Washington Water Service Co	4/4/2025	04-2025	63.58
genops - General Operating	91686	vcityoffife - City of Fife	4/14/2025	04-2025	86,342.63
genops - General Operating	91687	v0000179 - A-Advanced Septic Services	4/18/2025	04-2025	80,137.38
genops - General Operating	91688	vaflac - AFLAC Incorporated	4/18/2025	04-2025	1,342.37
genops - General Operating	91689	vallseaso - All Seasons Pest Control	4/18/2025	04-2025	745.00
genops - General Operating	91690	vamericanrep - American Reporting Company	4/18/2025	04-2025	841.05
genops - General Operating	91691	vbestchoicoh - Best Choice Heating LLC	4/18/2025	04-2025	4,702.50
genops - General Operating	91692		4/18/2025	04-2025	359.67
genops - General Operating	91693	vcenturyl - Centurylink	4/18/2025	04-2025	423.56
genops - General Operating	91694	vcintas461 - Cintas Corporation #461	4/18/2025	04-2025	45.35
genops - General Operating	91695	vcityofortin - City of Orting	4/18/2025	04-2025	2,283.35
genops - General Operating	91696	vcityoftacom - City of Tacoma	4/18/2025	04-2025	1,053.45
genops - General Operating	91697	vcityoftacom - City of Tacoma	4/18/2025	04-2025	786.75
genops - General Operating	91698	vcomcastcorp - Comcast Corporation	4/18/2025	04-2025	1,142.64
genops - General Operating	91699	vcomcastcorp - Comcast Corporation	4/18/2025	04-2025	490.54
genops - General Operating	91700	vcomcastcorp - Comcast Corporation	4/18/2025	04-2025	254.21
genops - General Operating	91701	vcomcastcorp - Comcast Corporation	4/18/2025	04-2025	165.71
genops - General Operating	91702	vcomcastcorp - Comcast Corporation	4/18/2025	04-2025	165.71
genops - General Operating	91703	vcomcastcorp - Comcast Corporation	4/18/2025	04-2025	224.21
genops - General Operating	91704	vcomcastcorp - Comcast Corporation	4/18/2025	04-2025	163.14
genops - General Operating	91705	vcomcastcorp - Comcast Corporation	4/18/2025	04-2025	538.59
genops - General Operating	91706	vcomcastcorp - Comcast Corporation	4/18/2025	04-2025	454.57
genops - General Operating	91707	vcopiers - Copiers Northwest, Inc.	4/18/2025	04-2025	209.61
genops - General Operating	91708	vlanguag - Corporate Trans Serv Inc	4/18/2025	04-2025	14.84
genops - General Operating	91709	vflohawks - FloHawks	4/18/2025	04-2025	200.00
genops - General Operating	91710	v0000012 - Gordon Thomas Honeywell LLP	4/18/2025	04-2025	4,015.00
genops - General Operating	91711		4/18/2025	04-2025	2,400.39
genops - General Operating	91712	vhomedep - Home Depot (Commerical Account)	4/18/2025	04-2025	4,148.31
genops - General Operating	91713	vharrp - Housing Authority Risk Retention Group	4/18/2025	04-2025	53.00
genops - General Operating	91714	vjustjunkit - Just Junk It LLC	4/18/2025	04-2025	1,108.52
genops - General Operating	91715	vlakeviewlig - Lakeview Light & Power Co.	4/18/2025	04-2025	398.69
genops - General Operating	91716	vlakewoodwat - Lakewood Water District	4/18/2025	04-2025	6,640.38
genops - General Operating	91717	vlemaymob - LeMay Mobile Shredding	4/18/2025	04-2025	112.20
genops - General Operating	91718	v0000696 - McKinstry Co. LLC	4/18/2025	04-2025	774.00
genops - General Operating	91719	vnasimlandsc - Nasim and Sons, Inc	4/18/2025	04-2025	887.00
genops - General Operating	91720	v0000752 - Pacific Northwest Pool and Spa Care LLC	4/18/2025	04-2025	1,181.46
genops - General Operating	91721	v0000494 - Pacific NW Bio WA LLC	4/18/2025	04-2025	32,027.77
genops - General Operating	91722	vparklandlig - Parkland Light & Water Company	4/18/2025	04-2025	1,075.63
genops - General Operating	91723	v0000738 - Peninsula Light Co.	4/18/2025	04-2025	417.59
genops - General Operating	91724	vpcsecur - Pierce County Security, Inc.	4/18/2025	04-2025	3,758.75

Payment Summary

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genops - General Operating	91725	vpse - Puget Sound Energy	4/18/2025	04-2025	2,327.95
genops - General Operating	91726	robblees - Robblee's Total Security Inc	4/18/2025	04-2025	19.74
genops - General Operating	91727	vsoundglass - Sound Glass Sales Inc	4/18/2025	04-2025	3,125.62
genops - General Operating	91728	vspanawaywat - Spanaway Water Company	4/18/2025	04-2025	700.52
genops - General Operating	91729	vspartans - Spartan Services, Inc.	4/18/2025	04-2025	1,275.00
genops - General Operating	91730	vstopbugging - Stop Bugging Me LLC	4/18/2025	04-2025	1,137.20
genops - General Operating	91731	vsummitwater - Summit Water & Supply Co.	4/18/2025	04-2025	3,546.71
genops - General Operating	91732	vtpcahc - Tacoma Pierce County Affd Hsg Consortium	4/18/2025	04-2025	5,000.00
genops - General Operating	91733	vusbank - US Bank Corporate Payment Systems	4/18/2025	04-2025	14,098.59
genops - General Operating	91734	vverizon - Verizon Wireless	4/18/2025	04-2025	2,912.44
genops - General Operating	91735	vwasthealth - Washington State Health Care Authority	4/18/2025	04-2025	51,721.04
genops - General Operating	91736	vwiseconsult - Wise Consulting Services	4/18/2025	04-2025	1,202.50
genops - General Operating	91737	v0000662 - Zillow, Inc.	4/18/2025	04-2025	1,104.00
genops - General Operating	91738	vcityoftacom - City of Tacoma	4/22/2025	04-2025	727.45
genops - General Operating	91739	vpse - Puget Sound Energy	4/22/2025	04-2025	1,485.23
genops - General Operating	91740	vspanawaywat - Spanaway Water Company	4/22/2025	04-2025	248.29

*Tenant information has been removed for privacy

667,686.35

Payment Summary

=liphmgmt AND mm/yy=04/2025-04/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method

		Check		Post	Total Date
Bank	Check#	Vendor*	Date	Month	Amount Reconciled
liphmgmt - LIPH Management	1172		4/2/2025	04-2025	34.00
liphmgmt - LIPH Management	1173		4/2/2025	04-2025	53.00
liphmgmt - LIPH Management	1174		4/2/2025	04-2025	230.00
liphmgmt - LIPH Management	1175		4/2/2025	04-2025	103.00
liphmgmt - LIPH Management	1176		4/2/2025	04-2025	81.00
*Tenant information has been removed for privacy					501.00

Payment Summary

Bank=sect8 AND mm/yy=04/2025-04/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

			Check	Post	Total
Bank	Check#	Vendor*	Date	Month	Amount
sect8 - Section 8	1183		4/1/2025	04-2025	0.00
sect8 - Section 8	1184	foifualouisa - Louisa Foifua	4/2/2025	04-2025	0.00
sect8 - Section 8	1185	harborviewea - Harborview East Apartments LLC	4/2/2025	04-2025	0.00
sect8 - Section 8	1186	hoblaksleyta - Tausha A. Blaksley	4/2/2025	04-2025	0.00
sect8 - Section 8	1187	johnstonjacq - Jacqueline Johnston	4/2/2025	04-2025	0.00
sect8 - Section 8	1188	leekento - Kenton Lee	4/2/2025	04-2025	0.00
sect8 - Section 8	1189	oldfieldvirg - Virginia Oldfield	4/2/2025	04-2025	0.00
sect8 - Section 8	1190	quistchriste - Christel Quist	4/2/2025	04-2025	0.00
sect8 - Section 8	1191	talkingtonsh - Shannon Talkington	4/2/2025	04-2025	0.00
sect8 - Section 8	1192	umpinvestmen - UMP Investment Properties	4/2/2025	04-2025	0.00
sect8 - Section 8	1193		4/16/2025	04-2025	0.00
sect8 - Section 8	1194	canterbrookv - Canterbrook Village Apts, LLC	4/18/2025	04-2025	0.00
sect8 - Section 8	1195	randentmdc - MDC Housing LLC	4/18/2025	04-2025	0.00
sect8 - Section 8	1196	riversidepar - Riverside Park Apartments LLC	4/18/2025	04-2025	0.00
sect8 - Section 8	1197	snohomishcou - Snohomish County Housing Authority	4/18/2025	04-2025	0.00
sect8 - Section 8	1198	westminstert - PCS Kent LP	4/18/2025	04-2025	0.00
sect8 - Section 8	304109	1020orentals - 1020 O Rentals LLC	4/2/2025	04-2025	2,113.00
sect8 - Section 8	304110		4/2/2025	04-2025	37.00
sect8 - Section 8	304111	1130210thave - 11302 10th Ave LLC	4/2/2025	04-2025	6,968.00
sect8 - Section 8	304112		4/2/2025	04-2025	78.00
sect8 - Section 8	304113	11507_174th - Nancy Dumon	4/2/2025	04-2025	3,261.00
sect8 - Section 8	304114		4/2/2025	04-2025	95.00
sect8 - Section 8	304115	12001cstllc - 12001 C St LLC	4/2/2025	04-2025	1,131.00
sect8 - Section 8	304116		4/2/2025	04-2025	186.00
sect8 - Section 8	304117		4/2/2025	04-2025	596.00
sect8 - Section 8	304118		4/2/2025	04-2025	150.00
sect8 - Section 8	304119		4/2/2025	04-2025	226.00
sect8 - Section 8	304120		4/2/2025	04-2025	78.00
sect8 - Section 8	304121		4/2/2025	04-2025	69.00
sect8 - Section 8	304122		4/2/2025	04-2025	136.00
sect8 - Section 8	304123		4/2/2025	04-2025	213.00
sect8 - Section 8	304124		4/2/2025	04-2025	18.00
sect8 - Section 8	304125		4/2/2025	04-2025	213.00
sect8 - Section 8	304126		4/2/2025	04-2025	164.00
sect8 - Section 8	304127		4/2/2025	04-2025	254.00
sect8 - Section 8	304128	1314mapleapa - Meridian Group LLC	4/2/2025	04-2025	1,387.00
sect8 - Section 8	304129		4/2/2025	04-2025	184.00
sect8 - Section 8	304130		4/2/2025	04-2025	36.00
sect8 - Section 8	304131		4/2/2025	04-2025	220.00
sect8 - Section 8	304132		4/2/2025	04-2025	54.00

Payment Summary

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sect8 - Section 8	304133		4/2/2025	04-2025 40.00
sect8 - Section 8	304134		4/2/2025	04-2025 86.00
sect8 - Section 8	304135		4/2/2025	04-2025 213.00
sect8 - Section 8	304136		4/2/2025	04-2025 67.00
sect8 - Section 8	304137		4/2/2025	04-2025 251.00
sect8 - Section 8	304138		4/2/2025	04-2025 236.00
sect8 - Section 8	304139		4/2/2025	04-2025 66.00
sect8 - Section 8	304140		4/2/2025	04-2025 44.00
sect8 - Section 8	304141		4/2/2025	04-2025 297.00
sect8 - Section 8	304142		4/2/2025	04-2025 213.00
sect8 - Section 8	304143		4/2/2025	04-2025 97.00
sect8 - Section 8	304144		4/2/2025	04-2025 98.00
sect8 - Section 8	304145		4/2/2025	04-2025 84.00
sect8 - Section 8	304146		4/2/2025	04-2025 59.00
sect8 - Section 8	304147		4/2/2025	04-2025 275.00
sect8 - Section 8	304148		4/2/2025	04-2025 44.00
sect8 - Section 8	304149		4/2/2025	04-2025 79.00
sect8 - Section 8	304150	15113_74th - Nancy Dumon	4/2/2025	04-2025 751.00
sect8 - Section 8	304151	1517148thst - 1517 148th St LLC	4/2/2025	04-2025 2,302.00
sect8 - Section 8	304152	15519garden - Nancy Dumon	4/2/2025	04-2025 2,552.00
sect8 - Section 8	304153	175208thave - 17520 8th Ave LLC	4/2/2025	04-2025 1,429.00
sect8 - Section 8	304154	20171ihborro - 2017-1 IH Borrower LP	4/2/2025	04-2025 4,568.00
sect8 - Section 8	304155	20172ihborro - 2017-2 IH Borrower LP	4/2/2025	04-2025 3,062.00
sect8 - Section 8	304156	20182ihborro - 2018-2 IH Borrower LP	4/2/2025	04-2025 10,967.00
sect8 - Section 8	304157	20183ihborro - 2018-3 IH Borrower LP	4/2/2025	04-2025 13,944.00
sect8 - Section 8	304158	2064s56thst - 2064 S 56th St LLC	4/2/2025	04-2025 1,089.00
sect8 - Section 8	304159	2dillc - 2DI, LLC	4/2/2025	04-2025 901.00
sect8 - Section 8	304160	408128thst - 408 128th St LLC	4/2/2025	04-2025 1,020.00
sect8 - Section 8	304161	6135steilaco - 6135 Steilacoom LLC	4/2/2025	04-2025 725.00
sect8 - Section 8	304162	73058jevons - 7305 8th Ave, LLC	4/2/2025	04-2025 1,493.00
sect8 - Section 8	304163	88148815loc - 8814-8815 Lochburn Lane SW Lakewood	4/2/2025	04-2025 272.00
sect8 - Section 8	304164	absolorjames - James Absolor	4/2/2025	04-2025 4,061.00
sect8 - Section 8	304165	adamsliya - Liya Adams	4/2/2025	04-2025 1,827.00
sect8 - Section 8	304166	adamsphyllis - Phyllis Adams	4/2/2025	04-2025 1,925.00
sect8 - Section 8	304167	addisonapart - Addison Apartments LLC	4/2/2025	04-2025 1,187.00
sect8 - Section 8	304168	aeroapartmen - GRE Waverly LLC	4/2/2025	04-2025 3,551.00
sect8 - Section 8	304169	affinityreal - Affinity Real Estate Mangement	4/2/2025	04-2025 9,405.00
sect8 - Section 8	304170	agarwalabhis - Abhishek Agarwal	4/2/2025	04-2025 2,670.00
sect8 - Section 8	304171	aladdincamel - Aladdin Camelot Apartments LLC	4/2/2025	04-2025 669.00
sect8 - Section 8	304172	alamedawest - J Alameda West LLC	4/2/2025	04-2025 982.00
sect8 - Section 8	304173	alderlakeren - Alder Lake Rentals LLC	4/2/2025	04-2025 1,080.00
sect8 - Section 8	304174	alderraapart - ALS Springhaven Village LLC	4/2/2025	04-2025 6,270.00

Payment Summary

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sect8 - Section 8	304175	alfonsolouis - Louis Alfonso	4/2/2025	04-2025	2,040.00
sect8 - Section 8	304176	allegraterra - 3125 West Associates	4/2/2025	04-2025	1,560.00
sect8 - Section 8	304177	allenmorehei - Allenmore Brownstones LLC	4/2/2025	04-2025	876.00
sect8 - Section 8	304178	alpineapartm - Boyd Daniels	4/2/2025	04-2025	2,722.00
sect8 - Section 8	304179	alpinevistas - Alpine Vistas Apartments	4/2/2025	04-2025	12,320.00
sect8 - Section 8	304180	amarnadhared - Pagidela Amarnadha Reddy	4/2/2025	04-2025	2,180.00
sect8 - Section 8	304181	americanhome - American Homes 4 Rent LP	4/2/2025	04-2025	2,282.00
sect8 - Section 8	304182	antocicarusl - Ruslan Antocica	4/2/2025	04-2025	2,702.00
sect8 - Section 8	304183	applerealty - Apple Realty Inc	4/2/2025	04-2025	4,236.00
sect8 - Section 8	304184	araviaasset - Aravia Asset Management LLC	4/2/2025	04-2025	7,744.00
sect8 - Section 8	304185	arborcrestap - Arbor Crest Apartments LLC	4/2/2025	04-2025	6,284.00
sect8 - Section 8	304186	arborpointe - GRE Chateau LLC	4/2/2025	04-2025	3,975.00
sect8 - Section 8	304187	arborpropert - Arbor Properties LLC	4/2/2025	04-2025	2,508.00
sect8 - Section 8	304188	arlandrichar - Richard Arland	4/2/2025	04-2025	2,162.00
sect8 - Section 8	304189	avanachestnu - Greystar Equity Partners X REIT LLC	4/2/2025	04-2025	4,196.00
sect8 - Section 8	304190	avanahampton - Greystar Equity Partners X REIT LLC	4/2/2025	04-2025	1,631.00
sect8 - Section 8	304191	aycoxursheil - Ursheila Aycox	4/2/2025	04-2025	230.00
sect8 - Section 8	304192	baileychrist - Christopher Bailey	4/2/2025	04-2025	1,893.00
sect8 - Section 8	304193	baldiejon - Jon Baldie	4/2/2025	04-2025	1,900.00
sect8 - Section 8	304194	barayugaroll - Rolly Barayuga	4/2/2025	04-2025	1,204.00
sect8 - Section 8	304195	barnerkennet - Barner, Kenneth	4/2/2025	04-2025	1,673.00
sect8 - Section 8	304196	barnetsteve - Double B & G LLC	4/2/2025	04-2025	400.00
sect8 - Section 8	304197	barnettholli - Barnett, Hollis H	4/2/2025	04-2025	713.00
sect8 - Section 8	304198	barryenterpr - Barry Enterprises	4/2/2025	04-2025	2,007.00
sect8 - Section 8	304199	baudendistel - Gail Baudendistel	4/2/2025	04-2025	938.00
sect8 - Section 8	304200	bellamyparka - GRE Stoneridge LLC	4/2/2025	04-2025	4,444.00
sect8 - Section 8	304201	bellaoncanyo - Bella Investor JV LLC	4/2/2025	04-2025	7,146.00
sect8 - Section 8	304202	bellasonoma - KW Fife LLC	4/2/2025	04-2025	3,437.00
sect8 - Section 8	304203	bellerudthom - Thomas M Bellerud	4/2/2025	04-2025	1,474.00
sect8 - Section 8	304204	belleterrac - Rowland Trust	4/2/2025	04-2025	1,131.00
sect8 - Section 8	304205	beskoppropert - Besko Properties LLC	4/2/2025	04-2025	1,495.00
sect8 - Section 8	304206	bissondarlen - Darlene Bisson	4/2/2025	04-2025	1,912.00
sect8 - Section 8	304207	blsdevelopme - BLS Development LLC	4/2/2025	04-2025	1,091.00
sect8 - Section 8	304208	blueemerald - Blue Emerald Real Estate Co	4/2/2025	04-2025	5,715.00
sect8 - Section 8	304209	bodinegary - Bodine, Gary	4/2/2025	04-2025	1,336.00
sect8 - Section 8	304210	boirejohn - John Boire	4/2/2025	04-2025	2,635.00
sect8 - Section 8	304211	bonvouloirja - Jack Bonvouloir	4/2/2025	04-2025	1,217.00
sect8 - Section 8	304212	boucheecarl - Carl Bouchee	4/2/2025	04-2025	1,193.00
sect8 - Section 8	304213	boulderparka - John Mark Co	4/2/2025	04-2025	6,967.00
sect8 - Section 8	304214	bowenkellyde - Kelly Dean Bowen	4/2/2025	04-2025	715.00
sect8 - Section 8	304215	bowenroydsr - Roy D Bowen Sr	4/2/2025	04-2025	312.00
sect8 - Section 8	304216	boydrobert - Robert Boyd	4/2/2025	04-2025	1,386.00

Payment Summary

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sect8 - Section 8	304217	bradleygeorg - George Bradley	4/2/2025	04-2025	1,814.00
sect8 - Section 8	304218	bradleyparka - MIG RE Investors 1 LLC	4/2/2025	04-2025	5,448.00
sect8 - Section 8	304219	bramschedavi - David R Bramsche	4/2/2025	04-2025	1,002.00
sect8 - Section 8	304220	braythomas - Thomas Bray	4/2/2025	04-2025	1,496.00
sect8 - Section 8	304221	brazelrowele - Rowelette C Brazel	4/2/2025	04-2025	2,300.00
sect8 - Section 8	304222	bredlbrett - Brett Bredl	4/2/2025	04-2025	850.00
sect8 - Section 8	304223	briarviewapa - Briarview Assoc Ltd Ptrp	4/2/2025	04-2025	11,029.00
sect8 - Section 8	304224	bridgeportap - Boyd Daniels	4/2/2025	04-2025	7,488.00
sect8 - Section 8	304225	brightonplac - Brighton Place Ltd Partnership	4/2/2025	04-2025	2,502.00
sect8 - Section 8	304226	brookdalemhp - MHP Partners 2022 LLC	4/2/2025	04-2025	4,193.00
sect8 - Section 8	304227	brookridgeap - Brookridge Apartments,	4/2/2025	04-2025	6,375.00
sect8 - Section 8	304228	brooksidegar - Brookside Gardens Apartment Homes	4/2/2025	04-2025	3,855.00
sect8 - Section 8	304229	brookstone - Brookstone Venture LLC	4/2/2025	04-2025	1,720.00
sect8 - Section 8	304230	browndeborah - Deborah Kaye Brown	4/2/2025	04-2025	524.00
sect8 - Section 8	304231	bryantproper - Bryant Properties	4/2/2025	04-2025	354.00
sect8 - Section 8	304232	bryanmarvilla - Bryn Mar Village LLC	4/2/2025	04-2025	1,169.00
sect8 - Section 8	304233	bulkhakgeorg - Georgiy Bulkhak	4/2/2025	04-2025	494.00
sect8 - Section 8	304234	calcotepatri - Patrick Calcote	4/2/2025	04-2025	1,200.00
sect8 - Section 8	304235	caleythornel - Lesley Caley-Thorne	4/2/2025	04-2025	1,867.00
sect8 - Section 8	304236	cambridgeapa - Cambridge Apartments LP	4/2/2025	04-2025	4,906.00
sect8 - Section 8	304237	canterbrookv - Canterbrook Village Apts, LLC	4/2/2025	04-2025	32,040.00
sect8 - Section 8	304238	canterburyap - Canterbury Apartments LLC	4/2/2025	04-2025	5,004.00
sect8 - Section 8	304239	cantonejill - Jill Cantone	4/2/2025	04-2025	3,816.00
sect8 - Section 8	304240	canyonpark56 - Canyon Park 5617 Apartments LLC	4/2/2025	04-2025	10,056.00
sect8 - Section 8	304241	canyonridge - Canyon Ridge Apartments LLC	4/2/2025	04-2025	2,260.00
sect8 - Section 8	304242	caparentals - C.A.P.A. Rentals	4/2/2025	04-2025	1,152.00
sect8 - Section 8	304243	carlsendorot - Dorothy Carlsen	4/2/2025	04-2025	1,090.00
sect8 - Section 8	304244	carpenterdav - David Carpenter	4/2/2025	04-2025	1,300.00
sect8 - Section 8	304245	carriagehous - 27th And Grandview	4/2/2025	04-2025	4,126.00
sect8 - Section 8	304246	castellanwap - Castellan West Apartments LLC	4/2/2025	04-2025	1,040.00
sect8 - Section 8	304247	cedarcourtco - Antonio Redoblado	4/2/2025	04-2025	1,312.00
sect8 - Section 8	304248	cedarcrestap - Ricardo Lockhart	4/2/2025	04-2025	5,291.00
sect8 - Section 8	304249	cedronacomm - Hurst & Son LLC	4/2/2025	04-2025	764.00
sect8 - Section 8	304250	centenorober - Robert Centeno	4/2/2025	04-2025	1,046.00
sect8 - Section 8	304251	chamberscree - Randall Realty Corp	4/2/2025	04-2025	20,318.00
sect8 - Section 8	304252	chamberspoin - Mork Family Limited Partnership	4/2/2025	04-2025	973.00
sect8 - Section 8	304253	chandlerjosh - Josh Chandler Jr	4/2/2025	04-2025	1,285.00
sect8 - Section 8	304254	chandlersvil - Chandlers Village	4/2/2025	04-2025	7,630.00
sect8 - Section 8	304255	chateauraini - Chateau Rainier Apts	4/2/2025	04-2025	41,981.00
sect8 - Section 8	304256	chaunaldkh - Ronald Khai Chau	4/2/2025	04-2025	627.00
sect8 - Section 8	304257	chensara - Affinity Real Estate Management Inc	4/2/2025	04-2025	887.00
sect8 - Section 8	304258	cherrytreeap - Lobs Lakewood, LLC	4/2/2025	04-2025	11,702.00

Payment Summary

Bank=sect8 AND mm/yy=04/2025-04/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	304259	chinookapart - Chinook Apartments	4/2/2025	04-2025	2,027.00
sect8 - Section 8	304260	christensenj - Christensen, Jeff	4/2/2025	04-2025	985.00
sect8 - Section 8	304261	cirquewestap - Cirque West Apartments LLC	4/2/2025	04-2025	4,256.00
sect8 - Section 8	304262	citizenooke - CLPF C&O Lakewood LLC	4/2/2025	04-2025	16,958.00
sect8 - Section 8	304263	clairestover - Claire Stover RVOC Living Trust	4/2/2025	04-2025	617.00
sect8 - Section 8	304264	clemonsarlis - Arlisa A. Clemons	4/2/2025	04-2025	1,428.00
sect8 - Section 8	304265	clevelandmar - Marilyn Cleveland	4/2/2025	04-2025	2,100.00
sect8 - Section 8	304266	coffeecreek - Coffee Creek TNC LLC	4/2/2025	04-2025	3,893.00
sect8 - Section 8	304267	coldwellbain - Landover Corporation	4/2/2025	04-2025	2,528.00
sect8 - Section 8	304268	colemanricha - Richard Coleman	4/2/2025	04-2025	541.00
sect8 - Section 8	304269	colonialcour - Sage-Lakewood LLC	4/2/2025	04-2025	2,084.00
sect8 - Section 8	304270	contrerasles - Lesman Contreras	4/2/2025	04-2025	4,372.00
sect8 - Section 8	304271	coonleykelly - Kelly Coonley	4/2/2025	04-2025	103.00
sect8 - Section 8	304272	coppervalley - Copper Valley Apartments LLC	4/2/2025	04-2025	34,165.00
sect8 - Section 8	304273	cornerstonea - Cornerstone Apartments LLC	4/2/2025	04-2025	1,958.00
sect8 - Section 8	304274	corvinproper - Corvin Properties LLC	4/2/2025	04-2025	734.00
sect8 - Section 8	304275	cottonwoodda - Cottonwood Davis LLC	4/2/2025	04-2025	3,107.00
sect8 - Section 8	304276	countryestat - Country Estates Apartments	4/2/2025	04-2025	1,928.00
sect8 - Section 8	304277	countrygable - Country Gables LLC	4/2/2025	04-2025	3,065.00
sect8 - Section 8	304278	crescentpark - Woodbrook TNC LLC	4/2/2025	04-2025	1,093.00
sect8 - Section 8	304279	crestwoodcd - Crestwood CD LLC	4/2/2025	04-2025	912.00
sect8 - Section 8	304280	croweronald - Ronald Crowe	4/2/2025	04-2025	1,741.00
sect8 - Section 8	304281	crownpointe - Crown Pointe Apartments LP	4/2/2025	04-2025	2,356.00
sect8 - Section 8	304282	crownpropt - WCW Management Inc	4/2/2025	04-2025	5,982.00
sect8 - Section 8	304283	daleychristi - Christian Daley	4/2/2025	04-2025	2,550.00
sect8 - Section 8	304284	damthomas - Thomas Dam	4/2/2025	04-2025	559.00
sect8 - Section 8	304285	daniellecolb - Danielle K. Colburn	4/2/2025	04-2025	10,120.00
sect8 - Section 8	304286	davisfrances - Frances L Davis	4/2/2025	04-2025	992.00
sect8 - Section 8	304287	dawnapartmen - IVYHUT Realty LLC	4/2/2025	04-2025	8,785.00
sect8 - Section 8	304288	deercreekapa - GRE Deer Creek LLC	4/2/2025	04-2025	18,409.00
sect8 - Section 8	304289	demarkapartm - Demark Apartments	4/2/2025	04-2025	17,357.00
sect8 - Section 8	304290	dillejacob - Jacob Dille	4/2/2025	04-2025	1,825.00
sect8 - Section 8	304291	dimensiontow - Dimension Townhouses LLC	4/2/2025	04-2025	16,019.00
sect8 - Section 8	304292	dkcmanagemen - DKC Management, LLC	4/2/2025	04-2025	825.00
sect8 - Section 8	304293	doanmona - Mona Doan	4/2/2025	04-2025	639.00
sect8 - Section 8	304294	dollarsun - Sun Dollar	4/2/2025	04-2025	1,276.00
sect8 - Section 8	304295	dormanjohn - John Dorman	4/2/2025	04-2025	1,689.00
sect8 - Section 8	304296	dowellrobert - Robert Dowell	4/2/2025	04-2025	2,921.00
sect8 - Section 8	304297	drexelinvest - Drexel Investments LLC	4/2/2025	04-2025	665.00
sect8 - Section 8	304298	dunbartrust - John Dunbar Trust	4/2/2025	04-2025	1,150.00
sect8 - Section 8	304299	dupage - DuPage Housing Authority	4/2/2025	04-2025	1,437.13
sect8 - Section 8	304300	dutkavاديم - Vadim Dutka	4/2/2025	04-2025	398.00

Payment Summary

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sect8 - Section 8	304301	duvallcraig - Craig Duvall	4/2/2025	04-2025	8,614.00
sect8 - Section 8	304302	duxburyapart - St Helens LTD Partnership	4/2/2025	04-2025	1,120.00
sect8 - Section 8	304303	eagleslair - James Lee LLC	4/2/2025	04-2025	5,284.00
sect8 - Section 8	304304	echelonapart - ITF Lakewood Project LLC	4/2/2025	04-2025	11,375.00
sect8 - Section 8	304305	edgewoodheig - Edgewood Heights LLC	4/2/2025	04-2025	17,357.00
sect8 - Section 8	304306	edgewoodinve - Edgewood Investors LLC	4/2/2025	04-2025	2,264.00
sect8 - Section 8	304307	edmondsrandy - Randy A Edmonds	4/2/2025	04-2025	1,167.00
sect8 - Section 8	304308	eganscott - Scott Egan	4/2/2025	04-2025	1,167.00
sect8 - Section 8	304309	eilliswangjo - Jocelyn Eillis Wang	4/2/2025	04-2025	989.00
sect8 - Section 8	304310	ellwangersie - Siegfried H. Ellwanger	4/2/2025	04-2025	2,081.00
sect8 - Section 8	304311	elmvalleyapa - Curtis Clemons	4/2/2025	04-2025	2,268.00
sect8 - Section 8	304312	emeraldvilla - Smaragdiproperties LLC	4/2/2025	04-2025	1,023.00
sect8 - Section 8	304313	emersonapart - Emerson TNC LLC	4/2/2025	04-2025	3,236.00
sect8 - Section 8	304314	enslowken - Ken Enslow	4/2/2025	04-2025	3,888.00
sect8 - Section 8	304315	epistolagide - Gideon Epistola	4/2/2025	04-2025	1,221.00
sect8 - Section 8	304316	erickinney - Eric A Kinney	4/2/2025	04-2025	2,113.00
sect8 - Section 8	304317	eustishuntap - Daniel Robert Reebs	4/2/2025	04-2025	340.00
sect8 - Section 8	304318	ewainvestmen - EWA Investments LLC	4/2/2025	04-2025	15,612.00
sect8 - Section 8	304319	fairmontpark - Fairmont Park Apts	4/2/2025	04-2025	10,924.00
sect8 - Section 8	304320	fandgllc - F and G LLC	4/2/2025	04-2025	2,056.00
sect8 - Section 8	304321	farhadfaghih - Farhad Faghihi	4/2/2025	04-2025	3,459.00
sect8 - Section 8	304322	faulkrobert - Robert Faulk Jr	4/2/2025	04-2025	1,422.00
sect8 - Section 8	304323	fernandezand - Andre Fernandez	4/2/2025	04-2025	800.00
sect8 - Section 8	304324	fetterlydani - Daniel Fetterly	4/2/2025	04-2025	1,350.00
sect8 - Section 8	304325	fidelitygrou - Fidelity Group LLC	4/2/2025	04-2025	1,508.00
sect8 - Section 8	304326	fietzmauroin - Fietz Mauro Investments	4/2/2025	04-2025	1,295.00
sect8 - Section 8	304327	fircrestfami - Fircrest Family Townhomes	4/2/2025	04-2025	623.00
sect8 - Section 8	304328	fircrestwell - Fircrest Wellington Apts. LLC	4/2/2025	04-2025	2,744.00
sect8 - Section 8	304329	firparkapart - Brink Investment Group LLC	4/2/2025	04-2025	9,525.00
sect8 - Section 8	304330	firstpointre - First Point Real Estate	4/2/2025	04-2025	3,031.00
sect8 - Section 8	304331	firviewmanor - Firview Manor LLC	4/2/2025	04-2025	2,695.00
sect8 - Section 8	304332	flommargaret - Margaret Flom	4/2/2025	04-2025	226.00
sect8 - Section 8	304333	foresthillsa - Batea LLC	4/2/2025	04-2025	3,131.00
sect8 - Section 8	304334	foresthillvi - Als Pac Heights LLC	4/2/2025	04-2025	8,782.00
sect8 - Section 8	304335	forestviewap - Jennifer Young	4/2/2025	04-2025	923.00
sect8 - Section 8	304336	forestvillag - Forest Village Apartments	4/2/2025	04-2025	961.00
sect8 - Section 8	304337	fortinonicol - Nicole Fortino	4/2/2025	04-2025	1,393.00
sect8 - Section 8	304338	fowlerannie - 3508 LLC	4/2/2025	04-2025	1,690.00
sect8 - Section 8	304339	frazierrenee - Renee Lynn Frazier	4/2/2025	04-2025	1,397.00
sect8 - Section 8	304340	fruitlandapa - Fruitland Apartments LLC	4/2/2025	04-2025	2,642.00
sect8 - Section 8	304341	gardencourt - Black Rock Communities	4/2/2025	04-2025	12,906.00
sect8 - Section 8	304342	gardensquare - Garden Square LLC	4/2/2025	04-2025	1,175.00

Payment Summary

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sect8 - Section 8	304343	gatewaybyvin - Gateway By Vintage LP	4/2/2025	04-2025	32,545.00
sect8 - Section 8	304344	gatlanguy - Guy R Gatlin	4/2/2025	04-2025	2,292.00
sect8 - Section 8	304345	gebreselassi - 4715 Lakewood LLC	4/2/2025	04-2025	1,332.00
sect8 - Section 8	304346	georgeshanma - Marin Georgeshan	4/2/2025	04-2025	4,922.00
sect8 - Section 8	304347	gettysean - Sean Getty	4/2/2025	04-2025	1,530.00
sect8 - Section 8	304348	gfirealestat - GFI Real Estate LLC	4/2/2025	04-2025	1,282.00
sect8 - Section 8	304349	gibsonchilio - Chilion Gibson	4/2/2025	04-2025	4,602.00
sect8 - Section 8	304350	gigharborvil - Van Buskirk Gig Harbor Villa Apts LLC	4/2/2025	04-2025	1,399.00
sect8 - Section 8	304351	gilbertsonro - Ronald L Gilbertson	4/2/2025	04-2025	367.00
sect8 - Section 8	304352	glenbrookapa - Fair Ave Delaware LLC	4/2/2025	04-2025	42,631.00
sect8 - Section 8	304353	gnapartments - G & N Apartments LLC	4/2/2025	04-2025	1,549.00
sect8 - Section 8	304354	goldengiven - Commodore Investments LLC	4/2/2025	04-2025	7,147.00
sect8 - Section 8	304355	goldenvally - Golden Valley MHC LLC	4/2/2025	04-2025	1,029.00
sect8 - Section 8	304356	grandberryja - James Grandberry	4/2/2025	04-2025	1,203.00
sect8 - Section 8	304357	grandpacific - Grand Pacific Apartments LLC	4/2/2025	04-2025	1,834.00
sect8 - Section 8	304358	gravellylake - Gravelly Lake Townhomes	4/2/2025	04-2025	7,165.00
sect8 - Section 8	304359	gurchetanlal - Lalli Gurchetan	4/2/2025	04-2025	3,449.00
sect8 - Section 8	304360	hadoanhtriet - Doanh-Triet Tan Ha	4/2/2025	04-2025	4,316.00
sect8 - Section 8	304361	hairedan - Mary Haire	4/2/2025	04-2025	1,350.00
sect8 - Section 8	304362	hansenbrett - Brett Hansen	4/2/2025	04-2025	1,097.00
sect8 - Section 8	304363	harborclubap - Place Properties LLC	4/2/2025	04-2025	8,769.00
sect8 - Section 8	304364	harboroakapa - Harbor Oaks Investors LLC	4/2/2025	04-2025	9,867.00
sect8 - Section 8	304365	harborwoodap - Park Place Asset Management	4/2/2025	04-2025	3,920.00
sect8 - Section 8	304366	harrisdavid - David E Harris	4/2/2025	04-2025	1,023.00
sect8 - Section 8	304367	harrisvictor - Victor J Harris	4/2/2025	04-2025	1,156.00
sect8 - Section 8	304368	havenpropert - Haven Property Management LLC	4/2/2025	04-2025	9,894.00
sect8 - Section 8	304369	hawthornlane - Hawthorne Lane Graham Associates LLP	4/2/2025	04-2025	551.00
sect8 - Section 8	304370	heathercourt - HC 12712C LLC	4/2/2025	04-2025	1,300.00
sect8 - Section 8	304370	heathercourt - HC 12712C LLC	4/3/2025	04-2025	-1,300.00
sect8 - Section 8	304371	hectorcortez - Hector Cortez dba H&I Cortez LLC	4/2/2025	04-2025	2,037.00
sect8 - Section 8	304372	heitmanbrend - Brenden Heitman	4/2/2025	04-2025	1,331.00
sect8 - Section 8	304373	heldrobert - Robert Held	4/2/2025	04-2025	691.00
sect8 - Section 8	304374	helpinghand - Helping Hand House	4/2/2025	04-2025	12,358.00
sect8 - Section 8	304375	hendersonjam - James Henderson	4/2/2025	04-2025	1,108.00
sect8 - Section 8	304376	hengrithy - Rithy Heng	4/2/2025	04-2025	2,242.00
sect8 - Section 8	304377	henkelmark - Mark S Henkel	4/2/2025	04-2025	816.00
sect8 - Section 8	304378	heritageapar - Rhonda Wilson	4/2/2025	04-2025	5,157.00
sect8 - Section 8	304379	hidalgoarli - Carlito Hidalgo	4/2/2025	04-2025	2,696.00
sect8 - Section 8	304380	hiddenfirsap - Hidden Firs Apartment Association	4/2/2025	04-2025	2,070.00
sect8 - Section 8	304381	hiddenhills - Hidden Hills 2001 LP	4/2/2025	04-2025	30,870.00
sect8 - Section 8	304382	hiddenlake - Hidden Lake Apts/Inter Coop #15 USA	4/2/2025	04-2025	6,035.00
sect8 - Section 8	304383	hiddenvale - Hiddenvale Apartments LLC	4/2/2025	04-2025	1,102.00

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sect8 - Section 8	304384	hiddenvillaa - Jiaqi Zhang	4/2/2025	04-2025	959.00
sect8 - Section 8	304385	hiddenvillag - Hidden Village Apts	4/2/2025	04-2025	3,146.00
sect8 - Section 8	304386	highlandcres - Housing Authority City of Tacoma	4/2/2025	04-2025	821.00
sect8 - Section 8	304387	ho-apotheres - Theresa Marie Apo	4/2/2025	04-2025	1,733.00
sect8 - Section 8	304388	hobaconrache - Rachel Bacon	4/2/2025	04-2025	796.00
sect8 - Section 8	304389	hobraymarque - Marquesa Louise Bray	4/2/2025	04-2025	624.00
sect8 - Section 8	304390	hochernichen - Anna Chernichenko	4/2/2025	04-2025	1,786.00
sect8 - Section 8	304391	hoconradloui - Louise Conrad	4/2/2025	04-2025	896.00
sect8 - Section 8	304392	hocovingtonc - Chanelle Covington	4/2/2025	04-2025	1,643.00
sect8 - Section 8	304393	hodagostinor - Rebecca DAgostino	4/2/2025	04-2025	727.00
sect8 - Section 8	304394	hoguemark - Mark Hogue	4/2/2025	04-2025	2,857.00
sect8 - Section 8	304395	hokwanglee - Lee Ho Kwang	4/2/2025	04-2025	761.00
sect8 - Section 8	304396	hollowayalla - Allan Holloway	4/2/2025	04-2025	1,235.00
sect8 - Section 8	304397	holmesjonath - Jonathan Holmes	4/2/2025	04-2025	1,650.00
sect8 - Section 8	304398	homccalester - Cindy McCalester	4/2/2025	04-2025	1,356.00
sect8 - Section 8	304399	homckeeverca - Carla McKeever	4/2/2025	04-2025	1,328.00
sect8 - Section 8	304400	homeforward - Home Forward	4/2/2025	04-2025	3,599.68
sect8 - Section 8	304401	hometownprop - Hometown Property Management Inc	4/2/2025	04-2025	2,100.00
sect8 - Section 8	304402	homichelstep - Stephen Michel	4/2/2025	04-2025	836.00
sect8 - Section 8	304403	homnyagoncha - Ivan & Galina Mnyagonchak - HO	4/2/2025	04-2025	1,314.00
sect8 - Section 8	304404	hongjames - James S Hong	4/2/2025	04-2025	2,500.00
sect8 - Section 8	304405	hoosmoreshel - Shelley Osmore	4/2/2025	04-2025	476.00
sect8 - Section 8	304406	hooverrodrig - Bertha R Hoover Rodriguez	4/2/2025	04-2025	423.00
sect8 - Section 8	304407	horanmarie - Marie Horan	4/2/2025	04-2025	1,590.00
sect8 - Section 8	304408	horeadfarra - Farra Leroy Read III	4/2/2025	04-2025	730.00
sect8 - Section 8	304409	horeitmajerm - Michelle Lynn Reitmajer	4/2/2025	04-2025	640.00
sect8 - Section 8	304410	hoszynkowska - Maggie Szynkowska	4/2/2025	04-2025	787.00
sect8 - Section 8	304411	hotelolympus - M&M Hotel Olympus LP	4/2/2025	04-2025	1,730.00
sect8 - Section 8	304412	hovinogradov - Yelena Vinogradova	4/2/2025	04-2025	943.00
sect8 - Section 8	304413	hpajvborrow - HPA JV Borrower 2019-1 ML LLC	4/2/2025	04-2025	2,920.00
sect8 - Section 8	304414	hrussellchri - Christina Russell	4/2/2025	04-2025	804.00
sect8 - Section 8	304415	hudsoncourt - VDA LLC	4/2/2025	04-2025	2,769.00
sect8 - Section 8	304416	huffmasterda - Daniel Huffmaster	4/2/2025	04-2025	1,770.00
sect8 - Section 8	304417	huynnhue - Hue Huynh	4/2/2025	04-2025	1,147.00
sect8 - Section 8	304418	huynhphat - Village Court LLC	4/2/2025	04-2025	5,851.00
sect8 - Section 8	304419	hyattlinda - Linda Hyatt	4/2/2025	04-2025	1,020.00
sect8 - Section 8	304420	idlewildapar - Idlewild Apartments LLC	4/2/2025	04-2025	737.00
sect8 - Section 8	304421	ih3property - IH3 Property Borrower LP	4/2/2025	04-2025	11,487.00
sect8 - Section 8	304422	ih3propertyw - IH3 Property Washington L.P	4/2/2025	04-2025	9,610.00
sect8 - Section 8	304423	ih4propborro - IH4 Property Borrower LP	4/2/2025	04-2025	19,916.00
sect8 - Section 8	304424	ih4propwa - IH4 Property Washington LP	4/2/2025	04-2025	5,983.00
sect8 - Section 8	304425	ih5propborro - IH5 Property Borrower LP	4/2/2025	04-2025	14,247.00

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sect8 - Section 8	304426	ih6propborro - IH6 Property Borrower LP	4/2/2025	04-2025	30,033.00
sect8 - Section 8	304427	inglecollc - Ingleco LLC	4/2/2025	04-2025	3,245.00
sect8 - Section 8	304428	jaindivya - Divya Jain	4/2/2025	04-2025	2,265.00
sect8 - Section 8	304429	jamesapartme - James Apartments Lakewood Owner LLC	4/2/2025	04-2025	2,620.00
sect8 - Section 8	304430	janutoje - Jenet Januto	4/2/2025	04-2025	269.00
sect8 - Section 8	304431	jasb161 - JASB 161 Apartments LLC	4/2/2025	04-2025	995.00
sect8 - Section 8	304432	jchiggins - DNA Investments	4/2/2025	04-2025	2,264.00
sect8 - Section 8	304433	jensonjareda - Jared Andrew Jensen	4/2/2025	04-2025	1,376.00
sect8 - Section 8	304434	jessicaalonz - Breit ACG MF River Trail LLC	4/2/2025	04-2025	8,762.00
sect8 - Section 8	304435	johnsoncolle - Colleen Johnson	4/2/2025	04-2025	1,013.00
sect8 - Section 8	304436	johnsonlowel - Parkwood Property Management	4/2/2025	04-2025	1,828.00
sect8 - Section 8	304437	johnsonmyria - Myriah Johnson	4/2/2025	04-2025	1,291.00
sect8 - Section 8	304438	jolusoproper - Gladeview Management LLC	4/2/2025	04-2025	2,500.00
sect8 - Section 8	304439	jonesmarshal - Marshall Jones	4/2/2025	04-2025	5,416.00
sect8 - Section 8	304440	kaedingr - Michelle Kaeding	4/2/2025	04-2025	401.00
sect8 - Section 8	304441	kallespr - Kalles Properties Inc	4/2/2025	04-2025	9,347.00
sect8 - Section 8	304442	kekelmichael - Michael C Kekel	4/2/2025	04-2025	1,034.00
sect8 - Section 8	304443	kemperdi - Kemper, Diane	4/2/2025	04-2025	1,037.00
sect8 - Section 8	304444	kensingt - Kensington Gate Apartments LLC	4/2/2025	04-2025	3,597.00
sect8 - Section 8	304445	keystoneridg - O'Hare Keystone Ridge Apts LLC	4/2/2025	04-2025	461.00
sect8 - Section 8	304446	kimyongs - Yong Suk Kim	4/2/2025	04-2025	2,613.00
sect8 - Section 8	304447	kingcountyho - King County Housing Authority	4/2/2025	04-2025	252,569.03
sect8 - Section 8	304448	kingeryj - John Kingery	4/2/2025	04-2025	815.00
sect8 - Section 8	304449	kodavati - Venkata Kodavati Satyanrayana	4/2/2025	04-2025	984.00
sect8 - Section 8	304450	kohlenbe - Jeremy Kohlenberg	4/2/2025	04-2025	2,820.00
sect8 - Section 8	304451	kopmarva - Vasiliy Kopmar	4/2/2025	04-2025	480.00
sect8 - Section 8	304452	koreanwo - Korean Women's Association	4/2/2025	04-2025	4,950.00
sect8 - Section 8	304453	kosiugaa - Alex Kosiuga	4/2/2025	04-2025	3,550.00
sect8 - Section 8	304454	kosiugap - Pavel Kosiuga	4/2/2025	04-2025	1,149.00
sect8 - Section 8	304455	krishhol - Krish Holdings, LLC	4/2/2025	04-2025	2,133.00
sect8 - Section 8	304456	krishnam - Mani Krishnamurthy	4/2/2025	04-2025	1,117.00
sect8 - Section 8	304457	kudrayur - Yuri Kudra	4/2/2025	04-2025	502.00
sect8 - Section 8	304458	kwichan - Lee Kwi-Chan	4/2/2025	04-2025	482.00
sect8 - Section 8	304459	laclefza - Zaire Laclef	4/2/2025	04-2025	1,503.00
sect8 - Section 8	304460	lakebowmanmh - Lake Bowman MHC LLC	4/2/2025	04-2025	822.00
sect8 - Section 8	304461	lakecenterpr - Kathleen Gano	4/2/2025	04-2025	748.00
sect8 - Section 8	304462	lakeland - Kenwood Drive TNC LLC	4/2/2025	04-2025	1,286.00
sect8 - Section 8	304463	lakeshoreapa - Lakeshore Apartments LLC	4/2/2025	04-2025	1,719.00
sect8 - Section 8	304464	lakeside - Lakeside Landing LLC	4/2/2025	04-2025	3,605.00
sect8 - Section 8	304465	lakeviewsout - Lakewood 92 Associates LLC	4/2/2025	04-2025	6,913.00
sect8 - Section 8	304466	lakewood16 - Lakewood 16, LLC	4/2/2025	04-2025	6,077.00
sect8 - Section 8	304467	lakewoodmead - Fairfield Lakewood Meadows LP	4/2/2025	04-2025	21,813.00

