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MINUTES FOR THE JUNE 4TH, 2025, SPECIAL MEETING OF THE BOARD OF COMMISSIONERS

JUNE 4TH, 2025 AT 3:30 PM

DATE: June 4TH, 2025 at 3:30 PM **LOCATION:** PCHA Main Campus and Hybrid via ZOOM

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

ALSO IN ATTENDANCE: Housing Pierce County
Jim Stretz, Executive Director
Tamara Meade, Deputy Executive Director
Christina McLeod, Director of Operations
Sean McKenna, Director of Project Management
Victor Lovelace, Director of Maintenance
Riley Guerrero, Policy and Strategy Manager
Ney Calhoun, Human Resources Manager
Joanna Nieto, Controller
Darcy Erwin, Business Development Coordinator
Krystal VonGnatensky, Housing Navigator
Shauntae Coley, HCV Department Coordinator

Brawner & Co.

Josh Crites, Brawner & Co.*

Zachary de Gorgue, Brawner & Co.*

***In Attendance Via Zoom/Phone**

CALL TO ORDER

Chairperson Martinez called the Regular Meeting of the Board of Commissioners to order at 3:32 PM with the presence of a quorum. Commissioner Stewart arrived at 3:56 pm, at which time 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. A vocal vote was taken with the following result.





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

The agenda was so approved.

PUBLIC COMMENT

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

OLD BUSINESS

Chairperson Martinez called for a motion to approve the minutes of the March 25th, 2025, Special Meeting as presented. Commissioner Winship so moved. Commissioner Walton seconded the motion. A vocal vote was taken with the following result:

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

The minutes were so approved.

Chairperson Martinez called for a motion to approve the minutes of the April 30th, 2025, the Regular Meeting as presented. Commissioner Winship so moved. Commissioner Blaksley seconded the motion. A vocal vote was taken with the following result:

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

The minutes were so approved.

Chairperson Martinez entertained a motion to approve the cash disbursements for April 2025. Chair Martinez asked for the recommendation of the Finance Committee. Commissioner Walton answered that the committee that everything looked good, the only thing showing up out of the normal was the purchase of the Hidden Firs Apartment Community. Chair entertained the motion to adopt. Commissioner Walton so moved. Commissioner Winship seconded the motion.





A vocal vote was taken with the following result:

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

The cash disbursements from April 2025 were so approved.

OPENING DOORS

Participant Housing Mobility Survey and Report

Deputy Executive Director Tamara Meade introduced Housing Navigator Krystal VonGnatensky who presented HUD Mobility Grant Development for Families with Children: A Survey to Inform Program Planning & Development as written on page 49 of the June 4th Board Information Packet. Special thanks were given to the Chair of Bachelor of Social Work (BSW) Department at Pacific Lutheran University for her participation and support with this project. Commissioner Walton inquired about some of the motivating factors as to why respondents indicated that they would be likely to move to a HUD identified Area of Opportunity. VonGnatensky presented the findings from the research and identified that PCHA next step is to dive deeper into motivating factors with qualitative data. Commissioners expressed appreciation for Krystal presentation. Commissioner Winship inquired about the focus group process. VonGnatensky confirmed that PCHA will be launching the next stage of research with focus groups in June 2025.

NEW BUSINESS

Affordable Housing Renovation Update

Chairperson Martinez welcomed representatives from Brawner & Co., PCHA's selected development partner for upcoming renovation projects, including Chateau Rainier. From Brawner & Co., Director of Strategic Initiatives Josh Crites and Managing Director of Development Zachary de Gorgue provided an Affordable Housing Renovation Update to the Board of Commissioners. Crites and de Gorgue explained that while the Tacoma Light Rail Extension Project has temporarily affected the timeline for the Chateau Rainier LIHTC renovation, it remains a long-term goal. PCHA is strategically holding on moving forward with tax credit syndication for Chateau Rainier until the project is further along, ensuring better alignment and project success. In the meantime, PCHA has already secured private activity bonds from the Washington State Housing Finance Commission (WSHFC), which is currently placing a strong emphasis on renovation projects, which is a positive shift from its past focus on new construction. Crites and de Gorgue explained that this aligns well with current market conditions, which favor reinvestment in existing assets. To maximize impact, PCHA has identified Lakewood Village, Brookridge, and DeMark Apartments as priority sites for a bundled LIHTC renovation effort, setting the stage for a comprehensive and efficient redevelopment strategy.