Payment Summary

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sect8 - Section 8	304468	lakewoodvill - Lakewood Village Apts	4/2/2025	04-2025	49,818.00
sect8 - Section 8	304469	lakhsupwitar - Lakhsupwitar Pal Singh Gill	4/2/2025	04-2025	2,408.00
sect8 - Section 8	304470	lambmary - Mary Lamb	4/2/2025	04-2025	921.00
sect8 - Section 8	304471	lanavil - Lanai Village Apts LLC	4/2/2025	04-2025	656.00
sect8 - Section 8	304472	lancaster - Lancaster Associates LLC	4/2/2025	04-2025	1,611.00
sect8 - Section 8	304473	landmarkcour - Landmark Court Associates	4/2/2025	04-2025	1,046.00
sect8 - Section 8	304474	lanemarc - Marcus Lane	4/2/2025	04-2025	3,000.00
sect8 - Section 8	304475	laurelcourt - Laurel Court LLC	4/2/2025	04-2025	1,813.00
sect8 - Section 8	304476	laveyjack - Jack B Lavey	4/2/2025	04-2025	791.00
sect8 - Section 8	304477	lazarevichtr - Baker Rentals LLC	4/2/2025	04-2025	1,324.00
sect8 - Section 8	304478	lchenjie - Jie Chen	4/2/2025	04-2025	3,668.00
sect8 - Section 8	304479	leejames - James K Lee	4/2/2025	04-2025	734.00
sect8 - Section 8	304480	legacyparkap - Silverwood Alliance Apartments LLC	4/2/2025	04-2025	5,268.00
sect8 - Section 8	304481	leightonchri - Christopher L Leighton	4/2/2025	04-2025	1,377.00
sect8 - Section 8	304482	letuyet - Tuyet Le	4/2/2025	04-2025	2,100.00
sect8 - Section 8	304483	lihisunsetme - LIHI Sunset Meadows LLC	4/2/2025	04-2025	6,389.00
sect8 - Section 8	304484	loetesteven - Steven D Loete	4/2/2025	04-2025	1,270.00
sect8 - Section 8	304485	louvieresean - Sean Louviere	4/2/2025	04-2025	942.00
sect8 - Section 8	304486	loweddie - Eddie Low	4/2/2025	04-2025	345.00
sect8 - Section 8	304487	macintoshcou - Pacific Avenue TNC LLC	4/2/2025	04-2025	4,201.00
sect8 - Section 8	304488	mackeytodd - Todd Mackey	4/2/2025	04-2025	1,052.00
sect8 - Section 8	304489	mackterrance - Terrance L Mack	4/2/2025	04-2025	1,489.00
sect8 - Section 8	304490	madronapark - Azzurri Pueblo LLC	4/2/2025	04-2025	1,399.00
sect8 - Section 8	304491	madronapoint - GRE Madrona LLC	4/2/2025	04-2025	18,351.00
sect8 - Section 8	304492	majesticfirs - Hwa Sun So	4/2/2025	04-2025	1,237.00
sect8 - Section 8	304493	malanli - Lanli Ma	4/2/2025	04-2025	2,706.00
sect8 - Section 8	304494	malichcarla - Carla Malich	4/2/2025	04-2025	710.00
sect8 - Section 8	304495	maplesgrove - BESS Company	4/2/2025	04-2025	4,469.00
sect8 - Section 8	304496	maradasunil - MMI LLC	4/2/2025	04-2025	835.00
sect8 - Section 8	304497	marchenkotim - Timofey Marchenko	4/2/2025	04-2025	1,634.00
sect8 - Section 8	304498	marcoeastval - Marse McNaughton	4/2/2025	04-2025	7,550.00
sect8 - Section 8	304499	martinproper - Martin Properties NW	4/2/2025	04-2025	1,995.00
sect8 - Section 8	304500	masseyjim - Jim Massey	4/2/2025	04-2025	1,105.00
sect8 - Section 8	304501	matchettchri - Christina Matchett	4/2/2025	04-2025	2,021.00
sect8 - Section 8	304502	matsusaka - Archdiocesan Housing Authority	4/2/2025	04-2025	6,518.00
sect8 - Section 8	304503	mccollybrian - Brian McColly	4/2/2025	04-2025	863.00
sect8 - Section 8	304504	mccoymichael - Michael McCoy	4/2/2025	04-2025	1,068.00
sect8 - Section 8	304505	mcelhanoncha - Charlie McElhanon	4/2/2025	04-2025	2,086.00
sect8 - Section 8	304506	mcgeealvin - Alvin McGee	4/2/2025	04-2025	1,342.00
sect8 - Section 8	304507	mcphersondon - Donn C McPherson	4/2/2025	04-2025	1,937.00
sect8 - Section 8	304508	mctrealestat - MCT Real Estate	4/2/2025	04-2025	2,624.00
sect8 - Section 8	304509	meachamcharl - Parkwood Property Management Inc	4/2/2025	04-2025	1,485.00

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sect8 - Section 8	304510	meadowbrooka - Yuan Zhang's Meadowbrook Apartmen	4/2/2025	04-2025	4,246.00
sect8 - Section 8	304511	meridianfirs - Meridian Firs LLC	4/2/2025	04-2025	8,259.00
sect8 - Section 8	304512	meridianpoin - The Farrell Group LLC	4/2/2025	04-2025	12,156.00
sect8 - Section 8	304513	merrillcreek - Canal Office Limited Partnership	4/2/2025	04-2025	6,931.00
sect8 - Section 8	304514	metropol - Metropolitan Development Council	4/2/2025	04-2025	1,977.00
sect8 - Section 8	304515	millergary - Gary Miller	4/2/2025	04-2025	1,500.00
sect8 - Section 8	304516	mjjfamilyinv - MJJ Family Investments LLLP	4/2/2025	04-2025	1,558.00
sect8 - Section 8	304517	montgomeeryn - Naomi Montgomery	4/2/2025	04-2025	2,000.00
sect8 - Section 8	304518	montgrove - Montgrove Manor	4/2/2025	04-2025	12,106.00
sect8 - Section 8	304519	moranscott - Scott Moran	4/2/2025	04-2025	1,774.00
sect8 - Section 8	304520	morningtree - Morningtree Park Apts LLC	4/2/2025	04-2025	33,472.00
sect8 - Section 8	304521	motewellimeh - Mehdi Motewelli	4/2/2025	04-2025	745.00
sect8 - Section 8	304522	mountainaire - Mountaire LLC	4/2/2025	04-2025	1,323.00
sect8 - Section 8	304523	mountainpark - Mountain Park Townhomes LLC	4/2/2025	04-2025	914.00
sect8 - Section 8	304524	mountainvist - Parker Road TNC LLC	4/2/2025	04-2025	2,267.00
sect8 - Section 8	304525	mttaborbapti - Mt Tabor Baptist Church	4/2/2025	04-2025	726.00
sect8 - Section 8	304526	mullenryan - Ryan Mullen	4/2/2025	04-2025	1,420.00
sect8 - Section 8	304527	narrowspoint - Narrows Pointe Apartrments LLC	4/2/2025	04-2025	1,173.00
sect8 - Section 8	304528	narrowsridge - Narrows Ridge Apts	4/2/2025	04-2025	6,132.00
sect8 - Section 8	304529	neebenterpri - Neeb Enterprises	4/2/2025	04-2025	6,409.00
sect8 - Section 8	304530	nelsonedward - Edward J. Nelson	4/2/2025	04-2025	1,070.00
sect8 - Section 8	304531	nguyendungv - Dung V Nguyen	4/2/2025	04-2025	2,850.00
sect8 - Section 8	304532	nguyenhaud - Hau D Nguyen	4/2/2025	04-2025	1,235.00
sect8 - Section 8	304533	nguyenhuong - Huong Nguyen	4/2/2025	04-2025	958.00
sect8 - Section 8	304534	nguyenkhoa - Khoa Nguyen	4/2/2025	04-2025	1,460.00
sect8 - Section 8	304535	nguyenletram - Tram T Nguyen-Le	4/2/2025	04-2025	653.00
sect8 - Section 8	304536	nguyenthanh - Thanh N Nguyen	4/2/2025	04-2025	2,650.00
sect8 - Section 8	304537	nguyenthilem - Minh Nguyen Thi Le	4/2/2025	04-2025	511.00
sect8 - Section 8	304538	nguyentoha - Toha Nguyen	4/2/2025	04-2025	4,934.00
sect8 - Section 8	304539	north33rdst - North 33rd Street LLC Tacoma Gardens	4/2/2025	04-2025	903.00
sect8 - Section 8	304540	notch8apartm - GRE Springhaven LLC	4/2/2025	04-2025	4,100.00
sect8 - Section 8	304541	nwbaptistchu - NW Baptist Church	4/2/2025	04-2025	998.00
sect8 - Section 8	304542	oakleafapart - Oakleaf Apartments	4/2/2025	04-2025	2,177.00
sect8 - Section 8	304543	oakparkapart - B & P Investments I LLC	4/2/2025	04-2025	3,703.00
sect8 - Section 8	304544	oakridgeapar - MOD 83 Apartments	4/2/2025	04-2025	2,612.00
sect8 - Section 8	304545	oakterraceap - Oak Terrace SS LLC	4/2/2025	04-2025	3,671.00
sect8 - Section 8	304546	oaktraceapar - VBT Oak Trace LP	4/2/2025	04-2025	2,470.00
sect8 - Section 8	304547	obrienjanetl - Janet L O'Brien	4/2/2025	04-2025	1,133.00
sect8 - Section 8	304548	oehlerichar - Richard W. Oehler	4/2/2025	04-2025	397.00
sect8 - Section 8	304549	ogienkoprope - Ogienko Properties LLC	4/2/2025	04-2025	632.00
sect8 - Section 8	304550	ohanaestates - Ohana Estates Associates	4/2/2025	04-2025	608.00
sect8 - Section 8	304551	olimbrettpat - Brett Patrick Olim	4/2/2025	04-2025	2,444.00

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sect8 - Section 8	304552	oluwaleyeolu - Oluwaleye	4/2/2025	04-2025	4,274.00
sect8 - Section 8	304553	olympicterra - Targa Real Estate Services Inc	4/2/2025	04-2025	2,093.00
sect8 - Section 8	304554	olympicviewa - Drake Family Ltd Partnership	4/2/2025	04-2025	2,677.00
sect8 - Section 8	304555	onecanyonpla - Delta II LLC	4/2/2025	04-2025	5,659.00
sect8 - Section 8	304556	oneillryan - Wellington Court North LLC	4/2/2025	04-2025	3,500.00
sect8 - Section 8	304557	orchardcrest - 5802 Hannah Pierce LLC	4/2/2025	04-2025	1,378.00
sect8 - Section 8	304558	orchardterra - Orchard Terrace Apartments	4/2/2025	04-2025	9,494.00
sect8 - Section 8	304559	orloffwalter - Walter Orloff	4/2/2025	04-2025	886.00
sect8 - Section 8	304560	ottvesley - Vesley Ott	4/2/2025	04-2025	1,786.00
sect8 - Section 8	304561	ourwaverly - Terrence A. Galligan	4/2/2025	04-2025	1,729.00
sect8 - Section 8	304562	pacificarbor - Pacific Arbor Apts LLC	4/2/2025	04-2025	2,917.00
sect8 - Section 8	304563	pacificpoint - Pacific Pointe TNC LLC	4/2/2025	04-2025	914.00
sect8 - Section 8	304564	pacificridge - Thai And Truong General Partnership	4/2/2025	04-2025	4,744.00
sect8 - Section 8	304565	pacificvilla - Van Buskirk Pacific Village Apts LLC	4/2/2025	04-2025	2,052.00
sect8 - Section 8	304566	pacificwalkt - Park Chase Associates LP	4/2/2025	04-2025	9,038.00
sect8 - Section 8	304567	palebluedot - Pale Blue Dot LLC	4/2/2025	04-2025	804.00
sect8 - Section 8	304568	palisadesapa - Thomas Graf	4/2/2025	04-2025	3,555.00
sect8 - Section 8	304569	palomocharit - Charito Palomo	4/2/2025	04-2025	949.00
sect8 - Section 8	304570	park19apartm - Park 19 Apartments LLC	4/2/2025	04-2025	975.00
sect8 - Section 8	304571	parklandmano - Metropolitan Development Council	4/2/2025	04-2025	20,094.00
sect8 - Section 8	304572	parklandmobi - Parkland LLC	4/2/2025	04-2025	718.00
sect8 - Section 8	304573	parkplaceapa - Park 6100 Apartments LLC	4/2/2025	04-2025	1,552.00
sect8 - Section 8	304574	parkwestapar - UP Apts 1 LLC	4/2/2025	04-2025	2,508.00
sect8 - Section 8	304575	pathlightmgt - SFR Borrower 2022-1 LLC	4/2/2025	04-2025	2,773.00
sect8 - Section 8	304576	pattersonjos - T Joseph Patterson	4/2/2025	04-2025	713.00
sect8 - Section 8	304577	petersaj - AJ Peters	4/2/2025	04-2025	2,730.00
sect8 - Section 8	304578	peteronbria - Brian Peterson	4/2/2025	04-2025	2,180.00
sect8 - Section 8	304579	petlovanycar - Cari Rae Petlovany	4/2/2025	04-2025	4,054.00
sect8 - Section 8	304580	phanquan - Quan Phan	4/2/2025	04-2025	1,153.00
sect8 - Section 8	304581	phasayvilayv - Vilayvanh Phasay	4/2/2025	04-2025	795.00
sect8 - Section 8	304582	phuaraymond - Raymond Li-Ming Phua	4/2/2025	04-2025	1,317.00
sect8 - Section 8	304583	pienfrancis - WPI Real Estate Services	4/2/2025	04-2025	1,633.00
sect8 - Section 8	304584	poolkristin - Kristin J Pool	4/2/2025	04-2025	1,211.00
sect8 - Section 8	304585	portugalmarg - Margie Portugal	4/2/2025	04-2025	2,175.00
sect8 - Section 8	304586	pringlejoan - Joan Rae Pringle	4/2/2025	04-2025	1,155.00
sect8 - Section 8	304587	prosperprop - Prosper Property Management LLC	4/2/2025	04-2025	2,745.00
sect8 - Section 8	304588	pspcventryrc - Pacific Shoreline Properties LLC	4/2/2025	04-2025	8,304.00
sect8 - Section 8	304589	quixotecommu - Panza	4/2/2025	04-2025	26,593.00
sect8 - Section 8	304590	rabiahmad - Tubaas Apartments LLC	4/2/2025	04-2025	1,008.00
sect8 - Section 8	304591	rabiferas - Feras Rabi	4/2/2025	04-2025	2,877.00
sect8 - Section 8	304592	rainiermeado - Rainier Meadow LLC	4/2/2025	04-2025	1,379.00
sect8 - Section 8	304593	rainierpoint - Rise Properties Rainier Pointe	4/2/2025	04-2025	5,973.00

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sect8 - Section 8	304594	rainierrenta - Rainier Rentals	4/2/2025	04-2025	4,255.00
sect8 - Section 8	304595	rainerview - Rainier View Senior LLC	4/2/2025	04-2025	4,522.00
sect8 - Section 8	304596	randentmdc - MDC Housing LLC	4/2/2025	04-2025	12,296.00
sect8 - Section 8	304597	randevpearl - Pearl Randev	4/2/2025	04-2025	2,511.00
sect8 - Section 8	304598	rappjustins - Justin S Rapp	4/2/2025	04-2025	1,075.00
sect8 - Section 8	304599	rattysham - Sham Ratty	4/2/2025	04-2025	2,620.00
sect8 - Section 8	304600	raychenllc - Ray Chen LLC	4/2/2025	04-2025	1,817.00
sect8 - Section 8	304601	rdp1llc - RDP1 LLC	4/2/2025	04-2025	1,800.00
sect8 - Section 8	304602	redwoodjunip - Redwood Juniper Tacoma Apartments LI	4/2/2025	04-2025	1,092.00
sect8 - Section 8	304603	reedermanage - Reeder Management Inc	4/2/2025	04-2025	9,806.00
sect8 - Section 8	304604	reisprofessi - Professional Property Management LLC	4/2/2025	04-2025	12,318.00
sect8 - Section 8	304605	reiysparklan - Reiys Parkland LLC	4/2/2025	04-2025	4,645.00
sect8 - Section 8	304606	remaxproptert - Remax Properties Property Management	4/2/2025	04-2025	599.00
sect8 - Section 8	304607	rentalsnorth - Rentals Northwest LLC	4/2/2025	04-2025	9,227.00
sect8 - Section 8	304608	rentonhousin - Renton Housing Authority	4/2/2025	04-2025	3,018.05
sect8 - Section 8	304609	renwoodllc - Renwood LLC	4/2/2025	04-2025	1,599.00
sect8 - Section 8	304610	rescuemissio - The Rescue Mission	4/2/2025	04-2025	4,089.00
sect8 - Section 8	304611	rhpartners - Amherst Residential LLC	4/2/2025	04-2025	1,153.00
sect8 - Section 8	304612	ridgedaleapa - Ridgedale Associates LLC	4/2/2025	04-2025	1,194.00
sect8 - Section 8	304613	ridgefirllc - Ridge Fir LLC	4/2/2025	04-2025	1,778.00
sect8 - Section 8	304614	ridgelanelc - Ridge Lane LLC	4/2/2025	04-2025	846.00
sect8 - Section 8	304615	ridgewood - Ridge Wood LLC	4/2/2025	04-2025	677.00
sect8 - Section 8	304616	riverglenapa - Tang LLC	4/2/2025	04-2025	2,568.00
sect8 - Section 8	304617	riversidepar - Riverside Park Apartments LLC	4/2/2025	04-2025	15,909.00
sect8 - Section 8	304618	robinettjohn - John Robinett	4/2/2025	04-2025	1,695.00
sect8 - Section 8	304619	robinsonraym - Raymond Fred Robinson	4/2/2025	04-2025	1,227.00
sect8 - Section 8	304620	rogersduane - Duane Rogers	4/2/2025	04-2025	2,120.00
sect8 - Section 8	304621	rollinsmicha - Michael Rollins	4/2/2025	04-2025	1,056.00
sect8 - Section 8	304622	rosesylveste - Rose, Sylvester Henry	4/2/2025	04-2025	1,999.00
sect8 - Section 8	304623	rupppatricia - Patricia J Rupp	4/2/2025	04-2025	1,423.00
sect8 - Section 8	304624	samanciouglu - Pinar Samanciouglu	4/2/2025	04-2025	2,458.00
sect8 - Section 8	304625	sandhuma - Manjit K Sandhu	4/2/2025	04-2025	2,496.00
sect8 - Section 8	304626	sandman4apar - The Stratford Company	4/2/2025	04-2025	3,475.00
sect8 - Section 8	304627	sandovaleras - Erasmo Sandoval	4/2/2025	04-2025	3,816.00
sect8 - Section 8	304628	santanaplais - Annette Santana-Plaisant	4/2/2025	04-2025	1,353.00
sect8 - Section 8	304629	santosabelar - The Ronin Company Ltd I.L.P.	4/2/2025	04-2025	776.00
sect8 - Section 8	304630	saransajeshk - Your Property Shop LLC	4/2/2025	04-2025	2,389.00
sect8 - Section 8	304631	sawyertrail - Sawyer Trail Apartments LLC	4/2/2025	04-2025	12,376.00
sect8 - Section 8	304632	sawyertrll - Sawyer Trail Apartments II LLC	4/2/2025	04-2025	5,081.00
sect8 - Section 8	304633	scenicpines - VBT Scenic Pines LLC	4/2/2025	04-2025	15,702.00
sect8 - Section 8	304634	schatzcorey - Corey Schatz	4/2/2025	04-2025	1,389.00
sect8 - Section 8	304635	schlumpfjrr - Jacob F. Schlumpf JR	4/2/2025	04-2025	713.00

Payment Summary

Bank=sect8 AND mm/yy=04/2025-04/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	304636	schmidtalice - Alice Schmidt	4/2/2025	04-2025	1,766.00
sect8 - Section 8	304637	schmittj - Jeffrey Schmitt	4/2/2025	04-2025	2,818.00
sect8 - Section 8	304638	seattlehousi - Seattle Housing Authority	4/2/2025	04-2025	7,891.52
sect8 - Section 8	304639	sebastianpro - Sebastian Properties - Sumner LLC	4/2/2025	04-2025	1,325.00
sect8 - Section 8	304640	serranogarde - Serrano Garden Apartments LLC	4/2/2025	04-2025	2,019.00
sect8 - Section 8	304641	sheridanstre - Sheridan Street Duplexes LLC	4/2/2025	04-2025	836.00
sect8 - Section 8	304642	sherwoodterr - 42FIVE Sherwood LLC	4/2/2025	04-2025	5,252.00
sect8 - Section 8	304643	shiplett - Rhonda Shiplett	4/2/2025	04-2025	895.00
sect8 - Section 8	304644	shockleywill - Willis Shockley Jr	4/2/2025	04-2025	1,373.00
sect8 - Section 8	304645	siennaapartm - GRE Ainsworth LLC	4/2/2025	04-2025	5,421.00
sect8 - Section 8	304646	siennaparkap - GFS Sienna LLC	4/2/2025	04-2025	18,232.00
sect8 - Section 8	304647	simonlinda - Linda Ann Simon	4/2/2025	04-2025	1,743.00
sect8 - Section 8	304648	simpsonricha - Richard R. Simpson Jr.	4/2/2025	04-2025	857.00
sect8 - Section 8	304649	singhsandeep - Sandeep Singh	4/2/2025	04-2025	3,647.00
sect8 - Section 8	304650	singhtarloch - Kindred Property Management	4/2/2025	04-2025	26,262.00
sect8 - Section 8	304651	sitkaheightsa - Sitka Heights Milton 54 LLC	4/2/2025	04-2025	1,780.00
sect8 - Section 8	304652	sjcmanagemen - NW Community Brokers	4/2/2025	04-2025	15,457.00
sect8 - Section 8	304653	smentyanaandr - American Remodeling & Construction In	4/2/2025	04-2025	1,683.00
sect8 - Section 8	304654	smentyayuli - Aleksandr Smentyna	4/2/2025	04-2025	1,671.00
sect8 - Section 8	304655	smithivana - Ivana Smith	4/2/2025	04-2025	1,789.00
sect8 - Section 8	304656	smithmatthew - Matthew R Smith	4/2/2025	04-2025	1,324.00
sect8 - Section 8	304657	smithnichola - Nicholas M Smith	4/2/2025	04-2025	1,641.00
sect8 - Section 8	304658	snodgrasscec - Snodgrass Retirement Investment LLC	4/2/2025	04-2025	2,100.00
sect8 - Section 8	304659	snohomishcou - Snohomish County Housing Authority	4/2/2025	04-2025	7,706.73
sect8 - Section 8	304660	soenterprise - S&O Enterprise LLC	4/2/2025	04-2025	544.00
sect8 - Section 8	304661	southhillbyv - South Hill By Vintage LLC	4/2/2025	04-2025	26,023.00
sect8 - Section 8	304662	southridgeap - Southridge Apts	4/2/2025	04-2025	12,997.00
sect8 - Section 8	304663	spanawaydupl - Deed Properties	4/2/2025	04-2025	1,374.00
sect8 - Section 8	304664	spanishhills - Spanish Hills Apartments LLP	4/2/2025	04-2025	3,776.00
sect8 - Section 8	304665	spinnakerpro - Spinnaker Property Management LLC	4/2/2025	04-2025	13,892.00
sect8 - Section 8	304666	spradleycath - Catherine M Spradley	4/2/2025	04-2025	1,800.00
sect8 - Section 8	304667	springtreeap - James Lee LLC	4/2/2025	04-2025	8,184.00
sect8 - Section 8	304668	sshpropertie - Michael A Heard	4/2/2025	04-2025	1,939.00
sect8 - Section 8	304669	stainbrookro - Ronald Dean Stainbrook	4/2/2025	04-2025	777.00
sect8 - Section 8	304670	stamfordhous - Stamford Housing Authority	4/2/2025	04-2025	3,016.13
sect8 - Section 8	304671	starksandra - Sandra Stark	4/2/2025	04-2025	414.00
sect8 - Section 8	304672	starviewapar - Jenaer International Corporation	4/2/2025	04-2025	1,490.00
sect8 - Section 8	304673	steilacoomwo - Kurtis R Mayer & Pamela R Mayer	4/2/2025	04-2025	2,597.00
sect8 - Section 8	304674	sterlingvero - Veronica Sterling	4/2/2025	04-2025	2,483.00
sect8 - Section 8	304675	stewartglenn - Glenn M Stewart	4/2/2025	04-2025	1,716.00
sect8 - Section 8	304676	stewartlena - Lena Stewart	4/2/2025	04-2025	2,000.00
sect8 - Section 8	304677	stillwaterap - Stillwater Apts	4/2/2025	04-2025	2,363.00

Payment Summary

Bank=sect8 AND mm/yy=04/2025-04/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	304678	stillwoodapa - Thomas Graf	4/2/2025	04-2025	2,731.00
sect8 - Section 8	304679	stilnovichge - George R Stilnovich	4/2/2025	04-2025	794.00
sect8 - Section 8	304680	stinsonave - BESS Company	4/2/2025	04-2025	993.00
sect8 - Section 8	304681	stockkevin - Kevin Stock	4/2/2025	04-2025	878.00
sect8 - Section 8	304682	stonegateass - Stonegate Associates LLC	4/2/2025	04-2025	4,764.00
sect8 - Section 8	304683	stonepointe - BREIT Operating Partnership LP	4/2/2025	04-2025	8,643.00
sect8 - Section 8	304684	stonerrental - Stoner Rentals LLC	4/2/2025	04-2025	1,742.00
sect8 - Section 8	304685	stroupehowar - Stroupe Family LP	4/2/2025	04-2025	1,600.00
sect8 - Section 8	304686	stuttskim - Kim Stutts	4/2/2025	04-2025	1,434.00
sect8 - Section 8	304687	summitapartm - WYOSEA Summit Associate LLC	4/2/2025	04-2025	20,689.00
sect8 - Section 8	304688	sumnercommon - Archdiocesan Housing Authority	4/2/2025	04-2025	32,772.00
sect8 - Section 8	304689	sumnerparkap - Jayson Agana	4/2/2025	04-2025	1,475.00
sect8 - Section 8	304690	sunriseterra - 8819 Pacific LLC	4/2/2025	04-2025	4,177.00
sect8 - Section 8	304691	sunsetgarden - Senior Housing Assistance Group	4/2/2025	04-2025	13,178.00
sect8 - Section 8	304692	sunsetridge - Sunset Ridge Investors	4/2/2025	04-2025	2,283.00
sect8 - Section 8	304693	sunsetviewap - Sunset View Apartments	4/2/2025	04-2025	2,514.00
sect8 - Section 8	304694	swarthoutrea - Swarthout Realty, Inc.	4/2/2025	04-2025	943.00
sect8 - Section 8	304695		4/2/2025	04-2025	229.00
sect8 - Section 8	304696		4/2/2025	04-2025	254.00
sect8 - Section 8	304697		4/2/2025	04-2025	52.00
sect8 - Section 8	304698		4/2/2025	04-2025	138.00
sect8 - Section 8	304699		4/2/2025	04-2025	42.00
sect8 - Section 8	304700		4/2/2025	04-2025	114.00
sect8 - Section 8	304701		4/2/2025	04-2025	16.00
sect8 - Section 8	304702		4/2/2025	04-2025	24.00
sect8 - Section 8	304703		4/2/2025	04-2025	47.00
sect8 - Section 8	304704		4/2/2025	04-2025	291.00
sect8 - Section 8	304705		4/2/2025	04-2025	66.00
sect8 - Section 8	304706		4/2/2025	04-2025	142.00
sect8 - Section 8	304707		4/2/2025	04-2025	218.00
sect8 - Section 8	304708		4/2/2025	04-2025	295.00
sect8 - Section 8	304709		4/2/2025	04-2025	95.00
sect8 - Section 8	304710		4/2/2025	04-2025	25.00
sect8 - Section 8	304711		4/2/2025	04-2025	213.00
sect8 - Section 8	304712		4/2/2025	04-2025	116.00
sect8 - Section 8	304713		4/2/2025	04-2025	79.00
sect8 - Section 8	304714		4/2/2025	04-2025	172.00
sect8 - Section 8	304715		4/2/2025	04-2025	92.00
sect8 - Section 8	304716		4/2/2025	04-2025	148.00
sect8 - Section 8	304717		4/2/2025	04-2025	311.00
sect8 - Section 8	304718		4/2/2025	04-2025	14.00
sect8 - Section 8	304719		4/2/2025	04-2025	16.00

Payment Summary

Bank=sect8 AND mm/yy=04/2025-04/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	304720	4/2/2025	04-2025	284.00
sect8 - Section 8	304721	4/2/2025	04-2025	51.00
sect8 - Section 8	304722	4/2/2025	04-2025	291.00
sect8 - Section 8	304723	4/2/2025	04-2025	241.00
sect8 - Section 8	304724	4/2/2025	04-2025	2.00
sect8 - Section 8	304725	4/2/2025	04-2025	120.00
sect8 - Section 8	304726	4/2/2025	04-2025	97.00
sect8 - Section 8	304727	4/2/2025	04-2025	95.00
sect8 - Section 8	304728	4/2/2025	04-2025	207.00
sect8 - Section 8	304729	4/2/2025	04-2025	311.00
sect8 - Section 8	304730	4/2/2025	04-2025	117.00
sect8 - Section 8	304731	4/2/2025	04-2025	8.00
sect8 - Section 8	304732	4/2/2025	04-2025	165.00
sect8 - Section 8	304733	4/2/2025	04-2025	236.00
sect8 - Section 8	304734	4/2/2025	04-2025	66.00
sect8 - Section 8	304735	4/2/2025	04-2025	89.00
sect8 - Section 8	304736	4/2/2025	04-2025	95.00
sect8 - Section 8	304737	4/2/2025	04-2025	233.00
sect8 - Section 8	304738	4/2/2025	04-2025	101.00
sect8 - Section 8	304739	4/2/2025	04-2025	253.00
sect8 - Section 8	304740	4/2/2025	04-2025	75.00
sect8 - Section 8	304741	4/2/2025	04-2025	297.00
sect8 - Section 8	304742	4/2/2025	04-2025	182.00
sect8 - Section 8	304743	4/2/2025	04-2025	189.00
sect8 - Section 8	304744	4/2/2025	04-2025	19.00
sect8 - Section 8	304745	4/2/2025	04-2025	184.00
sect8 - Section 8	304746	4/2/2025	04-2025	31.00
sect8 - Section 8	304747	4/2/2025	04-2025	171.00
sect8 - Section 8	304748	4/2/2025	04-2025	24.00
sect8 - Section 8	304749	4/2/2025	04-2025	257.00
sect8 - Section 8	304750	4/2/2025	04-2025	6.00
sect8 - Section 8	304751	4/2/2025	04-2025	304.00
sect8 - Section 8	304752	4/2/2025	04-2025	233.00
sect8 - Section 8	304753	4/2/2025	04-2025	74.00
sect8 - Section 8	304754	4/2/2025	04-2025	213.00
sect8 - Section 8	304755	4/2/2025	04-2025	275.00
sect8 - Section 8	304756	4/2/2025	04-2025	23.00
sect8 - Section 8	304757	4/2/2025	04-2025	74.00
sect8 - Section 8	304758	4/2/2025	04-2025	213.00
sect8 - Section 8	304759	4/2/2025	04-2025	156.00
sect8 - Section 8	304760	4/2/2025	04-2025	60.00
sect8 - Section 8	304761	4/2/2025	04-2025	82.00

Payment Summary

Bank=sect8 AND mm/yy=04/2025-04/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	304762	4/2/2025	04-2025	130.00
sect8 - Section 8	304763	4/2/2025	04-2025	286.00
sect8 - Section 8	304764	4/2/2025	04-2025	56.00
sect8 - Section 8	304765	4/2/2025	04-2025	29.00
sect8 - Section 8	304766	4/2/2025	04-2025	74.00
sect8 - Section 8	304767	4/2/2025	04-2025	88.00
sect8 - Section 8	304768	4/2/2025	04-2025	23.00
sect8 - Section 8	304769	4/2/2025	04-2025	32.00
sect8 - Section 8	304770	4/2/2025	04-2025	36.00
sect8 - Section 8	304771	4/2/2025	04-2025	48.00
sect8 - Section 8	304772	4/2/2025	04-2025	172.00
sect8 - Section 8	304773	4/2/2025	04-2025	52.00
sect8 - Section 8	304774	4/2/2025	04-2025	233.00
sect8 - Section 8	304775	4/2/2025	04-2025	82.00
sect8 - Section 8	304776	4/2/2025	04-2025	6.00
sect8 - Section 8	304777	4/2/2025	04-2025	229.00
sect8 - Section 8	304778	4/2/2025	04-2025	33.00
sect8 - Section 8	304779	4/2/2025	04-2025	67.00
sect8 - Section 8	304780	4/2/2025	04-2025	79.00
sect8 - Section 8	304781	4/2/2025	04-2025	32.00
sect8 - Section 8	304782	4/2/2025	04-2025	233.00
sect8 - Section 8	304783	4/2/2025	04-2025	193.00
sect8 - Section 8	304784	4/2/2025	04-2025	144.00
sect8 - Section 8	304785	4/2/2025	04-2025	76.00
sect8 - Section 8	304786	4/2/2025	04-2025	105.00
sect8 - Section 8	304787	4/2/2025	04-2025	18.00
sect8 - Section 8	304788	4/2/2025	04-2025	87.00
sect8 - Section 8	304789	4/2/2025	04-2025	75.00
sect8 - Section 8	304790	4/2/2025	04-2025	233.00
sect8 - Section 8	304791	4/2/2025	04-2025	104.00
sect8 - Section 8	304792	4/2/2025	04-2025	32.00
sect8 - Section 8	304793	4/2/2025	04-2025	29.00
sect8 - Section 8	304794	4/2/2025	04-2025	362.00
sect8 - Section 8	304795	4/2/2025	04-2025	66.00
sect8 - Section 8	304796	4/2/2025	04-2025	97.00
sect8 - Section 8	304797	4/2/2025	04-2025	227.00
sect8 - Section 8	304798	4/2/2025	04-2025	118.00
sect8 - Section 8	304799	4/2/2025	04-2025	61.00
sect8 - Section 8	304800	4/2/2025	04-2025	233.00
sect8 - Section 8	304801	4/2/2025	04-2025	121.00
sect8 - Section 8	304802	4/2/2025	04-2025	15.00
sect8 - Section 8	304803	4/2/2025	04-2025	242.00

Payment Summary

Bank=sect8 AND mm/yy=04/2025-04/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	304804	4/2/2025	04-2025	90.00
sect8 - Section 8	304805	4/2/2025	04-2025	44.00
sect8 - Section 8	304806	4/2/2025	04-2025	49.00
sect8 - Section 8	304807	4/2/2025	04-2025	260.00
sect8 - Section 8	304808	4/2/2025	04-2025	45.00
sect8 - Section 8	304809	4/2/2025	04-2025	4.00
sect8 - Section 8	304810	4/2/2025	04-2025	201.00
sect8 - Section 8	304811	4/2/2025	04-2025	311.00
sect8 - Section 8	304812	4/2/2025	04-2025	364.00
sect8 - Section 8	304813	4/2/2025	04-2025	233.00
sect8 - Section 8	304814	4/2/2025	04-2025	2.00
sect8 - Section 8	304815	4/2/2025	04-2025	57.00
sect8 - Section 8	304816	4/2/2025	04-2025	173.00
sect8 - Section 8	304817	4/2/2025	04-2025	75.00
sect8 - Section 8	304818	4/2/2025	04-2025	254.00
sect8 - Section 8	304819	4/2/2025	04-2025	337.00
sect8 - Section 8	304820	4/2/2025	04-2025	245.00
sect8 - Section 8	304821	4/2/2025	04-2025	77.00
sect8 - Section 8	304822	4/2/2025	04-2025	168.00
sect8 - Section 8	304823	4/2/2025	04-2025	47.00
sect8 - Section 8	304824	4/2/2025	04-2025	100.00
sect8 - Section 8	304825	4/2/2025	04-2025	196.00
sect8 - Section 8	304826	4/2/2025	04-2025	79.00
sect8 - Section 8	304827	4/2/2025	04-2025	48.00
sect8 - Section 8	304828	4/2/2025	04-2025	126.00
sect8 - Section 8	304829	4/2/2025	04-2025	164.00
sect8 - Section 8	304830	4/2/2025	04-2025	8.00
sect8 - Section 8	304831	4/2/2025	04-2025	152.00
sect8 - Section 8	304832	4/2/2025	04-2025	39.00
sect8 - Section 8	304833	4/2/2025	04-2025	11.00
sect8 - Section 8	304834	4/2/2025	04-2025	274.00
sect8 - Section 8	304835	4/2/2025	04-2025	1.00
sect8 - Section 8	304836	4/2/2025	04-2025	292.00
sect8 - Section 8	304837	4/2/2025	04-2025	71.00
sect8 - Section 8	304838	4/2/2025	04-2025	33.00
sect8 - Section 8	304839	4/2/2025	04-2025	156.00
sect8 - Section 8	304840	4/2/2025	04-2025	233.00
sect8 - Section 8	304841	4/2/2025	04-2025	120.00
sect8 - Section 8	304842	4/2/2025	04-2025	81.00
sect8 - Section 8	304843	4/2/2025	04-2025	15.00
sect8 - Section 8	304844	4/2/2025	04-2025	45.00
sect8 - Section 8	304845	4/2/2025	04-2025	74.00

Payment Summary

Bank=sect8 AND mm/yy=04/2025-04/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	304846	4/2/2025	04-2025	31.00
sect8 - Section 8	304847	4/2/2025	04-2025	76.00
sect8 - Section 8	304848	4/2/2025	04-2025	99.00
sect8 - Section 8	304849	4/2/2025	04-2025	29.00
sect8 - Section 8	304850	4/2/2025	04-2025	291.00
sect8 - Section 8	304851	4/2/2025	04-2025	222.00
sect8 - Section 8	304852	4/2/2025	04-2025	12.00
sect8 - Section 8	304853	4/2/2025	04-2025	14.00
sect8 - Section 8	304854	4/2/2025	04-2025	94.00
sect8 - Section 8	304855	4/2/2025	04-2025	184.00
sect8 - Section 8	304856	4/2/2025	04-2025	3.00
sect8 - Section 8	304857	4/2/2025	04-2025	66.00
sect8 - Section 8	304858	4/2/2025	04-2025	88.00
sect8 - Section 8	304859	4/2/2025	04-2025	337.00
sect8 - Section 8	304860	4/2/2025	04-2025	238.00
sect8 - Section 8	304861	4/2/2025	04-2025	338.00
sect8 - Section 8	304862	4/2/2025	04-2025	10.00
sect8 - Section 8	304863	4/2/2025	04-2025	254.00
sect8 - Section 8	304864	4/2/2025	04-2025	121.00
sect8 - Section 8	304865	4/2/2025	04-2025	160.00
sect8 - Section 8	304866	4/2/2025	04-2025	19.00
sect8 - Section 8	304867	4/2/2025	04-2025	274.00
sect8 - Section 8	304868	4/2/2025	04-2025	291.00
sect8 - Section 8	304869	4/2/2025	04-2025	128.00
sect8 - Section 8	304870	4/2/2025	04-2025	162.00
sect8 - Section 8	304871	4/2/2025	04-2025	59.00
sect8 - Section 8	304872	4/2/2025	04-2025	233.00
sect8 - Section 8	304873	4/2/2025	04-2025	66.00
sect8 - Section 8	304874	4/2/2025	04-2025	82.00
sect8 - Section 8	304875	4/2/2025	04-2025	103.00
sect8 - Section 8	304876	4/2/2025	04-2025	233.00
sect8 - Section 8	304877	4/2/2025	04-2025	108.00
sect8 - Section 8	304878	4/2/2025	04-2025	66.00
sect8 - Section 8	304879	4/2/2025	04-2025	74.00
sect8 - Section 8	304880	4/2/2025	04-2025	188.00
sect8 - Section 8	304881	4/2/2025	04-2025	11.00
sect8 - Section 8	304882	4/2/2025	04-2025	148.00
sect8 - Section 8	304883	4/2/2025	04-2025	66.00
sect8 - Section 8	304884	4/2/2025	04-2025	258.00
sect8 - Section 8	304885	4/2/2025	04-2025	233.00
sect8 - Section 8	304886	4/2/2025	04-2025	100.00
sect8 - Section 8	304887	4/2/2025	04-2025	66.00

Payment Summary

Bank=sect8 AND mm/yy=04/2025-04/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	304888	4/2/2025	04-2025	226.00
sect8 - Section 8	304889	4/2/2025	04-2025	36.00
sect8 - Section 8	304890	4/2/2025	04-2025	89.00
sect8 - Section 8	304891	4/2/2025	04-2025	213.00
sect8 - Section 8	304892	4/2/2025	04-2025	12.00
sect8 - Section 8	304893	4/2/2025	04-2025	205.00
sect8 - Section 8	304894	4/2/2025	04-2025	29.00
sect8 - Section 8	304895	4/2/2025	04-2025	204.00
sect8 - Section 8	304896	4/2/2025	04-2025	154.00
sect8 - Section 8	304897	4/2/2025	04-2025	78.00
sect8 - Section 8	304898	4/2/2025	04-2025	42.00
sect8 - Section 8	304899	4/2/2025	04-2025	332.00
sect8 - Section 8	304900	4/2/2025	04-2025	311.00
sect8 - Section 8	304901	4/2/2025	04-2025	213.00
sect8 - Section 8	304902	4/2/2025	04-2025	61.00
sect8 - Section 8	304903	4/2/2025	04-2025	74.00
sect8 - Section 8	304904	4/2/2025	04-2025	4.00
sect8 - Section 8	304905	4/2/2025	04-2025	207.00
sect8 - Section 8	304906	4/2/2025	04-2025	163.00
sect8 - Section 8	304907	4/2/2025	04-2025	213.00
sect8 - Section 8	304908	4/2/2025	04-2025	66.00
sect8 - Section 8	304909	4/2/2025	04-2025	205.00
sect8 - Section 8	304910	4/2/2025	04-2025	70.00
sect8 - Section 8	304911	4/2/2025	04-2025	213.00
sect8 - Section 8	304912	4/2/2025	04-2025	14.00
sect8 - Section 8	304913	4/2/2025	04-2025	103.00
sect8 - Section 8	304914	4/2/2025	04-2025	213.00
sect8 - Section 8	304915	4/2/2025	04-2025	209.00
sect8 - Section 8	304916	4/2/2025	04-2025	63.00
sect8 - Section 8	304917	4/2/2025	04-2025	58.00
sect8 - Section 8	304918	4/2/2025	04-2025	226.00
sect8 - Section 8	304919	4/2/2025	04-2025	141.00
sect8 - Section 8	304920	4/2/2025	04-2025	194.00
sect8 - Section 8	304921	4/2/2025	04-2025	311.00
sect8 - Section 8	304922	4/2/2025	04-2025	213.00
sect8 - Section 8	304923	4/2/2025	04-2025	40.00
sect8 - Section 8	304924	4/2/2025	04-2025	205.00
sect8 - Section 8	304925	4/2/2025	04-2025	78.00
sect8 - Section 8	304926	4/2/2025	04-2025	45.00
sect8 - Section 8	304927	4/2/2025	04-2025	213.00
sect8 - Section 8	304928	4/2/2025	04-2025	213.00
sect8 - Section 8	304929	4/2/2025	04-2025	74.00

Payment Summary

Bank=sect8 AND mm/yy=04/2025-04/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	304930		4/2/2025 04-2025	125.00
sect8 - Section 8	304931		4/2/2025 04-2025	99.00
sect8 - Section 8	304932		4/2/2025 04-2025	19.00
sect8 - Section 8	304933		4/2/2025 04-2025	66.00
sect8 - Section 8	304934		4/2/2025 04-2025	231.00
sect8 - Section 8	304935		4/2/2025 04-2025	410.00
sect8 - Section 8	304936		4/2/2025 04-2025	74.00
sect8 - Section 8	304937		4/2/2025 04-2025	274.00
sect8 - Section 8	304938		4/2/2025 04-2025	231.00
sect8 - Section 8	304939		4/2/2025 04-2025	251.00
sect8 - Section 8	304940		4/2/2025 04-2025	15.00
sect8 - Section 8	304941		4/2/2025 04-2025	74.00
sect8 - Section 8	304942		4/2/2025 04-2025	337.00
sect8 - Section 8	304943		4/2/2025 04-2025	34.00
sect8 - Section 8	304944		4/2/2025 04-2025	45.00
sect8 - Section 8	304945		4/2/2025 04-2025	213.00
sect8 - Section 8	304946		4/2/2025 04-2025	49.00
sect8 - Section 8	304947		4/2/2025 04-2025	57.00
sect8 - Section 8	304948		4/2/2025 04-2025	5.00
sect8 - Section 8	304949		4/2/2025 04-2025	291.00
sect8 - Section 8	304950		4/2/2025 04-2025	78.00
sect8 - Section 8	304951		4/2/2025 04-2025	45.00
sect8 - Section 8	304952		4/2/2025 04-2025	238.00
sect8 - Section 8	304953		4/2/2025 04-2025	5.00
sect8 - Section 8	304954		4/2/2025 04-2025	58.00
sect8 - Section 8	304955		4/2/2025 04-2025	233.00
sect8 - Section 8	304956		4/2/2025 04-2025	237.00
sect8 - Section 8	304957		4/2/2025 04-2025	37.00
sect8 - Section 8	304958		4/2/2025 04-2025	66.00
sect8 - Section 8	304959		4/2/2025 04-2025	74.00
sect8 - Section 8	304960		4/2/2025 04-2025	236.00
sect8 - Section 8	304961		4/2/2025 04-2025	78.00
sect8 - Section 8	304962		4/2/2025 04-2025	99.00
sect8 - Section 8	304963		4/2/2025 04-2025	233.00
sect8 - Section 8	304964		4/2/2025 04-2025	51.00
sect8 - Section 8	304965	tabachnayaly - Lyudmila Tabachnaya	4/2/2025 04-2025	1,216.00
sect8 - Section 8	304966	tahomaviewap - Mercy Housing Washington III	4/2/2025 04-2025	2,086.00
sect8 - Section 8	304967	taojin - Jin Tao	4/2/2025 04-2025	3,260.00
sect8 - Section 8	304968	targarealest - Targa Real Estate Services	4/2/2025 04-2025	1,126.00
sect8 - Section 8	304969	tdhometeam - TD Home Team Inc	4/2/2025 04-2025	2,472.00
sect8 - Section 8	304970	terraheights - Terra Heights Apartments LLC	4/2/2025 04-2025	8,179.00
sect8 - Section 8	304971	thearborsat - EPF Reit Corp	4/2/2025 04-2025	7,058.00

Payment Summary

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sect8 - Section 8	304972	theboulders - Westridges Apartments Property Owner LL	4/2/2025	04-2025	14,299.00
sect8 - Section 8	304973	thecrossing - Parkwood WPIG, LLC	4/2/2025	04-2025	12,424.00
sect8 - Section 8	304974	theharrison - The Harrison TNC LLC	4/2/2025	04-2025	3,336.00
sect8 - Section 8	304975	thejosephgro - Cedar One LLC	4/2/2025	04-2025	2,427.00
sect8 - Section 8	304976	theoryllc - Theory LLC	4/2/2025	04-2025	946.00
sect8 - Section 8	304977	theparkatfif - The Park At Fife LLC	4/2/2025	04-2025	1,464.00
sect8 - Section 8	304978	thepointeat - The Pointe TNC LLC	4/2/2025	04-2025	2,187.00
sect8 - Section 8	304979	thewillows - Willow WPIG LLC	4/2/2025	04-2025	6,327.00
sect8 - Section 8	304980	thodaydavid - David V. Thoday	4/2/2025	04-2025	1,484.00
sect8 - Section 8	304981	thurston - Thurston County Housing Authority	4/2/2025	04-2025	3,953.35
sect8 - Section 8	304982	timberlaneap - Timberlane Apartments LLC	4/2/2025	04-2025	1,393.00
sect8 - Section 8	304983	timbreapartm - GRE Medical Dental Building LLC	4/2/2025	04-2025	9,569.00
sect8 - Section 8	304984	tmtimellc - Marlena Ma	4/2/2025	04-2025	4,032.00
sect8 - Section 8	304985	totalpro - LAO LLC	4/2/2025	04-2025	947.00
sect8 - Section 8	304986	towncentre - PUG Investments LLC	4/2/2025	04-2025	1,066.00
sect8 - Section 8	304987	tranly - Ly Tran	4/2/2025	04-2025	872.00
sect8 - Section 8	304988	trantuananh - Tuan Anh H Tran	4/2/2025	04-2025	533.00
sect8 - Section 8	304989	trinhthanhlo - Thanh-Loan Trinh	4/2/2025	04-2025	1,523.00
sect8 - Section 8	304990	triparkresid - Tri-Park Residential Assoc LP	4/2/2025	04-2025	427.00
sect8 - Section 8	304991	troungsat - Sat Troung	4/2/2025	04-2025	1,644.00
sect8 - Section 8	304992	truongkevin - Kevin Truong	4/2/2025	04-2025	1,287.00
sect8 - Section 8	304993	tuscanycourt - 68th Street TNC LLC	4/2/2025	04-2025	916.00
sect8 - Section 8	304994	twinbridgesp - XARP Enterprises	4/2/2025	04-2025	1,400.00
sect8 - Section 8	304995	universityco - University Commons	4/2/2025	04-2025	2,919.00
sect8 - Section 8	304996	unjufincham - Un Ju Fincham	4/2/2025	04-2025	1,762.00
sect8 - Section 8	304997	v0000006 - Starboard Real Estate	4/2/2025	04-2025	6,496.00
sect8 - Section 8	304998	v0000008 - Lakeside Landing Apartments LLC	4/2/2025	04-2025	2,597.00
sect8 - Section 8	304999	v0000011 - Sawyer Trail Townhomes Phase I LLV	4/2/2025	04-2025	6,724.00
sect8 - Section 8	305000	v0000014 - Red Roof Rentals LLC	4/2/2025	04-2025	4,617.00
sect8 - Section 8	305001	v0000019 - Lisa Mclemore	4/2/2025	04-2025	2,138.00
sect8 - Section 8	305002	v0000023 - American Homes 4 Rent, L.P.	4/2/2025	04-2025	36,507.00
sect8 - Section 8	305003	v0000029 - JCL Management Inc., DBA Real Property M	4/2/2025	04-2025	25,706.00
sect8 - Section 8	305004	v0000032 - Suburban Realty INC	4/2/2025	04-2025	2,953.00
sect8 - Section 8	305005	v0000035 - Skyline Property Management LLC	4/2/2025	04-2025	4,959.00
sect8 - Section 8	305006	v0000039 - Beanetta Roberts	4/2/2025	04-2025	2,406.00
sect8 - Section 8	305007	v0000040 - Glacier Management Group LLC	4/2/2025	04-2025	1,338.00
sect8 - Section 8	305008	v0000042 - Mikhail Georgeshan	4/2/2025	04-2025	1,679.00
sect8 - Section 8	305009	v0000044 - Heather Fantasia	4/2/2025	04-2025	1,679.00
sect8 - Section 8	305010	v0000051 - Wildaire Court LLC	4/2/2025	04-2025	1,792.00
sect8 - Section 8	305011	v0000057 - Fife 96, LLC	4/2/2025	04-2025	7,958.00
sect8 - Section 8	305012	v0000060 - Dan VanGasken	4/2/2025	04-2025	2,898.00
sect8 - Section 8	305013	v0000061 - The Manchester Apartments	4/2/2025	04-2025	4,672.00

Payment Summary

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sect8 - Section 8	305014	v0000064 - SP/RGA Brookstone LP	4/2/2025	04-2025	19,628.00
sect8 - Section 8	305015	v0000066 - QBM LLC	4/2/2025	04-2025	817.00
sect8 - Section 8	305016	v0000084 - Andrey Smentyna	4/2/2025	04-2025	1,140.00
sect8 - Section 8	305017	v0000090 - Joseph Atkinson	4/2/2025	04-2025	2,087.00
sect8 - Section 8	305018	v0000091 - Steve Ludden	4/2/2025	04-2025	2,465.00
sect8 - Section 8	305019	v0000092 - Inception Real Estate LLC	4/2/2025	04-2025	1,028.00
sect8 - Section 8	305020	v0000093 - Jain	4/2/2025	04-2025	1,159.00
sect8 - Section 8	305021	v0000098 - Park 52 INC	4/2/2025	04-2025	8,137.00
sect8 - Section 8	305022	v0000124 - Janell Mitton	4/2/2025	04-2025	1,639.00
sect8 - Section 8	305023	v0000131 - Jennifer Zehrung	4/2/2025	04-2025	1,081.00
sect8 - Section 8	305024	v0000135 - Homes Plus Property Management LLC	4/2/2025	04-2025	4,128.00
sect8 - Section 8	305025	v0000137 - Yashwanth Kamalanath	4/2/2025	04-2025	2,200.00
sect8 - Section 8	305026	v0000138 - Sagareus Group LLC	4/2/2025	04-2025	1,683.00
sect8 - Section 8	305027	v0000145 - BCI Properties LLC	4/2/2025	04-2025	14,741.00
sect8 - Section 8	305028	v0000149 - Frank Chavez	4/2/2025	04-2025	2,549.00
sect8 - Section 8	305029	v0000150 - Anuradha Agarwal	4/2/2025	04-2025	2,400.00
sect8 - Section 8	305030	v0000155 - 5 Star Real Estate Services, INC	4/2/2025	04-2025	1,284.00
sect8 - Section 8	305031	v0000165 - Srinivasan Varippreddy	4/2/2025	04-2025	1,759.00
sect8 - Section 8	305032	v0000167 - Mohammed Anas Shaikh	4/2/2025	04-2025	1,989.00
sect8 - Section 8	305033	v0000170 - Canyon Grove Townhomes, LLC	4/2/2025	04-2025	1,877.00
sect8 - Section 8	305034	v0000171 - Jevons Property Management	4/2/2025	04-2025	3,488.00
sect8 - Section 8	305035	v0000173 - Lee Colonial Village LLC	4/2/2025	04-2025	3,505.00
sect8 - Section 8	305036	v0000177 - Royal 2 NWI TIC, LLC	4/2/2025	04-2025	1,295.00
sect8 - Section 8	305037	v0000181 - Manresa - Archdiocesan Housing Authority	4/2/2025	04-2025	2,890.00
sect8 - Section 8	305038	v0000182 - Eldredge NW, LLC	4/2/2025	04-2025	2,551.00
sect8 - Section 8	305039	v0000189 - ADN Assets LLC	4/2/2025	04-2025	2,550.00
sect8 - Section 8	305040	v0000191 - Jordan Epistola	4/2/2025	04-2025	2,935.00
sect8 - Section 8	305041	v0000197 - PURE Property Management of WA	4/2/2025	04-2025	22,178.00
sect8 - Section 8	305042	v0000200 - Mark Holman	4/2/2025	04-2025	1,425.00
sect8 - Section 8	305043	v0000207 - NW Area LLC	4/2/2025	04-2025	1,167.00
sect8 - Section 8	305044	v0000209 - Johnnie Horn	4/2/2025	04-2025	2,795.00
sect8 - Section 8	305045	v0000210 - Oudomsouk Vongthavady	4/2/2025	04-2025	2,800.00
sect8 - Section 8	305046	v0000213 - Ninth Street Apartments LLC	4/2/2025	04-2025	4,281.00
sect8 - Section 8	305047	v0000224 - Key Renter Tacoma Property Management	4/2/2025	04-2025	4,591.00
sect8 - Section 8	305048	v0000227 - Westmall Court Pine St LLC	4/2/2025	04-2025	2,418.00
sect8 - Section 8	305049	v0000230 - Narrows Property Management	4/2/2025	04-2025	7,366.00
sect8 - Section 8	305050	v0000235 - ACA WA, LLC	4/2/2025	04-2025	5,726.00
sect8 - Section 8	305051	v0000237 - Pacific Meridian WA, LLC	4/2/2025	04-2025	7,592.00
sect8 - Section 8	305052	v0000239 - Murray Road Apartments LLC	4/2/2025	04-2025	2,500.00
sect8 - Section 8	305053	v0000240 - Jessica Vasquez-Soltero	4/2/2025	04-2025	1,188.00
sect8 - Section 8	305054	v0000241 - Edgar Esquivel Canales	4/2/2025	04-2025	2,089.00
sect8 - Section 8	305055	v0000242 - Tarmigan at Wapato Creek	4/2/2025	04-2025	2,449.00

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sect8 - Section 8	305056	v0000245 - Imran Farhat	4/2/2025	04-2025	1,686.00
sect8 - Section 8	305057	v0000250 - The Making A Difference Foundation	4/2/2025	04-2025	2,387.00
sect8 - Section 8	305058	v0000251 - Renters Warehouse Washington, LLC	4/2/2025	04-2025	1,139.00
sect8 - Section 8	305059	v0000256 - Patricia Gilliland & Christopher Smith	4/2/2025	04-2025	3,911.00
sect8 - Section 8	305060	v0000265 - Thomas Moetaz	4/2/2025	04-2025	2,155.00
sect8 - Section 8	305061	v0000268 - Tiffany Johnson	4/2/2025	04-2025	2,835.00
sect8 - Section 8	305062	v0000270 - Bella SPE Owner LLC	4/2/2025	04-2025	5,823.00
sect8 - Section 8	305063	v0000271 - Nathan Hutchison	4/2/2025	04-2025	1,772.00
sect8 - Section 8	305064	v0000275 - Sandesh Sadalge	4/2/2025	04-2025	2,882.00
sect8 - Section 8	305065	v0000282 - Highland Manor Apartments LP	4/2/2025	04-2025	474.00
sect8 - Section 8	305066	v0000285 - Operation Red Dot, LLC	4/2/2025	04-2025	7,222.00
sect8 - Section 8	305067	v0000287 - Rainier Ridge Owner LLC	4/2/2025	04-2025	2,595.00
sect8 - Section 8	305068	v0000292 - Heather Clark	4/2/2025	04-2025	386.00
sect8 - Section 8	305069	v0000295 - 140th St LLC	4/2/2025	04-2025	1,121.00
sect8 - Section 8	305070	v0000302 - Pacific Apartment Investors LLC	4/2/2025	04-2025	1,011.00
sect8 - Section 8	305071	v0000303 - D2 Commercial Lending, LLC	4/2/2025	04-2025	1,295.00
sect8 - Section 8	305072	v0000307 - Mohamed Dobashi	4/2/2025	04-2025	1,623.00
sect8 - Section 8	305073	v0000310 - Double Z Inc. Property Management	4/2/2025	04-2025	9,045.00
sect8 - Section 8	305074	v0000311 - Arrowhead Park Lakewood LLC	4/2/2025	04-2025	13,148.00
sect8 - Section 8	305075	v0000319 - Spencer	4/2/2025	04-2025	2,199.00
sect8 - Section 8	305076	v0000323 - Meadow Park Brownstones LLC	4/2/2025	04-2025	7,801.00
sect8 - Section 8	305077	v0000324 - KT DV LLC	4/2/2025	04-2025	1,895.00
sect8 - Section 8	305078	v0000337 - Hall Northwest LLC	4/2/2025	04-2025	1,175.00
sect8 - Section 8	305079	v0000339 - Amoriss PNW Inc.	4/2/2025	04-2025	6,306.00
sect8 - Section 8	305080	v0000341 - Skyliner LLC	4/2/2025	04-2025	1,295.00
sect8 - Section 8	305080	v0000341 - Skyliner LLC	4/4/2025	04-2025	-1,295.00
sect8 - Section 8	305081	v0000343 - MacPherson's IV LLC	4/2/2025	04-2025	1,605.00
sect8 - Section 8	305082	v0000351 - Leopold Dudley	4/2/2025	04-2025	692.00
sect8 - Section 8	305083	v0000353 - Lori Bish	4/2/2025	04-2025	1,575.00
sect8 - Section 8	305084	v0000354 - Abbey Lane Apartments LLC	4/2/2025	04-2025	1,299.00
sect8 - Section 8	305085	v0000355 - Raynee Branch	4/2/2025	04-2025	663.00
sect8 - Section 8	305086	v0000357 - Octavio Serrano	4/2/2025	04-2025	1,410.00
sect8 - Section 8	305087	v0000360 - Harinath Babu Sakamuri	4/2/2025	04-2025	3,493.00
sect8 - Section 8	305088	v0000364 - TLUS RISE Milton Copper Limited Partnershi	4/2/2025	04-2025	5,023.00
sect8 - Section 8	305089	v0000368 - Allenmore Brownstones LLC	4/2/2025	04-2025	1,927.00
sect8 - Section 8	305090	v0000372 - Rito G Ponce	4/2/2025	04-2025	1,138.00
sect8 - Section 8	305091	v0000375 - Orchard View	4/2/2025	04-2025	1,278.00
sect8 - Section 8	305092	v0000383 - Spartan Agency	4/2/2025	04-2025	4,086.00
sect8 - Section 8	305093	v0000387 - Guide Property Management LLC	4/2/2025	04-2025	562.00
sect8 - Section 8	305094	v0000389 - Nicholas Schwartz	4/2/2025	04-2025	881.00
sect8 - Section 8	305095	v0000390 - Correne Hall	4/2/2025	04-2025	1,266.00
sect8 - Section 8	305096	v0000392 - Ragaey Elbasiony	4/2/2025	04-2025	2,091.00

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sect8 - Section 8	305097	v0000398 - Century 21 North Homes Realty	4/2/2025	04-2025	1,800.00
sect8 - Section 8	305098	v0000399 - University Crossings LLC	4/2/2025	04-2025	1,321.00
sect8 - Section 8	305099	v0000407 - Boylston WPIG LLC	4/2/2025	04-2025	3,642.00
sect8 - Section 8	305100	v0000408 - Andre Kravchenko	4/2/2025	04-2025	1,150.00
sect8 - Section 8	305101	v0000410 - Yanka Boyadzhieva	4/2/2025	04-2025	1,869.00
sect8 - Section 8	305102	v0000416 - Fircrest Star LLC	4/2/2025	04-2025	2,824.00
sect8 - Section 8	305103	v0000419 - Fairways TIC Manager LLC	4/2/2025	04-2025	5,193.00
sect8 - Section 8	305104	v0000421 - Tajinder Singh Dhillon	4/2/2025	04-2025	2,824.00
sect8 - Section 8	305105	v0000428 - Plateau 176 LLC	4/2/2025	04-2025	4,534.00
sect8 - Section 8	305106	v0000431 - Spanaway Collective Estates LLC	4/2/2025	04-2025	1,326.00
sect8 - Section 8	305107	v0000433 - Amyson Varughese	4/2/2025	04-2025	1,872.00
sect8 - Section 8	305108	v0000438 - SG MF Sierra Sun Investors LLC	4/2/2025	04-2025	5,172.00
sect8 - Section 8	305109	v0000444 - Lena M Williams	4/2/2025	04-2025	2,520.00
sect8 - Section 8	305110	v0000445 - RGPD LLC dba Ruby Apartments	4/2/2025	04-2025	2,823.00
sect8 - Section 8	305111	v0000446 - Jonathan Clark	4/2/2025	04-2025	1,163.00
sect8 - Section 8	305112	v0000449 - Rayco Alliance Company LLC	4/2/2025	04-2025	1,286.00
sect8 - Section 8	305113	v0000453 - Valentin Vakebila	4/2/2025	04-2025	1,678.00
sect8 - Section 8	305114	v0000455 - Rochelle Dabney	4/2/2025	04-2025	2,392.00
sect8 - Section 8	305115	v0000461 - Winsor Square Apartments LLC	4/2/2025	04-2025	1,287.00
sect8 - Section 8	305116	v0000465 - Aster Townhomes LLC	4/2/2025	04-2025	2,764.00
sect8 - Section 8	305117	v0000466 - Arav Ventures LLC	4/2/2025	04-2025	2,616.00
sect8 - Section 8	305118	v0000479 - Kenneth R Ferguson	4/2/2025	04-2025	3,083.00
sect8 - Section 8	305119	v0000484 - Vicky L Wyatt	4/2/2025	04-2025	1,258.00
sect8 - Section 8	305120	v0000486 - Peoples Real Estate	4/2/2025	04-2025	1,808.00
sect8 - Section 8	305121	v0000490 - Mark C Reid	4/2/2025	04-2025	756.00
sect8 - Section 8	305122	v0000503 - Utopia Property Management	4/2/2025	04-2025	6,243.00
sect8 - Section 8	305123	v0000504 - Hong Phuong Truong	4/2/2025	04-2025	2,968.00
sect8 - Section 8	305124	v0000515 - Douglas Haugh	4/2/2025	04-2025	1,578.00
sect8 - Section 8	305125	v0000517 - LASA	4/2/2025	04-2025	18,171.00
sect8 - Section 8	305126	v0000532 - Alik Gushevatty	4/2/2025	04-2025	1,420.00
sect8 - Section 8	305127	v0000537 - Gael Yimen Yimga	4/2/2025	04-2025	2,419.00
sect8 - Section 8	305128	v0000539 - Roxanne Metcalf	4/2/2025	04-2025	3,232.00
sect8 - Section 8	305129	v0000541 - BNB Securities LLC	4/2/2025	04-2025	990.00
sect8 - Section 8	305130	v0000544 - Bella Vista Business	4/2/2025	04-2025	1,695.00
sect8 - Section 8	305131	v0000547 - Mynd Management Inc	4/2/2025	04-2025	3,676.00
sect8 - Section 8	305132	v0000549 - Foothill Properties Management LLC	4/2/2025	04-2025	7,936.00
sect8 - Section 8	305133	v0000553 - Country Mobile MHC LLC	4/2/2025	04-2025	1,861.00
sect8 - Section 8	305134	v0000563 - Brandee Percosky	4/2/2025	04-2025	1,563.00
sect8 - Section 8	305135	v0000564 - Nordic Real Estate LLC	4/2/2025	04-2025	6,331.00
sect8 - Section 8	305136	v0000566 - PPS Homes LLC	4/2/2025	04-2025	3,025.00
sect8 - Section 8	305137	v0000570 - CR Hanna Midtown Communities	4/2/2025	04-2025	1,403.00
sect8 - Section 8	305138	v0000576 - Parkside Realty	4/2/2025	04-2025	1,373.00

Payment Summary

Bank=sect8 AND mm/yy=04/2025-04/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	305139	v0000577 - Mahmoud Ahmed	4/2/2025	04-2025	1,360.00
sect8 - Section 8	305140	v0000591 - ELink Realty	4/2/2025	04-2025	2,163.00
sect8 - Section 8	305141	v0000600 - Fircrest Gardens Apartments LLC	4/2/2025	04-2025	1,321.00
sect8 - Section 8	305142	v0000602 - Tony & Barbara Patrinicola	4/2/2025	04-2025	1,926.00
sect8 - Section 8	305143	v0000604 - Xun Kang	4/2/2025	04-2025	2,456.00
sect8 - Section 8	305144	v0000605 - Germain Frantz	4/2/2025	04-2025	1,649.00
sect8 - Section 8	305145	v0000609 - Sundance 7427 LLC	4/2/2025	04-2025	12,672.00
sect8 - Section 8	305146	v0000611 - Joshua Kirkbride	4/2/2025	04-2025	770.00
sect8 - Section 8	305147	v0000620 - Deborah Simpson	4/2/2025	04-2025	3,116.00
sect8 - Section 8	305148	v0000621 - JD & JB Enterprises LLC	4/2/2025	04-2025	2,100.00
sect8 - Section 8	305149	v0000623 - Marissa Eyon	4/2/2025	04-2025	485.00
sect8 - Section 8	305150	v0000628 - Tam Mai	4/2/2025	04-2025	2,593.00
sect8 - Section 8	305151	v0000629 - John Brodie	4/2/2025	04-2025	2,682.00
sect8 - Section 8	305152	v0000637 - Twenty Four Apartments LLC	4/2/2025	04-2025	8,102.00
sect8 - Section 8	305153	v0000638 - Pa-Foday Jaiteh	4/2/2025	04-2025	1,700.00
sect8 - Section 8	305154	v0000642 - Sage Lakewood LLC	4/2/2025	04-2025	962.00
sect8 - Section 8	305155	v0000663 - Kapowsin Country Park LLC	4/2/2025	04-2025	1,068.00
sect8 - Section 8	305156	v0000664 - Beyond Seattle Realty LLC	4/2/2025	04-2025	1,319.00
sect8 - Section 8	305157	v0000668 - Jensen Properties NW LLC	4/2/2025	04-2025	2,576.00
sect8 - Section 8	305158	v0000670 - Gavin Chan	4/2/2025	04-2025	2,655.00
sect8 - Section 8	305159	v0000675 - Dennis Ruff	4/2/2025	04-2025	783.00
sect8 - Section 8	305160	v0000678 - dba The Dock at Surprise Lake	4/2/2025	04-2025	4,518.00
sect8 - Section 8	305161	v0000685 - Jerry Wolfe	4/2/2025	04-2025	743.00
sect8 - Section 8	305162	v0000699 - GyG Golden Gates LLC	4/2/2025	04-2025	1,171.00
sect8 - Section 8	305163	v0000703 - Kyle Denbrook	4/2/2025	04-2025	1,255.00
sect8 - Section 8	305164	v0000718 - SunFire Property Management	4/2/2025	04-2025	2,587.00
sect8 - Section 8	305165	v0000720 - Sione Unga	4/2/2025	04-2025	1,339.00
sect8 - Section 8	305166	v0000721 - Seattle Rental Boat LLC	4/2/2025	04-2025	747.00
sect8 - Section 8	305167	valleyviewap - Dominion Valley View Associates	4/2/2025	04-2025	4,961.00
sect8 - Section 8	305168	vanbuskirkfa - Van Buskirk Family LLC	4/2/2025	04-2025	1,139.00
sect8 - Section 8	305169	vancouve - Vancouver Housing Authority	4/2/2025	04-2025	11,398.63
sect8 - Section 8	305170	vanessaview - KEI Apartment Fund 6 LLC	4/2/2025	04-2025	5,129.00
sect8 - Section 8	305171	vhcresidenti - VHC Residential LLC	4/2/2025	04-2025	564.00
sect8 - Section 8	305172	viewbyvintag - View By Vintage LP	4/2/2025	04-2025	19,608.00
sect8 - Section 8	305173	villageatsee - Inland Residential Real Estate Services	4/2/2025	04-2025	21,380.00
sect8 - Section 8	305174	villagesquar - Village Square Apartments	4/2/2025	04-2025	1,869.00
sect8 - Section 8	305175	villaplazaap - Villa Plaza Apartments	4/2/2025	04-2025	883.00
sect8 - Section 8	305176	vintageattac - Vintage At Tacoma, LLC	4/2/2025	04-2025	12,993.00
sect8 - Section 8	305177	vistapropert - Vista Property Management LLC	4/2/2025	04-2025	7,243.00
sect8 - Section 8	305178	vistaviewtow - Puget Sound TNC LLC	4/2/2025	04-2025	3,397.00
sect8 - Section 8	305179	waichanleung - Leung Wai Chan	4/2/2025	04-2025	1,629.00
sect8 - Section 8	305180	waldmeister - Robert Bonneville	4/2/2025	04-2025	1,066.00

Payment Summary

Bank=sect8 AND mm/yy=04/2025-04/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	305181	wangjie - Lacey Invest LLC	4/2/2025	04-2025	2,871.00
sect8 - Section 8	305182	waterfallapa - Jacob Cohen	4/2/2025	04-2025	1,346.00
sect8 - Section 8	305183	waverlymanor - BESS Company Inc	4/2/2025	04-2025	3,277.00
sect8 - Section 8	305184	weidenbacher - Kum Cha Weidenbacher	4/2/2025	04-2025	1,330.00
sect8 - Section 8	305185	westmainapar - Northshore Associates LLC	4/2/2025	04-2025	845.00
sect8 - Section 8	305186	westminstert - PCS Kent LP	4/2/2025	04-2025	13,046.00
sect8 - Section 8	305187	westsidestat - North Pearl Street Limited Partnership	4/2/2025	04-2025	3,027.00
sect8 - Section 8	305188	westwoodapar - Northshore Associates LLC	4/2/2025	04-2025	1,164.00
sect8 - Section 8	305189	westwoodpark - Westwood Park 815 LLC	4/2/2025	04-2025	1,293.00
sect8 - Section 8	305190	westwoodsqua - Penninsula Properties LLC	4/2/2025	04-2025	3,348.00
sect8 - Section 8	305191	wetmoremerce - Mercedes Wetmore	4/2/2025	04-2025	1,103.00
sect8 - Section 8	305192	whalenmichae - Michael Whalen	4/2/2025	04-2025	4,898.00
sect8 - Section 8	305193	wiedersc - Scott Wieder	4/2/2025	04-2025	1,753.00
sect8 - Section 8	305194	wilcoxnick - Nick Wilcox	4/2/2025	04-2025	2,147.00
sect8 - Section 8	305195	williamsmarc - Williams, Marcy A.	4/2/2025	04-2025	484.00
sect8 - Section 8	305196	williamsmark - Mark Williams	4/2/2025	04-2025	488.00
sect8 - Section 8	305197	williamsrene - Renee Williams-Ivery	4/2/2025	04-2025	1,702.00
sect8 - Section 8	305198	willowgreenv - Willow Green Village Apartments LLC	4/2/2025	04-2025	4,708.00
sect8 - Section 8	305199	willowhill - Willow Hill LLC	4/2/2025	04-2025	1,473.00
sect8 - Section 8	305200	willowspring - Willow Diamond LLC	4/2/2025	04-2025	988.00
sect8 - Section 8	305201	wilsondave - Dave Wilson	4/2/2025	04-2025	2,319.00
sect8 - Section 8	305202	windermere - View Road LLC	4/2/2025	04-2025	1,194.00
sect8 - Section 8	305203	windridgeapa - Windridge Apartment, LLC	4/2/2025	04-2025	2,401.00
sect8 - Section 8	305204	wisteriawalk - Wisteria Housing LP	4/2/2025	04-2025	20,028.00
sect8 - Section 8	305205	wonderlandap - Yuan Zhang	4/2/2025	04-2025	1,655.00
sect8 - Section 8	305206	wongdaniel - Daniel Wong	4/2/2025	04-2025	3,843.00
sect8 - Section 8	305207	woodlakeesta - Williamswood Estates LLC	4/2/2025	04-2025	1,528.00
sect8 - Section 8	305208	woodmarkapar - CR Woodmark Communities LLC	4/2/2025	04-2025	39,041.00
sect8 - Section 8	305209	woodshireapa - S & B Rental Properties	4/2/2025	04-2025	3,072.00
sect8 - Section 8	305210	wrightcarl - Carl Wright	4/2/2025	04-2025	3,298.00
sect8 - Section 8	305211	wrightmark - Mark Wright	4/2/2025	04-2025	637.00
sect8 - Section 8	305212	yichung - Chung H Yi	4/2/2025	04-2025	2,277.00
sect8 - Section 8	305213	yokestimothy - Timothy Yokes	4/2/2025	04-2025	879.00
sect8 - Section 8	305214	yorkerbrian - Brian Yorker	4/2/2025	04-2025	960.00
sect8 - Section 8	305215	yzinternatio - Hailing Zhang	4/2/2025	04-2025	1,107.00
sect8 - Section 8	305216	zaverijesal - Jesal Zaveri	4/2/2025	04-2025	1,400.00
sect8 - Section 8	305217	zessindebbie - Debbie M Zessin	4/2/2025	04-2025	1,047.00
sect8 - Section 8	305218	zurichhouse - Penninsula Properties LLC	4/2/2025	04-2025	3,465.00
sect8 - Section 8	305219		4/18/2025	04-2025	38.00
sect8 - Section 8	305220	20182ihborro - 2018-2 IH Borrower LP	4/18/2025	04-2025	553.00
sect8 - Section 8	305221	affinityreal - Affinity Real Estate Mangement	4/18/2025	04-2025	627.00
sect8 - Section 8	305222	avanahampton - Greystar Equity Partners X REIT LLC	4/18/2025	04-2025	133.00

Payment Summary

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sect8 - Section 8	305223	blueemerald - Blue Emerald Real Estate Co	4/18/2025	04-2025	1,192.00
sect8 - Section 8	305224	caparentals - C.A.P.A. Rentals	4/18/2025	04-2025	12,969.00
sect8 - Section 8	305225	chateauraini - Chateau Rainier Apts	4/18/2025	04-2025	5,121.00
sect8 - Section 8	305226	cherrytreeap - Lobs Lakewood, LLC	4/18/2025	04-2025	1,195.00
sect8 - Section 8	305227	citizenooke - CLPF C&O Lakewood LLC	4/18/2025	04-2025	4,536.00
sect8 - Section 8	305228	coppervalley - Copper Valley Apartments LLC	4/18/2025	04-2025	999.00
sect8 - Section 8	305229	daleychristi - Christian Daley	4/18/2025	04-2025	1,777.00
sect8 - Section 8	305230	davisronald - Ronald Davis	4/18/2025	04-2025	540.00
sect8 - Section 8	305231	fandgllc - F and G LLC	4/18/2025	04-2025	873.00
sect8 - Section 8	305232	firparkapart - Brink Investment Group LLC	4/18/2025	04-2025	1,326.00
sect8 - Section 8	305233	foifualouisa - Louisa Foifua	4/18/2025	04-2025	2,658.00
sect8 - Section 8	305234	heathercourt - HC 12712C LLC	4/18/2025	04-2025	1,300.00
sect8 - Section 8	305234	heathercourt - HC 12712C LLC	4/21/2025	04-2025	-1,300.00
sect8 - Section 8	305235	hoblaksleyta - Tausha A. Blaksley	4/18/2025	04-2025	304.00
sect8 - Section 8	305236	homeforward - Home Forward	4/18/2025	04-2025	106.00
sect8 - Section 8	305237	ih5propborro - IH5 Property Borrower LP	4/18/2025	04-2025	1,106.00
sect8 - Section 8	305238	kallespr - Kalles Properties Inc	4/18/2025	04-2025	252.00
sect8 - Section 8	305239	kingcountyho - King County Housing Authority	4/18/2025	04-2025	11,675.80
sect8 - Section 8	305240	lakeside - Lakeside Landing LLC	4/18/2025	04-2025	783.00
sect8 - Section 8	305241	lakeviewsout - Lakewood 92 Associates LLC	4/18/2025	04-2025	2,336.00
sect8 - Section 8	305242	lakewood16 - Lakewood 16, LLC	4/18/2025	04-2025	1,784.00
sect8 - Section 8	305243	lakewoodvill - Lakewood Village Apts	4/18/2025	04-2025	522.00
sect8 - Section 8	305244	leekento - Kenton Lee	4/18/2025	04-2025	1,082.00
sect8 - Section 8	305245	maplesgrove - BESS Company	4/18/2025	04-2025	40.00
sect8 - Section 8	305246	marcoeastval - Marse McNaughton	4/18/2025	04-2025	955.00
sect8 - Section 8	305247	matsusaka - Archdiocesan Housing Authority	4/18/2025	04-2025	930.00
sect8 - Section 8	305248	meridianpoin - The Farrell Group LLC	4/18/2025	04-2025	838.00
sect8 - Section 8	305249	morningtree - Morningtree Park Apts LLC	4/18/2025	04-2025	394.00
sect8 - Section 8	305250	neebenterpri - Neeb Enterprises	4/18/2025	04-2025	1,966.00
sect8 - Section 8	305251	parklandmano - Metropolitan Development Council	4/18/2025	04-2025	18.00
sect8 - Section 8	305252	quistchriste - Christel Quist	4/18/2025	04-2025	867.00
sect8 - Section 8	305253	reisprofessi - Professional Property Management LLC	4/18/2025	04-2025	3,638.00
sect8 - Section 8	305254	ridgedaleapa - Ridgedale Associates LLC	4/18/2025	04-2025	293.00
sect8 - Section 8	305255	shiplett - Rhonda Shiplett	4/18/2025	04-2025	1,242.00
sect8 - Section 8	305256	singhtarloch - Kindred Property Management	4/18/2025	04-2025	1,398.00
sect8 - Section 8	305257	southhillbyv - South Hill By Vintage LLC	4/18/2025	04-2025	1,403.00
sect8 - Section 8	305258	spinnakerpro - Spinnaker Property Management LLC	4/18/2025	04-2025	912.00
sect8 - Section 8	305259	stepinvasily - VD Holdings LLC	4/18/2025	04-2025	1,276.00
sect8 - Section 8	305260		4/18/2025	04-2025	11.00
sect8 - Section 8	305261		4/18/2025	04-2025	105.00
sect8 - Section 8	305262		4/18/2025	04-2025	30.00
sect8 - Section 8	305263		4/18/2025	04-2025	233.00

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sect8 - Section 8	305264		4/18/2025	04-2025	282.00
sect8 - Section 8	305265		4/18/2025	04-2025	225.00
sect8 - Section 8	305266		4/18/2025	04-2025	446.00
sect8 - Section 8	305267		4/18/2025	04-2025	252.00
sect8 - Section 8	305268	talkingtonsh - Shannon Talkington	4/18/2025	04-2025	972.00
sect8 - Section 8	305269	theharrison - The Harrison TNC LLC	4/18/2025	04-2025	797.00
sect8 - Section 8	305270	thejosephgro - Cedar One LLC	4/18/2025	04-2025	20.00
sect8 - Section 8	305271	troungsat - Sat Troung	4/18/2025	04-2025	851.00
sect8 - Section 8	305272	v0000023 - American Homes 4 Rent, L.P.	4/18/2025	04-2025	4,145.00
sect8 - Section 8	305273	v0000029 - JCL Management Inc., DBA Real Property M	4/18/2025	04-2025	2,854.00
sect8 - Section 8	305274	v0000171 - Jevons Property Management	4/18/2025	04-2025	5,400.00
sect8 - Section 8	305275	v0000242 - Tarmigan at Wapato Creek	4/18/2025	04-2025	767.00
sect8 - Section 8	305276	v0000341 - Skyliner LLC	4/18/2025	04-2025	1,295.00
sect8 - Section 8	305277	v0000387 - Guide Property Management LLC	4/18/2025	04-2025	1,004.00
sect8 - Section 8	305278	v0000517 - LASA	4/18/2025	04-2025	2,322.00
sect8 - Section 8	305279	v0000668 - Jensen Properties NW LLC	4/18/2025	04-2025	8,393.00
sect8 - Section 8	305280	vistapropt - Vista Property Management LLC	4/18/2025	04-2025	4,720.00
sect8 - Section 8	356506	v0000482 - Bradley Park Apartment LLC	4/16/2025	04-2025	-1,885.00
sect8 - Section 8	356788	v0000590 - Jen Family Properties LLC	4/16/2025	04-2025	-2,791.00
sect8 - Section 8	356910	v0000545 - Sparq Living LLC	4/16/2025	04-2025	-14,131.00
sect8 - Section 8	356916	v0000590 - Jen Family Properties LLC	4/1/2025	04-2025	741.00
sect8 - Section 8	356916	v0000590 - Jen Family Properties LLC	4/16/2025	04-2025	-741.00
sect8 - Section 8	356961		4/1/2025	04-2025	276.00
sect8 - Section 8	356962		4/1/2025	04-2025	85.00
sect8 - Section 8	356963		4/1/2025	04-2025	287.00
sect8 - Section 8	356964	belaraapartm - KW Lakeland LLC	4/1/2025	04-2025	2,466.00
sect8 - Section 8	356965	harborviewma - Harbor View Manor LLP	4/1/2025	04-2025	2,592.00
sect8 - Section 8	356966	harriscounty - Harris County Housing Authority	4/1/2025	04-2025	4,179.68
sect8 - Section 8	356967	hochahalbalb - Balbir Chahal	4/1/2025	04-2025	968.00
sect8 - Section 8	356968	homeandland - Homes and Land LLC	4/1/2025	04-2025	3,459.00
sect8 - Section 8	356969	johnsonfrank - Frank Johnson	4/1/2025	04-2025	1,450.00
sect8 - Section 8	356970	legacyapartm - The Legacy Associates	4/1/2025	04-2025	886.00
sect8 - Section 8	356971	marcosouthwe - Marse McNaughton	4/1/2025	04-2025	1,130.00
sect8 - Section 8	356972	montgom - HOC Of Montgomery County	4/1/2025	04-2025	624.13
sect8 - Section 8	356973	swidaho - SW Idaho Coop., H A	4/1/2025	04-2025	1,743.34
sect8 - Section 8	356974		4/1/2025	04-2025	78.00
sect8 - Section 8	356975		4/1/2025	04-2025	596.00
sect8 - Section 8	356976		4/1/2025	04-2025	11.00
sect8 - Section 8	356977		4/1/2025	04-2025	228.00
sect8 - Section 8	356978	townhomesmou - TA Sumner Fee Owner LLC	4/1/2025	04-2025	379.00
sect8 - Section 8	356979	v0000003 - CJK Property Management	4/1/2025	04-2025	476.00
sect8 - Section 8	356980	v0000010 - Grand Prairie Housing	4/1/2025	04-2025	1,416.34

Payment Summary

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sect8 - Section 8	356981	v0000013 - KTM Properties	4/1/2025	04-2025	420.00
sect8 - Section 8	356982	v0000025 - vSJC Management	4/1/2025	04-2025	1,805.00
sect8 - Section 8	356983	v0000033 - Hidden Villa Apartments LLC	4/1/2025	04-2025	877.00
sect8 - Section 8	356984	v0000048 - Glacier Run Partners II L.L.C	4/1/2025	04-2025	2,378.00
sect8 - Section 8	356985	v0000059 - 168 Norpoint LLC	4/1/2025	04-2025	1,420.00
sect8 - Section 8	356986	v0000080 - Re/Max Northwest	4/1/2025	04-2025	1,639.00
sect8 - Section 8	356987	v0000094 - Bella Vista Apartments LLC	4/1/2025	04-2025	3,390.00
sect8 - Section 8	356988	v0000102 - Avana Chestnut Hills	4/1/2025	04-2025	1,482.00
sect8 - Section 8	356989	v0000132 - Randall Realty Corp	4/1/2025	04-2025	1,343.00
sect8 - Section 8	356990	v0000144 - Melissa Koenig	4/1/2025	04-2025	3,007.00
sect8 - Section 8	356991	v0000151 - One Way Properties, LLC	4/1/2025	04-2025	2,595.00
sect8 - Section 8	356992	v0000164 - Big Sis Little Sis Enterprises, LLC	4/1/2025	04-2025	1,668.00
sect8 - Section 8	356993	v0000169 - Curtis Clemons	4/1/2025	04-2025	492.00
sect8 - Section 8	356994	v0000183 - IH6 Property Borrower LP - AP	4/1/2025	04-2025	10,279.00
sect8 - Section 8	356995	v0000202 - Richard Rolle	4/1/2025	04-2025	1,466.00
sect8 - Section 8	356996	v0000215 - Remax Honors	4/1/2025	04-2025	5,213.00
sect8 - Section 8	356997	v0000217 - 3841 S Park Ave LLC	4/1/2025	04-2025	1,300.00
sect8 - Section 8	356998	v0000223 - 40th Street TNC LLC	4/1/2025	04-2025	1,490.00
sect8 - Section 8	356999	v0000248 - Eagle Mountain Properties LLC	4/1/2025	04-2025	2,352.00
sect8 - Section 8	357000	v0000258 - Pacific Ridge CMS LLC	4/1/2025	04-2025	1,509.00
sect8 - Section 8	357001	v0000264 - Latitude 47 Mixed Use Building LLC	4/1/2025	04-2025	2,067.00
sect8 - Section 8	357002	v0000272 - Mark Twain Apartments LLC	4/1/2025	04-2025	989.00
sect8 - Section 8	357003	v0000274 - Vista Del Rey Apartments	4/1/2025	04-2025	903.00
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sect8 - Section 8	357005	v0000283 - Calfield LLC	4/1/2025	04-2025	1,100.00
sect8 - Section 8	357006	v0000288 - Solace at Rainier Ridge	4/1/2025	04-2025	3,675.00
sect8 - Section 8	357007	v0000305 - Yong Ahn	4/1/2025	04-2025	3,339.00
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sect8 - Section 8	357009	v0000322 - Palermo at Lakeland LLC	4/1/2025	04-2025	2,191.00
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sect8 - Section 8	357019	v0000396 - Dallas County Housing Assistance Program	4/1/2025	04-2025	2,129.34
sect8 - Section 8	357020	v0000401 - Deerfield LLC	4/1/2025	04-2025	1,573.00
sect8 - Section 8	357021	v0000405 - Lawndale Apartments LLC	4/1/2025	04-2025	1,350.00
sect8 - Section 8	357022	v0000415 - McKinney Housing Authority	4/1/2025	04-2025	1,268.00

Payment Summary

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sect8 - Section 8	357025	v0000437 - Fort Worth Housing Solutions	4/1/2025	04-2025	1,950.34
sect8 - Section 8	357026	v0000451 - Evergreen Acres Family LLC	4/1/2025	04-2025	1,800.00
sect8 - Section 8	357027	v0000457 - Radimir Mandzyuk	4/1/2025	04-2025	813.00
sect8 - Section 8	357028	v0000460 - Giovanna Iovino	4/1/2025	04-2025	1,140.00
sect8 - Section 8	357029	v0000473 - Lincoln Court TNC LLC	4/1/2025	04-2025	1,016.00
sect8 - Section 8	357030	v0000487 - Four Lakes Apartments LLC	4/1/2025	04-2025	991.00
sect8 - Section 8	357031	v0000495 - David Asher	4/1/2025	04-2025	541.00
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sect8 - Section 8	357033	v0000511 - Copper Way Apartments LLC	4/1/2025	04-2025	13,996.00
sect8 - Section 8	357034	v0000513 - Marc Jerry Estinville	4/1/2025	04-2025	3,395.00
sect8 - Section 8	357035	v0000522 - VBC Mason Avenue III LP	4/1/2025	04-2025	1,246.00
sect8 - Section 8	357036	v0000525 - Vacation Villas LLC	4/1/2025	04-2025	5,007.00
sect8 - Section 8	357037	v0000529 - TA Main Fee Owner LLC	4/1/2025	04-2025	3,593.00
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sect8 - Section 8	357046	v0000584 - HPA CL1 LLC	4/1/2025	04-2025	2,307.00
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sect8 - Section 8	357061	v0000636 - Justin Yu	4/1/2025	04-2025	2,624.00
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sect8 - Section 8	357064	v0000645 - Towers Business Explorations LLC	4/1/2025	04-2025	1,135.00