Executive Director Stretz explained that opportunities for Low-Income Housing Tax Credits (LIHTC) evolve annually, and flexibility is essential in aligning project timing with funding cycles. Policy & Strategy Manager Riley Guerrero added that the \$52 million in private activity bonds currently allocated to PCHA comes from a dedicated pool set aside by the Washington State Housing Finance Commission (WSHFC) for housing authorities of similar size. This bond allocation was initially requested five years





ago for the Chateau Rainier project and noted that if PCHA does not use the \$52 million, the funds will likely be reallocated to another entity, but PCHA would be eligible to re-enter the queue for future bond allocations. The total amount grew to \$52 million as the state's bond cap became available over time. Executive Director Stretz emphasized that PCHA is not stepping away from its partnership with WSHFC and that PCHA has also applied for funding for the Chateau Rainier project through Pierce County. If awarded, staff will coordinate with the County to either incorporate those funds into the aggregated renovation project or inform the County of a revised timeline for Chateau Rainier. To support this strategic direction, staff has submitted a resolution to the Board. Chairperson Martinez inquired about the difference between the \$52 million bond amount and the \$65 million listed in the resolution. Zachary de Gorgue from Brawner & Co. explained that the \$65 million provides flexibility, ensuring PCHA does not need to return to the Board for approval should the project costs rise within that range. There were no further questions or comments from Commissioners. Chairperson Martinez thanked Brawner & Co. for their presentation.

Resolution 1967

Chairperson Martinez called for a motion to approve Resolution 1967, 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 and equipping of such residential rental housing projects; and providing for other matters properly related thereto. Commissioner Winship so moved. Commissioner Walton seconded the motion. Commissioner Martinez expressed appreciation for PCHA's ability to adapt to changing circumstances and noted that the agency is fortunate to have the flexibility to pivot. He inquired whether additional properties could potentially be included in the bundled renovation effort. Executive Director Stretz responded that strategies for other properties are still under consideration and will be evaluated as planning progresses.

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

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

RESOLUTION 1967 was so approved.

Resolution 1968

Chairperson Martinez called for a motion to approve Resolution 1968, to approve the full draw down of the FY2025 Capital Fund into the operating fund for Low-Income Public Housing (LIPH) properties. Commissioner Walton so moved. Commissioner Winship seconded the motion. Deputy Executive Director Meade presented Resolution 1968 as presented on page 78 of the Board Information Packet. Commissioner Martinez confirmed that this approach is consistent with PCHA's typical process. With no further comment, a vocal vote was taken with the following result:

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





Chairperson Martinez



RESOLUTION 1968 was so approved.

Resolution 1969

Chairperson Martinez called for a motion to approve Resolution 1969 for the issuance of the Authority's Housing revenue Bond, 2025, in the principal amount of not to exceed \$5,000,000, the proceeds of which will be used to affect the refunding of an outstanding obligation of the Authority issued to finance the acquisition of the Hidden Firs Apartment. Commissioner Winship so moved. Commissioner Blaksley seconded the motion. Executive Director Jim Stretz and Manager Riley Guerrero presented the Resolution as written on page 80. Commissioner Winship confirmed the benefits of the bond.

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

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

RESOLUTION 1969 was so approved.