Payment Summary

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sect8 - Section 8	357071	v0000656 - Garden Square	4/1/2025	04-2025	1,047.00
sect8 - Section 8	357072	v0000658 - Krubale Mulugeta	4/1/2025	04-2025	1,250.00
sect8 - Section 8	357073	v0000665 - Erickson Forest Grove LLC	4/1/2025	04-2025	1,596.00
sect8 - Section 8	357074	v0000679 - Vanessa Kuhlman	4/1/2025	04-2025	7,169.00
sect8 - Section 8	357075	v0000698 - Lobs Tacoma LLC	4/1/2025	04-2025	1,601.00
sect8 - Section 8	357076	v0000700 - Properties HR LLC	4/1/2025	04-2025	3,320.00
sect8 - Section 8	357077	v0000705 - MKM Heritage LL	4/1/2025	04-2025	1,527.00
sect8 - Section 8	357078	v0000724 - Estate of Phoumy B. Bounkeua	4/1/2025	04-2025	1,265.00
sect8 - Section 8	357079	v0000726 - The Woodlands	4/1/2025	04-2025	3,411.00
sect8 - Section 8	357080	v0000730 - MJJ Family Investments LLLP	4/1/2025	04-2025	3,510.00
sect8 - Section 8	357081	v0000741 - ORO Altitude Owner LLC	4/1/2025	04-2025	6,038.00
sect8 - Section 8	357082	v0000743 - Equity Realty Inc	4/1/2025	04-2025	1,725.00
sect8 - Section 8	357083	v0000744 - Malibu Apartments LLC	4/1/2025	04-2025	1,958.00
sect8 - Section 8	357084	vaz028 - City of Chandler Housing and Redev.	4/1/2025	04-2025	2,397.34
sect8 - Section 8	357085	vfl201 - Osceola County Human Services Department	4/1/2025	04-2025	1,150.14
sect8 - Section 8	357086	vynguyen - Vy Nguyen	4/1/2025	04-2025	1,725.00
sect8 - Section 8	357089		4/17/2025	04-2025	220.00
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sect8 - Section 8	357091	v0000370 - Ironridge Capital LLC	4/17/2025	04-2025	9,693.00
sect8 - Section 8	357092	v0000482 - Bradley Park Apartment LLC	4/17/2025	04-2025	1,885.00
sect8 - Section 8	357093	v0000511 - Copper Way Apartments LLC	4/17/2025	04-2025	7,688.00
sect8 - Section 8	357094	v0000543 - Margarita Sedrakyan	4/17/2025	04-2025	1,136.00
sect8 - Section 8	357095	v0000545 - Sparq Living LLC	4/17/2025	04-2025	14,131.00
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sect8 - Section 8	357098	v0000695 - Arbor Properties	4/17/2025	04-2025	3,829.00
sect8 - Section 8	357099	vaz001 - Phoenix Housing Department	4/17/2025	04-2025	571.34

*Tenant information has been removed for privacy

3,860,196.51



PIERCE COUNTY HOUSING AUTHORITY

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

OPENING DOORS



Pierce County
Housing Authority

HUD MOBILITY GRANT DEVELOPMENT FOR FAMILIES WITH CHILDREN

A Survey to Inform Program Planning & Development



Krystal VonGnatensky,
Housing Navigator



In Partnership with
Pacific Lutheran University

June 4th, 2025



PIERCE COUNTY HOUSING AUTHORITY



Subsidy to Low-income Families



Contribute to Affordable Housing Options



Issue Housing Choice Vouchers



Program Commitment and Accountability



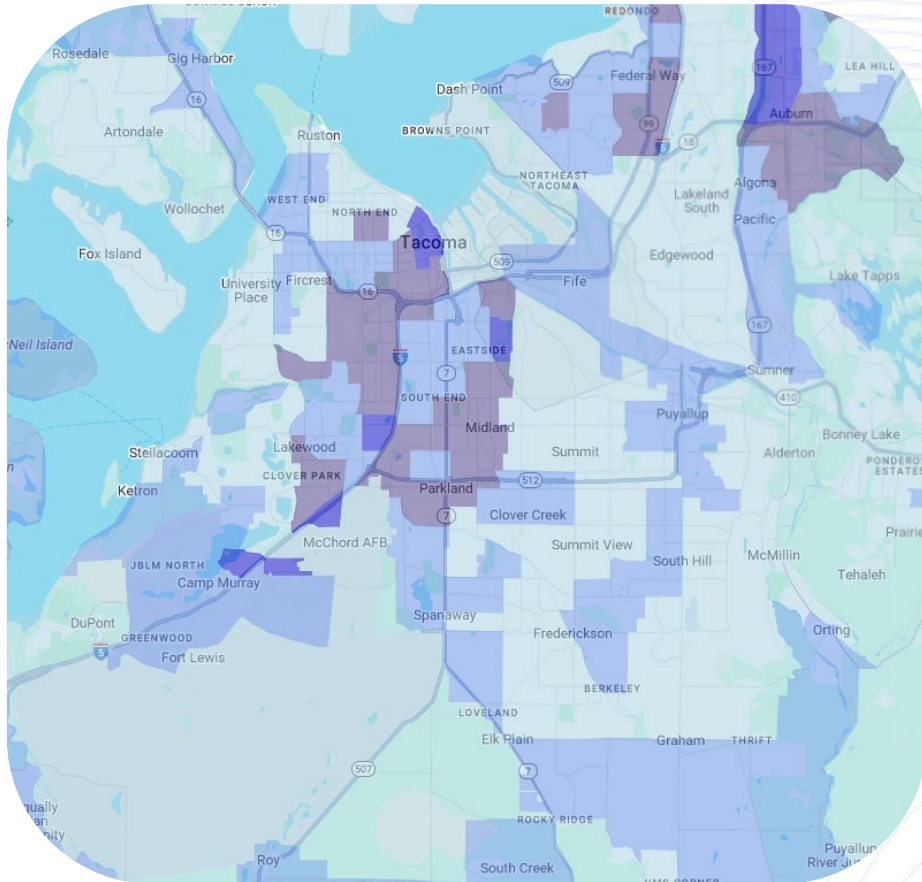
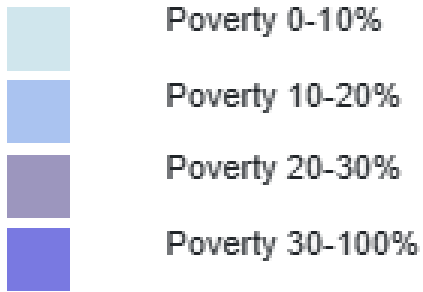
Housing and
Urban
Development
(HUD)

Public
Housing
Authorities
(PHAs)

Housing
Choice
Vouchers
(HCVs)

Client Secures
Housing &
Signs Lease

UNDERRESOURCED COMMUNITITES



941,170 Pierce County residents



12% of children living below poverty line
(Census, 2023)



Average household income of families in program:
\$21,408



Research supports that children growing up in
better resourced areas have improved later life
outcomes and opportunities

HOUSING MOBILITY

DECONCENTRATION OF POVERTY

Promotes Access to Better Resourced Areas

Helps low-income families move to neighborhoods with more opportunities

Reduces Exposure to Crime & Poverty

Higher rates of crime and poverty can undermine development in children

Improves Socioeconomic Outcomes

Provides access to better educational and employment opportunities

Deconcentrates Poverty

Disperses low-income families into mixed income neighborhoods improving access to resources

PLANNING & COLLABORATION TIMELINE

July 2024

**Mobility
grant
awarded**

September 2024 -
February 2025

**Meetings &
collaboratio
n with
community
experts**

February 2025

**Identification
of families**

March 2025

**Survey
developed &
emailed to
241
participants**

April 2025

Data analysis

COMPLIANCE NOTE

This survey was conducted internally by Pierce County Housing Authority for the purpose of program improvement and planning. Participation was voluntary, informed consent was obtained, and all responses were collected anonymously. No personally identifiable information was recorded or linked to survey responses. This presentation and its contents are the property of Pierce County Housing Authority and are not intended for external distribution without permission.

CREATING THE INTERVENTION

Survey implementation – sought to determine housing satisfaction and interest in moving

01

Reduce bias on perception of poverty

03

Discover interest in moving

02

Identify what is important to client

04

Explore barriers and opportunities

PIERCE COUNTY HOUSING AUTHORITY

- 🏠 30 QCT's in Pierce County
- 🏠 24 QCT's with 241 families with children
- 🏠 27 question survey sent to 241 families
- 🏠 Obtained Informed consent
- 🏠 \$25 Amazon gift cards for participation
- 🏠 93 participants responded

METHODOLOGY

Defined research goals

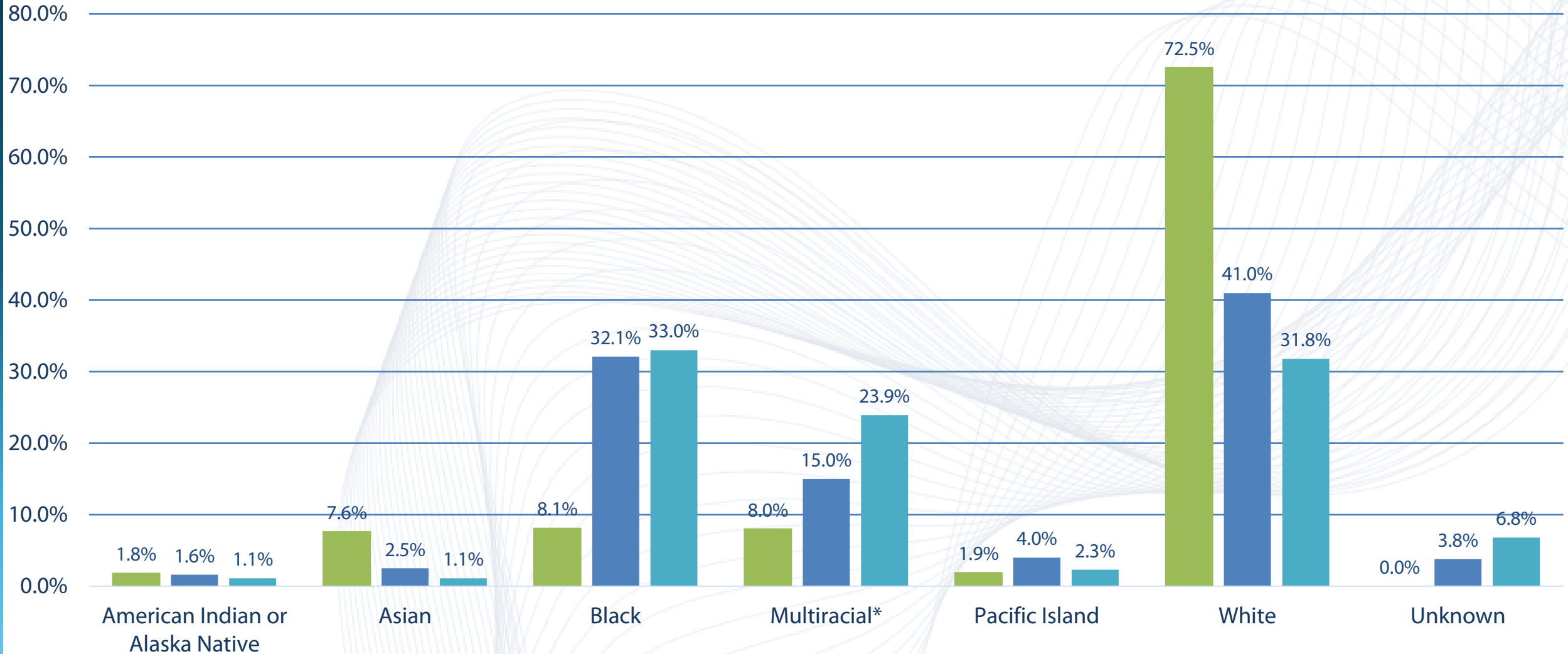
Identified Target Population

Determine Distribution Method

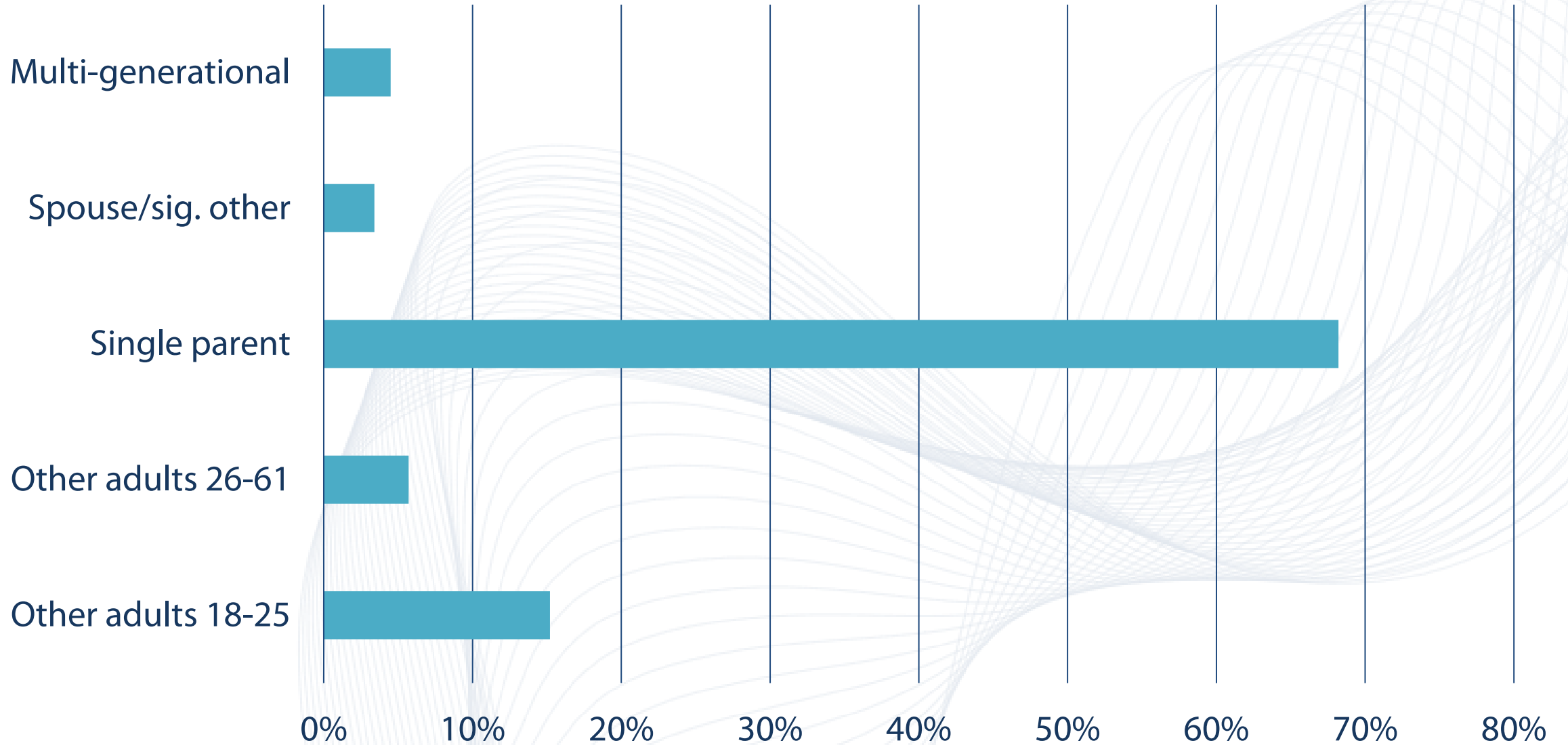
Launch Survey & Interpret Data

DEMOGRAPHICS: Pierce County vs PCHA vs Respondents

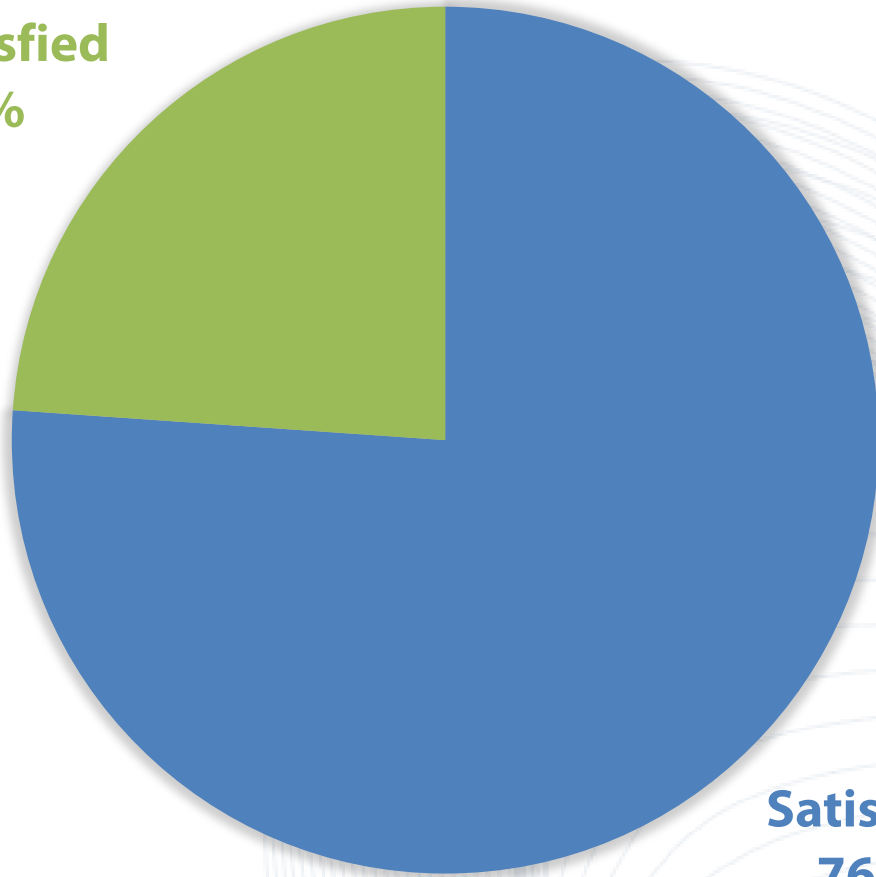
■ Pierce County 2020 Census ■ PCHA Total Participants 5/25 ■ PCHA Housing Mobility Survey Respondents



DEMOGRAPHICS: Respondent Household



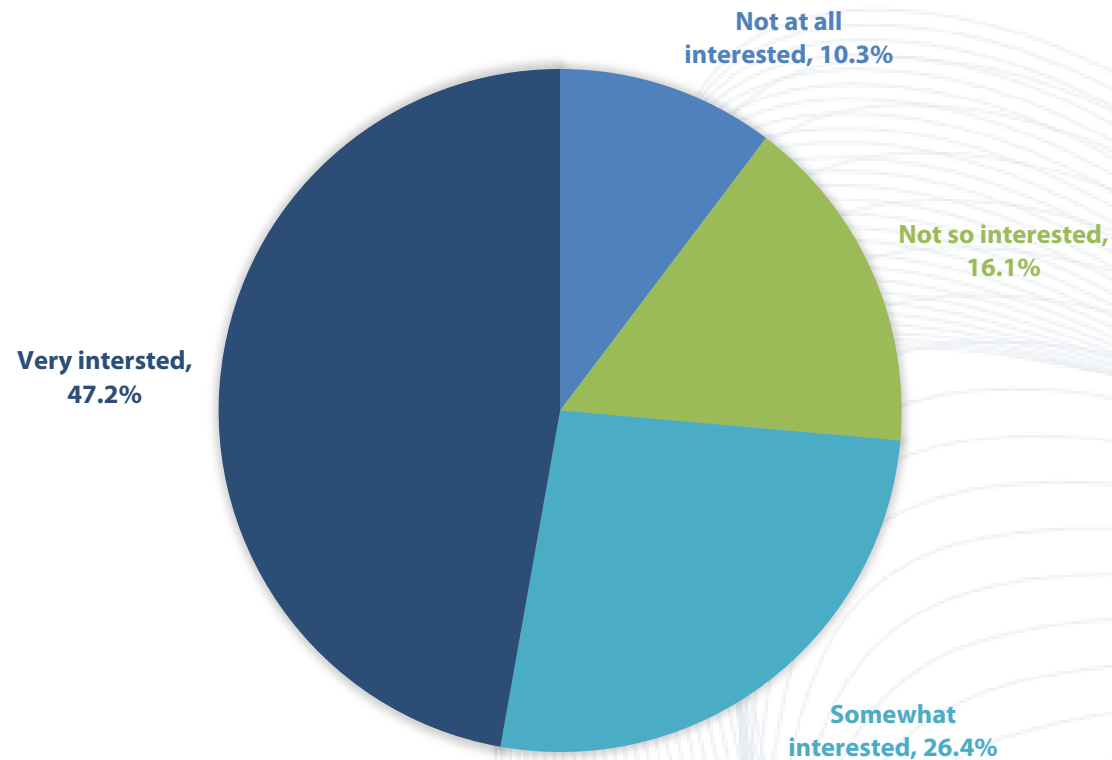
Dissatisfied
24%



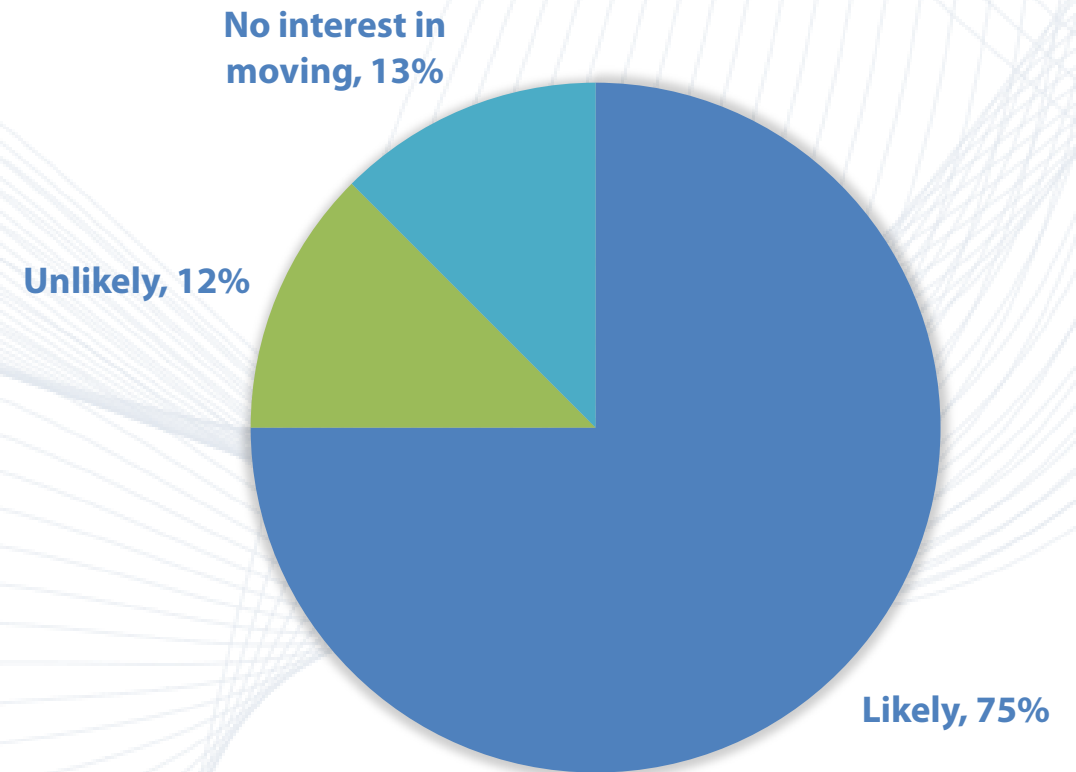
Satisfied
76%

**How satisfied are you
with your
neighborhood?**

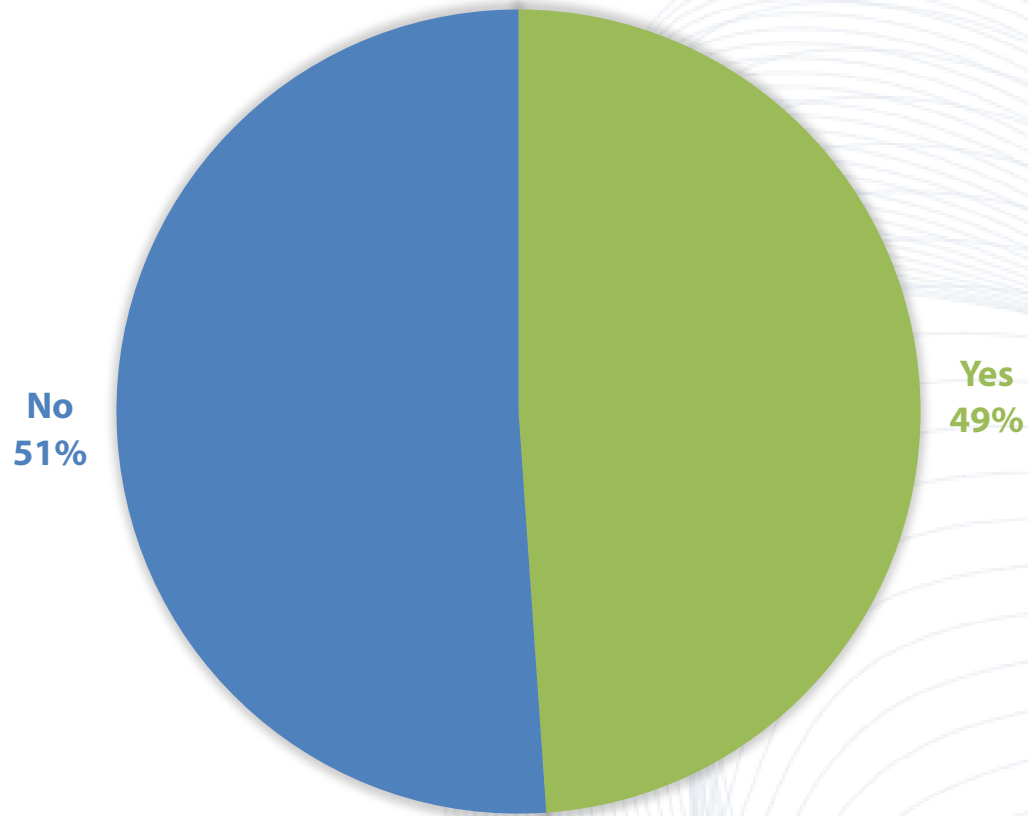
How interested are you **in moving**
to another community?



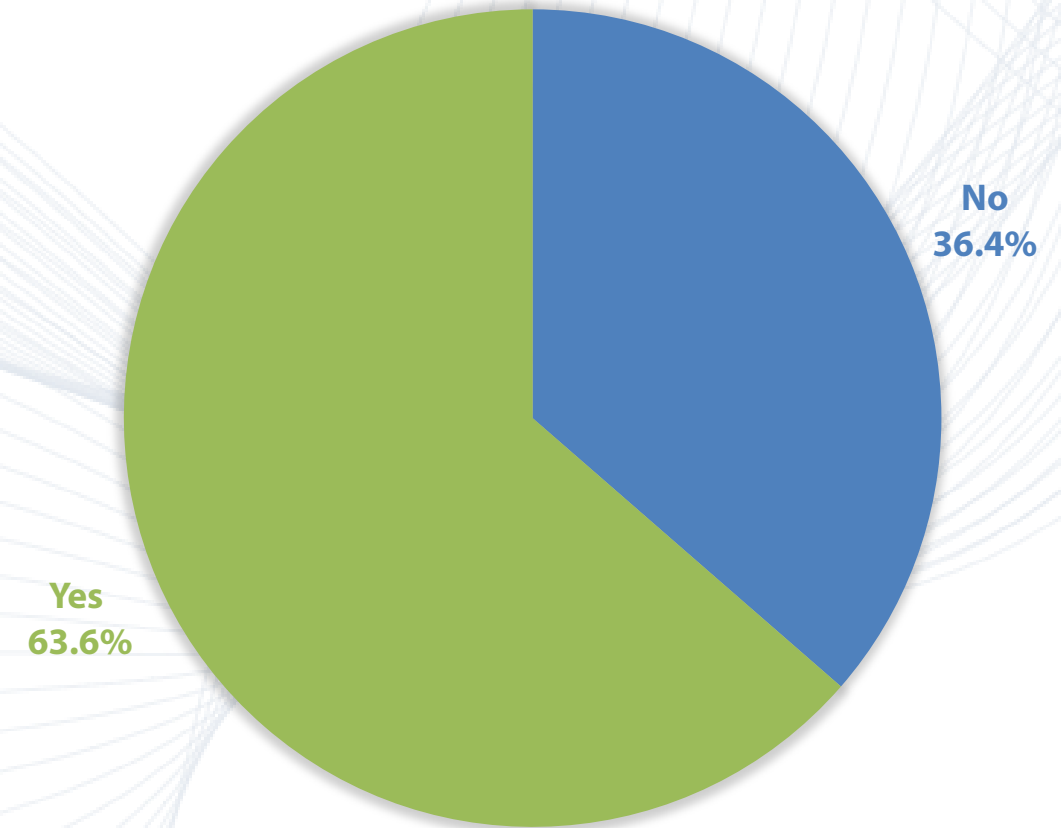
How likely are you to move to a
community such as **Puyallup,**
University Place or Bonney Lake?



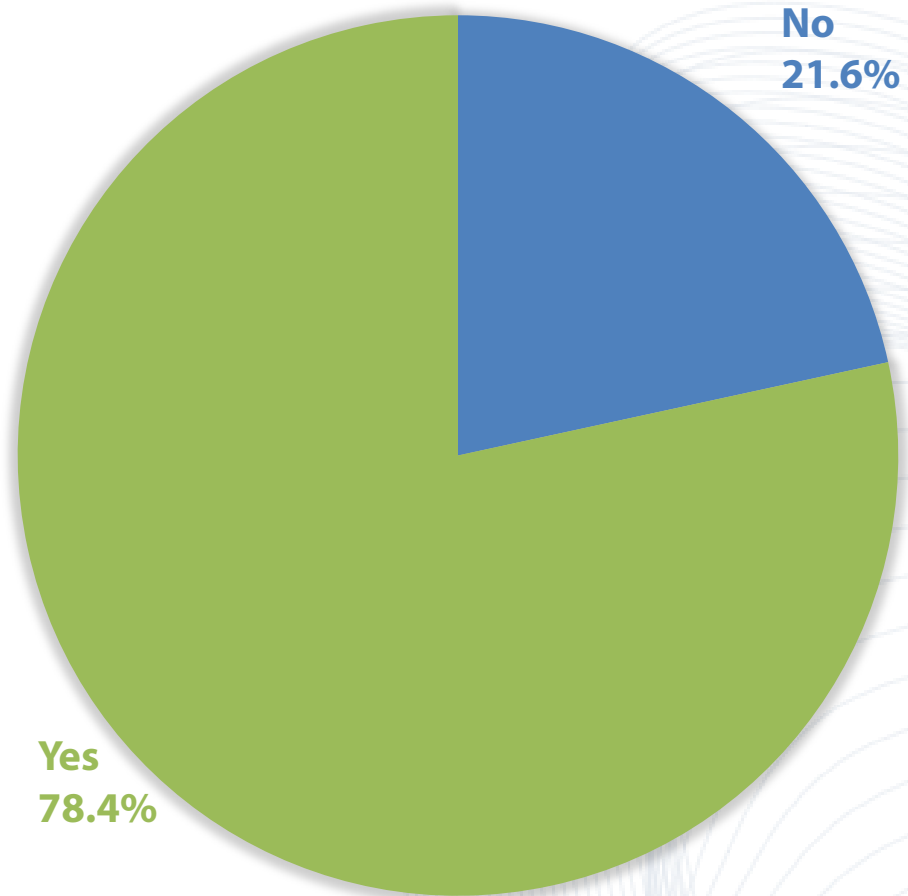
Would access to **higher quality schools** influence your decision to move?



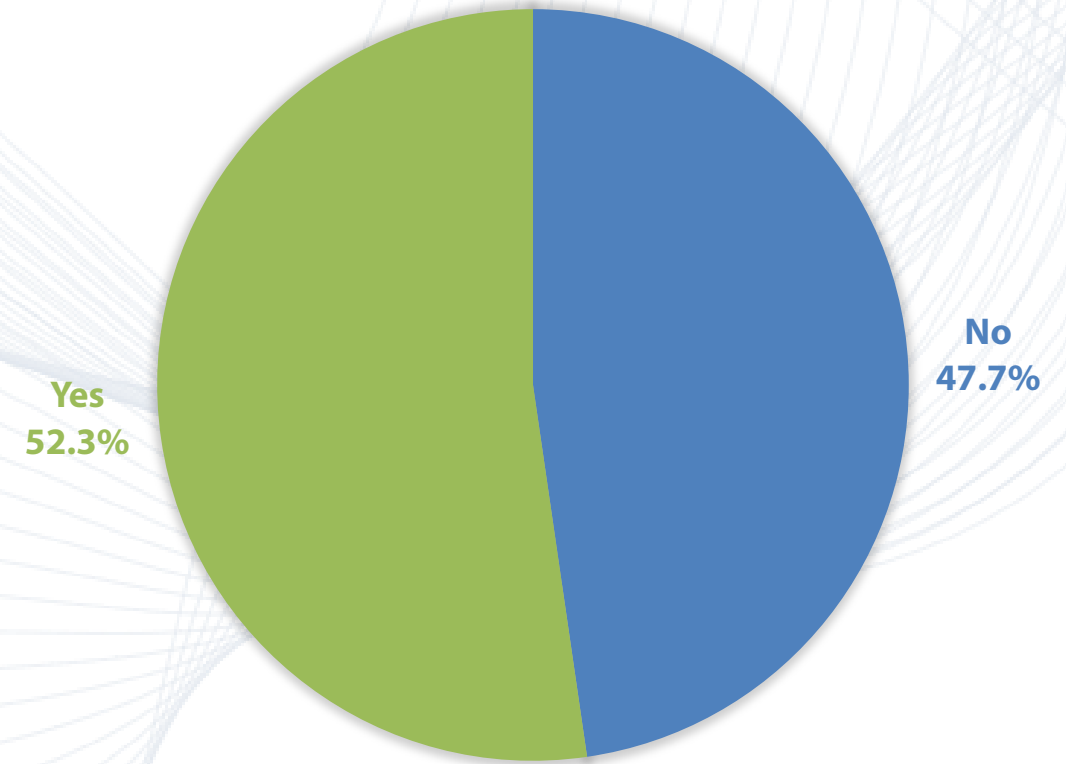
Would **improved safety** influence your decision to move?



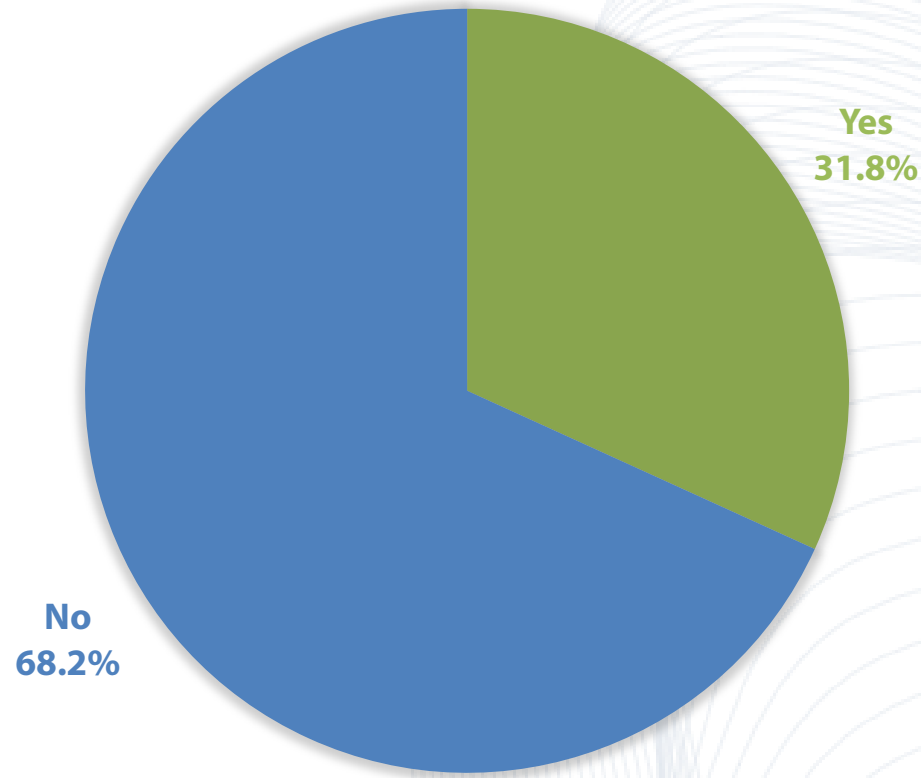
Do you feel that **not having funds** to move-in is a barrier to moving?



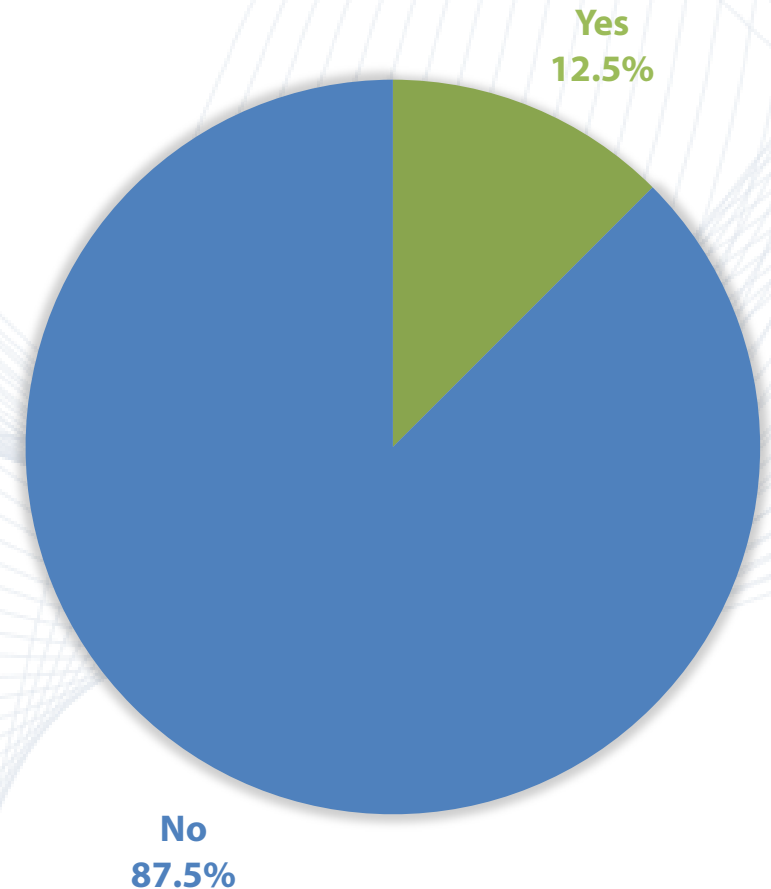
Do you consider **credit score** a barrier to moving?



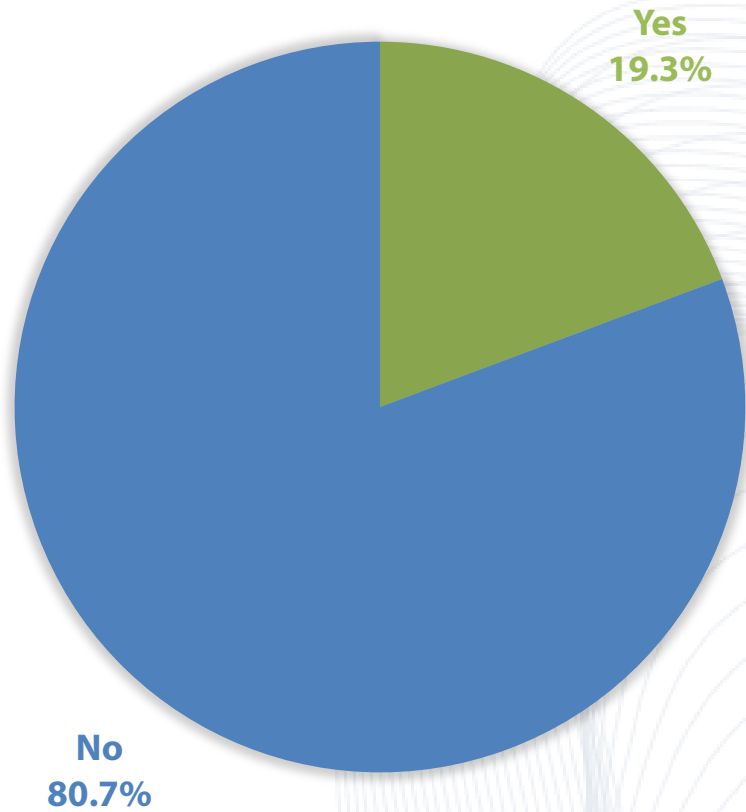
Do you consider the **number of tasks** involved in moving to be a barrier to moving?



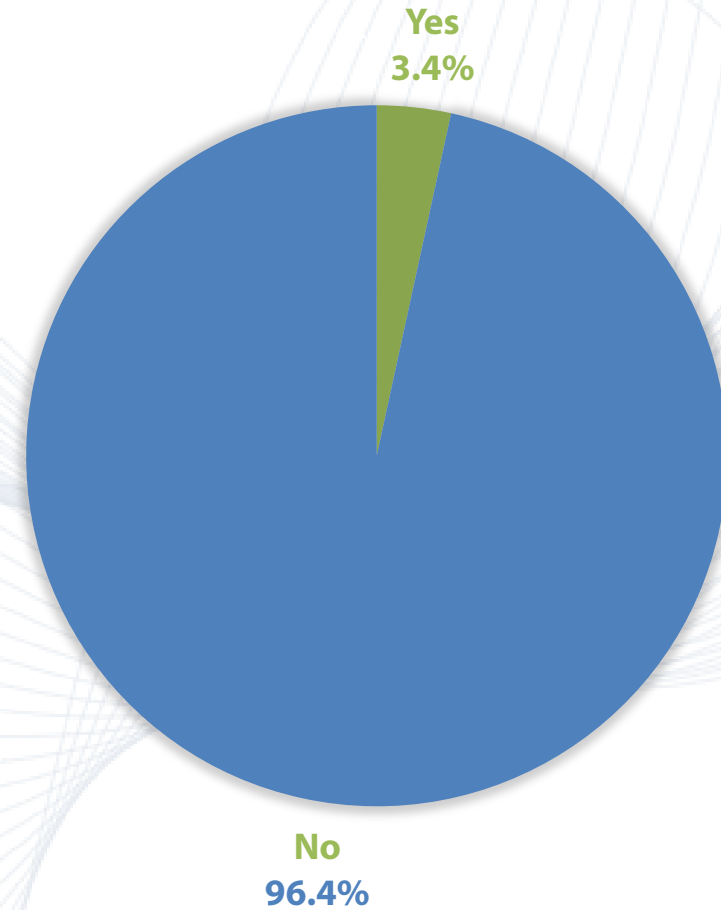
Do you consider **rental history** to be a barrier to moving?



Do you consider **outstanding debt** to be a barrier to moving?



Do you consider **criminal history** to be a barrier to moving?



HIGH IMPACT FINDINGS

01

Satisfaction and interest are different concepts

03

Influencers to move – Improved schools and safety

02

Significant barriers – Move-in costs and credit score

04

Identifies key areas for programmatic response

THE PROCESS

TAKEAWAYS & GROWTH

-  Community work is a process
-  Importance of engaging community partners
-  Significance of eliciting feedback from community
-  Next steps – focus groups





PIERCE COUNTY HOUSING AUTHORITY

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

NEW BUSINESS

Pierce County Housing Authority

RESOLUTION NO. 1967

(Lakewood Village, DeMark, Brookridge)

A RESOLUTION of the Board of Commissioners of the Pierce County Housing Authority providing for the formation of a limited liability limited partnership of which the Authority 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.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PIERCE COUNTY HOUSING AUTHORITY, as follows:

Section 1. The Board of Commissioners (the "Board") of the Housing Authority of Pierce County (the "Authority") finds and determines that:

(a) The Authority seeks to encourage the provision of long-term housing for low-income persons residing within the Pierce County, Washington (the "County").

(b) The Authority is authorized by the Housing Authorities Law (chapter 35.82 RCW) to, among other things: (i) "prepare, carry out, acquire, lease and operate housing projects; to provide for the construction, reconstruction, improvement, alteration or repair of any housing project or any part thereof" (RCW 35.82.070(2)); (ii) "lease or rent any dwellings . . . lands, buildings, structures or facilities embraced in any housing project and . . . to establish and revise the rents or charges therefor" (RCW 35.82.070(5)); (iii) "make and execute contracts and other instruments, including but not limited to partnership agreements" (RCW 35.82.070(1)); (iv) "delegate to one or more of its agents or employees such powers or duties as [the Authority] may deem proper" (RCW 35.82.040); (v) "make . . . loans for the acquisition, construction, reconstruction, rehabilitation, improvement, leasing or refinancing of land, buildings, or developments for housing for persons of low income" (RCW 35.82.070(19)); and (vi) issue bonds, notes or other obligations for any of its corporate purposes (RCW 35.82.020(11) and 35.82.130). The phrase "housing project" is defined by RCW 35.82.020 to include, among other things, "any work or undertaking . . . to provide decent, safe and sanitary urban or rural dwellings, apartments, mobile home parks or other living accommodations for persons of low income."

(c) The Authority expects to participate in the acquisition (for federal tax purposes), development, rehabilitation, construction, equipping, operation, and maintenance of three residential rental projects which are currently known as Brookridge (7320 146th Street South West Lakewood, WA 98439), Lakewood Village (9100 Lakewood Drive SW Lakewood, WA 98499), DeMark Apartments (1707 74th Street Court East Tacoma, WA 98404)

(d) The total financing for the Projects is expected to require the use of various funding sources, including tax-exempt obligations, low-income housing tax credits, loans from public and private lenders, and grants. Certain of these sources will require the creation of a limited partnership or limited liability company. The Board further finds and determines that the Partnership (as defined below) and the Project will provide for the necessary support of the poor within the County.

(e) Based on its consideration of the funding sources available for the Projects, the need for affordable housing in the County, and other matters, the Board deems it necessary to proceed with the transactions described in this resolution, and that any financing provided by the Authority for the Project is important for the Projects' feasibility and is necessary to enable the Authority to carry out its powers and purposes under the Housing Authorities Law.

(f) The Authority anticipates that the Partnership will request that the Authority issue and sell revenue obligations for the purpose of assisting the Partnership in financing and/or refinancing the Project, and the Authority desires to provide such assistance, if certain conditions are met.

(g) Treasury Regulations Sections 1.103-8(a)(5) and 1.142-4(b) provide that, if an expenditure for an exempt facility is made before the issue date of the tax-exempt obligations issued to provide financing for that facility, in order for such expenditure to qualify for tax-exempt financing, the issuer must declare an official intent under Treasury Regulations Section 1.150-2 to reimburse such expenditure from the proceeds of those tax-exempt obligations, and one of the purposes of this resolution to satisfy the requirements of such regulations.

Section 2. The Authority is authorized to participate in the formation of and become the sole general partner of a Washington limited liability limited partnership (the "Partnership"). The Board intends that the Partnership will acquire (via long-term lease), develop, rehabilitate, construct, equip, operate, and maintain the Projects, and receive low-income housing tax credits in connection therewith.

Section 3. The Authority's Executive Director, any Deputy Executive Director of the Authority, and their respective designees (each, an "Authorized Officer" and, collectively, the "Authorized Officers"), and each of them acting alone, are authorized on behalf of the Authority to: (i) determine the form of, execute, deliver and file (or cause to be executed, delivered and filed), to the extent required by law, a partnership agreement, a certificate of limited liability limited partnership, and all such forms, certificates, applications and other documents that are necessary to form the Partnership; (ii) determine the name of the Partnership (it being understood that the words "Pierce County" should appear in the name to the greatest extent feasible); and (iii) take any other action that they deem necessary and advisable to give effect to this resolution and the transactions contemplated herein. The Authority's Executive Director is delegated the authority to cause, in their discretion, the Partnership to instead be created as a Washington limited liability company, in which case all references in this resolution to limited liability limited partnership, partnership agreement, general partner, limited partner, chapter 25.10 RCW, and certificate of limited partnership shall be deemed to be references to limited liability company, operating agreement, managing member, investor member, chapter 25.15 RCW, and certificate of formation, respectively.

Section 4. To assist in the financing of the Project, with the public benefits resulting therefrom, the Authority declares its intention, subject to the conditions and terms set forth herein, to issue and sell its revenue bonds or other obligations (the “Bonds”) in a principal amount of not to exceed \$[65,000,000], to use the proceeds of the sale of the Bonds to make one or more loans (collectively, the “Bond Loans”) to the Partnership, and to reimburse itself or to permit the Partnership to reimburse itself, as applicable, from proceeds of the Bonds for expenditures for the Projects made by the Authority or the Partnership before the issue date of the Bonds. The proceeds of the Bonds will be used to assist in financing the Projects, and may also be used to pay all or part of the costs incident to the authorization, sale, issuance and delivery of the Bonds. The Bonds will be payable solely from sources specified by resolution of the Board of Commissioners of the Authority. The Bonds may be issued in one or more series, and shall bear such rate or rates of interest, payable at such times, shall mature at such time or times, in such amount or amounts, shall have such security, and shall contain such other terms, conditions and covenants as shall later be provided by resolution of the Board of Commissioners of the Authority. The Bonds shall be issued subject to the conditions that (a) the Authority, the Partnership, and the purchaser of the Bonds shall have first agreed to mutually acceptable terms for the Bonds and the sale and delivery thereof and mutually acceptable terms and conditions of the Bond Loans or other agreement for the Projects, and (b) all governmental approvals and certifications and findings required by laws applicable to the Bonds first shall have been obtained. For purposes of applicable Treasury Regulations, the Authority and the Partnership is authorized to commence financing of the Projects and advance such funds as may be necessary therefor, subject to reimbursement for all expenditures to the extent provided herein out of proceeds, if any, of the issue of Bonds authorized herein. The adoption of this resolution does not constitute a guarantee that the Bonds will be issued or that any Projects will be financed as described herein. The Board of Commissioners of the Authority shall have the absolute right to rescind this Section 4 at any time if it determines in its sole judgment that the risks associated with the issuance of the Bonds are unacceptable. It is intended that this resolution shall constitute a declaration of official intent to reimburse expenditures for the Projects made before the issue date of the Bonds from proceeds of the Bonds, for the purposes of Treasury Regulations Sections 1.103-8(a)(5), 1.142-4(b), and 1.150-2.

Section 5. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority (in its individual capacity and/or in its capacity as the general partner of the Partnership) to: (i) apply for, and enter into contracts relating to, such funding for the Projects as they deem necessary or desirable, including without limitation public and/or private sector financing, Community Development Block Grant(s), Washington State Housing Trust Fund grant(s) and/or loan(s), an allocation of private activity bond volume cap from the Washington State Department of Commerce and/or the Washington State Housing Finance Commission, as applicable, and other federal, state and local funds; (ii) apply for any and all necessary approvals from the U.S. Department of Housing and Urban Development; (iii) lend or grant all or any portion of the money derived from such funding sources to the Partnership, and/or cause any contracts relating to such funding to be assigned to the Partnership; (iv) apply to the Washington State Housing Finance Commission for an allocation of (or approval of the use of) low income housing tax credits for all or a portion of the Projects (depending on whether the Authorized Officers determine to pursue “9%” or “4%” tax credits), enter into such agreements (including a credit reservation and carryover allocation contract), provide such documents (including cost certifications) necessary to secure such allocation(s) (or approval(s)), and cause such allocation(s) (or any portion(s) thereof) to be assigned to the Partnership if the allocation(s) initially are made

to the Authority; (v) seek and approve investors to serve as subsequent limited partners in the Partnership in connection with the receipt of low income housing tax credits for the Projects; (vi) negotiate with potential investors regarding their acquisition of limited partnership interests in the Partnership; (vii) execute documents pursuant to which Authority funds (including amounts granted or lent to the Authority for the Projects) may be lent to any Partnership; (viii) prepare all appropriate resolutions for Board review and approval; (ix) prepare all documents required so that the Authority and the Partnership comply with state and federal securities laws; (x) negotiate contracts relating to the use, management and naming of Project buildings; (xi) take all necessary and appropriate actions for the Partnership to acquire all or a portion of each Project by sale or lease from the existing owner thereof (including entering into any option to lease, or lease, necessary to provide the Partnership with control of all or a portion of the Project sites); (xii) seek and approve purchasers of any privately placed bonds to be issued for the Projects, and negotiate with potential purchasers regarding the terms of such financing; and (xiii) otherwise execute the Authority's rights under the partnership agreement.

Section 6. The Authorized Officers, and each of them acting alone, are hereby directed, and granted the discretionary authority, to execute and deliver any and all other certificates, documents, agreements and instruments that are necessary or appropriate in their discretion to give effect to this resolution and to consummate the transactions contemplated herein, including, but not limited to, any development services agreement between the Partnership and the Authority (and/or others) providing for the development of the Projects, contracts with architects, engineers, development consultants and other consultants, and construction contracts.

Section 7. The Authority is authorized to expend such funds as are necessary to pay for all filing fees, application fees, registration fees and other costs relating to the actions authorized by this resolution. To the extent any fees or predevelopment costs are incurred and payable by the Partnership prior to the time the Authority enters into a formal loan agreement, the Authority may lend money to the Partnership to pay such costs, not to exceed \$2,000,000 dollars with any such the loan bearing interest at a rate determined by the Executive Director, in the Executive Director's discretion (which may be 0% per annum).

Section 8. Any action required by this resolution to be taken by the Executive Director of the Authority may, in the absence of the Executive Director, be taken by any Deputy Executive Director of the Authority.

Section 9. Notwithstanding any other Authority resolution, rule, policy, or procedure, the Authorized Officers, and each of them acting alone, are authorized to create, accept, execute, send, use, and rely upon such tangible medium, manual, facsimile, or electronic documents, records and signatures under any security procedure or platform, as in such Authorized Officer's judgment may be necessary or desirable to give effect to this resolution and to consummate the transactions contemplated herein.

Section 10. While the titles of and parties to the documents described herein may change, no change to such titles or parties shall affect the authority conferred by this resolution to execute, deliver, file (if required), enforce, and perform the documents in their final form.

Section 11. Any actions of the Authority or its officers and employees prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

Section 12. This resolution shall be in full force and effect from and after its adoption and approval.

ADOPTED by the Board of Commissioners of the Pierce County Housing Authority at an open public meeting this 4thth day of June, 2025.

PIERCE COUNTY HOUSING AUTHORITY

By _____
Chair, Board of Commissioners

ATTEST:

Executive Director

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Secretary and Executive Director of the Pierce County Housing Authority (the “Authority”) and keeper of the records of the Authority, CERTIFY:

1. That the attached Resolution No. [2025-06-04 (1967)] (the “Resolution”) is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a regular meeting of the Authority held at the regular meeting place on June 4, 2025 (the “Meeting”), and duly recorded in the minute books of the Authority;

2. That the public was notified of access options for remote participation in the Meeting [via the Authority’s website]; and;

3. That the Meeting was duly convened, held, and included an opportunity for public comment, in all respects in accordance with law, and to the extent required by law, due and proper notice of the Meeting was given; that a quorum was present throughout the Meeting, and a majority of the members of the Board of Commissioners of the Authority present at the Meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed; and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 4th day of June 2025.

Jim Stretz, Secretary and Executive Director of the
Authority

[Certificate]



MEMO: AFFORDABLE HOUSING RENOVATION UPDATE

TO: Pierce County Housing Authority (PCHA) Board of Directors
FROM: Jim Stretz, Executive Director | PCHA
Josh Crites, Director of Strategic Initiatives | Brawner
DATE: June 4, 2025

I. Background: At the 2024 Pierce County Housing Authority Fall Board Retreat, the Pierce County Housing Authority (PCHA) Board of Commissioners and leadership staff, and representatives from Brawner and Company, reviewed our Affordable Housing portfolio's deferred capital improvement needs and discussed the renovation concept of Chateau Rainier. It was established that major interior, exterior, and site upgrades are needed to modernize and preserve Chateau Rainier as a long-term affordable housing asset for our community. A resolution was brought to the Board at the end of 2024 that the Executive Director to enter a contract with Brawner & Company to renovate Chateau Rainier and form a tax credit partnership that would be able to apply for tax credits/bonds and bring in a lender/investor to finance the project.

Since the authorization, the authority successfully created the tax credit partnership, and the partnership entity began necessary third-party reports, including appraisals, seismic studies, environmental reports, capital needs assessments, market studies, and surveys. PCHA also began seeking financing by making a funding application to Pierce County for gap financing. PCHA is slated for a private activity bond cap allocation from the Washington State Housing Finance Agency (WSHFC) of over \$50 million in Q4 2025/Q1 2026. The allocation will be redistributed to other Washington housing authorities if it is not used by PCHA.

II. Sound Transit Light Rail: In the Spring of 2025, authority staff became aware of Sound Transit's progression to extend the light rail through Fife as part of its broader Tacoma Dome Link Extension (TDLE) project. As authority staff began dialogue with the City of Fife and Sound Transit, it became clear that the preliminary preferred route of the light rail line ran not only along the I5 greenbelt on Chateau Rainier's southern property line, but also through the back parking lot of Chateau Rainier, with support columns for the elevated rail projected to fall on PCHA property. Sound Transit is currently going through an extensive public process to make a final determination on its official preferred route, which is scheduled for vote on June 26th, 2025. Conversations with Sound Transit and comments of other stakeholders on Pacific Highway have strongly suggested that the I5 preferred alternative will be selected as the route for the Fife Station - Portland Ave Station rail line. If selected, the construction plan for Sound Transit's Tacoma Dome Link Extension is not scheduled to be finalized until roughly 2028. Construction activity is not scheduled to begin until 2029-30. The Link is not expected to be in operation until 2035, according to current estimates.

While a light rail station less than a mile from Chateau Rainier will be a long-term benefit to both the residents and community, the uncertainty around a public taking of land complicates the tax credit syndication project. The Chateau Rainier renovation project relies on attracting tax credit investors to bring equity to the project through a long-term investment partnership, which in turn allows PCHA to complete the necessary renovation work. Chateau Rainier is an excellent project and under normal conditions will attract prime lenders/investors. However, under consideration of the immediate circumstances, tax credit investors are concerned with the uncertainty related to the light rail extension, and those who may be willing to invest are less optimal partners, and/or less willing to give favorable terms. Brawner & Company has long-term historic relationships with investors who have placed billions of dollars into affordable housing projects and have reached out to some industry contacts who in turn also reached out to upper tier investors like JP Morgan Chase. The feedback received from industry contacts was that investing in a project like Chateau Rainier at this point would bring too much risk until more information could be shared about Sound Transit's final plans, and Sound Transit staff were in a position to make assurances and discuss the Light Rail's impact to Chateau Rainier on a non-hypothetical level. Investors require more information about Sound Transit's intentions and negotiations around important topics such as parking and sound mitigation than is currently possible. It is unclear from PCHA staff's conversations with Sound Transit staff whether ST staff will be in a position to have those conversations to the investors'

satisfaction after the ST Board's decision on the preferred route on June 26th 2025, or if beginning those conversations would be constrained to later in their implementation and design process, possibly 2026-2027.

For this reason, it is recommended that the Chateau Rainier renovation project be placed on hold while these conversations are held, and PCHA secures more direct engagement from the Sound Transit team.

III. Next Steps Chateau Rainier/Sound Transit: As mentioned, Chateau Rainier is still a community that requires substantial renovation. Once there is more clarity around the TDLE impact, PCHA staff and Brawner can re-start the project, with the expected high investor interest commensurate with a project of this scope. In the interim, PCHA staff will bring updates to the board as more information becomes available from contacts at Sound Transit.

With regard to the Chateau Rainier, PCHA staff in partnership with Brawner & Company are taking the following steps.

1. *Owner's Program Completion* - Brawner staff inspected a majority of the units and site of Chateau Rainier over a three-day period. Brawner is completing an owner's program that will detail out all of the interior, exterior and site work that needs to be completed with an estimated total construction cost need. This document will be utilized in the future to bring on a general contractor, and as background when the Chateau Rainier Renovation project is again in a position to proceed. In the near term, the document will be useful as PCHA staff discuss Chateau Rainier's estimated renovation needs with Sound Transit staff.
2. *Ongoing Conversations with Sound Transit*- PCHA staff will continue to engage Sound Transit about Chateau Rainier's physical condition and needs with support from Brawner. The goals will be:
 - a. Impress upon Sound Transit PCHA's needs for partnership so the Chateau Rainier project can re-start as soon as possible and affordable housing near the incoming Fife Station can be preserved.
 - b. Negotiate with Sound Transit to secure their investment in Chateau Rainer, which will assist with the renovation costs and to add features that will mitigate the intrusion of the rail line on the property.
 - c. Explore further investment and partnership opportunities from Sound Transit to create additional affordable housing in the area and our county through investments of land, assets and funding. PCHA is uniquely suited to assist Sound Transit in their transit-oriented design (TOD) goals by building more affordable housing near transit lines in the future outside the Tacoma city limits.
3. *Address Immediate Needs at Chateau Rainer*- PCHA in partnership with Brawner has created a detailed Owner's Program of all capital needs at Chateau Rainier. Brawner is pursuing a second, more detailed investigation into staff-reported concerns regarding the plumbing, mechanical and other large-scale systems of the buildings to gain an understanding of the potential for immediate large capital needs, and to assist in the creation of a plan for addressing any items that cannot be postponed until the rehabilitation is greenlit to proceed.
4. *Returning to Queue* – PCHA will work with WSHFC to place the Chateau Rainier Rehabilitation project in the state Housing Authority queue pool for bond cap allocation, hopefully receiving funding in 2028, when the project is presumed to have a lower risk profile for investors and Sound Transit will be able to provide additional information and assurances about the impact to the site.

IV. Next Steps: Pivot to the needs of Brookridge, DeMark, and Lakewood Village Apartments: As PCHA continues to work with Sound Transit on the impacts to the Chateau Rainier community, PCHA, together with Brawner, has explored the possibility of shifting the priority within the repositioning of its affordable housing portfolio to the needed renovation of three of its smaller apartment communities: Brookridge Apartments (68 units), DeMark Apartments (92 units), and Lakewood Village Apartments (136 units). These three properties make up 296 units in total and can be renovated as part of one (1) tax credit partnership. These communities' rehabilitation was slated to be the next large-scale capital project explored by PCHA, after Chateau Rainier's rehabilitation was completed. Chateau Rainier consists of 248 units, making these two projects of similar size and scope, despite this recommended alternative combining multiple properties into one project. Brawner & Company has vast experience with renovation projects containing multiple properties in one (1) tax credit partnership. In the last five (5) years, Brawner has completed a 336-

unit four-property renovation, a 300-unit six-property renovation, and is currently completing a 138-unit six-property renovation. All of these projects were undertaken in partnership with public housing authorities.

As referenced above, PCHA has already been allocated Tax Credit bond cap from the Washington State Housing Finance Agency (WSHFC) for over \$50 million within the next 9 months. WSHFC is also strongly encouraging Housing Authorities in Washington to consider renovation projects due to the rising challenges facing new construction, particularly with regard to public entities and funding, and is strongly recommending that Housing Authorities use their allocation in accordance with the schedule provided.

As WSHFC is encouraging Housing Authorities to use their bond cap on schedule and for rehabilitation projects, and the Authority has an impending allocation of bond cap that can be transferred to this project and may be lost to PCHA if unused, PCHA staff and Brawner jointly recommend that PCHA transfer the bond cap allocation and the Development Consultant contract with Brawner to complete the Acquisition and Rehabilitation of Brookridge Apartments, DeMark Apartments, and Lakewood Village Apartments.

Because of the unique circumstances surrounding this change in plans, PCHA and Brawner will have to move decisively over the next 6 months to ensure pre-development activities at Brookridge Apartments, DeMark Apartments, and Lakewood Village Apartments are completed in time to meet WSHFC timelines for release of the bond cap on schedule in 2026.

Similar to Chateau Rainier, PCHA would be looking to complete interior, exterior and site work. That would include new appliances, flooring, cabinets, counters, tub surrounds, doors, painting and plumbing/electrical upgrades as necessary for the interior. On the exterior, siding, roofs, windows, HVAC systems and public spaces like stairwells as needed. Site work would include updates to community spaces, playgrounds, asphalt and concrete repair and landscaping.

V: Board Action Requested: PCHA staff and Brawner request and recommend that the PCHA Board of Commissioners advance the renovation of the three properties outlined above. Approve resolution number 2025-06-4 (1967): AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE NECESSARY DOCUMENTS FOR THE TAX CREDIT SYNDICATION OF BROOKRIDGE APARTMENTS, DEMARK APARTMENTS, AND LAKEWOOD VILLAGE APARTMENTS. This resolution authorizes the Executive Director to create a tax credit partnership, amend the consulting contract with Brawner for the new buildings and to apply for funding and enter into contracts necessary for the advancement of the tax credit syndication and renovation of Brookridge Apartments, DeMark Apartments, Lakewood Village.



PIERCE COUNTY HOUSING AUTHORITY

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

RESOLUTION 1968

TO APPROVE THE FULL DRAWDOWN OF THE FY2025 CAPITAL FUND
INTO THE OPERATING FUND FOR LOW-INCOME PUBLIC HOUSING
(LIPH) PROPERTIES

WHEREAS, the United States Department of Housing and Urban Development (HUD) has awarded Pierce County Housing Authority (PCHA) Capital Fund Grant Number WA01P05450125 in the amount of \$413,027.00 for Fiscal Year 2025, and;

WHEREAS, in accordance with HUD regulations and the flexibility granted to housing authorities operating fewer than 250 public housing units under Section 9(g)(2) of the United States Housing Act of 1937, small PHAs may transfer 100% of their Capital Fund allocation to operations, and;

WHEREAS, PCHA maintains historically high Real Estate Assessment Center (REAC) scores on its Low-Income Public Housing (LIPH) properties and does not currently require the use of FY2025 Capital Funds for physical capital improvements, and;

WHEREAS, PCHA intends to fully utilize the flexibility provided under HUD guidelines to support operating needs in its LIPH program;

NOW THEREFORE LET IT BE RESOLVED THAT the full amount of \$413,027.00 from the FY2025 Capital Fund Grant WA01P05450125 be drawn down and transferred to the Operating Fund.

So signed and approved:

Mark Martinez
Chair of the Board

Date

James Stretz
Executive Director

Date

2025 Capital Fund

OMB Approval No. 2577-0303
(exp. 10/31/2026)

Capital Fund Program (CFP) Amendment to Consolidated Annual Contributions Contract Terms and Conditions (HUD-53012)

U.S. Department of Housing and Urban Development Office of Public and Indian Housing

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0303. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

Whereas, (Public Housing Authority) HA Of Pierce County WA054 (herein called the "PHA")
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into an Annual Contributions Contract
ACC(s) Numbers(s) (On File) dated (On File)

Whereas, in accordance with Public Law No: 119-4;

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. When HUD provides additional amounts, it will notify the PHA and those amended grants will be subject to these terms and conditions.

\$ \$413,027.00 for Fiscal Year 2025 to be referred to under the Capital Fund Grant Number WA01P05450125
PHA Tax Identification Number (TIN): On File UEI Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number On File

Now Therefore, the ACC is amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA projects. This CFP Amendment is a part of the ACC.

2. The PHA must carry out all capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that of the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(e) of the Act only if the PHA's HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates less than 250 public housing dwelling units, such PHA may continue to use the full flexibility in accordance with section 9(g)(2) of the Act.

3. The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.

4. For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee within 3 days of the due date. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

6. The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. Provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.

7. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

8. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s).

(mark one) : Yes ☐ No ☒

9. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.

10. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.

11. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12 month obligation and 24 month expenditure timeperiod. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must have a recorded and effective Declaration(s) of Trust on all property funded with Capital Fund grants (all types) or HUD will exercise all available remedies including recapture of grant funding.

12. Waste, Fraud, Abuse, and Whistleblower Protections. Any person who becomes aware of the existence or apparent existence of fraud, waste or abuse of any HUD award must report such incidents to both the HUD official responsible for the award and to HUD's Office of Inspector General (OIG). HUD OIG is available to receive allegations of fraud, waste, and abuse related to HUD programs via its hotline number (1-800-347-3735) and its online hotline form. You must comply with 41 U.S.C. § 4712, which includes informing your employees in writing of their rights and remedies, in the predominant native language of the workforce. Under 41 U.S.C. § 4712, employees of a government contractor, subcontractor, grantee, and subgrantee—as well as a personal services contractor—who make a protected disclosure about a Federal grant or contract cannot be discharged, demoted, or otherwise discriminated against as long as they reasonably believe the information they disclose is evidence of:

1. Gross mismanagement of a Federal contract or grant;
2. Waste of Federal funds;
3. Abuse of authority relating to a Federal contract or grant;
4. Substantial and specific danger to public health and safety; or
5. Violations of law, rule, or regulation related to a Federal contract or grant.

13. This grant may be subject to the requirements of the Build America Buy, America Act (BABA) which was enacted on November 15, 2021, as part of the Infrastructure Investment and Jobs Act (Public Law 117–58), unless waived by the Department: refer to HUD's BABA webpage for further information (https://www.hud.gov/program_offices/general_counsel/build_america_buy_america)

14. This grant is subject to Executive Order 14218, Ending Taxpayer Subsidization of Open Borders and applicable law. HUD will take steps to ensure that Federal resources are not used to support "sanctuary" policies of State and local jurisdictions that actively prevent federal authorities from deporting illegal aliens.

The parties have executed this CFP Amendment, and it will be effective on the date HUD signs below.

U.S. Dept of HUD	PHA (Executive Director or authorized agent)
By <u>/s/</u> Date: 05/13/2025	By _____ Date: _____
<u>Marianne Nazzaro</u>	
Title: Deputy Assistant Secretary Office Public Housing Invest.	Title _____

Previous versions obsolete

form HUD-53012 OMB Approval No. 2577-0303 (exp. 10/31/2026)

HOUSING AUTHORITY OF PIERCE COUNTY

RESOLUTION NO. 1969

A RESOLUTION of the Board of Commissioners of the Housing Authority of Pierce County providing for the issuance of the Authority's Housing Revenue Bond, 2025 (Hidden Firs Apartments), in the principal amount of not to exceed \$5,000,000, the proceeds of which will be used to effect the refunding of an outstanding obligation of the Authority issued to finance the acquisition of the Hidden Firs Apartments and, at the option of the Authority, to pay costs of issuing the bond and the administrative cost of such refunding; determining the form, terms and covenants of the bond; creating a bond fund; approving the sale and providing for the delivery of the bond to Kitsap Bank; authorizing and directing appropriate officers of the Authority to negotiate, execute and deliver such other documents as are useful or necessary to the purposes of this resolution; adopting Post Issuance Compliance Policies and Procedures; and determining related matters.

This document was prepared by:

*FOSTER GARVEY P.C.
1111 Third Avenue, Suite 3000
Seattle, Washington 98101
(206) 447-4400*

HOUSING AUTHORITY OF PIERCE COUNTY

RESOLUTION NO. 1969

A RESOLUTION of the Board of Commissioners of the Housing Authority of Pierce County providing for the issuance of the Authority's Housing Revenue Bond, 2025 (Hidden Firs Apartments), in the principal amount of not to exceed \$5,000,000, the proceeds of which will be used to effect the refunding of an outstanding obligation of the Authority issued to finance the acquisition of the Hidden Firs Apartments and, at the option of the Authority, to pay costs of issuing the bond and the administrative cost of such refunding; determining the form, terms and covenants of the bond; creating a bond fund; approving the sale and providing for the delivery of the bond to Kitsap Bank; authorizing and directing appropriate officers of the Authority to negotiate, execute and deliver such other documents as are useful or necessary to the purposes of this resolution; adopting Post Issuance Compliance Policies and Procedures; and determining related matters.

WHEREAS, the Housing Authority of Pierce County (the "Authority") seeks to encourage the provision of long-term housing for persons of low-income residing in Pierce County, Washington (the "County");

WHEREAS, RCW 35.82.070(2) provides that a housing authority may acquire and operate of housing projects;

WHEREAS, RCW 35.82.020 defines "housing project" to include, among other things, "any work or undertaking . . . to provide decent, safe and sanitary urban or rural dwellings, apartments, mobile home parks, or other living accommodations for persons of low income";

WHEREAS, RCW 35.82.070(1) permits a housing authority to "make and execute contracts and other instruments . . . necessary or convenient to the exercise of the powers of the authority";

WHEREAS, RCW 35.82.070(5) provides that a housing authority may pledge any interest in real or personal property;

WHEREAS, RCW 35.82.020(11) and 35.82.130 together provide that a housing authority may issue bonds, notes or other obligations for any of its corporate purposes;

WHEREAS, RCW 35.82.040 authorizes the Authority to “delegate to one or more of its agents or employees such powers or duties as it may deem proper”;

WHEREAS, pursuant to Resolution 1961 adopted by the Board of Commissioners of the Authority (the “Board”) on February 5, 2025, the Authority issued a promissory note dated March 27, 2025, in the principal amount of \$4,500,000 (the “Refunded Obligation”) to Kitsap Bank (the “Bank”), for the purpose of financing a portion of the cost of acquiring a 56-unit apartment complex located at 15008 A Street South, Tacoma, Washington, in unincorporated Pierce County, known as the Hidden Firs Apartment Community (the “Project”);

WHEREAS, the Refunded Obligation is scheduled to mature on July 27, 2025, and is currently subject to prepayment at the option of the Authority;

WHEREAS, after due consideration, the Board has determined that it is necessary and desirable and in the best interest of the Authority to issue a revenue bond (the “Bond”) of the Authority to provide funds to refund the Refunded Obligation and, at the option of the Authority, to pay all or a portion of the costs of issuing the Bond and the administrative costs of such refunding;

WHEREAS, it is anticipated that the Bank will offer to purchase the Bond on the terms set forth in this resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PIERCE COUNTY as follows:

Section 1. Definitions. As used in this resolution, the following words have the following meanings:

“Act” means chapter 35.82 of the Revised Code of Washington.

“Authority” means the Housing Authority of Pierce County, a public body corporate and politic duly organized and existing under and by virtue of the laws of the State of Washington.

“Bank” means Kitsap Bank of Port Orchard, Washington.

“Bank Loan Agreement” means the loan agreement with respect to the Bond, between the Authority and the Bank.

“Board” means the Board of Commissioners of the Authority.

“Bond” means the Housing Revenue Bond, 2025 (Hidden Firs Apartments), of the Authority issued pursuant to, under the authority of and for the purpose provided in this resolution.

“Bond Fund” the Authority’s Housing Revenue Bond Fund, 2025 (Hidden Firs Apartments).

“Bond Registrar” means the Executive Director of the Authority.

“Code” means the Internal Revenue Code of 1986, as amended.

“Deed of Trust” means the deed of trust under which the Authority is the grantor and the Bank is the beneficiary constituting a lien on the real property and improvements constituting the Project.

“Environmental Indemnity Agreement” means the environmental indemnity agreement, if any, made by the Authority for the benefit of the Bank.

“Executive Director” means the Executive Director of the Authority.

“General Revenues” means all revenues of the Authority from any source other than Project Revenues, but only to the extent that those revenues are available to pay debt service on the Bond and are not now or hereafter pledged or restricted, by law, regulation, contract, covenant, resolution, deed of trust or otherwise (including restrictions relating to funds made available to the Authority under the U.S. Housing Act of 1937), solely to another particular purpose

“Project” means, depending upon the context, (1) the refinancing of a portion of the cost of acquiring the 56-unit apartment complex located at 15008 A Street South, Tacoma, Washington, in unincorporated Pierce County, Washington, currently known as the Hidden Firs Apartment Community; or (2) the apartment complex so refinanced.

“Project Revenues” means all amounts due to or received by the Authority for the account of the Authority pursuant or with respect to the Project, including without limitation all payment on contractors’ bonds, lease payments, insurance proceeds and condemnation awards and proceeds resulting from foreclosure of the Deed of Trust, and all investment earnings thereon.

“Proposal Letter” means the letter of the Bank dated May 12, 2025, as it may be amended or supplemented, describing certain terms under which the Bank proposes to purchase the Bond, and any commitment letter issued pursuant thereto.

“Refunded Obligation” means all or a portion of the promissory note made by the Authority in favor of the Bank dated March 27, 2025, in the principal amount of \$4,500,000.

“Registered Owner” means the Bank, as registered owner of the Bond, or any subsequent owner of the Bond.

Section 2. Authorization and Description of Bond and Application of Proceeds. The Authority shall issue the Bond for the purpose of providing all or a part of the funds required to effect a current refunding of the Refunded Obligation and, at the option of the Authority, to pay all or a portion of the costs of issuing the Bond and the administrative costs of refunding and redeeming the Refunded Obligation. All proceeds of the Bond shall be used, at the direction of the appropriate officers of the Authority, for such purposes. The Board finds that it is in the best interest of the Authority to issue the Bond for the purposes set forth in this resolution.

Section 3. Description of the Bond. The Bond shall be called the Authority's Housing Revenue Bond, 2025 (Hidden Firs Apartments); shall be in a principal amount of not to exceed \$5,000,000; shall be dated its date of delivery; shall be numbered R-1; and shall mature not more than 65 months from its date of issue. The Bond shall bear interest at a fixed rate per annum determined in accordance with the Proposal Letter (which may be subject to adjustment during the continuance of an event of default or taxability as set forth in the Bond), computed on the basis of the actual number of days elapsed in a 360 day year. Principal of and interest on the Bond shall be payable in approximately equal monthly installments on the tenth day of each calendar month, in amounts necessary to amortize the payments on the Bond over a period of 360 months. At maturity, any remaining outstanding principal balance and accrued interest on the Bond shall be due and payable in full. The regularly scheduled payments on the Bond shall be adjusted to reflect reamortization upon any partial prepayment of the Bond. If any payment comes due on a day that is not a business day, the Authority may make the payment on the first business day following the scheduled payment date.

The Bond shall have such other provisions consistent with the purposes of this resolution and the Proposal Letter as are set forth in the Bond. The Authority finds that the fixing of the interest rate as described in the Bond and in the Proposal Letter is in the best interest of the Authority. The Executive Director is authorized to determine and approve the final terms of the Bond. The execution or authentication of the Bond by the Executive Director shall be conclusive evidence of approval of the terms of the Bond as set forth therein.

If the Bond is not paid when properly presented at its maturity date, the Authority shall be obligated to pay interest on the Bond at then-applicable default rate of interest thereon from and after the maturity date until the Bond, both principal and interest, is paid in full.

At the election of the Bank, the interest rate on the Bond will increase to the Default Rate (as defined in the Bond) during the continuance of an Event of Default (as defined in the Bond). Further, if an Event of Default occurs then, at the option of the Bank, the principal of and interest on the Bond shall become immediately due and payable.

Section 4. Prepayment Option. The Authority reserves the right and option to prepay the Bond, in whole or in part, at any time prior to its stated maturity date, upon payment of a prepayment fee, if any, as set forth in the Bond. The Bank may, in its sole discretion, waive any otherwise-applicable prepayment fee. Interest on the principal amount of the Bond called for prepayment shall cease to accrue on the date fixed for prepayment unless the principal amount called for prepayment is not paid on the prepayment date.

Section 5. Bond Registrar; Registration and Transfer of Bond. The Bond shall be issued only in registered form as to both principal and interest and recorded on the books or records maintained for the Bond by the Bond Registrar (the “Bond Register”). The Executive Director of the Authority shall serve as Bond Registrar for the Bond. The Bond Registrar shall keep, or cause to be kept, at the Bond Register’s office in Puyallup, Washington, the Bond Register, which shall contain the name and mailing address of the registered owner of the Bond. The Bond Registrar is authorized, on behalf of the Authority, to authenticate and deliver the Bond in accordance with the provisions of the Bond and this resolution, to serve as the Authority’s paying agent for the Bond and to carry out all of the Bond Registrar’s powers and duties under this resolution. The Bond may not be assigned or transferred by the Bank without the Authority’s prior written consent, except that the Bank may assign or transfer the Bond to any successor to the business and assets of the Bank.

Section 6. Place, Manner and Medium of Payment of Bond. Both principal of and interest on the Bond shall be payable in lawful money of the United States of America and shall be paid by check mailed to arrive on or before each payment date, or in immediately available funds delivered on or before each payment date, to the Registered Owner at the address appearing on the Bond Register on the date payment is mailed or delivered. Upon the final payment of principal of and interest on the Bond, the Registered Owner shall surrender the Bond at the principal office of the Bond Registrar in Puyallup, Washington, for destruction or cancellation in accordance with law.

Section 7. Bond Fund; Security for the Bond. The Bond Fund is hereby established as a special fund of the Authority and is to be known as the Authority's Housing Revenue Bond Fund, 2025 (Hidden Firs Apartments). The Bond Fund is to be drawn upon for the sole purpose of paying the principal of and interest and prepayment fees (if any) on the Bond. The Authority pledges to deposit Project Revenues and, if necessary, General Revenues, into the Bond Fund in amounts sufficient to pay the principal of and interest and any applicable prepayment fee on the Bond when due. The Bond will also be secured by the Deed of Trust.

The Authority reserves without limitation the right to issue other obligations, the principal of and interest on which are to be paid from the General Revenues on a parity of lien with the Bond. The Authority may also pledge any specific revenues, which otherwise would be General Revenues, to the payment of other obligations, such payments to have priority over the payments to be made under the Bond.

The Bond shall not be a debt of County, the State of Washington or any political subdivision thereof, and the Bond shall so state on its face. Neither the County, the State of Washington nor any political subdivision thereof (except the Authority, from the sources specified herein) shall be liable

for payment of the Bond nor in any event shall principal of, premium, if any, on and interest on the Bond be payable out of any funds or assets other than those pledged to that purpose by the Authority herein. The Authority has no taxing power.

Neither the Authority (except to the extent of the pledge of the Project Revenues or its General Revenues) nor any of the Commissioners, officers or employees of the Authority shall be personally liable for the payment of the Bond.

Section 8. Lost, Stolen or Destroyed Bond. In case the Bond shall be lost, stolen or destroyed after delivery to the Registered Owner, the Bond Registrar may execute and deliver a new Bond of like date and tenor to the Registered Owner upon the Registered Owner paying the expenses and charges of the Authority and upon filing with the Bond Registrar evidence satisfactory to the Bond Registrar that such Bond was actually lost, stolen or destroyed and of the Registered Owner's ownership thereof, and upon furnishing the Authority with indemnity reasonably satisfactory to the Authority.

Section 9. Form and Execution of Bond. The Bond shall be in a form consistent with the provisions of this resolution and state law, shall bear signatures of the Chair of the Board and the Executive Director, either or both of whose signatures may be in manual or facsimile form, and shall be impressed with the seal of the Authority or shall bear a manual or facsimile thereof. The Bond shall not be valid or obligatory for any purpose, or entitled to the benefits of this resolution, unless the Bond bears a Certificate of Authentication manually signed by the Bond Registrar stating "This Bond is the fully registered Housing Revenue Bond, 2025 (Hidden Firs Apartments) of the Housing Authority of Pierce County described in the Bond Resolution." A minor deviation in the language of such certificate shall not void a Certificate of Authentication that otherwise is substantially in the form of the foregoing. The authorized signing of a Certificate of Authentication

shall be conclusive evidence that the Bond so authenticated has been duly executed, authenticated and delivered and is entitled to the benefits of this resolution.

If any officer whose facsimile signature appears on the Bond ceases to be an officer of the Authority authorized to sign bonds before the Bond bearing such officer's facsimile signature is authenticated or delivered by the Bond Registrar or issued by the Authority, the Bond nevertheless may be authenticated, issued and delivered and, when authenticated, issued and delivered, shall be as binding on the Authority as though that person had continued to be an officer of the Authority authorized to sign bonds. The Bond also may be signed on behalf of the Authority by any person who, on the actual date of signing of the Bond, is an officer of the Authority authorized to sign bonds, although such person did not hold the required office on the date of issuance of the Bond.

Section 10. Refunding of the Refunded Obligation.

(a) Use of Bond Proceeds. The proceeds of the sale of the Bond necessary to carry out the current refunding of the Refunded Obligation shall be transferred to the holder of the Refunded Obligation and used, together with other money of the Authority available therefor, if necessary, to discharge all of the obligations of the Authority under the Refunded Obligation.

(b) Calls for Redemption of the Refunded Obligations. The Executive Director is authorized and directed to give, or cause to be given, call for the prepayment of the Refunded Obligation at the time determined by the Executive Director.

(c) Authority Findings with Respect to Refunding. The Board finds and determines that the issuance and sale of the Bond at this time is in the best interest of the Authority. In making such finding and determination, the Board has given consideration to the fixed maturity of the Refunded Obligation and the Bond and the costs of issuing the Bond.

Section 11. Preservation of Tax Exemption for Interest on Bond. The Authority covenants that it will take all actions necessary to prevent interest on the Bond from being included in gross income for federal income tax purposes, and it will neither take any action nor make or permit any use of proceeds of the Bond or other funds of the Authority treated as proceeds of the Bond at any time during the term of the Bond which would cause interest on the Bond to be included in gross income for federal income tax purposes. The Authority also covenants that, to the extent arbitrage rebate requirements of Section 148 of the Code are applicable to the Bond, it will take all actions necessary to comply (or to be treated as having complied) with those requirements in connection with the Bond, including the calculation and payment of any penalties that the Authority has elected to pay as an alternative to calculating rebatable arbitrage, and the payment of any other penalties if required under Section 148 of the Code to prevent interest on the Bond from being included in gross income for federal income tax purposes.

Section 12. Designation of Bond as “Qualified Tax-Exempt Obligation”. The Authority has determined and certifies that (a) the Bond is not a “private activity bond” within the meaning of Section 141 of the Code; (b) the reasonably anticipated amount of tax-exempt obligations (other than private activity bonds and other obligations not required to be included in such calculation) which the Authority and all entities subordinate to the Authority (including any entity which the Authority controls, which derives its authority to issue tax-exempt obligations from the Authority or which issues tax-exempt obligations on behalf of the Authority) will issue during the calendar year in which the Bond is issued will not exceed \$10,000,000; and (c) the amount of tax-exempt obligations, including the Bond, designated by the Authority as “qualified tax-exempt obligations” for the purposes of Section 265(b)(3) of the Code during the calendar year in which the Bond is

issued does not exceed \$10,000,000. The Authority designates the Bond as a “qualified tax-exempt obligation” for the purposes of Section 265(b)(3) of the Code.

Section 13. Approval of Proposal Letter. It is anticipated that the Bank will offer to purchase the Bond under the terms and conditions contained in this resolution and in the Proposal Letter. The Board finds that such offer is in the best interest of the Authority, and therefore authorizes the Executive Director of the Authority to accept such offer on behalf of the Authority.

Section 14. Authorization of Documents and Execution Thereof. The Authority authorizes and approves the execution and delivery of, and the performance by the Authority of its obligations contained in, the Bond, this resolution, and the consummation by the Authority of all other transactions contemplated by this resolution in connection with the issuance of the Bond. The Board further authorizes the Executive Director to negotiate, approve, execute and deliver the Bank Loan Agreement, the Environmental Indemnity Agreement, the Deed of Trust, and such other instruments and agreements as may be necessary or desirable in connection with the sale of the Bond to the Lender. The Executive Director of the Authority is authorized to authenticate the Bond and to negotiate, execute and deliver documents reasonably required to be executed in connection with the issuance of the Bond and to ensure the proper use and application of the proceeds of the Bond.

The Bond will be prepared at the Authority’s expense and will be delivered to the Bank together with the approving legal opinion of Foster Garvey P.C., municipal bond counsel of Seattle, Washington, regarding the Bond.

Section 15. Acting Officers Authorized. Any action required by this resolution to be taken by the Chair of the Board or Executive Director of the Authority may in the absence of such person

be taken by the duly authorized acting Chair of the Board or acting Executive Director of the Authority, respectively.

Section 16. Adoption of Post Issuance Compliance Policies and Procedures. The post-issuance compliance policies and procedures for tax-exempt bonds in the form on file with the Executive Director of the Authority and incorporated herein by reference are hereby adopted.

Section 17. Changes to Titles or Parties; Omission of Documents. While the titles of and parties to the various documents described herein may change, no change to such titles or parties shall affect the authority conferred by this resolution to execute, deliver, file (if required), enforce and perform the documents in their final form. The Executive Director in their discretion may omit any agreement described herein which is determined not to be necessary or desirable in connection with the issuance or sale of the Bond.

Section 18. Ratification and Confirmation. Any actions of the Authority or its officers prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

Section 19. Severability. If any provision in this resolution is declared by any court of competent jurisdiction to be contrary to law, then such provision shall be null and void and shall be deemed separable from the remaining provision of this resolution and shall in no way affect the validity of the other provisions of this resolution or of the Bond.

Section 20. Effective Date. This resolution shall be in full force and effect from and after its adoption and approval.

ADOPTED by the Board of Commissioners of the Housing Authority at Pierce County at an open public meeting thereof this 4th day of June, 2025.

HOUSING AUTHORITY OF PIERCE COUNTY

By _____
Chair

ATTEST:

Executive Director

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Secretary and Executive Director of the Housing Authority of Pierce County (the “Authority”) and keeper of the records of the Authority, CERTIFY:

1. The foregoing Resolution No. 1969 (the “Resolution”) is a full, true and correct copy of the Resolution duly adopted at a special meeting of the Board of Commissioners of the Authority (the “Board”) held at the Authority’s Administrative Office on June 4, 2025 (the “Meeting”), as that Resolution appears in the records of the Authority, and the Resolution is now in full force and effect;

2. Written notice specifying the time, place and noting the business to be transacted (the “Notice”) was given to all members of the Board by mail, fax, electronic mail or by personal delivery at least 24 hours prior to the Meeting or such longer period as required by the Authority’s Bylaws (the “Notice”), a true and complete copy of the Notice is attached hereto as Appendix 1;

3. The Notice was also posted on the Authority’s website and prominently displayed at the main entrance of the Authority’s Administrative Office and the entrance to the special meeting location (if different) at least 24 hours prior to the Meeting;

4. The Notice was also given by mail, fax, electronic mail or by personal delivery at least 24 hours prior to the Meeting to each local radio or television station and to each newspaper of general circulation that has on file with the Authority a written request to be notified of special meetings and to any others to which such notices are customarily given by the Authority; and

2. The Meeting was duly convened and held, and included an opportunity for public comment, in all respects in accordance with law, a quorum was present throughout the Meeting, and a majority of the members of the Board present at the Meeting voted in the proper manner for the adoption of the Resolution; all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed; and I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 4th day of June, 2025.

Secretary and Executive Director of the Authority

[Certificate]



PIERCE COUNTY HOUSING AUTHORITY

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

EXECUTIVE AND DIVISION REPORTS



PIERCE COUNTY HOUSING AUTHORITY

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AFFORDABLE HOUSING DIVISION REPORT

Christina McLeod, Director of Operations

RESIDENTS/TENANCIES

Move-Ins (April 2025)

- 6 new move-ins
 - 1 Project Based Voucher (PBV) at Lakewood Village
 - Catholic Community Services (CCS) – single parent with two children transitioning from experiencing homelessness
 - 1 PBV graduate from Montgrove, moved into Oakleaf with their new Housing Choice Voucher
- 1 transfer – disability reasonable accommodation from 2nd floor to ground floor

Move-Outs (April 2025)

- 12 apartments were vacated
 - Reasons for vacating: PBV Graduation (1), Relocation (5), Disability Reasonable Accommodation Transfer (1), Needs more space (2), Move to smaller apartment (1), Deceased (1), and Eviction (1).
 - Relocations included moving due to military move/transfer and for moving to help family
 - PBV graduation from Montgrove Manor, received Housing Choice Voucher and secured an apartment at Oakleaf
 - Eviction – DeMark Apartments 2x1 – last rent payment was October 2024. Proper notices served in November 2024 and sent to attorney on 1/28/2025; first court date was 2/18/2025 (case continued when resident qualified for legal aid); second court date was 3/12/2025 where we agreed to a Stipulation Agreement for agreed upon move-out date and issuance of Writ of Restitution if resident didn't vacate in compliance with agreement; 4/3/2025 date vacated. Balance owed to PCHA (rent, legal fees, move-out charges) = \$9522.

Now Renting (as of this report 1/30/2025)

- 10 apartments being marketed to the public as of this report, see Unit Availability List included with this report. 5 of the 10 have approved applicants with 2 HQS inspections scheduled and 3 move-in dates confirmed.
- At least another 8 apartments will be added to the rent-ready, on-the-market list, following Quality Assurance (QA) reviewed during first week of June 2025.

Property	Total Units	Down Units	Leased-Up Rate	# PBV	Rent Ready	Notes
AH Portfolio	727	10 (1.4%)	88.8%	94	10 Apts "For Rent"	See above for applicant stats Leased Up % - same as last month
Brookridge	68	1	89%	--	0	
Chateau Rainier	248	0	92.7%	22	2 for rent	
DeMark	93	1-Mgr/Admin	79.5%	18	3-Public/8-PBV*	*HQS Inspections in progress
Hidden Firs	56	1-Office	92.8%	--	--	3-vacant/turn; 1-admin/office
Hidden Village	30	4	80%	--	1*	*on hold until window fixed
Lakewood Village	136	0	91.1%	24	0-Public/1-PBV	
Montgrove Manor	32 SROs	2=Office	90.6%	30	0	All apartments are PVB; 1 in turn stage and 1 to vacating May 31
Oakleaf	26	1	84.6%	--	2	1 rent ready, pending move-in

There are 64 units in the turn process ("pending make ready" in Yardi), which represents 8.9% of portfolio.