EXECUTIVE AND DIRECTOR REPORTS

Director of Operations Christina McLeod presented the Affordable Housing Report as written on page 96 of the June 4th Board Meeting Information Packet. Commissioner Winship inquired about the temporary relocation of tenants for the aggregated rehabilitation project of the properties. Director McLeod confirmed the Relocation strategies with Brawner & Co. and Executive Director Stretz provided insights into the costs associated and how they factor into the strategy. No additional questions or comments from commissioners.

Director of Project Management Sean McKenna presented the Project Management Report as outlined on page 148 of the June 4th Board Meeting Information Packet. Commissioners Winship and Walton asked about the remediation of LIPH properties, and Director McKenna outlined the agreed process in partnership with Habitat for Humanity. Commissioner Walton inquired about homebuyer demographics and loan types. Director McKenna confirmed that all REMAX sales were to owner-occupants and shared a breakdown of financing methods. When asked about the absence of VA loans, he explained that VA-backed offers have historically been less competitive due to seller costs and longer timelines. Commissioner Walton emphasized the importance of supporting veteran homebuyers and encouraged PCHA to strengthen outreach efforts. Director McKenna agreed and mentioned TAPCAR as a potential support tool. Deputy Executive Director Meade added that she meets regularly with the VA and will explore opportunities to present PCHA's homeownership programs directly. Executive Director Stretz reaffirmed that all LIPH home sales are to owner-occupants and confirmed the agency's interest in expanding awareness among veterans and military families. No additional questions or comments from commissioners.

Controller Joanna Nieto presented the Finance Report as written on page 99 of the June 4th Board Meeting Information Packet. Commissioner Martinez inquired about the audit timeline for 2025. Controller Nieto confirmed the timeline with the next audit starting in July 2025. No additional





questions or comments from commissioners.

Manager of Human Resources Ney Calhoun presented the Human Resources Report as written on page 141 of the June 4th Board Meeting Information Packet. No additional questions or comments from commissioners.

Director of Maintenance Victor Lovelace presented the Maintenance Report as written on page 143 of the June 4th Board Meeting Information Packet. Commissioner Walton inquired about the process of the Gig Harbor LIPH turns. Director Lovelace provided an update. Commissioner Martinez inquired about the plumbing at Chateau Rainier property. Director Lovelace described the nature of the plumbing at Chateau Rainier and Manager Guerrero confirmed that Brawner & Co. will be keeping consultants to work on plumbing at Chateau Rainier even though the rehabilitation project of the property has been tabled. No additional questions or comments from commissioners.

Manager of Policy and Strategy Riley Guerrero presented the Policy and Strategy report as written on page 144 of the June 4th Board Meeting Information Packet. No additional questions or comments from commissioners.

Deputy Executive Director Tamara Meade presented the Supported Housing Division Report as written on page 150, the Family Self-Sufficiency (FSS) Quarterly Report as written on page 155, and the Two-Year Tool as written on page 156 of the June 4th Board Meeting Information Packet. No additional questions or comments from commissioners.

COMMISSIONERS CORNER

Chair Martinez opened Commissioners' Corner and informed staff that there will be a kickoff at the next Board Meeting, which should be added to the June 26th agenda.

Commissioner Blaksley inquired about opportunities to connect Housing Mobility participants with the Family Self-Sufficiency (FSS) program, suggesting a tailored approach. Director Meade confirmed that this is part of PCHA's developing strategy and noted that initial survey results have highlighted barriers that require further exploration. She added that PCHA is evaluating whether FSS is a good fit for those barriers and is also reviewing internal FSS program obstacles that could potentially be addressed. Commissioner Blaksley emphasized the importance of accessibility for households in Qualified Census Tracts (QCTs) who express interest in moving. Deputy Executive Director agreed.

With no further comments, Commissioners' Corner was closed.

EXECUTIVE SESSION

The Board of Commissioners determined there was no need for an executive session.

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 Walton so moved. Commissioner Winship seconded the motion. A vocal vote was taken with all commissioners in favor and none opposed.

The meeting was adjourned at 5:29 PM.