- Of these 64 apartments deemed "pending make ready" in Yardi
 - 3 are completed but still on list due to software issue; putting in support ticket to remove (units are

- already rented/occupied)
- 7 units are still occupied, scheduled to be vacated in May and June
- 10 units scheduled for Quality Assurance reviews
- *If we remove these 20 units noted above, from the 'pending make ready' Yardi data, then our units in turn process drops from 8.9% to 6.0%*
- "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 53 units in the turn process, which represents 8% of portfolio, the number has been impacted by evictions and PBV graduations at end of 2024

HIGHLIGHTS IN THE PAST MONTH

Lease Ups/Move-Ins – continued coordination with Maintenance on turns and increased efforts by Affordable Housing property management team to rent available apartments. As of this report, there have been 8 new move-ins in May 2025 with two scheduled for last day of May. In addition, Senior Property Manager Ebonique Moore has been working with Share & Care House's Permanent Supportive Housing program to identify available ground floor apartments across the portfolio for participants in the PSH program. We anticipate up to 6 new move-ins from this partnership in June 2025. PSH funds originate at HUD then are administered through Pierce County Human Services and then contracted with Share & Care House.

Hidden Firs – Water, water, water. Director of Maintenance Lovelace has been coordinating vendors to install the cross-connection required by Parkland Water. On 5/13/2025, water leak under concrete slab in A1 resulted in emergency shut-off of water to all of Building A for 24 hours, affecting 6 apartments/households. Leak was fixed within 24 hours. Restoration of A1 including drying of inside walls, full bathroom restoration, and new hot water tank took two weeks.

Chateau Rainier - Mailboxes – Project is taking longer than anticipated. HD Supply is vendor/contractor. All supplies ordered, waiting on delivery of mailboxes and construction dates from HD Supply. As of this report, anticipated completion in June 2025.

Yardi Voyager and RentCafe Set-Up Continues – All Affordable Properties

Online Leasing in RentCafe and implementing Yardi Screening – went "live" during first week of May 2025. Currently, online applications for all properties except Chateau, DeMark, and Lakewood Village due to rent rates. We updated rent rates in Voyager, but as of this report, the rates have not corrected in RentCafe. Submitting support ticket for OnLine Leasing set up to troubleshoot and fix problem. For Yardi Screening, since you cannot 'test' screening, we are reviewing each screening outcome to ensure Yardi Screening decision (decline/accept) is in alignment with our criteria. We have identified a couple of concerns, where we did an override of outcomes after thoroughly reviewing screening outcomes. We will work with Yardi screening tech support to review settings to ensure alignment with our screening criteria.

STAFFING

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

- Current staff = 7 on-site property management staff and 1 senior property manager
 - One staff member on leave until August 2025
- Current recruitment for 1 position to hire either a Resident Services Specialist or an Assistant Property Manager. Two sets of interviews – initial virtual and second in-person conducted at end of April and second week of May 2025. Reference checks conducted during third week of May. An offer for an Assistant Property Manager is in process as of this report.

Apartments for Rent

May 29th, 2025

	Date Entered	Complex	Size	Location/Floor	Rent	WSG	Leasing Specials	Features	Status
1	5/6/2025	Chateau Rainier	2x2	Ground Floor	\$1,700	\$150		Ground floor, corner unit, freshly Painted, Updated counter tops, New Vinyl Planking flooring. In unit washer and dryer.	
2	5/13/2025	Chateau Rainier	2x1	2nd floor	\$1,600	\$150		Freshly Painted, Updated counter tops, New Carpet and Vinyl flooring. In unit washer and dryer.	
3	12/16/2024	Demark	2x1	2nd floor	\$1,600	\$150		washer/dryer in unit, dishwasher, kitchen disposal, new carpet/new vinyl	Application Approved. HQS inspection scheduled (required for HCV).
4	5/2/2025	Demark	2x1	2nd Floor	\$1,600	\$150		washer/dryer in unit, dishwasher, kitchen disposal, new carpet/new vinyl	Approved. Moving in Friday 6/6/2025
5	5/2/2025	Demark	2x1	2nd floor	\$1,600	\$150		washer/dryer in unit, dishwasher, kitchen disposal, new carpet/new vinyl	
6	4/30/2025	Oakleaf	1x1	Ground Floor	\$1,000	\$100		Freshly Painted, Updated counter tops, Luxury vinyl plank flooring. New Appliances, Small Community, Laundry on site. Updated light fixtures	APPLICATION IN PROCESS. Working with Share & Care House to fill 6 vacant ground floor units with Permanent Supportive Housing participants. HQS inspection required/being coordinated.
7	4/30/2025	Oakleaf	1x1	2nd Floor	\$1,000	\$100	<i>Jump into June Special - 1/2 Off June 2025 Rent</i>	Freshly Painted, Updated counter tops, New carpet and Vinyl. New Appliances, Small Community, Laundry on site. Updated light fixtures	
8	4/4/2025	Village Square	2x1	2nd Floor	\$1,200	\$120		Freshly Painted, updated counter tops, new appliances, new flooring, small community, laundry onsite.	Approved. Moving in Monday 6/2/2025
9	4/29/2025	Village Square	1x1	Ground Floor	\$1,000	\$70		Freshly Painted, updated counter tops, new appliances, new flooring, small community, laundry onsite, no upstairs neighbors	Approved. Moving in Friday, 5/30/2025
10	5/19/2025	Hidden Village	1x1	Ground floor/single story	\$1,050	\$70			ON HOLD UNTIL WINDOW VENDOR fixes issue identified during QA



PIERCE COUNTY HOUSING AUTHORITY

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FINANCE REPORT

Joanna Nieto, Controller

DISCUSSION

Overview

April 2025 –Financial Statements

The department is still finalizing year-end entries due to FDS adjustments in LIPH and outstanding bank reconciliations.

Statement of Net Position

- Collections
 - Amount Sent to collections – Nothing in April
 - Nothing Collected in April
- Cash Position \$14M
 - Unrestricted Cash and Equivalents \$8.4M
 - Restricted Cash and Equivalents \$5.6M
 - Includes funds Held by Greystone for Chateau, Demark, Lakewood Village
 - \$739k Reserve for replacement
 - \$106k Restabilization
 - \$131k Taxes and Insurance – taxes/insurance was paid in November
 - Tenant Security Deposits \$526K
- Accounts Receivable \$1.9M (allowance \$971k)
 - Tenant Receivable Net \$1.8M
 - Rural Development Receivable Net \$22k
 - Homeownership Receivable Net \$929k – outstanding loans
- Other Current Assets \$16.8M
 - Prepaid Expenses \$785K – includes amortized expenses for insurance and taxes
 - Restricted investments \$12.2M – moved from LIPH Section 18
- Unearned Revenue \$236k – tenant prepaid rents balance from 2022 in still being reviewed. Access is needed to HAB for further research and application of rents.

Statement of Revenue, Expenses, and Changes

- Operating Revenues month to date are over budget by \$867K or 705%, however year to date (YTD) revenues exceeded budget by \$1.1M due to HUD subsidy increases related to voucher issuance. The increase in HAP revenue is a result of \$1M HUD payment from HUD held reserves in April.
- Operating Expenses month to date are under budget by \$258k or 6% with year-to-date expenses under budget by \$606k in the following categories:
 - Maintenance Costs under budget by \$92k or 13% year to date.
 - LIPH over budget by \$96k year to date
 - Various Supplies \$6k – for repairs

- Building Repairs \$96k – contract plumbing- septic
- Maintenance Consultants \$9k – abatement and remediation
- Overall, Affordable Housing on budget for maintenance and operational expenses year to date.
- Wages and Benefits under budget year to date
 - Administrative under budget \$137K
 - Tenant Services under budget \$104k – related to LIPH relocation service costs
 - Maintenance under budget \$129k
- General Taxes, Insurance over budget \$39k
- Profit (Loss) before Non-Operating Revenues/Expenses is \$990K
- Net Operating Income After Non-Operating Costs is \$2.36M

Statement of Net Position

Currently PCHA has sufficient cash to pay vendors as their invoices come due and meet the salary and benefit liability of the current staff, maintain day-to-day operations.

Investments

As of the end of May 2025, LIPH has sold approximately 66 homes for a total of \$17.7M in restricted cash available for funding new loans/building new complexes. The LIPH funds are invested with the Washington State Local Government Investment pool with a current return rate of 5.4%. There is approximately \$15.9M in the investment account.

Other Issues Impacting the Finance Department

- Purchase Orders and inventory are needed to better control expenses. The implementation of the Yardi PO process will be part of the IT engagement with public accounting firm Clifton Larsen Allen (CLA).
- The WA State Auditor's Office is still finalizing the 2023 Accountability Audit. No new updates since the last board meeting.

Pierce County Housing Authority
Cash Position
Period Ending April 2025

Account Name	Bank	Balance		
		April	March	Variance
General Operating Accounts				
Apartments General	US Bank	2,618,820.00	2,492,248.47	126,571.53
Payroll Account	US Bank	26,573.46	187,826.21	(161,252.75)
General Operating	US Bank	862,078.29	934,572.14	(72,493.85)
PHA Reserve	US Bank	744,267.19	744,212.14	55.05
Homeownership	US Bank	567,295.01	567,112.06	182.95
Tenant Trust Accounts				
Tenant Trust Security Deposit	US Bank	526,410.56	502,067.48	24,343.08
HUD Trust Accounts				
Section 8	US Bank	2,776,225.54	2,026,605.31	749,620.23
Low Income Public Housing Management	US Bank	1,142,122.33	78,087.54	1,064,034.79
Low Income Public Housing Damage Security	US Bank	11,300.00	11,600.00	(300.00)
Family Self Sufficiency	US Bank	498,104.14	509,197.58	(11,093.44)
LIPH Family Self Sufficiency	US Bank	44,364.04	32,540.24	11,823.80
Low Income Public Housing Section 18	US Bank	4,358,942.44	4,200,330.20	158,612.24
Local Government Investment Pool	WSIB	11,499,996.40	17,444,194.02	(5,944,197.62)
Rural Development Funds				
Orting Reserve	US Bank	94,366.24	94,359.26	6.98
FNMA Loan Reserve Account (Restricted)				
Cash Restricted - CR Reserve for replacement	Greystone (TTE)	573,865.14	565,820.90	8,044.24
Cash Restricted - CR Reserve for restabilization	Greystone (TTE)	60,406.24	60,373.42	32.82
Cash Restricted - CR Taxes and Insurance	Greystone (TTE)	59,812.19	49,421.80	10,390.39
Cash Restricted - DM Reserve for replacement	Greystone (TTE)	65,825.41	65,789.65	35.76
Cash Restricted - DM Reserve for restabilization	Greystone (TTE)	19,152.23	19,142.82	9.41
Cash Restricted - DM Taxes and Insurance	Greystone (TTE)	28,047.97	34,345.58	(6,297.61)
Cash Restricted - LV Reserve for replacement	Greystone (TTE)	100,143.90	100,089.50	54.40
Cash Restricted - LV Reserve for restabilization	Greystone (TTE)	26,624.27	26,609.81	14.46
Cash Restricted - LV Taxes and Insurance	Greystone (TTE)	43,628.26	41,498.17	2,130.09
FNMA Reserve Total				-
TOTAL PCHA CASH		26,748,371.25	30,788,044.30	(4,039,673.05)

Pierce County Housing Authority Statement of Net Position

Period = Apr 2025

PCHA Wide

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	8,421,111	7,199,646	1,221,466
Cash Restricted	5,614,231	4,687,238	926,993
Tenant Security Deposits	541,517	517,568	23,949
Accounts Receivable Net	1,957,562	1,859,031	98,531
Accounts Receivable HUD	-58,312	-60,366	2,054
Other Current Assets	13,002,286	12,884,406	117,880
Due from Intercompany	211,536	316,427	-104,891
TOTAL CURRENT ASSETS	29,689,931	27,403,949	2,285,982
NON CURRENT ASSETS			
Cash Restricted-FSS Escrow	470,017	462,920	7,097
Capital Assets Net	27,015,342	27,256,586	-241,245
Other Non Current Assets	789,532	789,532	0
TOTAL NON CURRENT ASSETS	28,274,890	28,509,038	-234,148
TOTAL ASSETS	57,964,821	55,912,987	2,051,834
DEFERRED OUTFLOW OF RESOURCES	998,658	998,658	0
CURRENT LIABILITIES			
Accounts Payable	-127,805	-125,322	-2,482
Accrued Payroll	-34,754	-66,759	32,004
Compensated Absences and Benefits	170,813	170,813	0
Security Deposits	562,746	506,570	56,176
Accrued Interest Payable	72,460	72,460	0
Notes Payable - Current Position	263,622	295,883	-32,260
Funds held for FSS	484,569	475,633	8,935
Other Liabilities	374,762	374,762	0
Due to Intercompany	410,074	514,964	-104,891
Unearned Revenue	228,570	262,908	-34,338
TOTAL CURRENT LIABILITIES	2,405,055	2,481,910	-76,856
NONCURRENT LIABILITIES			
Net Pension and OPEB Liability	1,305,602	1,305,602	0
Compensated Absences and Benefits	25,163	25,163	0

Pierce County Housing Authority
Statement of Net Position

Period = Apr 2025

PCHA Wide

	Balance	Beginning	Net
	Current Period	Balance	Change
Notes Payable Net of Current Portion	21,998,221	22,005,970	-7,749
TOTAL NONCURRENT LIABILITIES	23,328,987	23,336,736	-7,749
 DEFERRED INFLOWS OF RESOURCES	 532,284	 532,284	 0
 TOTAL NET POSITION	 32,697,154	 30,560,715	 2,136,438

PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement
April 2025 and April 2024

PCHA WIDE

Description	Apr-25	Apr-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	603,670	491,447	112,223	23	2,251,950	2,011,000	240,950	12
Other Tenant Revenue	132,027	110,159	21,868	20	461,954	343,228	118,726	35
HUD Subsidy	4,750,613	4,133,744	616,869	15	15,414,571	13,723,427	1,691,143	12
LIPH Operating Grant	27,275	374,538	-347,263	-93	563,870	577,080	-13,209	-2
FSS Subsidy	15,655	0	15,655	100	54,504	0	54,504	100
Admin Subsidy	268,521	247,297	21,224	9	1,124,151	1,001,034	123,117	12
TOTAL OPERATING REVENUES	5,797,762	5,357,185	440,576	8	19,871,000	17,655,769	2,215,232	13
OPERATING EXPENSES								
Central Administration	101,212	144,733	43,520	30	489,819	532,139	42,320	8
Utilities	109,178	180,539	71,361	40	505,101	510,858	5,757	1
Maintenance Costs	268,246	163,107	-105,139	-64	787,934	763,178	-24,757	-3
Wages & Benefits Onsite	411,351	432,891	21,540	5	1,678,009	1,672,621	-5,388	0
FSS Expense	9,122	8,754	-368	-4	36,167	61,209	25,042	41
Housing Assistance Payments	3,845,315	3,636,273	-209,042	-6	15,091,449	13,142,083	-1,949,366	-15
General-Taxes Lender	49,799	22,412	-27,386	-122	167,724	92,804	-74,920	-81
Independent Audit Costs	1,113	0	-1,113	-100	13,806	3,895	-9,911	-254
Vendor Lender	11,513	3,877	-7,636	-197	28,859	12,267	-16,592	-135
TOTAL OPERATING EXPENSES	4,806,849	4,592,587	-214,263	-5	18,798,868	16,791,053	-2,007,815	-12
PROFIT/LOSS AFTER OPERATING COSTS	990,912	764,598	226,314	30	1,072,133	864,716	207,416	24
NON OPERATING REVENUES (EXPENSES)								
Gain (Loss) Disposition of Assets	1,332,612	1,750,756	-418,144	-24	7,207,630	3,947,179	3,260,451	83
Special Items	-7,418	-9,733	2,315	24	-116,252	-100,607	-15,646	-16
Investments/Interest Earnings	42,896	1,619	41,277	2,550	217,236	6,370	210,866	3,310
Depreciation	-133,740	-114,481	-19,259	-17	-465,774	-465,476	-298	0
Interest Expense	-74,193	-75,964	1,771	2	-297,676	-230,513	-67,163	-29
NET OPERATING INCOME (NOI)	2,151,070	2,316,796	-165,726	-7	7,617,297	4,021,670	3,595,627	89
Operating Transfers In(Out)	107,972	147,946	39,974	27	526,837	147,946	-378,890	-256
YTD CHANGE TO NET ASSETS	-2,043,098	-2,168,850	-125,752	-6	-7,090,460	-3,873,723	3,216,737	83
ENDING NET POSITION	-2,043,098	-2,168,850	-125,752	-6	-7,090,460	-3,873,723	3,216,737	83

**PIERCE COUNTY HOUSING AUTHORITY
BUDGET COMPARISON**

Apr-25

PCHA WIDE

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
OPERATING REVENUES								
Rental Income	603,670	494,083	109,587	22	2,251,950	1,976,331	275,619	14
Other Tenant Revenue	132,027	84,249	47,779	57	461,954	336,995	124,959	37
HUD Subsidy	4,750,613	3,732,842	1,017,771	27	15,414,571	14,931,366	483,204	3
LIPH Operating Grant	27,275	86,003	-58,728	-68	563,870	344,010	219,860	64
FSS Subsidy	15,655	23,200	-7,545	-33	54,504	92,799	-38,295	-41
Admin Subsidy	268,521	250,903	17,618	7	1,124,151	1,003,614	120,538	12
TOTAL OPERATING REVENUES	5,797,762	4,671,279	1,126,483	24	19,871,000	18,685,115	1,185,885	6
OPERATING EXPENSES								
Central Administration	101,212	128,762	27,550	21	489,819	515,050	25,231	5
Utilities	109,178	115,058	5,880	5	505,101	460,233	-44,868	-10
Maintenance Costs	268,246	173,738	-94,507	-54	787,934	694,953	-92,981	-13
Wages & Benefits Onsite	411,351	500,640	89,289	18	1,678,009	2,002,559	324,550	16
FSS Expense	9,122	14,302	5,179	36	36,167	57,206	21,039	37
Housing Assistance Payments	3,845,315	3,565,833	-279,482	-8	15,091,449	14,263,333	-828,116	-6
General-Taxes Lender	49,799	35,513	-14,286	-40	167,724	142,053	-25,671	-18
Independent Audit Costs	1,113	8,333	7,221	87	13,806	33,333	19,528	59
Vendor Lender	11,513	6,008	-5,504	-92	28,859	24,033	-4,826	-20
TOTAL OPERATING EXPENSES	4,806,849	4,548,189	-258,661	-6	18,798,868	18,192,754	-606,114	-3
PROFIT/LOSS AFTER OPERATING COSTS	990,912	123,090	867,822	705	1,072,133	492,361	579,772	118
NON OPERATING REVENUES (EXPENSES)								
Gain (Loss) Disposition of Assets	1,332,612	1,917,575	-584,963	-31	7,207,630	7,670,301	-462,671	-6
Special Items	-7,418	-42,091	34,673	82	-116,252	-168,363	52,111	31
Investments/Interest Earnings	42,896	73,492	-30,596	-42	217,236	293,966	-76,730	-26
Depreciation	-133,740	-95,950	-37,790	-39	-465,774	-383,800	-81,974	-21
Interest Expense	-74,193	-80,995	6,803	8	-297,676	-323,980	26,304	8
NET OPERATING INCOME (NOI)	2,151,070	1,895,121	255,949	14	7,617,297	7,580,485	36,811	0
Operating Transfers In(Out)	107,972	0	-107,972	-100	526,837	0	-526,837	-100
YTD CHANGE TO NET ASSETS	-2,043,098	-1,895,121	147,977	8	-7,090,460	-7,580,485	-490,026	-6
ENDING NET POSITION	-2,043,098	-1,895,121	147,977	8	-7,090,460	-7,580,485	-490,026	-6

Pierce County Housing Authority
Statement of Net Position

Period = Apr 2025

Affordable Housing

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	2,297,581	2,195,865	101,715
Cash Restricted	977,513	963,098	14,415
Tenant Security Deposits	521,199	496,950	24,249
Accounts Receivable Net	445,845	384,685	61,160
Accounts Receivable HUD	-26,433	-28,487	2,054
Other Current Assets	295,545	314,978	-19,433
Due from Intercompany	-7,073	-7,073	0
TOTAL CURRENT ASSETS	4,504,177	4,320,017	184,160
NON CURRENT ASSETS			
Capital Assets Net	20,340,129	20,444,888	-104,759
Other Non Current Assets	20,249	20,249	0
TOTAL NON CURRENT ASSETS	20,360,378	20,465,137	-104,759
TOTAL ASSETS	24,864,555	24,785,154	79,401
DEFERRED OUTFLOW OF RESOURCES	42,391	42,391	0
CURRENT LIABILITIES			
Accounts Payable	1,183	2,678	-1,495
Accrued Payroll	784	784	0
Compensated Absences and Benefits	19,741	19,741	0
Security Deposits	545,296	488,220	57,076
Accrued Interest Payable	72,460	72,460	0
Notes Payable - Current Position	263,622	295,883	-32,260
Other Liabilities	32,947	32,947	0
Due to Intercompany	191,421	237,526	-46,105
Unearned Revenue	193,278	224,713	-31,436
TOTAL CURRENT LIABILITIES	1,320,731	1,374,951	-54,220
NONCURRENT LIABILITIES			
Net Pension and OPEB Liability	137,236	137,236	0
Compensated Absences and Benefits	2,908	2,908	0
Notes Payable Net of Current Portion	19,504,070	19,504,070	0
TOTAL NONCURRENT LIABILITIES	19,644,214	19,644,214	0
DEFERRED INFLOWS OF RESOURCES	-1,028	-1,028	0
TOTAL NET POSITION	3,943,029	3,809,409	133,621

PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement

April 2025 and April 2024

AFFORDABLE HOUSING

Description	Apr-25	Apr-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	572,998	459,222	113,776	25	2,117,263	1,811,614	305,649	17
Other Tenant Revenue	89,522	77,404	12,117	16	370,879	311,421	59,458	19
HUD Subsidy	171,934	164,086	7,848	5	651,152	628,338	22,814	4
TOTAL OPERATING REVENUES	834,454	700,712	133,742	19	3,139,295	2,751,374	387,921	14
OPERATING EXPENSES								
Central Administration	173,920	194,437	20,517	11	736,901	637,683	-99,218	-16
Utilities	92,520	168,668	76,148	45	432,496	447,799	15,303	3
Maintenance Costs	116,227	105,793	-10,434	-10	440,531	535,012	94,481	18
Wages & Benefits Onsite	99,435	111,464	12,029	11	389,195	415,794	26,599	6
General-Taxes Lender	35,373	972	-34,401	-3,539	110,031	7,042	-102,988	-1,462
Independent Audit Costs	572	0	-572	-100	7,103	1,792	-5,311	-296
Vendor Lender	5,169	3,877	-1,292	-33	12,923	11,708	-1,216	-10
TOTAL OPERATING EXPENSES	523,218	585,212	61,994	11	2,129,179	2,056,830	-72,349	-4
PROFIT/LOSS AFTER OPERATING CO	311,236	115,500	195,736	169	1,010,115	694,544	315,572	45
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	658	540	118	22	2,558	2,156	402	19
Depreciation	-104,759	-83,439	-21,320	-26	-345,916	-336,828	-9,088	-3
Interest Expense	-71,858	-73,629	1,771	2	-288,339	-221,176	-67,163	-30
NET OPERATING INCOME (NOI)	135,277	-41,028	176,305	430	378,419	138,696	239,723	173
YTD CHANGE TO NET ASSETS	-135,277	41,028	176,305	430	-378,419	-138,696	239,723	173
ENDING NET POSITION	-135,277	41,028	176,305	430	-378,419	-138,696	239,723	173

**PIERCE COUNTY HOUSING AUTHORITY
BUDGET COMPARISON**

Apr-25

AFFORDABLE HOUSING

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
OPERATING REVENUES								
Rental Income	572,998	473,341	99,657	21	2,117,263	1,893,365	223,898	12
Other Tenant Revenue	89,522	71,004	18,517	26	370,879	284,017	86,863	31
HUD Subsidy	171,934	167,008	4,926	3	651,152	668,033	-16,881	-3
TOTAL OPERATING REVENUES	834,454	711,354	123,100	17	3,139,295	2,845,415	293,880	10
OPERATING EXPENSES								
Central Administration	173,920	16,241	-157,680	-971	736,901	64,963	-671,939	-1,034
Utilities	92,520	102,438	9,917	10	432,496	409,750	-22,746	-6
Maintenance Costs	116,227	111,008	-5,219	-5	440,531	444,030	3,499	1
Wages & Benefits Onsite	99,435	118,610	19,175	16	389,195	474,440	85,245	18
General-Taxes Lender	35,373	16,734	-18,639	-111	110,031	66,936	-43,095	-64
Independent Audit Costs	572	4,333	3,761	87	7,103	17,333	10,231	59
Vendor Lender	5,169	3,450	-1,719	-50	12,923	13,800	877	6
TOTAL OPERATING EXPENSES	523,218	372,813	-150,405	-40	2,129,179	1,491,252	-637,927	-43
PROFIT/LOSS AFTER OPERATING COSTS	311,236	338,541	-27,305	-8	1,010,115	1,354,163	-344,047	-25
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	658	595	63	11	2,558	2,382	176	7
Depreciation	-104,759	-75,300	-29,459	-39	-345,916	-301,200	-44,716	-15
Interest Expense	-71,858	-62,917	-8,942	-14	-288,339	-251,667	-36,672	-15
NET OPERATING INCOME (NOI)	135,277	200,919	-65,643	-33	378,419	803,678	-425,259	-53
YTD CHANGE TO NET ASSETS	-135,277	-200,919	-65,643	-33	-378,419	-803,678	-425,259	-53
ENDING NET POSITION	-135,277	-200,919	-65,643	-33	-378,419	-803,678	-425,259	-53

Pierce County Housing Authority
Statement of Net Position

Period = Apr 2025

Section 8

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	3,861,895	3,856,901	4,993
Cash Restricted	-1,149,507	-1,902,947	753,440
Accounts Receivable Net	272,874	245,008	27,866
Accounts Receivable HUD	-2,587	-2,587	0
Other Current Assets	-8,720	-8,086	-634
Due from Intercompany	-3,317	-3,317	0
TOTAL CURRENT ASSETS	2,970,637	2,184,971	785,666
NON CURRENT ASSETS			
Cash Restricted-FSS Escrow	446,152	437,993	8,159
Capital Assets Net	8,805	9,644	-839
Other Non Current Assets	259,549	259,549	0
TOTAL NON CURRENT ASSETS	714,507	707,186	7,320
TOTAL ASSETS	3,685,144	2,892,158	792,986
DEFERRED OUTFLOW OF RESOURCES	331,520	331,520	0
CURRENT LIABILITIES			
Accounts Payable	-255,152	-254,397	-755
Accrued Payroll	33	33	0
Compensated Absences and Benefits	5,428	5,428	0
Funds held for FSS	454,969	446,810	8,159
Other Liabilities	24,743	24,743	0
Due to Intercompany	165,851	208,997	-43,146
Unearned Revenue	15,805	15,805	0
TOTAL CURRENT LIABILITIES	411,677	447,420	-35,742
NONCURRENT LIABILITIES			
Net Pension and OPEB Liability	294,282	294,282	0
Compensated Absences and Benefits	800	800	0
TOTAL NONCURRENT LIABILITIES	295,081	295,081	0
DEFERRED INFLOWS OF RESOURCES	167,267	167,267	0
TOTAL NET POSITION	3,142,639	2,313,910	828,729

**PIERCE COUNTY HOUSING AUTHORITY
BUDGET COMPARISON**

Apr-25

Section 8

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
OPERATING REVENUES								
Other Tenant Revenue	36,370	12,131	24,239	200	74,591	48,525	26,066	54
HUD Subsidy	4,578,679	3,565,833	1,012,846	28	14,763,419	14,263,333	500,085	4
Admin Subsidy	264,621	247,379	17,242	7	1,108,550	989,516	119,034	12
TOTAL OPERATING REVENUES	4,879,670	3,825,344	1,054,326	28	15,946,559	15,301,374	645,185	4
OPERATING EXPENSES								
Central Administration	71,567	32,436	-39,131	-121	308,431	129,742	-178,688	-138
Maintenance Costs	2,067	1,875	-192	-10	8,976	7,500	-1,476	-20
Wages & Benefits Onsite	122,557	103,075	-19,481	-19	451,100	412,301	-38,798	-9
FSS Expense	8,349	12,752	4,402	35	35,351	51,006	15,655	31
Housing Assistance Payments	3,845,315	3,565,833	-279,482	-8	15,091,449	14,263,333	-828,116	-6
Independent Audit Costs	269	3,167	2,898	92	3,331	12,667	9,335	74
Vendor Lender	0	25	25	100	0	100	100	100
TOTAL OPERATING EXPENSES	4,050,124	3,719,163	-330,961	-9	15,898,637	14,876,650	-1,021,987	-7
PROFIT/LOSS AFTER OPERATING COS	829,546	106,181	723,365	681	47,922	424,724	-376,802	-89
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	221	332	-111	-33	864	1,329	-466	-35
Depreciation	-839	0	-839	-100	-3,354	0	-3,354	-100
NET OPERATING INCOME (NOI)	828,929	106,513	722,415	678	45,431	426,053	-380,622	-89
YTD CHANGE TO NET ASSETS	-828,929	-106,513	722,415	678	-45,431	-426,053	-380,622	-89
ENDING NET POSITION	-828,929	-106,513	722,415	678	-45,431	-426,053	-380,622	-89

PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement

April 2025 and April 2024

Section 8

Description	Apr-25	Apr-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	0	-36	36	100	0	-36	36	100
Other Tenant Revenue	36,370	5,397	30,973	574	74,591	9,820	64,771	660
HUD Subsidy	4,578,679	3,969,658	609,021	15	14,763,419	13,095,089	1,668,330	13
Admin Subsidy	264,621	244,963	19,658	8	1,108,550	991,697	116,853	12
TOTAL OPERATING REVENUES	4,879,670	4,219,982	659,688	16	15,946,559	14,096,570	1,849,989	13
OPERATING EXPENSES								
Central Administration	71,567	134,986	63,419	47	308,431	422,967	114,536	27
Utilities	0	0	0	0	0	124	124	100
Maintenance Costs	2,067	601	-1,466	-244	8,976	4,510	-4,465	-99
Wages & Benefits Onsite	122,557	102,379	-20,178	-20	451,100	370,170	-80,930	-22
FSS Expense	8,349	6,057	-2,292	-38	35,351	51,360	16,009	31
Housing Assistance Payments	3,845,315	3,636,273	-209,042	-6	15,091,449	13,142,083	-1,949,366	-15
Independent Audit Costs	269	0	-269	-100	3,331	1,558	-1,773	-114
Vendor Lender	0	0	0	0	0	320	320	100
TOTAL OPERATING EXPENSES	4,050,124	3,880,296	-169,827	-4	15,898,637	13,993,091	-1,905,546	-14
PROFIT/LOSS AFTER OPERATING CO	829,546	339,686	489,860	144	47,922	103,479	-55,557	-54
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	221	314	-92	-29	864	1,370	-507	-37
Depreciation	-839	-839	0	0	-3,354	-3,354	0	0
NET OPERATING INCOME (NOI)	828,929	339,161	489,768	144	45,431	101,495	-56,063	-55
YTD CHANGE TO NET ASSETS	-828,929	-339,161	489,768	144	-45,431	-101,495	-56,063	-55
ENDING NET POSITION	-828,929	-339,161	489,768	144	-45,431	-101,495	-56,063	-55

Pierce County Housing Authority
Statement of Net Position

Period = Apr 2025

Low Income Public Housing (LIPH)

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	1,131,034	60,742	1,070,292
Cash Restricted	4,380,280	4,221,387	158,893
Tenant Security Deposits	11,600	11,900	-300
Accounts Receivable Net	201,445	192,919	8,526
Other Current Assets	11,558,640	11,518,394	40,246
Due from Intercompany	-3,358	-3,358	0
TOTAL CURRENT ASSETS	17,279,641	16,001,984	1,277,656
NON CURRENT ASSETS			
Cash Restricted-FSS Escrow	23,862	24,924	-1,062
Capital Assets Net	2,505,672	2,634,499	-128,827
Other Non Current Assets	62,478	62,478	0
TOTAL NON CURRENT ASSETS	2,592,011	2,721,900	-129,889
TOTAL ASSETS	19,871,652	18,723,885	1,147,768
DEFERRED OUTFLOW OF RESOURCES	79,044	79,044	0
CURRENT LIABILITIES			
Accounts Payable	2,902	2,902	0
Accrued Payroll	1,022	1,022	0
Compensated Absences and Benefits	13,736	13,736	0
Security Deposits	12,350	13,250	-900
Funds held for FSS	29,596	28,820	776
Other Liabilities	128,170	128,170	0
Due to Intercompany	52,277	62,213	-9,936
Unearned Revenue	12,362	15,395	-3,034
TOTAL CURRENT LIABILITIES	252,415	265,509	-13,093
NONCURRENT LIABILITIES			
Net Pension and OPEB Liability	115,969	115,969	0
Compensated Absences and Benefits	2,024	2,024	0
TOTAL NONCURRENT LIABILITIES	117,993	117,993	0
DEFERRED INFLOWS OF RESOURCES	42,121	42,121	0
TOTAL NET POSITION	19,538,167	18,377,306	1,160,861

**PIERCE COUNTY HOUSING AUTHORITY
BUDGET COMPARISON**

Apr-25

Low Income Public Housing (LIPH)

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
OPERATING REVENUES								
Rental Income	19,602	10,992	8,610	78	90,407	43,966	46,440	106
Other Tenant Revenue	5,301	268	5,034	1,882	3,934	1,070	2,864	268
LIPH Operating Grant	27,275	86,003	-58,728	-68	563,870	344,010	219,860	64
TOTAL OPERATING REVENUES	52,178	97,262	-45,084	-46	658,211	389,046	269,165	69
OPERATING EXPENSES								
Central Administration	58,898	34,330	-24,568	-72	241,991	137,320	-104,671	-76
Utilities	8,181	6,450	-1,731	-27	40,875	25,800	-15,075	-58
Maintenance Costs	143,879	51,630	-92,249	-179	302,779	206,520	-96,259	-47
Wages & Benefits Onsite	20,347	48,095	27,748	58	102,527	192,378	89,851	47
FSS Expense	773	1,550	777	50	816	6,200	5,384	87
General-Taxes Lender	1,057	1,450	393	27	4,228	5,800	1,572	27
Independent Audit Costs	272	833	562	67	3,372	3,333	-39	-1
Vendor Lender	3,534	2,500	-1,034	-41	7,934	10,000	2,066	21
TOTAL OPERATING EXPENSES	236,940	146,838	-90,102	-61	704,522	587,352	-117,170	-20
PROFIT/LOSS AFTER OPERATING CO:	-184,762	-49,576	-135,186	-273	-46,311	-198,305	151,995	77
NON OPERATING REVENUES (EXPENSES)								
Gain (Loss) Disposition of Assets	1,332,612	1,917,575	-584,963	-31	7,207,630	7,670,301	-462,671	-6
Special Items	-7,418	-42,091	34,673	82	-116,252	-168,363	52,111	31
Investments/Interest Earnings	41,860	72,516	-30,655	-42	213,029	290,062	-77,033	-27
Depreciation	-21,322	-19,167	-2,155	-11	-89,075	-76,667	-12,408	-16
NET OPERATING INCOME (NOI)	1,160,970	1,879,257	-718,287	-38	7,169,021	7,517,028	-348,007	-5
Operating Transfers In(Out)	107,972	0	-107,972	-100	526,837	0	-526,837	-100
YTD CHANGE TO NET ASSETS	-1,052,998	-1,879,257	-826,259	-44	-6,642,185	-7,517,028	-874,844	-12
ENDING NET POSITION	-1,052,998	-1,879,257	-826,259	-44	-6,642,185	-7,517,028	-874,844	-12

PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement

April 2025 and April 2024

Low Income Public Housing (LIPH)

Description	Apr-25	Apr-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	19,602	21,833	-2,231	-10	90,407	158,032	-67,625	-43
Other Tenant Revenue	5,301	27,051	-21,750	-80	3,934	18,488	-14,554	-79
LIPH Operating Grant	27,275	374,538	-347,263	-93	563,870	577,080	-13,209	-2
TOTAL OPERATING REVENUES	52,178	423,422	-371,244	-88	658,211	753,599	-95,388	-13
OPERATING EXPENSES								
Central Administration	58,898	100,116	41,218	41	241,991	267,030	25,039	9
Utilities	8,181	6,134	-2,048	-33	40,875	34,681	-6,194	-18
Maintenance Costs	143,879	52,210	-91,668	-176	302,779	177,973	-124,806	-70
Wages & Benefits Onsite	20,347	41,775	21,429	51	102,527	159,883	57,356	36
FSS Expense	773	2,697	1,924	71	816	9,849	9,033	92
General-Taxes Lender	1,057	1,437	380	26	4,228	5,747	1,519	26
Independent Audit Costs	272	0	-272	-100	3,372	545	-2,827	-518
Vendor Lender	3,534	0	-3,534	-100	7,934	239	-7,695	-3,220
TOTAL OPERATING EXPENSES	236,940	204,368	-32,572	-16	704,522	655,946	-48,576	-7
PROFIT/LOSS AFTER OPERATING COSTS	-184,762	219,053	-403,815	-184	-46,311	97,653	-143,964	-147
NON OPERATING REVENUES (EXPENSES)								
Gain (Loss) Disposition of Assets	1,332,612	1,750,756	-418,144	-24	7,207,630	3,947,179	3,260,451	83
Special Items	-7,418	-9,733	2,315	24	-116,252	-100,607	-15,646	-16
Investments/Interest Earnings	41,860	518	41,342	7,975	213,029	1,727	211,302	12,237
Depreciation	-21,322	-26,565	5,243	20	-89,075	-109,518	20,444	19
NET OPERATING INCOME (NOI)	1,160,970	1,934,031	-773,060	-40	7,169,021	3,836,434	3,332,587	87
Operating Transfers In(Out)	107,972	147,946	39,974	27	526,837	147,946	-378,890	-256
YTD CHANGE TO NET ASSETS	-1,052,998	-1,786,084	-733,086	-41	-6,642,185	-3,688,488	2,953,697	80
ENDING NET POSITION	-1,052,998	-1,786,084	-733,086	-41	-6,642,185	-3,688,488	2,953,697	80

Pierce County Housing Authority
Statement of Net Position

Period = Apr 2025

Brookridge

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	678,410	668,136	10,275
Tenant Security Deposits	57,298	60,713	-3,415
Accounts Receivable Net	87,395	79,924	7,471
Accounts Receivable HUD	-2,797	-2,780	-17
Other Current Assets	3,144	3,549	-405
Due from Intercompany	-717	-717	0
TOTAL CURRENT ASSETS	822,733	808,824	13,909
NON CURRENT ASSETS			
Capital Assets Net	1,037,269	1,048,516	-11,247
Other Non Current Assets	2,857	2,857	0
TOTAL NON CURRENT ASSETS	1,040,126	1,051,373	-11,247
TOTAL ASSETS	1,862,860	1,860,198	2,662
DEFERRED OUTFLOW OF RESOURCES	4,810	4,810	0
CURRENT LIABILITIES			
Accounts Payable	105	1,600	-1,495
Accrued Payroll	26	26	0
Compensated Absences and Benefits	2,228	2,228	0
Security Deposits	57,065	54,715	2,350
Other Liabilities	6,907	6,907	0
Due to Intercompany	19,394	24,741	-5,347
Unearned Revenue	30,154	29,814	340
TOTAL CURRENT LIABILITIES	115,879	120,031	-4,152
NONCURRENT LIABILITIES			
Net Pension and OPEB Liability	8,749	8,749	0
Compensated Absences and Benefits	328	328	0
TOTAL NONCURRENT LIABILITIES	9,077	9,077	0
DEFERRED INFLOWS OF RESOURCES	-489	-489	0
TOTAL NET POSITION	1,743,203	1,736,389	6,814

**PIERCE COUNTY HOUSING AUTHORITY
BUDGET COMPARISON**

Apr-25

Brookridge

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
OPERATING REVENUES								
Rental Income	57,046	43,750	13,296	30	231,368	175,000	56,368	32
Other Tenant Revenue	6,490	6,517	-27	0	27,143	26,067	1,076	4
HUD Subsidy	7,333	6,042	1,291	21	29,981	24,167	5,814	24
TOTAL OPERATING REVENUES	70,869	56,308	14,560	26	288,492	225,233	63,258	28
OPERATING EXPENSES								
Central Administration	17,239	1,060	-16,179	-1,526	69,338	4,242	-65,096	-1,535
Utilities	9,490	9,167	-323	-4	42,694	36,667	-6,028	-16
Maintenance Costs	13,138	13,646	508	4	48,576	54,583	6,008	11
Wages & Benefits Onsite	11,547	10,724	-823	-8	39,631	42,897	3,266	8
General-Taxes Lender	916	333	-583	-175	1,941	1,333	-608	-46
Independent Audit Costs	58	417	359	86	720	1,667	947	57
Vendor Lender	0	1,083	1,083	100	0	4,333	4,333	100
TOTAL OPERATING EXPENSES	52,389	36,430	-15,958	-44	202,900	145,722	-57,178	-39
PROFIT/LOSS AFTER OPERATING COSTS	18,480	19,878	-1,398	-7	85,591	79,511	6,080	8
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	21	188	-167	-89	83	750	-667	-89
Depreciation	-11,247	-10,500	-747	-7	-45,093	-42,000	-3,093	-7
NET OPERATING INCOME (NOI)	7,254	9,565	-2,312	-24	40,581	38,261	2,320	6
YTD CHANGE TO NET ASSETS	-7,254	-9,565	-2,312	-24	-40,581	-38,261	2,320	6
ENDING NET POSITION	-7,254	-9,565	-2,312	-24	-40,581	-38,261	2,320	6

PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement

April 2025 and April 2024

Brookridge

Description	Apr-25	Apr-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	57,046	44,558	12,488	28	231,368	176,128	55,239	31
Other Tenant Revenue	6,490	5,140	1,350	26	27,143	26,922	221	1
HUD Subsidy	7,333	5,292	2,041	39	29,981	21,554	8,427	39
TOTAL OPERATING REVENUES	70,869	54,990	15,879	29	288,492	224,604	63,887	28
OPERATING EXPENSES								
Central Administration	17,239	19,144	1,905	10	69,338	55,571	-13,767	-25
Utilities	9,490	12,005	2,515	21	42,694	41,327	-1,367	-3
Maintenance Costs	13,138	8,493	-4,645	-55	48,576	64,585	16,009	25
Wages & Benefits Onsite	11,547	5,457	-6,091	-112	39,631	41,880	2,249	5
General-Taxes Lender	916	341	-575	-168	1,941	1,909	-32	-2
Independent Audit Costs	58	0	-58	-100	720	156	-564	-362
Vendor Lender	0	1,292	1,292	100	0	3,877	3,877	100
TOTAL OPERATING EXPENSES	52,389	46,732	-5,657	-12	202,900	209,304	6,404	3
PROFIT/LOSS AFTER OPERATING COS	18,480	8,258	10,222	124	85,591	15,300	70,291	459
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	21	127	-106	-84	83	590	-508	-86
Depreciation	-11,247	-11,412	165	1	-45,093	-45,928	835	2
NET OPERATING INCOME (NOI)	7,254	-3,027	10,281	340	40,581	-30,037	70,619	235
YTD CHANGE TO NET ASSETS	-7,254	3,027	10,281	340	-40,581	30,037	70,619	235
ENDING NET POSITION	-7,254	3,027	10,281	340	-40,581	30,037	70,619	235

Pierce County Housing Authority
Statement of Net Position

Period = Apr 2025

Chateau Rainier

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	1,147,633	1,115,645	31,988
Cash Restricted	694,086	675,619	18,467
Tenant Security Deposits	175,900	179,667	-3,767
Accounts Receivable Net	206,943	174,908	32,035
Accounts Receivable HUD	26,341	30,710	-4,369
Other Current Assets	154,779	163,961	-9,183
Due from Intercompany	-2,614	-2,614	0
TOTAL CURRENT ASSETS	2,403,067	2,337,896	65,171
NON CURRENT ASSETS			
Capital Assets Net	3,511,181	3,536,934	-25,753
Other Non Current Assets	8,439	8,439	0
TOTAL NON CURRENT ASSETS	3,519,620	3,545,373	-25,753
TOTAL ASSETS	5,922,687	5,883,269	39,418
DEFERRED OUTFLOW OF RESOURCES	19,962	19,962	0
CURRENT LIABILITIES			
Accounts Payable	-125	-125	0
Accrued Payroll	232	232	0
Compensated Absences and Benefits	12,856	12,856	0
Security Deposits	184,121	184,171	-50
Accrued Interest Payable	41,221	41,221	0
Notes Payable - Current Position	149,971	168,323	-18,352
Other Liabilities	19,232	19,232	0
Due to Intercompany	70,373	84,167	-13,794
Unearned Revenue	59,140	76,965	-17,825
TOTAL CURRENT LIABILITIES	537,022	587,042	-50,020
NONCURRENT LIABILITIES			
Net Pension and OPEB Liability	59,104	59,104	0
Compensated Absences and Benefits	1,894	1,894	0
Notes Payable Net of Current Portion	8,498,605	8,498,605	0
TOTAL NONCURRENT LIABILITIES	8,559,603	8,559,603	0
DEFERRED INFLOWS OF RESOURCES	250	250	0
TOTAL NET POSITION	-3,154,225	-3,243,663	89,438

**PIERCE COUNTY HOUSING AUTHORITY
BUDGET COMPARISON**

Apr-25

Chateau Rainier

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
OPERATING REVENUES								
Rental Income	228,284	221,430	6,854	3	899,563	885,721	13,842	2
Other Tenant Revenue	42,711	29,033	13,677	47	151,341	116,133	35,208	30
HUD Subsidy	46,801	44,836	1,965	4	181,257	179,342	1,915	1
TOTAL OPERATING REVENUES	317,796	295,299	22,496	8	1,232,161	1,181,197	50,964	4
OPERATING EXPENSES								
Central Administration	62,662	5,517	-57,145	-1,036	286,419	22,067	-264,352	-1,198
Utilities	17,693	45,542	27,849	61	156,595	182,167	25,572	14
Maintenance Costs	38,843	37,422	-1,421	-4	142,703	149,687	6,984	5
Wages & Benefits Onsite	29,657	45,685	16,029	35	131,052	182,741	51,689	28
General-Taxes Lender	12,432	9,417	-3,015	-32	44,208	37,667	-6,542	-17
Independent Audit Costs	212	1,667	1,455	87	2,625	6,667	4,042	61
Vendor Lender	0	188	188	100	0	750	750	100
TOTAL OPERATING EXPENSES	161,498	145,436	-16,062	-11	763,602	581,744	-181,858	-31
PROFIT/LOSS AFTER OPERATING CO:	156,297	149,863	6,434	4	468,559	599,452	-130,893	-22
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	415	275	140	51	1,595	1,100	495	45
Depreciation	-25,753	-23,958	-1,795	-7	-103,761	-95,833	-7,928	-8
Interest Expense	-40,879	-35,833	-5,046	-14	-164,031	-143,333	-20,698	-14
NET OPERATING INCOME (NOI)	90,080	90,346	-266	0	202,362	361,386	-159,023	-44
YTD CHANGE TO NET ASSETS	-90,080	-90,346	-266	0	-202,362	-361,386	-159,023	-44
ENDING NET POSITION	-90,080	-90,346	-266	0	-202,362	-361,386	-159,023	-44

PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement

April 2025 and April 2024

Chateau Rainier

Description	Apr-25	Apr-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	228,284	216,009	12,275	6	899,563	868,091	31,472	4
Other Tenant Revenue	42,711	30,722	11,989	39	151,341	129,753	21,589	17
HUD Subsidy	46,801	39,707	7,094	18	181,257	154,411	26,846	17
TOTAL OPERATING REVENUES	317,796	286,438	31,358	11	1,232,161	1,152,254	79,907	7
OPERATING EXPENSES								
Central Administration	62,662	59,839	-2,823	-5	286,419	207,711	-78,708	-38
Utilities	17,693	99,312	81,619	82	156,595	192,753	36,159	19
Maintenance Costs	38,843	44,922	6,079	14	142,703	221,686	78,984	36
Wages & Benefits Onsite	29,657	46,480	16,824	36	131,052	157,255	26,203	17
General-Taxes Lender	12,432	0	-12,432	-100	44,208	1,736	-42,472	-2,447
Independent Audit Costs	212	0	-212	-100	2,625	584	-2,041	-349
Vendor Lender	0	0	0	0	0	77	77	100
TOTAL OPERATING EXPENSES	161,498	250,553	89,055	36	763,602	781,803	18,201	2
PROFIT/LOSS AFTER OPERATING COS	156,297	35,885	120,412	336	468,559	370,451	98,108	26
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	415	296	119	40	1,595	1,114	482	43
Depreciation	-25,753	-26,911	1,158	4	-103,761	-108,223	4,462	4
Interest Expense	-40,879	-41,887	1,008	2	-164,031	-125,823	-38,208	-30
NET OPERATING INCOME (NOI)	90,080	-32,617	122,697	376	202,362	137,518	64,844	47
YTD CHANGE TO NET ASSETS	-90,080	32,617	122,697	376	-202,362	-137,518	64,844	47
ENDING NET POSITION	-90,080	32,617	122,697	376	-202,362	-137,518	64,844	47

Pierce County Housing Authority
Statement of Net Position

Period = Apr 2025

DeMark

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	-513,615	-475,245	-38,370
Cash Restricted	113,028	119,279	-6,251
Tenant Security Deposits	69,550	76,240	-6,690
Accounts Receivable Net	91,120	83,361	7,759
Accounts Receivable HUD	-60,090	-61,798	1,708
Other Current Assets	39,361	32,981	6,381
Due from Intercompany	-980	-980	0
TOTAL CURRENT ASSETS	-261,626	-226,162	-35,464
NON CURRENT ASSETS			
Capital Assets Net	1,118,816	1,128,680	-9,864
Other Non Current Assets	2,881	2,881	0
TOTAL NON CURRENT ASSETS	1,121,698	1,131,561	-9,864
TOTAL ASSETS	860,071	905,399	-45,327
DEFERRED OUTFLOW OF RESOURCES	4,093	4,093	0
CURRENT LIABILITIES			
Accounts Payable	630	630	0
Accrued Payroll	284	284	0
Compensated Absences and Benefits	1,533	1,533	0
Security Deposits	64,733	64,983	-250
Accrued Interest Payable	13,070	13,070	0
Notes Payable - Current Position	47,552	53,371	-5,819
Other Liabilities	-5,002	-5,002	0
Due to Intercompany	26,490	34,261	-7,770
Unearned Revenue	58,959	64,730	-5,771
TOTAL CURRENT LIABILITIES	208,249	227,859	-19,610
NONCURRENT LIABILITIES			
Net Pension and OPEB Liability	18,983	18,983	0
Compensated Absences and Benefits	226	226	0
Notes Payable Net of Current Portion	2,694,680	2,694,680	0
TOTAL NONCURRENT LIABILITIES	2,713,889	2,713,889	0
DEFERRED INFLOWS OF RESOURCES	-724	-724	0
TOTAL NET POSITION	-2,057,249	-2,031,532	-25,717

**PIERCE COUNTY HOUSING AUTHORITY
BUDGET COMPARISON**

Apr-25
DeMark

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
OPERATING REVENUES								
Rental Income	58,729	58,555	174	0	238,375	234,219	4,156	2
Other Tenant Revenue	9,027	10,817	-1,790	-17	64,880	43,267	21,613	50
HUD Subsidy	32,758	32,679	79	0	114,131	130,718	-16,587	-13
TOTAL OPERATING REVENUES	100,514	102,051	-1,537	-2	417,386	408,203	9,183	2
OPERATING EXPENSES								
Central Administration	24,830	4,871	-19,960	-410	104,922	19,483	-85,438	-439
Utilities	15,461	12,458	-3,003	-24	55,909	49,833	-6,076	-12
Maintenance Costs	35,688	17,858	-17,830	-100	132,640	71,433	-61,206	-86
Wages & Benefits Onsite	18,261	17,802	-458	-3	65,178	71,209	6,031	8
General-Taxes Lender	6,575	3,229	-3,346	-104	24,576	12,917	-11,660	-90
Independent Audit Costs	79	583	504	86	984	2,333	1,349	58
Vendor Lender	2,585	1,083	-1,501	-139	6,462	4,333	-2,128	-49
TOTAL OPERATING EXPENSES	103,480	57,886	-45,594	-79	390,670	231,542	-159,128	-69
PROFIT/LOSS AFTER OPERATING COSTS	-2,966	44,165	-47,131	-107	26,716	176,661	-149,945	-85
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	74	50	24	47	293	202	91	45
Depreciation	-9,864	-10,000	136	1	-39,817	-40,000	183	0
Interest Expense	-12,962	-11,458	-1,503	-13	-52,010	-45,833	-6,177	-13
NET OPERATING INCOME (NOI)	-25,717	22,757	-48,474	-213	-64,818	91,029	-155,848	-171
YTD CHANGE TO NET ASSETS	25,717	-22,757	-48,474	-213	64,818	-91,029	-155,848	-171
ENDING NET POSITION	25,717	-22,757	-48,474	-213	64,818	-91,029	-155,848	-171

PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement

April 2025 and April 2024

DeMark

Description	Apr-25	Apr-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	58,729	56,392	2,336	4	238,375	205,775	32,600	16
Other Tenant Revenue	9,027	12,623	-3,596	-28	64,880	46,345	18,535	40
HUD Subsidy	32,758	34,791	-2,033	-6	114,131	138,146	-24,015	-17
TOTAL OPERATING REVENUES	100,514	103,807	-3,293	-3	417,386	390,265	27,121	7
OPERATING EXPENSES								
Central Administration	24,830	29,893	5,063	17	104,922	102,419	-2,502	-2
Utilities	15,461	12,848	-2,614	-20	55,909	53,778	-2,131	-4
Maintenance Costs	35,688	28	-35,660	-126,319	132,640	59,780	-72,859	-122
Wages & Benefits Onsite	18,261	11,295	-6,966	-62	65,178	54,068	-11,110	-21
General-Taxes Lender	6,575	0	-6,575	-100	24,576	543	-24,033	-4,426
Independent Audit Costs	79	0	-79	-100	984	273	-712	-261
Vendor Lender	2,585	1,292	-1,292	-100	6,462	3,877	-2,585	-67
TOTAL OPERATING EXPENSES	103,480	55,356	-48,123	-87	390,670	274,738	-115,932	-42
PROFIT/LOSS AFTER OPERATING COSTS	-2,966	48,451	-51,417	-106	26,716	115,527	-88,811	-77
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	74	47	27	58	293	181	112	62
Depreciation	-9,864	-10,787	923	9	-39,817	-44,355	4,537	10
Interest Expense	-12,962	-13,281	319	2	-52,010	-39,895	-12,115	-30
NET OPERATING INCOME (NOI)	-25,717	24,430	-50,147	-205	-64,818	31,459	-96,277	-306
YTD CHANGE TO NET ASSETS	25,717	-24,430	-50,147	-205	64,818	-31,459	-96,277	-306
ENDING NET POSITION	25,717	-24,430	-50,147	-205	64,818	-31,459	-96,277	-306

Pierce County Housing Authority
Statement of Net Position

Period = Apr 2025

Hidden Village

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	-55,774	-64,570	8,796
Tenant Security Deposits	15,227	17,636	-2,409
Accounts Receivable Net	6,780	8,064	-1,284
Accounts Receivable HUD	2,540	2,007	533
Other Current Assets	2,161	2,397	-236
Due from Intercompany	-316	-316	0
TOTAL CURRENT ASSETS	-29,382	-34,783	5,400
NON CURRENT ASSETS			
Capital Assets Net	193,247	198,649	-5,403
Other Non Current Assets	630	630	0
TOTAL NON CURRENT ASSETS	193,877	199,279	-5,403
TOTAL ASSETS	164,494	164,497	-2
DEFERRED OUTFLOW OF RESOURCES	647	647	0
CURRENT LIABILITIES			
Accrued Payroll	8	8	0
Security Deposits	15,900	15,900	0
Other Liabilities	2,877	2,877	0
Due to Intercompany	8,609	9,471	-863
Unearned Revenue	2,596	3,490	-894
TOTAL CURRENT LIABILITIES	29,989	31,746	-1,757
NONCURRENT LIABILITIES			
Net Pension and OPEB Liability	-984	-984	0
TOTAL NONCURRENT LIABILITIES	-984	-984	0
DEFERRED INFLOWS OF RESOURCES	-229	-229	0
TOTAL NET POSITION	136,365	134,610	1,754

**PIERCE COUNTY HOUSING AUTHORITY
BUDGET COMPARISON**

Apr-25

Hidden Village

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
OPERATING REVENUES								
Rental Income	18,521	17,100	1,421	8	78,088	68,399	9,689	14
Other Tenant Revenue	1,680	1,750	-70	-4	11,082	7,000	4,081	58
HUD Subsidy	3,679	3,797	-118	-3	13,170	15,186	-2,016	-13
TOTAL OPERATING REVENUES	23,880	22,646	1,234	5	102,339	90,585	11,754	13
OPERATING EXPENSES								
Central Administration	9,350	510	-8,840	-1,733	33,007	2,041	-30,966	-1,517
Utilities	4,389	3,292	-1,098	-33	14,814	13,167	-1,647	-13
Maintenance Costs	1,516	3,800	2,284	60	6,733	15,200	8,467	56
Wages & Benefits Onsite	1,246	3,217	1,971	61	6,261	12,869	6,608	51
General-Taxes Lender	204	196	-8	-4	817	783	-33	-4
Independent Audit Costs	26	208	183	88	318	833	516	62
TOTAL OPERATING EXPENSES	16,732	11,223	-5,509	-49	61,950	44,893	-17,057	-38
PROFIT/LOSS AFTER OPERATING COS	7,148	11,423	-4,275	-37	40,389	45,692	-5,303	-12
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	9	4	5	118	36	17	20	119
Depreciation	-5,403	-5,100	-303	-6	-21,691	-20,400	-1,291	-6
NET OPERATING INCOME (NOI)	1,754	6,327	-4,573	-72	18,735	25,309	-6,574	-26
YTD CHANGE TO NET ASSETS	-1,754	-6,327	-4,573	-72	-18,735	-25,309	-6,574	-26
ENDING NET POSITION	-1,754	-6,327	-4,573	-72	-18,735	-25,309	-6,574	-26

PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement

April 2025 and April 2024

Hidden Village

Description	Apr-25	Apr-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	18,521	16,062	2,459	15	78,088	62,417	15,671	25
Other Tenant Revenue	1,680	1,610	70	4	11,082	7,764	3,317	43
HUD Subsidy	3,679	3,888	-209	-5	13,170	16,948	-3,778	-22
TOTAL OPERATING REVENUES	23,880	21,560	2,320	11	102,339	87,129	15,210	17
OPERATING EXPENSES								
Central Administration	9,350	8,005	-1,346	-17	33,007	26,708	-6,299	-24
Utilities	4,389	3,450	-939	-27	14,814	15,855	1,042	7
Maintenance Costs	1,516	1,869	353	19	6,733	15,471	8,738	56
Wages & Benefits Onsite	1,246	4,527	3,281	72	6,261	13,333	7,071	53
General-Taxes Lender	204	323	119	37	817	1,023	207	20
Independent Audit Costs	26	0	-26	-100	318	78	-240	-308
TOTAL OPERATING EXPENSES	16,732	18,175	1,443	8	61,950	72,469	10,520	15
PROFIT/LOSS AFTER OPERATING CO	7,148	3,385	3,763	111	40,389	14,660	25,729	176
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	9	0	9	100	36	0	36	100
Depreciation	-5,403	-5,523	120	2	-21,691	-22,092	400	2
NET OPERATING INCOME (NOI)	1,754	-2,138	3,892	182	18,735	-7,431	26,166	352
YTD CHANGE TO NET ASSETS	-1,754	2,138	3,892	182	-18,735	7,431	26,166	352
ENDING NET POSITION	-1,754	2,138	3,892	182	-18,735	7,431	26,166	352

Pierce County Housing Authority
Statement of Net Position

Period = Apr 2025

Lakewood Village

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	911,441	894,147	17,295
Cash Restricted	170,399	168,200	2,199
Tenant Security Deposits	105,421	113,001	-7,580
Accounts Receivable Net	21,173	21,870	-698
Accounts Receivable HUD	-6,927	-8,858	1,931
Other Current Assets	80,760	82,653	-1,893
Due from Intercompany	-1,433	-1,433	0
TOTAL CURRENT ASSETS	1,280,832	1,269,578	11,254
NON CURRENT ASSETS			
Capital Assets Net	3,340,833	3,363,580	-22,748
Other Non Current Assets	2,257	2,257	0
TOTAL NON CURRENT ASSETS	3,343,089	3,365,837	-22,748
TOTAL ASSETS	4,623,921	4,635,415	-11,494
DEFERRED OUTFLOW OF RESOURCES	7,053	7,053	0
CURRENT LIABILITIES			
Accounts Payable	-506	-506	0
Accrued Payroll	74	74	0
Compensated Absences and Benefits	2,733	2,733	0
Security Deposits	119,082	118,616	466
Accrued Interest Payable	18,168	18,168	0
Notes Payable - Current Position	66,100	74,189	-8,089
Other Liabilities	3,660	3,660	0
Due to Intercompany	38,793	54,114	-15,321
Unearned Revenue	21,314	30,193	-8,879
TOTAL CURRENT LIABILITIES	269,418	301,241	-31,823
NONCURRENT LIABILITIES			
Net Pension and OPEB Liability	51,061	51,061	0
Compensated Absences and Benefits	403	403	0
Notes Payable Net of Current Portion	3,745,785	3,745,785	0
TOTAL NONCURRENT LIABILITIES	3,797,249	3,797,249	0
DEFERRED INFLOWS OF RESOURCES	565	565	0
TOTAL NET POSITION	563,743	543,414	20,329

**PIERCE COUNTY HOUSING AUTHORITY
BUDGET COMPARISON**

Apr-25

Lakewood Village

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
OPERATING REVENUES								
Rental Income	101,532	92,778	8,754	9	416,185	371,111	45,075	12
Other Tenant Revenue	18,445	17,433	1,012	6	83,476	69,733	13,743	20
HUD Subsidy	60,562	59,923	639	1	237,328	239,693	-2,365	-1
TOTAL OPERATING REVENUES	180,539	170,134	10,405	6	736,989	680,537	56,452	8
OPERATING EXPENSES								
Central Administration	34,573	2,046	-32,527	-1,590	145,470	8,183	-137,286	-1,678
Utilities	28,295	21,375	-6,920	-32	106,948	85,500	-21,448	-25
Maintenance Costs	11,379	22,429	11,050	49	41,132	89,717	48,585	54
Wages & Benefits Onsite	34,017	29,170	-4,847	-17	131,595	116,680	-14,915	-13
General-Taxes Lender	8,015	3,292	-4,724	-144	30,336	13,167	-17,170	-130
Independent Audit Costs	116	833	717	86	1,440	3,333	1,894	57
Vendor Lender	2,585	1,096	-1,489	-136	6,462	4,383	-2,078	-47
TOTAL OPERATING EXPENSES	118,980	80,241	-38,739	-48	463,382	320,963	-142,419	-44
PROFIT/LOSS AFTER OPERATING COSTS	61,559	89,894	-28,335	-32	273,607	359,574	-85,967	-24
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	110	71	39	55	434	283	150	53
Depreciation	-22,748	-21,250	-1,498	-7	-91,201	-85,000	-6,201	-7
Interest Expense	-18,018	-15,625	-2,393	-15	-72,297	-62,500	-9,797	-16
NET OPERATING INCOME (NOI)	20,904	53,089	-32,186	-61	110,542	212,358	-101,815	-48
YTD CHANGE TO NET ASSETS	-20,904	-53,089	-32,186	-61	-110,542	-212,358	-101,815	-48
ENDING NET POSITION	-20,904	-53,089	-32,186	-61	-110,542	-212,358	-101,815	-48

PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement

April 2025 and April 2024

Lakewood Village

Description	Apr-25	Apr-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	101,532	87,850	13,682	16	416,185	333,047	83,138	25
Other Tenant Revenue	18,445	19,848	-1,403	-7	83,476	75,655	7,821	10
HUD Subsidy	60,562	60,245	317	1	237,328	235,412	1,916	1
TOTAL OPERATING REVENUES	180,539	167,943	12,596	8	736,989	644,114	92,875	14
OPERATING EXPENSES								
Central Administration	34,573	44,860	10,287	23	145,470	146,076	606	0
Utilities	28,295	27,592	-703	-3	106,948	91,505	-15,443	-17
Maintenance Costs	11,379	30,088	18,709	62	41,132	116,659	75,527	65
Wages & Benefits Onsite	34,017	34,760	744	2	131,595	116,739	-14,856	-13
General-Taxes Lender	8,015	0	-8,015	-100	30,336	543	-29,793	-5,487
Independent Audit Costs	116	0	-116	-100	1,440	428	-1,011	-236
Vendor Lender	2,585	1,292	-1,292	-100	6,462	3,877	-2,585	-67
TOTAL OPERATING EXPENSES	118,980	138,592	19,612	14	463,382	475,827	12,445	3
PROFIT/LOSS AFTER OPERATING COS	61,559	29,351	32,208	110	273,607	168,287	105,320	63
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	110	70	40	56	434	271	163	60
Depreciation	-22,748	-23,722	974	4	-91,201	-95,849	4,648	5
Interest Expense	-18,018	-18,462	444	2	-72,297	-55,457	-16,840	-30
NET OPERATING INCOME (NOI)	20,904	-12,762	33,666	264	110,542	17,252	93,290	541
YTD CHANGE TO NET ASSETS	-20,904	12,762	33,666	264	-110,542	-17,252	93,290	541
ENDING NET POSITION	-20,904	12,762	33,666	264	-110,542	-17,252	93,290	541

Pierce County Housing Authority
Statement of Net Position

Period = Apr 2025

Montgrove

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	233,527	224,744	8,783
Tenant Security Deposits	8,161	8,286	-125
Accounts Receivable Net	-3,593	-3,191	-402
Accounts Receivable HUD	2,338	4,121	-1,783
Other Current Assets	88	188	-100
Due from Intercompany	-337	-337	0
TOTAL CURRENT ASSETS	240,183	233,810	6,372
NON CURRENT ASSETS			
Capital Assets Net	181,342	183,647	-2,305
Other Non Current Assets	634	634	0
TOTAL NON CURRENT ASSETS	181,976	184,281	-2,305
TOTAL ASSETS	422,159	418,092	4,067
DEFERRED OUTFLOW OF RESOURCES	714	714	0
CURRENT LIABILITIES			
Accounts Payable	-51	-51	0
Accrued Payroll	8	8	0
Security Deposits	11,594	11,594	0
Other Liabilities	1,846	1,846	0
Due to Intercompany	8,940	9,807	-867
Unearned Revenue	8,774	7,852	922
TOTAL CURRENT LIABILITIES	31,111	31,056	55
NONCURRENT LIABILITIES			
Net Pension and OPEB Liability	-456	-456	0
Notes Payable Net of Current Portion	65,000	65,000	0
TOTAL NONCURRENT LIABILITIES	64,544	64,544	0
DEFERRED INFLOWS OF RESOURCES	-213	-213	0
TOTAL NET POSITION	327,430	323,418	4,012

**PIERCE COUNTY HOUSING AUTHORITY
BUDGET COMPARISON**

Apr-25

Montgrove

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
OPERATING REVENUES								
Rental Income	7,438	6,705	733	11	30,662	26,821	3,841	14
Other Tenant Revenue	40	113	-73	-64	1,115	450	665	148
HUD Subsidy	12,252	11,272	980	9	43,921	45,086	-1,165	-3
TOTAL OPERATING REVENUES	19,730	18,089	1,641	9	75,698	72,357	3,341	5
OPERATING EXPENSES								
Central Administration	7,963	421	-7,542	-1,792	31,955	1,683	-30,272	-1,798
Utilities	2,948	2,438	-510	-21	12,620	9,750	-2,870	-29
Maintenance Costs	1,169	2,411	1,241	51	14,597	9,643	-4,953	-51
Wages & Benefits Onsite	1,246	3,217	1,971	61	3,921	12,869	8,948	70
General-Taxes Lender	68	65	-4	-6	274	258	-15	-6
Independent Audit Costs	27	208	181	87	339	833	495	59
TOTAL OPERATING EXPENSES	13,422	8,759	-4,663	-53	63,706	35,037	-28,668	-82
PROFIT/LOSS AFTER OPERATING COS	6,308	9,330	-3,022	-32	11,992	37,320	-25,327	-68
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	10	3	6	191	39	13	26	192
Depreciation	-2,305	-2,083	-222	-11	-9,222	-8,333	-888	-11
NET OPERATING INCOME (NOI)	4,012	7,250	-3,238	-45	2,810	29,000	-26,190	-90
YTD CHANGE TO NET ASSETS	-4,012	-7,250	-3,238	-45	-2,810	-29,000	-26,190	-90
ENDING NET POSITION	-4,012	-7,250	-3,238	-45	-2,810	-29,000	-26,190	-90

PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement

April 2025 and April 2024

Montgrove

Description	Apr-25	Apr-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	7,438	5,733	1,705	30	30,662	27,317	3,345	12
Other Tenant Revenue	40	-40	80	200	1,115	249	866	348
HUD Subsidy	12,252	12,191	61	1	43,921	39,293	4,628	12
TOTAL OPERATING REVENUES	19,730	17,884	1,846	10	75,698	66,858	8,840	13
OPERATING EXPENSES								
Central Administration	7,963	9,099	1,135	12	31,955	28,424	-3,531	-12
Utilities	2,948	3,248	300	9	12,620	13,183	563	4
Maintenance Costs	1,169	13,063	11,893	91	14,597	17,136	2,540	15
Wages & Benefits Onsite	1,246	2,281	1,035	45	3,921	9,691	5,769	60
General-Taxes Lender	68	68	0	0	274	330	57	17
Independent Audit Costs	27	0	-27	-100	339	78	-261	-335
TOTAL OPERATING EXPENSES	13,422	27,759	14,336	52	63,706	68,842	5,137	7
PROFIT/LOSS AFTER OPERATING COSTS	6,308	-9,875	16,183	164	11,992	-1,984	13,976	704
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	10	0	10	100	39	0	39	100
Depreciation	-2,305	-2,346	40	2	-9,222	-9,383	162	2
NET OPERATING INCOME (NOI)	4,012	-12,221	16,233	133	2,810	-11,367	14,177	125
YTD CHANGE TO NET ASSETS	-4,012	12,221	16,233	133	-2,810	11,367	14,177	125
ENDING NET POSITION	-4,012	12,221	16,233	133	-2,810	11,367	14,177	125

Pierce County Housing Authority
Statement of Net Position

Period = Apr 2025

Oakleaf

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	127,259	131,757	-4,498
Tenant Security Deposits	11,020	14,020	-3,000
Accounts Receivable Net	3,874	3,403	471
Accounts Receivable HUD	1,180	1,040	140
Other Current Assets	663	797	-134
Due from Intercompany	-274	-274	0
TOTAL CURRENT ASSETS	143,722	150,743	-7,021
NON CURRENT ASSETS			
Capital Assets Net	140,160	140,185	-24
Other Non Current Assets	735	735	0
TOTAL NON CURRENT ASSETS	140,896	140,920	-24
TOTAL ASSETS	284,617	291,663	-7,046
DEFERRED OUTFLOW OF RESOURCES	962	962	0
CURRENT LIABILITIES			
Accounts Payable	13	13	0
Accrued Payroll	7	7	0
Security Deposits	10,691	10,691	0
Other Liabilities	1,254	1,254	0
Due to Intercompany	7,630	8,359	-729
Unearned Revenue	3,747	4,552	-805
TOTAL CURRENT LIABILITIES	23,343	24,877	-1,534
NONCURRENT LIABILITIES			
Net Pension and OPEB Liability	249	249	0
TOTAL NONCURRENT LIABILITIES	249	249	0
DEFERRED INFLOWS OF RESOURCES	-207	-207	0
TOTAL NET POSITION	262,193	267,705	-5,512

**PIERCE COUNTY HOUSING AUTHORITY
BUDGET COMPARISON**

Apr-25
Oakleaf

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
OPERATING REVENUES								
Rental Income	13,650	13,990	-340	-2	54,024	55,958	-1,935	-3
Other Tenant Revenue	1,910	1,842	68	4	9,639	7,367	2,273	31
HUD Subsidy	2,769	2,326	444	19	11,076	9,302	1,774	19
TOTAL OPERATING REVENUES	18,329	18,157	172	1	74,739	72,627	2,112	3
OPERATING EXPENSES								
Central Administration	6,691	363	-6,329	-1,746	26,028	1,450	-24,578	-1,695
Utilities	7,685	4,000	-3,685	-92	21,141	16,000	-5,141	-32
Maintenance Costs	8,215	5,375	-2,840	-53	28,352	21,500	-6,852	-32
Wages & Benefits Onsite	1,108	2,788	1,681	60	3,814	11,153	7,340	66
General-Taxes Lender	103	90	-13	-14	411	361	-50	-14
Independent Audit Costs	22	167	144	87	275	667	391	59
TOTAL OPERATING EXPENSES	23,824	12,783	-11,041	-86	80,021	51,131	-28,890	-57
PROFIT/LOSS AFTER OPERATING CO:	-5,495	5,374	-10,869	-202	-5,282	21,496	-26,778	-125
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	8	0	8	100	32	0	32	100
Depreciation	-24	-50	26	51	-98	-200	102	51
NET OPERATING INCOME (NOI)	-5,512	5,324	-10,836	-204	-5,348	21,296	-26,644	-125
YTD CHANGE TO NET ASSETS	5,512	-5,324	-10,836	-204	5,348	-21,296	-26,644	-125
ENDING NET POSITION	5,512	-5,324	-10,836	-204	5,348	-21,296	-26,644	-125

PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement

April 2025 and April 2024

Oakleaf

Description	Apr-25	Apr-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	13,650	12,712	938	7	54,024	53,349	674	1
Other Tenant Revenue	1,910	1,610	300	19	9,639	7,886	1,753	22
HUD Subsidy	2,769	1,892	877	46	11,076	-2,429	13,505	556
TOTAL OPERATING REVENUES	18,329	16,214	2,115	13	74,739	58,807	15,932	27
OPERATING EXPENSES								
Central Administration	6,691	8,218	1,527	19	26,028	25,447	-581	-2
Utilities	7,685	4,940	-2,745	-56	21,141	19,428	-1,713	-9
Maintenance Costs	8,215	5,526	-2,689	-49	28,352	25,446	-2,907	-11
Wages & Benefits Onsite	1,108	2,344	1,236	53	3,814	10,267	6,453	63
General-Taxes Lender	103	103	0	0	411	411	0	0
Independent Audit Costs	22	0	-22	-100	275	78	-197	-253
TOTAL OPERATING EXPENSES	23,824	21,131	-2,693	-13	80,021	81,077	1,055	1
PROFIT/LOSS AFTER OPERATING CO	-5,495	-4,917	-578	-12	-5,282	-22,270	16,988	76
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	8	0	8	100	32	0	32	100
Depreciation	-24	-82	57	70	-98	-372	274	74
NET OPERATING INCOME (NOI)	-5,512	-4,999	-513	-10	-5,348	-22,641	17,293	76
YTD CHANGE TO NET ASSETS	5,512	4,999	-513	-10	5,348	22,641	17,293	76
ENDING NET POSITION	5,512	4,999	-513	-10	5,348	22,641	17,293	76

Pierce County Housing Authority
Statement of Net Position

Period = Apr 2025

Village Square

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	-184,064	-188,747	4,682
Tenant Security Deposits	24,062	27,387	-3,325
Accounts Receivable Net	16,101	16,347	-246
Accounts Receivable HUD	8,912	7,071	1,841
Other Current Assets	744	928	-184
Due from Intercompany	-401	-401	0
TOTAL CURRENT ASSETS	-134,646	-137,414	2,768
NON CURRENT ASSETS			
Capital Assets Net	409,887	412,424	-2,538
Other Non Current Assets	1,816	1,816	0
TOTAL NON CURRENT ASSETS	411,703	414,240	-2,538
TOTAL ASSETS	277,057	276,826	231
DEFERRED OUTFLOW OF RESOURCES	4,150	4,150	0
CURRENT LIABILITIES			
Accounts Payable	1,117	1,117	0
Accrued Payroll	145	145	0
Compensated Absences and Benefits	391	391	0
Security Deposits	27,550	27,550	0
Other Liabilities	2,173	2,173	0
Due to Intercompany	11,192	12,607	-1,415
Unearned Revenue	4,978	7,116	-2,138
TOTAL CURRENT LIABILITIES	47,546	51,099	-3,553
NONCURRENT LIABILITIES			
Net Pension and OPEB Liability	529	529	0
Compensated Absences and Benefits	58	58	0
TOTAL NONCURRENT LIABILITIES	587	587	0
DEFERRED INFLOWS OF RESOURCES	19	19	0
TOTAL NET POSITION	233,055	229,271	3,784

**PIERCE COUNTY HOUSING AUTHORITY
BUDGET COMPARISON**

Apr-25

Village Square

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
OPERATING REVENUES								
Rental Income	24,199	19,034	5,165	27	105,399	76,137	29,262	38
Other Tenant Revenue	3,269	3,500	-231	-7	16,253	14,000	2,253	16
HUD Subsidy	3,710	6,135	-2,425	-40	18,218	24,538	-6,320	-26
TOTAL OPERATING REVENUES	31,178	28,669	2,509	9	139,870	114,676	25,195	22
OPERATING EXPENSES								
Central Administration	9,629	1,453	-8,176	-563	38,781	5,814	-32,968	-567
Utilities	6,559	4,167	-2,393	-57	21,775	16,667	-5,108	-31
Maintenance Costs	6,157	8,067	1,910	24	25,677	32,267	6,589	20
Wages & Benefits Onsite	2,354	6,006	3,652	61	7,743	24,022	16,279	68
General-Taxes Lender	136	113	-24	-21	545	450	-95	-21
Independent Audit Costs	32	250	218	87	402	1,000	598	60
TOTAL OPERATING EXPENSES	24,868	20,055	-4,813	-24	94,924	80,220	-14,704	-18
PROFIT/LOSS AFTER OPERATING COSTS	6,310	8,614	-2,304	-27	44,946	34,456	10,490	30
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	12	4	7	176	46	17	30	177
Depreciation	-2,538	-2,358	-179	-8	-10,155	-9,433	-722	-8
NET OPERATING INCOME (NOI)	3,784	6,260	-2,476	-40	34,837	25,039	9,798	39
YTD CHANGE TO NET ASSETS	-3,784	-6,260	-2,476	-40	-34,837	-25,039	9,798	39
ENDING NET POSITION	-3,784	-6,260	-2,476	-40	-34,837	-25,039	9,798	39

PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement

April 2025 and April 2024

Village Square

Description	Apr-25	Apr-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	24,199	19,905	4,294	22	105,399	85,491	19,909	23
Other Tenant Revenue	3,269	5,891	-2,622	-45	16,253	16,847	-594	-4
HUD Subsidy	3,710	6,080	-2,370	-39	18,218	25,003	-6,785	-27
TOTAL OPERATING REVENUES	31,178	31,876	-698	-2	139,870	127,341	12,529	10
OPERATING EXPENSES								
Central Administration	9,629	15,379	5,750	37	38,781	45,327	6,545	14
Utilities	6,559	5,274	-1,285	-24	21,775	19,969	-1,806	-9
Maintenance Costs	6,157	1,804	-4,353	-241	25,677	14,248	-11,429	-80
Wages & Benefits Onsite	2,354	4,320	1,966	46	7,743	12,562	4,819	38
General-Taxes Lender	136	136	0	0	545	547	2	0
Independent Audit Costs	32	0	-32	-100	402	117	-285	-244
TOTAL OPERATING EXPENSES	24,868	26,914	2,046	8	94,924	92,770	-2,154	-2
PROFIT/LOSS AFTER OPERATING COSTS	6,310	4,962	1,348	27	44,946	34,571	10,375	30
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	12	0	12	100	46	0	46	100
Depreciation	-2,538	-2,657	119	4	-10,155	-10,627	472	4
NET OPERATING INCOME (NOI)	3,784	2,306	1,479	64	34,837	23,944	10,893	46
YTD CHANGE TO NET ASSETS	-3,784	-2,306	1,479	64	-34,837	-23,944	10,893	46
ENDING NET POSITION	-3,784	-2,306	1,479	64	-34,837	-23,944	10,893	46

Pierce County Housing Authority

Statement of Net Position

Period = Apr 2025

Hidden Firs

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	-47,235	-110,000	62,765
Tenant Security Deposits	54,560	0	54,560
Accounts Receivable Net	16,054	0	16,054
Accounts Receivable HUD	2,070	0	2,070
Other Current Assets	13,845	27,524	-13,679
TOTAL CURRENT ASSETS	39,294	-82,476	121,770
NON CURRENT ASSETS			
Capital Assets Net	10,407,394	10,432,272	-24,878
TOTAL NON CURRENT ASSETS	10,407,394	10,432,272	-24,878
TOTAL ASSETS	10,446,688	10,349,796	96,892
CURRENT LIABILITIES			
Security Deposits	54,560	0	54,560
Unearned Revenue	3,614	0	3,614
TOTAL CURRENT LIABILITIES	58,174	0	58,174
NONCURRENT LIABILITIES			
Notes Payable Net of Current Portion	4,500,000	4,500,000	0
TOTAL NONCURRENT LIABILITIES	4,500,000	4,500,000	0
TOTAL NET POSITION	5,888,514	5,849,796	38,718

Pierce County Housing Authority
Income Statement

Period = Jan 2025-Apr 2025

Hidden Firs

	Period to Date	%	Year to Date	%
OPERATING REVENUES				
Rental Income	63,600	0	63,600	0
Other Tenant Revenue	5,950	0	5,950	0
HUD Subsidy	2,070	0	2,070	0
TOTAL OPERATING REVENUES	71,620	0	71,620	0
OPERATING EXPENSES				
Central Administration	981	0	981	0
Maintenance Costs	121	0	121	0
General-Taxes Lender	6,923	0	6,923	0
TOTAL OPERATING EXPENSES	8,025	0	8,025	0
PROFIT/LOSS AFTER OPERATING COST	63,595	0	63,595	0
NON OPERATING REVENUES (EXPENSES)				
Depreciation	-24,878	0	-24,878	0
NET OPERATING INCOME (NOI)	38,718	0	38,718	0
YTD CHANGE TO NET ASSETS	-38,718	0	-38,718	0
ENDING NET POSITION	-38,718	0	-38,718	0



PIERCE COUNTY HOUSING AUTHORITY

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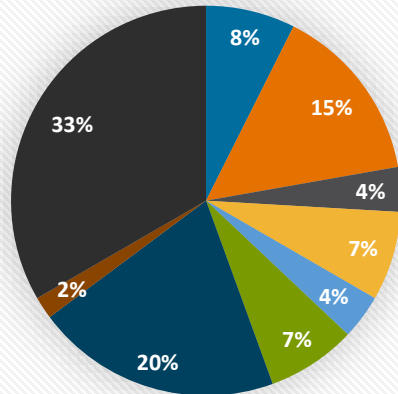
HUMAN RESOURCES REPORT

Ney Calhoun, HR Manager

I. PCHA Personnel Breakdown

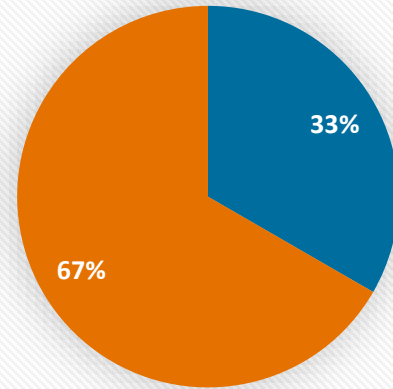
➤ Total Headcount: Fifty- Four (54) Employees

PCHA by Department



■ Administration (4) ■ Affordable Housing (8)
■ Executive Team (2) ■ Finance (4)
■ Information Technology (2) ■ Leadership Team (4)
■ Maintenance (11) ■ Project Management (1)
■ Supported Housing (18)

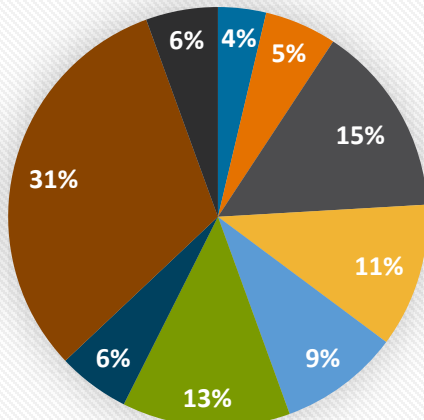
PCHA by Union



■ Non-Union (18) ■ Union (36)
Administration (4) Affordable Housing (7)
Affordable Housing (1) Finance (4)
Executive Team (2) Maintenance (11)
Information Technology (2) Supported Housing (14)
Leadership (4)
Project Management (1)
Supported Housing (4)

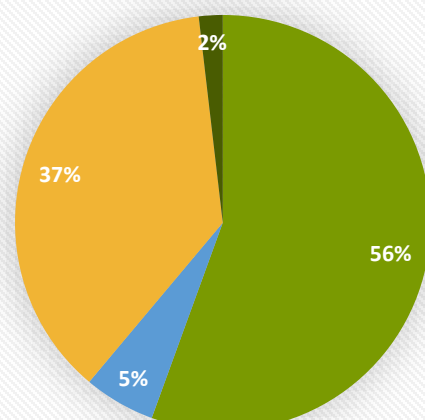
➤ Diversity Metrics

PCHA by Ethnicity



■ American Indian or Alaska Native (2)
■ Asian (3)
■ Black or African American (8)
■ Hispanic or Latino (6)
■ I do not wish to self-identify (5)
■ Native Hawaiian or Other Pacific Islander (7)
■ Two or More Races (3)
■ White (17)
■ Blank (3)

PCHA by Gender



■ Female (30)
■ I do not wish to self-identify (3)
■ Male (20)
■ Unspecified (1)

II. Employee Recruitment**➤ New Hires**

<u>Job Title</u>	<u>Department</u>	<u>Hire Date</u>
None		

➤ Turnover

<u>Job Title</u>	<u>Department</u>	<u>Separation Type</u>	<u>Separation Date</u>
None			

➤ Internal Promotions

<u>Previous Job Title/ Department</u>	<u>New Job Title/ Department</u>	<u>Hire Date</u>	<u>New Position Date</u>
None			

III. Vacancies

<u>Job Title</u>	<u>Department</u>
Assistant Property Manager	Affordable Housing
Maintenance Specialist	Maintenance
Maintenance Specialist	Maintenance

IV. HR Goals

- To complete the PCHA Employee Handbook that will include topics from standards of conduct and benefits to employment details that 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 as follows:
 - Step 1: Review & Approval by PCHA Executive Team → **Completed**
 - Step 2: Review & Approval by Third Party Law Firm- Gordon Thomas Honeywell → **In progress (TBC: June 2025)**
 - Step 3: Review & Approval by PCHA Board of Commissioners
 - Step 4: Dissemination to PCHA Staff
- To create an HR Policies and Procedures guide to assist the executive team and leadership in fulfilling HR functions if HR staff is absent, ill, or on vacation. This creates a contingency plan that ensures HR work can continue uninterrupted without disrupting workflow or productivity and allows for cross training to build a more versatile and capable workforce.
- 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. In order to do this, PCHA has created 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 CBA sanctioned 4% COLA & 4% retention bonus), involuntary/ voluntary separations, lateral changes, new hires, promotions, demotions, and document any progressive discipline.
 - II. 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 training programs. This transparency creates a more trusting and accountable environment for all PCHA staff.
- 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

MAY 2025 STAFF PROJECTS

Chateau Rainer (248 units)

- B101, B103, Q102, and C302 were completed to make ready status.
- 2 water leaks were addressed in H & K building.
- About 55 work orders were completed this month.

Brookridge (69 units)

- 7314B was completed to make ready status which included:
 - all new doorknobs and hardware,
 - new faucets in kitchen and bathroom,
 - new rangehood,
 - new refrigerator and stove,
 - new whisper green fan,
 - new kitchen and bathroom countertops,
 - new hot water and expansion tanks.
- About 4 work orders were completed this month.

Hidden Village (30 units)

- 24 was completed to make ready status.
- 26 work orders were completed this month.

Lakewood Village (136 units)

- D103 and K201 were completed to make ready status.
 - These units will be sold through REMAX.
- 7 work orders were completed this month.

Low Income Public Housing (LIPH)

- 80 and 81, which is a duplex, was completed to make ready status.
- 6 work orders were completed this month.

TRAINING AND DEVELOPMENT

This month's safety meeting will cover "Eye Protection" which will explain workplace eye hazards, types of eye protection, and use and care of eye protection.



PIERCE COUNTY HOUSING AUTHORITY

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POLICY AND STRATEGY REPORT

Riley Guerrero, Policy and Strategy 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	Released – Contract notifications out on Friday, 5/30, with intended contract prior to Board Meeting.	6/5/2025
General Development RFP	DEV-24-02	RFP Opened 7/12/2024, recently republished. PCHA used this RFP in the proposed placement of Vouchers at Hidden Firs.	TBD
General Cleaning Services Call Sheet	AH-25-01	Under Construction, configuring to make a call sheet for a variety of vendors to have on deck. Contacting vendors for ASA-25-01 for services.	06/30/2025
Accounting & Yardi Services RFP	FIN-25-01	Closed and winner selected. PCHA has entered contract with CLA.	CLOSED

PCHA POLICY AND PROCEDURE REVISIONS AND IMPLEMENTATIONS

- Administrative Plan – HOTMA Changes
 - Approval requested in Resolution
- Procurement Policy and Procedure Revision
 - PCHA is working to review and update its procurement policy and procedure to simplify and standardize various aspects of the procurement process, as well as incorporate recent best practices and Build America Buy America requirements. Anticipated to come before the Board at the July Board meeting
- Work with IT on various process improvements
 - Network Server/Filetree
 - Website Revision
 - Budget and 2025 IT Plan – in progress

GRANT ACTIVITY

- Pierce County Affordable Housing NOFA 2024
 - AWARDED! PCHA has been granted \$892,857 for the purchase of Hidden Firs!
 - PCHA has received the contract documents from Pierce County and has sent over the Dev&Ops budget and income certification for tenants.
- Pierce County Affordable Housing NOFA 2025
 - PCHA has submitted two projects for consideration for the 2025 Affordable Housing NOFA.
 - Chateau Rainier – requested \$5,000,000 for rehabilitation support prior to conversations with investors on the property. If awarded, PCHA will work with the

County to delay the draw of the funds until the project is again feasible or to transfer this funding to the BR/DM/LV project.

- Tahoma View – Requested \$1,495,000 for the acquisition and rehabilitation of this property.
- HUD Mobility Grant
 - See Krystal VonGnatensky’s presentation
- 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. Grant will again be handled by BDC Darcy Erwin.

MISSION, VISION, VALUES STATEMENT & LOGO REVISION

- Logo was adopted by the Board of Commissioners at the April meeting. PCHA is working to deploy this logo, the Housing Pierce County name, and affiliated stylesheet for community and employees at the June 26, 2025 Summer All-Staff Gathering and Barbeque.

COMMUNITY ENGAGEMENT

	EVENT	Community Partners	Description	Date
COMPLETED	Winter ASG and Fair Housing Training	PCHA	All-Staff Gathering coordinated by the Event Committee to bring together PCHA staff and improve team morale	March 27, 2025
	Pierce County Council Human Services Committee Presentation	Pierce County Council	PCHA presented to the Pierce County Council’s Human Resources Committee in conjunction with the 2025 Affordable Housing Week. PCHA asked for Councilmembers to connect PCHA to constituents who may have opportunities for PCHA to be a partner in affordable housing, and we have received two promising leads on affordable housing opportunities from this meeting, detailed below.	May 6, 2025
	Sound Transit Board System Expansion Committee Meeting Comment	Sound Transit	PCHA delivered both written and in-person public comment at the Sound Transit System Expansion Committee’s meeting highlighting the Chateau Rainier Community and the light rail’s impact on its rehabilitation.	May 12, 2025
	Social Housing Discussions	Pierce County Council	PCHA met with Council Staff to discuss opportunities to advance social housing in Pierce County. PCHA intends to be an active partner to the County in furthering conversations about innovative housing strategies.	May 15, 2025
	SSHA3P Advisory Board Meeting	SSHA3P	Interlocal advisory board on Pierce County & municipal housing policies and development.	May 20, 2025

	Patsy Surh Place Grand Opening	LIHI, APCC	Grand opening of Patsy Surh Place, a 78-unit affordable community recently developed in Tacoma. PCHA was a partner in the construction of this community, providing 10 Project-Based Vouchers to support its operating and development costs.	May 21, 2025
	Meeting with Pacific Lutheran University	PLU, Developer Partner	PLU reached out through Councilmember Jani Hitchen regarding 10-15 acres of developable land that they are seeking partnership to turn into affordable senior-focused housing. This represents a massive opportunity to support affordable housing in Parkland, as zoning appears to allow for 250-600 units on the site.	May 28, 2025
UPCOMING	Meeting on Partnership/Acquisition Opportunity	Mustard Seed Project	PCHA was contacted through Councilmember Denson by a representative of the Mustard Seed Project on Key Peninsula about an opportunity to partner with their organization. PCHA is holding an initial meeting and if feasibility is met will bring information before the Board for the June Meeting	June 4, 2025
	Meeting with Councilmember Yambe	Pierce County Council	PCHA will meet with Councilmember Yambe to inform him of our ongoing work creating access to affordable housing, particularly projects in his jurisdiction.	TBD
	Sound Transit Board System Expansion Committee Meeting Comment	Sound Transit	PCHA intends to deliver both written and in-person public comment at the Sound Transit System Expansion Committee's meeting highlighting the Chateau Rainier Community and the light rail's impact on its rehabilitation.	June 12, 2025
	PCHA Summer Barbeque AND Housing Pierce County Debut	PCHA/HPC	Quarterly All Staff Gathering and social event.	June 26, 2025
	Sound Transit Board Meeting	Sound Transit	Sound Transit Board Meeting which will vote on the preferred route for construction planning. PCHA intends to be present and give public comment.	June 26, 2025
	HPC Resource Fair	TBD	A community event hosted by PCHA which would include other organizations providing access to resources for voucher-holders and their households.	Fall 2025
	Manager Guerrero Out for April		No community engagement report covering events in April of 2025 due to staff absence.	April 2025
CANCELLED				

ACQUISITION/DEVELOPMENT

- HIDDEN FIRS: CLOSED
 - PCHA received third-party approval and is working with HUD to place a HAP contract.

- PCHA staff went unit-by-unit and did an inspection and income certification for residents at Hidden Firs on 5/14/2025, with the following result:

Unit Category	Income Threshold	Count of Unit #	Count of <60% AMI?
Unknown	Unknown	1	1.79%
Unknown Total		1	1.79%
Office	Office	1	1.79%
Office Total		1	1.79%
Vacant	Vacant	5	8.93%
Vacant Total		5	8.93%
Over 60%	>80%	3	5.36%
	<80%	4	7.14%
	<70%	3	5.36%
Over 60% Total		10	17.86%
Under 60%	<20%	8	14.29%
	<30%	7	12.50%
	<40%	9	16.07%
	<50%	10	17.86%
	<60%	5	8.93%
Under 60% Total		39	69.64%
Grand Total		56	100.00%

3 of the families reporting at over 60% AMI are at under 70% AMI, which means that they may fall under the 60% AMI threshold with a more robust exploration of their monthly income, allowances, and household size. The majority of residents on site make less than 50% AMI. PCHA also heard from several overincome families that they intend to move out of the property in coming months. PCHA will follow up with overincome families to see if they have interest in Habitat for Humanity's homeownership opportunities.

- 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 received a full CNA for Tahoma View Apartments. Items of deficiency are noted as the roof and the hot water tanks, as well as some asphalt concerns. The cost to repair these items has been included in the NOFA proposal to Pierce County.
 - P&S Manager submitted documents to Department of Commerce regarding acquisition on 4/4/2025. WSHFC submission anticipated by end of week.



PIERCE COUNTY HOUSING AUTHORITY

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

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 (May 29) and date of May Board Meeting.*

- a. **92 of 124 units 'vacant'; 74.2% total: includes all units sold, pending sale and in preparation for sale.**
- b. **AMP II units are fully vacated. Expected to be sold by June 2025.**
- c. **32 units are still occupied.**

PROCEEDS ESTIMATE	
Sold	\$ 24,396,398
Pending	\$ 2,967,674
Vacant	\$ 5,773,956
Occupied	\$ 11,606,705
Totals (incl. pending/vacant)	\$ 44,744,732

- i. (66) units sold: **\$ 22,528,440 approx. net proceeds.**
 - 1. 4 sold to PCHA tenants.
 - 2. 12 sold with RE/MAX
 - 3. 50 sold to Habitat for Humanity
- ii. (4) units pending sale with RE/MAX
 - 1. All closing in June
- iii. (4) units pending sale with Habitat for Humanity.
 - 1. All closing July 22, 2025
- iv. (18) units in sale preparation stages for RE Broker or Habitat:
 - 1. (2) units under inspection for Habitat purchase
 - a. Expect offers on by June 6.
 - 2. (2) units in various stages of concentrated clean up before sale.
 - 3. (14) units in various states of typical sale preparation.

d. Pending vacancies:

- i. (4) additional vacant unit expected by June 30, 2025.
(13) tenants currently assisted by the Relocation team in active housing search with voucher in hand.
(5) households in process of information gathering prior to voucher issuance.

e. Contracts and Procurements:

- 1. Average Septic Services cost: \$6,422. Trending slightly down from last month. due to the completion of a few large projects.
- 2. Anticipated total project septic costs: \$579,600
- ii. Average Moving services costs are \$2,280.
 - 1. Steady from previous month.
- iii. Average decontamination services are trending down from previous reporting.
 - 1. 34 of 92 (36.9%) of units tested have shown some level of contamination. Three units tested abnormally high.
 - 2. Revised projected total cost for testing and remediation: \$431,000. Cost projection slightly down from previous reporting.
 - a. Projected total cost based on PCHA testing all vacant units, with estimated remediation of 44 units.

2. 108th St Parcels for Development:

- a. Initial meeting with Brawner team to discuss development potential with 4% or 9% LIHTC on March 17. Financial modeling information pending.

3. 11515 Canyon Road E Office Building:

- a. Fence installation completed.



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DEPUTY EXECUTIVE DIRECTOR REPORT

Tamara Meade, Deputy Executive Director

Highlights-UPDATES

HUD Releases 2025 Voucher Funding Notice

On May 14, HUD released the notice "[Implementation of the Federal Fiscal Year \(FFY\) 2025 Funding Provisions for the Housing Choice Voucher Program](#)" ([Notice PIH 2025-13](#)).

The notice implements funding provisions for the Housing Choice Voucher (HCV) Program found in the 2025 appropriations bill.

Summary of Changes from the Prior Year

The appropriations bill allows HUD to use carryover funds from 2024 funding from the tenant-protection voucher account; administrative fees; HUD-Veterans Affairs Supportive Housing Program (VASH); and Family Unification Program (FUP) for 2025 shortfall categories for both the HAP set-aside and the Mainstream Voucher HAP set-aside.

Shortfall policies have been updated to conform with [Notice PIH 2024-21](#) - "[HCV 2024 HAP Funding – Revised HAP Set-aside shortfall Funding Requirements](#)";

The HAP set-aside category for project-based vouchers has been updated;

A new category of special administrative fees is available for PHAs that transition Emergency Housing Voucher families to the regular HCV program;

Certain special administrative fee categories are no longer available including the following:

small area fair market rent (FMR) community of practice; housing mobility planning funds; voluntary use of small area FMR-based exception payment standards; and funds to supplement prior year Foster Youth to Independence (FYI/FUP) awards.

Funding Summary

The FY 2025 appropriations bill allocated the following amounts to the voucher program (in millions; rounded to the nearest million):

HAP Renewal funding – \$31,938 billion;

HUD-VASH – \$15 million;
Family Unification Program – \$30 million;
Tenant Protection Vouchers – \$337 million;
HAP Set-aside – \$200 million;
Mainstream vouchers – \$743 million; and
Administrative Fees – \$270 billion, including \$30 million for special admin fees
Total Available CY 2025 Appropriations: \$360 billion

Housing Assistance Payments

The Department will calculate a PHA's HAP renewal allocation for non-Moving to Work (MTW) agencies by establishing a funding baseline based on validated leasing and cost data from calendar year (CY) 2024 without exceeding annual contributions contract (ACC) limits. The Department then adjusts for new vouchers and applies an inflation factor. Finally, if there's a proration, the Department will apply it.

The CY 2025 proration factor for HAP is estimated to be 100%. The Department may conduct offsets (i.e., give smaller payments to PHAs with reserves while giving larger payments to PHAs with smaller or no reserves). The Department plans to conduct an offset that impacts both MTW and non-MTW agencies. HUD will only protect the following amounts of reserves:

- PHAs with 500 or more vouchers – 4% of HCV program reserves;
- PHAs with 250 to 499 vouchers – 6% of HCV program reserves; and
- PHAs with fewer than 250 vouchers – 12% of HCV program reserves.

HAP Set-Aside

The 2025 appropriations bill allocates \$200 million for a HAP set-aside. The HAP set-aside categories are the following:

Category 1: Preventions of Terminations Due to Insufficient Funding (shortfall) – Deadline to apply – Jan. 30, 2026;

Category 2: Unforeseen Circumstances – Deadline to apply – June 27, 2025;

Category 3: Portability – Deadline to apply – June 27, 2025;

Category 4: Project-based Vouchers – Deadline to apply – June 27, 2025;

Category 5: MTW Expansion PHAs Development Adjustment – Deadline to apply – June 27, 2025;

Category 6: HUD-VASH – Deadline to apply – Sept. 26, 2025;

Category 7: Lower-than-average Leasing – N/A – N/A;

Category 8: Disaster – Deadline to apply – Dec. 19, 2025; and

Category 9: Non-life Threatening Inspection Withheld HAP – Deadline to apply – June 27, 2025.

****PCHA staff is meeting this week to go over the funding notice and apply for each category we qualify for. I anticipate that it will be Categories 2, 3, 4, and 6.**

HAP Funding for New Vouchers

The notice discusses funding for new HUD-VASH and FUP/FYI vouchers. There is \$15 million for new HUD-VASH vouchers. Of that amount, \$5 million will be available for new vouchers, while \$10 million will be available for administrative fees and program costs. The \$5 million will be added to the \$29 million already available from prior years to allow for \$34 million available for HUD-VASH vouchers. HUD will issue comprehensive guidance on HUD-VASH vouchers later.

****PCHA will get with our local VA and see if they are interested in more vouchers for PCHA, we will need their support to apply.**

There is \$30 million available for new FUP/FYI vouchers. Five million will be used for FUP vouchers allocated through a Notice of Funding Opportunity (NOFO), while the remaining \$25 million will be used for FYI vouchers for eligible youth. These funds will be made available under the FYI initiative.

Tenant Protection Vouchers

Tenant protection vouchers (TPVs) are offered to mitigate hardship for families when PHAs take certain actions. The family is not required to accept the TPV. The Department provides replacement TPVs for vacant units that were occupied by an assisted family in the previous 24 months. HUD may change this policy towards vacant units or may offer TPVs for less than 12 months. The 2025 appropriations bill allocates \$337 for TPVs. TPVs may be awarded for certain public housing actions and certain multifamily actions. The account includes a \$5 million set aside for certain at-risk households in low-vacancy areas. HUD calculates TPV funding based on a PHA's average per unit cost (PUC). The notice provides instructions for requesting TPVs.

HAP Policy Reminders

The notice reiterates certain points about how HAP may be used. PHAs must continue to follow cash management policies (found in [Notice PIH 2017-06](#) titled “[Cash Management Requirements for the Housing Choice Voucher Program](#)”). Housing agencies may request additional disbursements when monthly disbursements and Restricted Net Position (RNP) do not cover monthly expenses. For non-MTW agencies, HUD is using Form 50058 (family report) leasing data to determine monthly disbursements.

Funds in RNP or HUD-held program reserves may only be used for eligible HAP needs in the current calendar year. Neither HAP, RNP, or HUD-held reserves may be used for ineligible purposes such as administrative expenses, nor may they be loaned, advanced, or transferred to other voucher accounts or other program accounts (except for MTW agencies).

Finally, PHAs may not lease over their ACC limits, even if they have sufficient budget authority. If a PHA is over leasing, it must find other eligible funding sources to pay for the over leasing and must take steps to stop over leasing. Funding eligibility will not consider over leasing.

Administrative Fee Funding

The 2025 appropriations act allocates \$2.771 billion for administrative fees, including \$30 million for additional administrative fees. Administrative fees may also be used for certain “other expenses” detailed in [Notice PIH 2022-18](#) titled “[Use of Housing Choice Voucher \(HCV\) and Mainstream Voucher Administrative Fees for Other Expenses to Assist Families to Lease Units.](#)” Administrative fees continue to be allocated according to a fee amount based on the number of leased vouchers.

Special Fees

There are \$30 million in special fees and nine categories for disbursement of these fees:

Category A – HCV Homeownership Closing Fees – HUD calculates bi-annually;

Category B – New HCV Homeownership Program – HUD sends certifications bi-annually;

Category C – PHAs that Administer TPVs in Connection with Multifamily Housing Conversion Actions – Processed as requests for TPVs are received by HUD;

Category D – Portability – Calculated by HUD;

Category E – Audit Costs for Declaring Major HCV Programs per [Notice PIH 2021-08](#) and for HCV Voluntary Transfers per [Notice PIH 2018-12](#) – HUD processes as requests are received;

Category F – New FUP/FYI Vouchers Awarded in 2025 – HUD determined based on FUP/FYI awards;

Category G – Disaster Vouchers – HUD will issue additional guidance in the event of a disaster voucher allocation;

Category H – Transition of EHV to HCV – Deadline – Feb. 28, 2026; and

Category I – Secretary’s Discretion – Oct. 31, 2025.

The notice provides additional information on the process of the allocation and links to applications when necessary.



PIERCE COUNTY HOUSING AUTHORITY

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FAMILY SELF-SUFFICIENCY (FSS) QUARTERLY REPORT

Tamara Meade, Deputy Executive Director

As of 6/1/2025

122 total FSS participants.

111 participants are in the process of their current goals

4 participants have graduated in the last 90 days

2 participants have exited the program without graduating in the last 90 days

5 participants have ported out to other agencies that have not been absorbed into the receiving PHA FSS program, PCHA is still working with those families towards graduation.

95 FSS participants have increased their earned income by an average of \$9,101 annually and have an average escrow balance of \$4,154.

Highlights

Coordinators have created an action plan to increase engagement in the FSS program.

- Quarterly progress check-ins with current participants.
- Weekly reminders of date and time of optional FSS Classes
- Offer multiple days for optional FSS Classes
- Trainings/Re-trainings for FSS Coordinators, such as Ready to Rent
- Created a revised FSS Program flyer
- Created a revised FSS Program Coordinating Committee (PCC) invitation, in partnership with Tacoma Housing Authority
- Created a revised FSS optional class invitation
- Prioritize engagement of PCC members
- Invite PCC members to facilitate classes
- Sit in on THA/Community Partners classes/trainings for best practices.

Utilization Report:

UtilizationReport(1)

PHA Name	HA of Pierce County		PHA Number	WA054		Program Projection Variables					Time from Issuance to HAP Effective Date (Current: 2.28 months)				
ACC/Funding Information					Funding Proration Levels		Success Rate	55%	Annual Turnover Rate	6.4%	% leased in 30 days	18%			
ACC	Current Year (2024)	Year 2 (2025)	Year 3 (2026)		HAP		End of Year 3 Results (2026)			EOP Rate as of 05/26/2025 (146 TB.PB EOPs): 5.44%	% leased in 30 to 60 days	40%			
Beginning ACC Vouchers	3,063	3,104	3,104		Year 2 (2025) Rebenchmark	102.6%					% leased in 60 to 90 days	38%			
Funding Components	Current Year (2024)	Year 2 (2025)	Year 3 (2026)		Year 3 (2026) Rebenchmark	100.0%	\$1,210,154	2.7%	Projected Total HAP Reserves ===== Reserves % BA		% leased in 90 to 120 days	4%			
Initial BA Funding (net offset)	\$40,060,618	\$42,058,722	\$44,119,640		Administrative Fees		HUD-Held Reconciliation - 12/31/2023 Cash Sufficiency Check					2025 Final PHA-Specific Inflation Factor	% leased in 120 to 150 days	0%	
Offset of HAP Reserves	\$0					Year 1 (2024)	91.0%	HUD-established CYE HHR	\$2,975,362		HUD-established CYE HHR		Reserve Adjustment due to PY VMS Changes.	Leasing and Spending Outcomes: Current and Following Year Projections	
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)	2024			2025	
New ACC Units Funding	\$298,049	\$268,029	\$0		2nd Offset		HUD-Reconciled	\$2,250,695	\$3,734,396	HUD-Reconciled (Cash Capped)	UML % of ACC (UMA)	85.8%		88.1%	
Total ABA Funding Provided	\$40,358,667	\$42,326,751	\$44,119,640		\$0		Lower of H17/I17 (May Override)	\$2,159,154		Lower of H17/I17 (May Override)	HAP Exp as % of All Funds	96.4%	100.6%		
PHA Income	\$3,068	\$0					HUD-Reconciled RNP v PHA-Reported RNP					HAP Exp as % of Eligibility only	101.6%	104.2%	
Total Cash-Supported Prior Year-End Reserves	\$2,159,154	\$1,533,649	\$0				HUD v. PHA difference: \$101,304.00 or 0.3% of Eligibility	(\$825,971)	<--EOY VMS RNP ===== HUD-estimated RNP-->	(\$724,667)	End of Year Results				
Total Funding							Administrative Fees Analysis		See Detail	2024	2025	Projected 12/31 Total HAP Reserves	\$1,533,649	-\$259,240	
Total Funding Available	\$42,520,889	\$43,860,400	\$44,119,640				<= 7,200 UMLs (No Proration)	> 7,200 UMLs (No Proration)	Admin Fees Earned (PY: \$3,085,874)	\$2,810,871	\$2,987,451	HAP Reserves as % of ABA (Start: 5.3%)	3.8%	-0.6%	
							\$112.33	\$104.86	Expense	\$2,444,841	\$2,507,364				
									Expense %	87.0%	83.9%				
							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%).		Based on the most recent, official (end of fiscal year) UNP, WA054 has a 2024 Calendar Year-End (CYE) UNP of \$3,065,485 (or 109.1% of CY 2024 Earned Admin Fees) and a 2025 CYE UNP of \$3,431,515 (or 114.9% of CY 2025 Earned Admin Fees).						

Utilization Report:*UtilizationReport(1)*

Year-End Outcomes		
	2024	2025
UML % of ACC (UMA)	85.8%	88.1%
HAP Exp as % All Funds	96.4%	100.6%
HAP Exp as % of Elig.	101.6%	104.2%
Proj. 12/31 Total Reserves	\$1,533,649	-\$259,240
HAP Reserves - % ABA	3.8%	-0.6%

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	\$3,162,643					2,568	\$3,162,643	\$1,232		83.8%	94.0%	83.8%	94.0%
Feb-24	3,065	2,567	\$3,201,236					2,567	\$3,201,236	\$1,247		83.8%	94.6%	83.8%	95.2%
Mar-24	3,068	2,608	\$3,246,101					2,608	\$3,246,101	\$1,245		84.2%	95.2%	85.0%	96.5%
Apr-24	3,071	2,615	\$3,312,931					2,615	\$3,312,931	\$1,267		84.4%	96.1%	85.2%	98.5%
May-24	3,075	2,634	\$3,389,777					2,634	\$3,389,777	\$1,287		84.7%	97.0%	85.7%	100.8%
Jun-24	3,080	2,656	\$3,419,212					2,656	\$3,419,212	\$1,287		84.9%	97.8%	86.2%	101.7%
Jul-24	3,086	2,663	\$3,460,998					2,663	\$3,460,998	\$1,300		85.1%	98.5%	86.3%	102.9%
Aug-24	3,092	2,677	\$3,495,642					2,677	\$3,495,642	\$1,306		85.3%	99.2%	86.6%	103.9%
Sep-24	3,095	2,673	\$3,530,753					2,673	\$3,530,753	\$1,321		85.4%	99.8%	86.4%	105.0%
Oct-24	3,098	2,685	\$3,557,597					2,685	\$3,557,597	\$1,325		85.6%	100.4%	86.7%	105.8%
Nov-24	3,101	2,699	\$3,593,459					2,699	\$3,593,459	\$1,331		85.7%	101.0%	87.0%	106.8%
Dec-24	3,104	2,696	\$3,616,891					2,696	\$3,616,891	\$1,342		85.8%	101.6%	86.9%	107.5%
Total	36,998	31,741	\$40,987,240	0	0	0	0.0	31,741	\$40,987,240	\$1,291		85.8%	101.6%		
2025															
Jan-25	3,104	2,724	\$3,645,739					2,724	\$3,645,739	\$1,338		87.8%	103.4%	87.8%	103.4%
Feb-25	3,104	2,723	\$3,691,717					2,723	\$3,691,717	\$1,356		87.7%	104.0%	87.7%	104.7%
Mar-25	3,104	2,749	\$3,705,659					2,749	\$3,705,659	\$1,348		88.0%	104.4%	88.6%	105.1%
Apr-25	3,104	2,763	\$3,633,648	67				2,763	\$3,633,648	\$1,315		88.3%	104.0%	89.0%	103.0%
May-25	3,104				1	7	-14.7	2,756	\$3,643,632	\$1,322	\$1,322	88.4%	103.9%	88.8%	103.3%
Jun-25	3,104				1	15	-14.6	2,757	\$3,664,379	\$1,329	\$1,329	88.4%	103.9%	88.8%	103.9%
Jul-25	3,104				1	14	-14.6	2,757	\$3,684,256	\$1,336	\$1,336	88.5%	104.0%	88.8%	104.5%
Aug-25	3,104				1	1	-14.6	2,745	\$3,687,513	\$1,343	\$1,343	88.5%	104.0%	88.4%	104.5%
Sep-25	3,104				1	0	-14.6	2,732	\$3,688,810	\$1,350	\$1,350	88.4%	104.1%	88.0%	104.6%
Oct-25	3,104				1	0	-14.5	2,718	\$3,690,114	\$1,357	\$1,357	88.4%	104.1%	87.6%	104.6%
Nov-25	3,104				1	0	-14.4	2,705	\$3,691,427	\$1,365	\$1,365	88.2%	104.2%	87.1%	104.7%
Dec-25	3,104				1	0	-14.4	2,692	\$3,692,747	\$1,372	\$1,372	88.1%	104.2%	86.7%	104.7%
Total	37,248	10,959	\$14,676,763	67	9	37	-116.4	32,822	\$44,119,640	\$1,344		88.1%	104.2%		

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)

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)	\$44,119,640	\$42,909,486	\$40,461,803
Set Aside Funding	\$0		
New ACC Units Funding	\$0	\$0	
Total ABA Funding Provided	\$44,119,640	\$42,909,486	\$40,461,803
PHA Income	\$0		
Cash-Supported Total Reserves at Year-End	\$0	\$1,210,154	\$3,657,837
Total Funding			
Total Funding Available	\$44,119,640	\$44,119,640	\$44,119,640

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

Time from Issuance to HAP Effective Date (Current: 2.28 months)	
% leased in 30 days	18%
% leased in 30 to 60 days	40%
% leased in 60 to 90 days	38%
% leased in 90 to 120 days	4%
% leased in 120 to 150 days	0%

Program Projection Variables			
Success Rate	55%	Annual Turnover Rate	6.4%

Leasing and Spending Outcomes: Current and Following Year Projections		
2026		2027
UML % of ACC (UMA)	84.0%	79.2%
HAP Exp as % All Funds	97.3%	91.7%
HAP Exp as % of Eligibility only	97.3%	94.3%
End of Results		
Projected 12/31 Total HAP Reserves	\$1,210,154	\$3,657,837
HAP Reserves as % of ABA (Start: 0.0%)	2.7%	8.5%

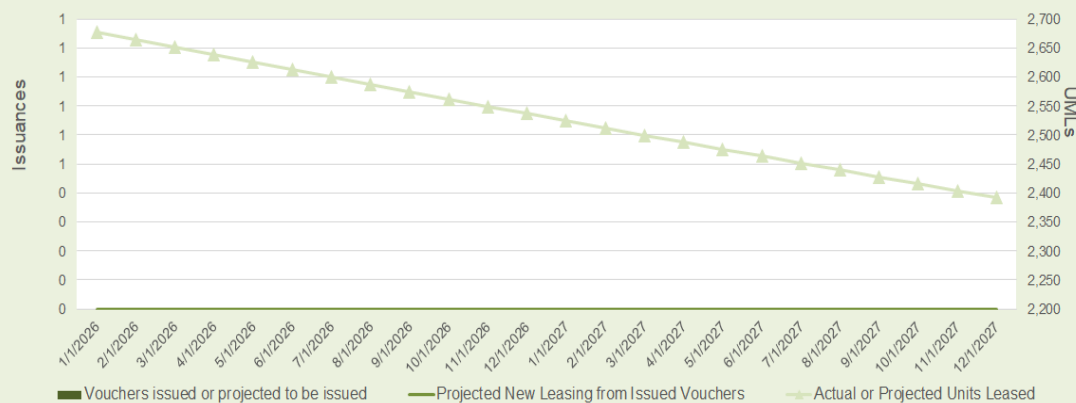


Years 3 & 4

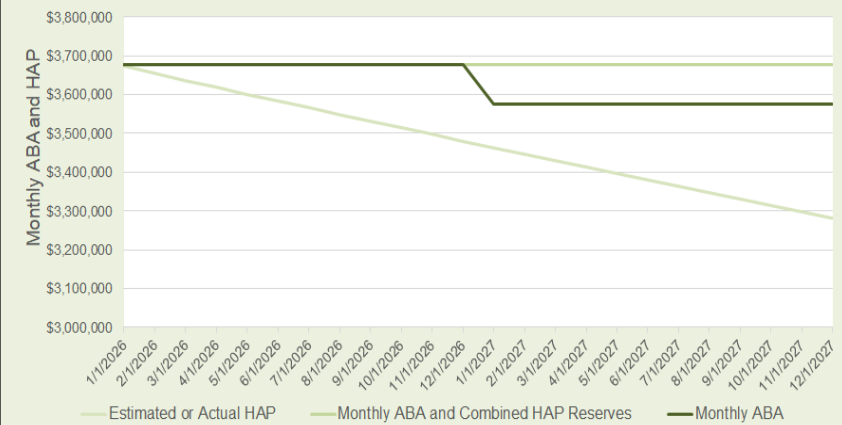
PHA Name	HA of Pierce County	PHA Number	WA054
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2026	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected To Be Issued	Other Planned Additions/Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMLs: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Cumulative % Annual Leased	Cumulative % Eligibility Expended	Monthly % UMA	Monthly % ABA Expended
Jan-26	3,104	2,678	\$3,673,148			0	-14.3	2,678	\$3,673,148	\$1,372		86.3%	99.9%	86.3%	99.9%
Feb-26	3,104				1	0	-14.2	2,664	\$3,655,132	\$1,372		86.0%	99.7%	85.8%	99.4%
Mar-26	3,104				1	0	-14.1	2,651	\$3,637,211	\$1,372		85.8%	99.4%	85.4%	98.9%
Apr-26	3,104				1	0	-14.1	2,638	\$3,619,386	\$1,372		85.6%	99.2%	85.0%	98.4%
May-26	3,104				1	0	-14.0	2,625	\$3,601,655	\$1,372		85.4%	98.9%	84.6%	98.0%
Jun-26	3,104				1	0	-13.9	2,613	\$3,584,018	\$1,372		85.2%	98.7%	84.2%	97.5%
Jul-26	3,104				1	0	-13.9	2,600	\$3,566,474	\$1,372		85.0%	98.4%	83.8%	97.0%
Aug-26	3,104				1	0	-13.8	2,587	\$3,549,024	\$1,372		84.8%	98.2%	83.3%	96.5%
Sep-26	3,104				1	0	-13.7	2,574	\$3,531,666	\$1,372		84.6%	98.0%	82.9%	96.1%
Oct-26	3,104				1	0	-13.7	2,562	\$3,514,401	\$1,372		84.4%	97.7%	82.5%	95.6%
Nov-26	3,104				1	0	-13.6	2,549	\$3,497,227	\$1,372		84.2%	97.5%	82.1%	95.1%
Dec-26	3,104				1	0	-13.5	2,537	\$3,480,144	\$1,372		84.0%	97.3%	81.7%	94.7%
Total	37,248			0	0	0	-166.8	31,279	\$42,909,486	\$1,372		84.0%	97.3%		
2027															
Jan-27	3,104				1	0	-13.5	2,524	\$3,463,152	\$1,372		81.3%	96.8%	81.3%	96.8%
Feb-27	3,104				1	0	-13.4	2,512	\$3,446,250	\$1,372		81.1%	96.6%	80.9%	96.4%
Mar-27	3,104				1	0	-13.3	2,500	\$3,429,438	\$1,372		80.9%	96.4%	80.5%	95.9%
Apr-27	3,104				1	0	-13.3	2,488	\$3,412,715	\$1,372		80.7%	96.1%	80.1%	95.4%
May-27	3,104				1	0	-13.2	2,476	\$3,396,081	\$1,372		80.5%	95.9%	79.8%	95.0%
Jun-27	3,104				1	0	-13.1	2,464	\$3,379,535	\$1,372		80.3%	95.7%	79.4%	94.5%
Jul-27	3,104				1	0	-13.1	2,452	\$3,363,077	\$1,372		80.1%	95.4%	79.0%	94.1%
Aug-27	3,104				1	0	-13.0	2,440	\$3,346,706	\$1,372		80.0%	95.2%	78.6%	93.6%
Sep-27	3,104				1	0	-12.9	2,428	\$3,330,422	\$1,372		79.8%	95.0%	78.2%	93.1%
Oct-27	3,104				1	0	-12.9	2,416	\$3,314,225	\$1,372		79.6%	94.8%	77.8%	92.7%
Nov-27	3,104				1	0	-12.8	2,404	\$3,298,113	\$1,372		79.4%	94.5%	77.5%	92.2%
Dec-27	3,104				1	0	-12.8	2,392	\$3,282,087	\$1,372		79.2%	94.3%	77.1%	91.8%
Total	37,248			0	0	0	-157.3	29,495	\$40,461,803			79.2%	94.3%		

Issuing/New Leasing/UML Trend



Spending v. Funding



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	\$3,162,643	\$1,231.56	📈 0.96%	\$1,220.97
2024	February	2,567	\$3,201,236	\$1,247.07	📈 1.26%	\$1,232.85
2024	March	2,608	\$3,246,101	\$1,244.67	📉 -0.19%	\$1,241.12
2024	April	2,615	\$3,312,931	\$1,266.90	📈 1.79%	\$1,252.92
2024	May	2,634	\$3,389,777	\$1,286.93	📈 1.58%	\$1,266.24
2024	June	2,656	\$3,419,212	\$1,287.35	📈 0.03%	\$1,280.45
2024	July	2,663	\$3,460,998	\$1,299.66	📈 0.96%	\$1,291.33
2024	August	2,677	\$3,495,642	\$1,305.81	📈 0.47%	\$1,297.63
2024	September	2,673	\$3,530,753	\$1,320.90	📈 1.16%	\$1,308.80
2024	October	2,685	\$3,557,597	\$1,324.99	📈 0.31%	\$1,317.24
2024	November	2,699	\$3,593,459	\$1,331.40	📈 0.48%	\$1,325.78
2024	December	2,696	\$3,616,891	\$1,341.58	📈 0.76%	\$1,332.67
2025	January	2,724	\$3,645,739	\$1,338.38	📉 -0.24%	\$1,337.12
2025	February	2,723	\$3,691,717	\$1,355.75	📈 1.30%	\$1,345.25
2025	March	2,749	\$3,705,659	\$1,348.00	📉 -0.57%	\$1,347.38
2025	April	2,763	\$3,633,648	\$1,315.11	📉 -2.44%	\$1,339.53
2025	May					
2025	June					

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

Count of Areas - SAFMR > FMR 22 33.8%

Open
SAFMR
Detail
Analysis

Exception Payment Standard: SAFMR

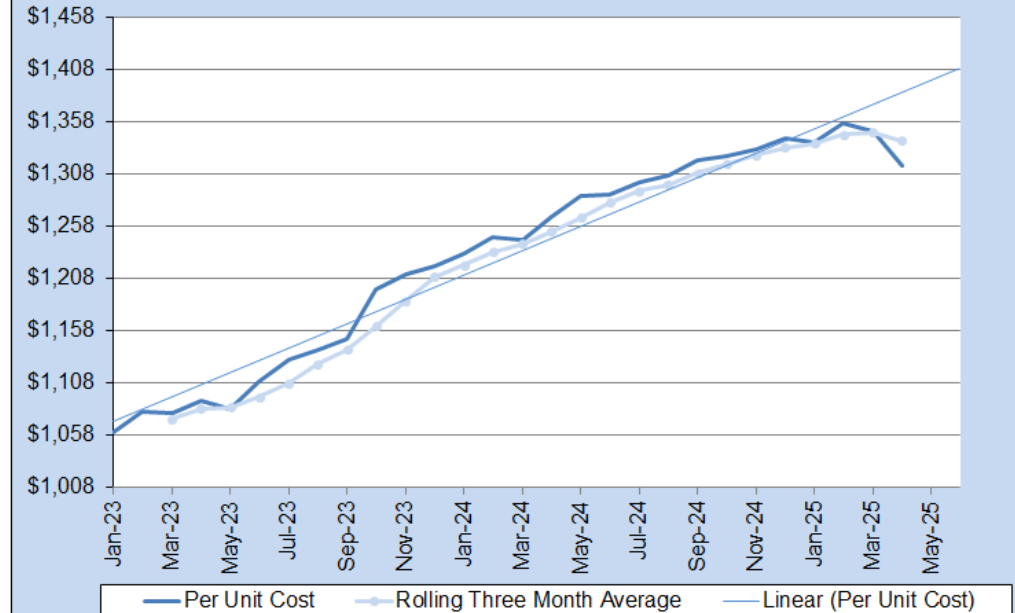
WA054 is not participating in SAFMRs.

Exception Payment Standards: 120%

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

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PUC Analysis

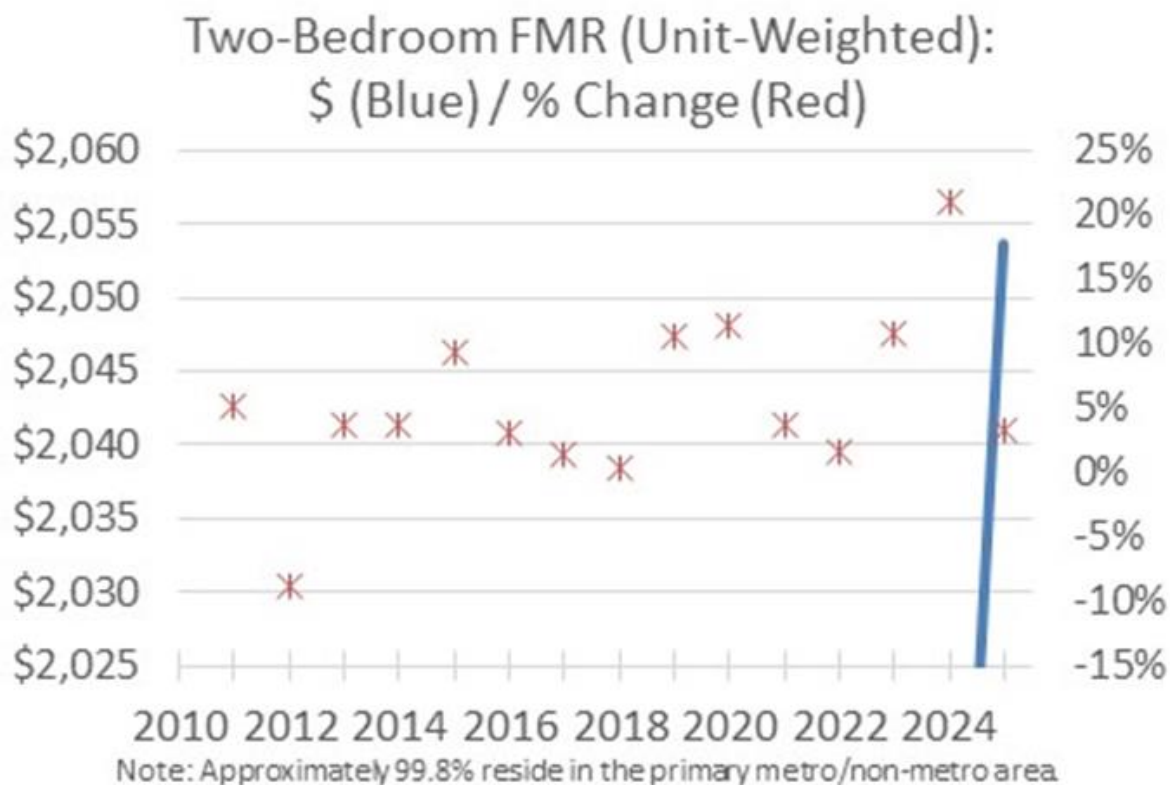
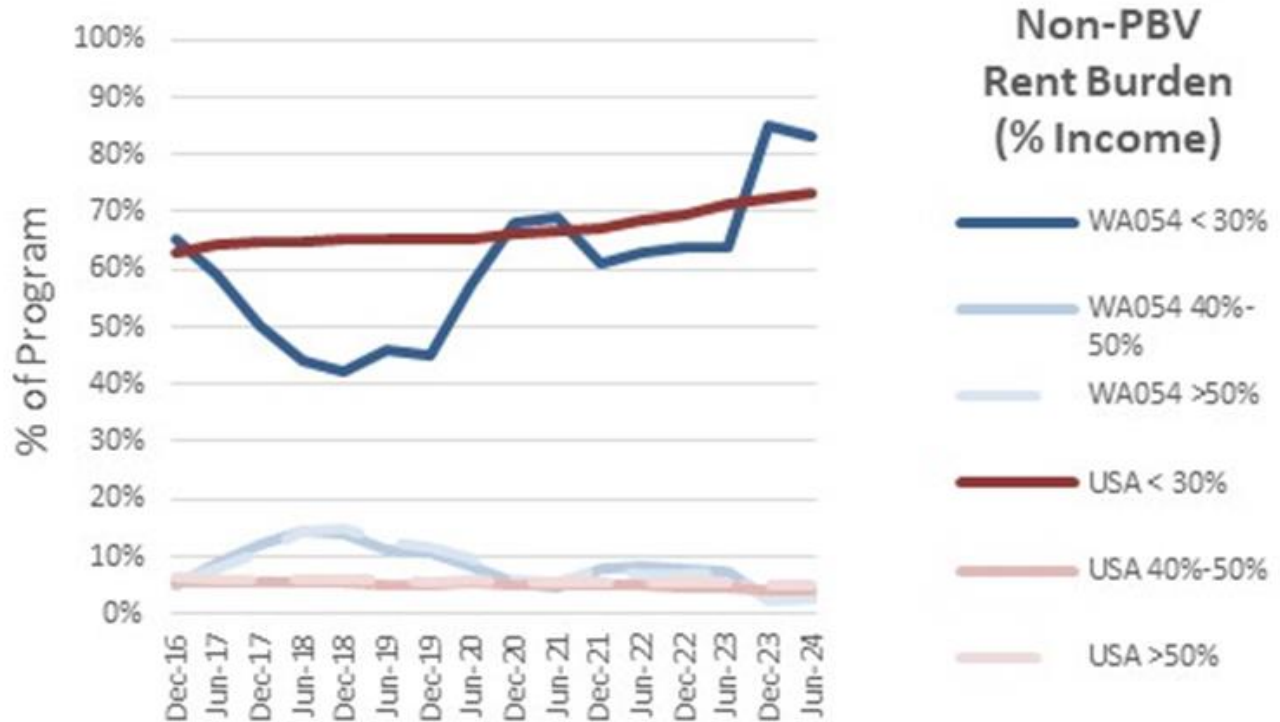


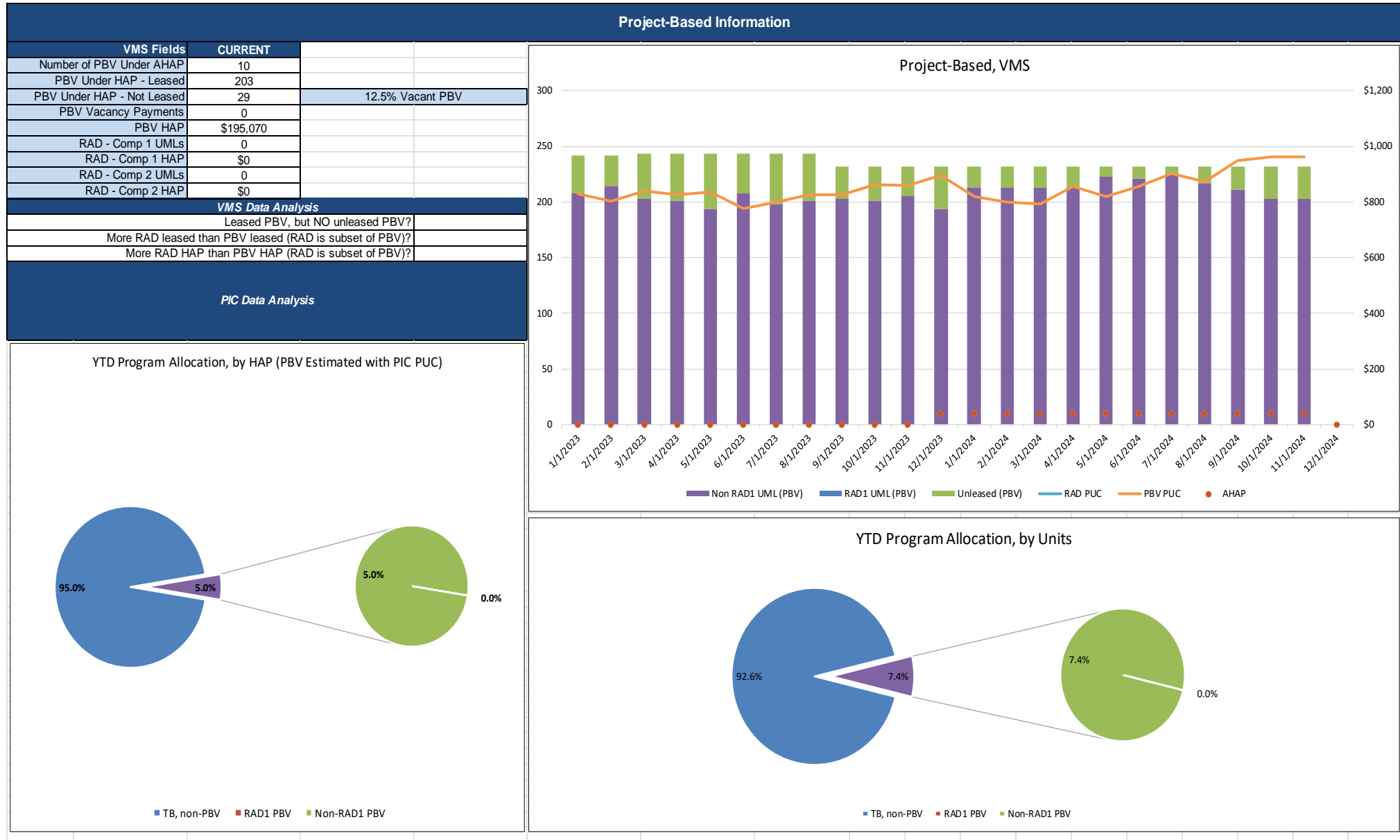
Subsidy Standard Peek

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 2.8%

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	\$3,162,643	\$544,650	\$0	(\$180,017)	(\$283,868)	\$103,851	2,568
February-24	(\$180,017)	\$2,837,855	\$3,201,236	(\$363,381)	\$0	(\$543,398)	(\$639,158)	\$95,760	2,567
March-24	(\$543,398)	\$3,143,827	\$3,246,101	(\$102,274)	\$0	(\$645,672)	(\$730,462)	\$84,790	2,608
April-24	(\$645,672)	\$3,890,878	\$3,312,931	\$577,947	\$0	(\$67,725)	(\$140,260)	\$72,535	2,615
May-24	(\$67,725)	\$3,902,794	\$3,389,777	\$513,017	\$3,068	\$448,360	\$391,568	\$56,792	2,634
June-24	\$448,360	\$3,216,387	\$3,419,212	(\$202,825)	\$0	\$245,535	\$207,101	\$38,434	2,656
July-24	\$245,535	\$3,217,224	\$3,460,998	(\$243,774)	\$0	\$1,761	(\$16,049)	\$17,810	2,663
August-24	\$1,761	\$3,357,623	\$3,495,642	(\$138,019)	\$0	(\$136,258)	(\$130,545)	(\$5,713)	2,677
September-24	(\$136,258)	\$3,358,039	\$3,530,753	(\$172,714)	\$0	(\$308,972)	(\$273,146)	(\$35,826)	2,673
October-24	(\$308,972)	\$3,358,457	\$3,557,597	(\$199,140)	\$0	(\$508,112)	(\$423,189)	(\$84,923)	2,685
November-24	(\$508,112)	\$2,815,675	\$3,593,459	(\$777,784)	\$0	(\$1,285,896)	(\$1,131,144)	(\$154,752)	2,699
December-24	(\$1,285,896)	\$4,647,555	\$3,616,891	\$1,030,664	\$0	(\$255,232)	\$0	(\$255,232)	2,696
January-25	(\$255,232)	\$3,445,748	\$3,645,739	(\$199,991)	\$0	(\$455,223)	\$0	(\$455,223)	2,724
February-25	(\$455,223)	\$3,441,382	\$3,691,717	(\$250,335)	\$0	(\$705,558)	\$0	(\$705,558)	2,723
March-25	(\$705,558)	\$3,497,218	\$3,705,659	(\$208,441)	\$0	(\$913,999)	\$0	(\$913,999)	2,749
April-25	(\$913,999)	\$0	\$3,633,648	(\$3,633,648)	\$0	(\$4,547,647)	\$0	(\$4,547,647)	2,763
May-25	(\$4,547,647)	\$0	\$3,643,632	(\$3,643,632)	\$0	(\$8,191,279)	\$0	(\$8,191,279)	2,756
June-25	(\$8,191,279)	\$0	\$3,664,379	(\$3,664,379)	\$0	(\$11,855,658)	\$0	(\$11,855,658)	2,757
Total for CY 2024		\$41,453,607	\$40,987,240		\$3,068				
Total		\$51,837,955	\$62,972,014		\$3,068				
Color Key:	= Beginning Balance for the Year				= Calculated Fields		= VMS Data / or Projected Data		

Category	Amount	Comments	
Proposed Advance:	\$4,547,647		
		Adjustments	Carry Forward?
Prior Period	\$91,541		
HUD	\$0		
PHA	\$0		
BA Detail	SPVs	\$0	
Actual Advance:	\$4,639,200		

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

Housing Assistance Payments (HAP)

S

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	\$3,503,013	\$3,445,748	\$0	\$1,937,688
\$1,937,688	\$3,503,437	\$3,441,382	\$0	\$1,999,743
\$1,999,743	\$3,538,498	\$3,497,218	\$0	\$2,041,022
\$2,041,022	\$3,539,134	\$0	\$0	\$5,580,156
\$5,580,156	\$68,336	\$0	\$0	\$5,648,493
\$5,648,493	\$69,397	\$0	\$0	\$5,717,890
	\$40,358,668	\$41,453,607		
	\$54,580,483	\$51,837,955		
	= 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