



HOUSING PIERCE COUNTY

11515 Canyon Road E, Puyallup, WA, 98373 | 253-620-5400 | www.HousingPC.org

INFORMATION PACKET

REGULAR MEETING

OF THE

BOARD OF COMMISSIONERS

OF THE

PIERCE COUNTY HOUSING AUTHORITY

June 25th, 2025





11515 Canyon Road E, Puyallup, WA, 98373 | 253-620-5400 | www.HousingPC.org

REGULAR MEETING AGENDA

June 25th, 2025, at 3:30 PM

HPC MAIN OFFICE – In Person at 11515 Canyon Road E, Puyallup, WA, 98373 & [Online Via Zoom](#)

ROLL CALL

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PUBLIC COMMENT (5 MINUTES PER SPEAKER)

OLD BUSINESS

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New Staff Introductions

Executive Transition Committee | GMP Consultants

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Resolutions 1970: To adopt amendments to the Section 8 Administrative Plan, *page 74*

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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





HOUSING PIERCE COUNTY

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OLD BUSINESS

JUNE 25TH, 2025



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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.





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VOUCHER APPROVAL REPORT

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:

\$9,500,151.38 This 25th day of June 2025

Date Range	Transaction ID#	Bank Account	Total May 2025	Total April 2025	Change in Disbursements Month over Month	Notes
May 1-31, 2025	Check#	LIPH Mgmt.	\$0.00	\$0.00	\$0.00	
May 1-31, 2025	EFT# 1177-1181	LIPH Mgmt.	\$501.00	\$501.00	\$0.00	
May 1-31, 2025	VOID Check #	LIPH Mgmt.	\$0.00	\$0.00	\$0.00	
May 1-31, 2025	VOID EFT #	LIPH Mgmt.	\$0.00	\$0.00	\$0.00	
May 1-31, 2025	Check# 357100-357252	Section 8	\$321,561.46	\$370,789.46	(\$49,228.00)	
May 1-31, 2025	EFT# 305281-306467	Section 8	\$3,516,116.57	\$3,506,725.05	\$9,391.52	
May 1-31, 2025	VOID Check #357145, 357154, 357203, 357215, 357248	Section 8	-\$53,914.00	(\$2,230.00)	(\$51,684.00)	Issues with delivery address /USPS
May 1-31, 2025	VOID EFT #	Section 8	\$0.00	(\$3,895.00)	\$3,895.00	
May 1-31, 2025	Check# 91741-91872	Gen Ops	\$465,956.77	\$477,737.82	(\$11,781.05)	
May 1-31, 2025	EFT # 9781-9843	Gen Ops	\$4,652,324.96	\$276,291.16	\$4,376,033.80	5/2/25 LGIP Section 18 Disposition Transfer \$4,357,525
May 1-31, 2025	VOID Check # 91785	Gen Ops	-\$6,400.00	\$0.00	(\$6,400.00)	
May 1-31, 2025	VOID EFT #	Gen Ops	\$0.00	\$0.00	\$0.00	
1-May-2025	Greystone Transfers	Gen Ops	\$137,939.00	\$137,939.00	\$0.00	
2-May-2025	Payroll Period	Payroll	\$161,252.75	\$145,783.89	\$15,468.86	Retention bonuses
16-May-2025	Payroll Period	Payroll	\$147,056.97	\$151,988.13	(\$4,931.16)	
30-May-2025	Payroll Period	Payroll	\$157,755.90	\$0.00	\$157,755.90	3 PR month
	Totals		\$9,500,151.38	\$5,061,630.51	\$4,438,520.87	

Auditing Officer: _____

Date: _____

Payment Summary

Bank=genops AND mm/yy=05/2025-05/2025 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	165	vortingapart - Orting Apartments	5/7/2025	05-2025	0.00
genops - General Operating	9781	vallstream - Allstream	5/2/2025	05-2025	2,353.61
genops - General Operating	9782	vfirscbtcc - First-Citizens Bank & Trust Company	5/2/2025	05-2025	16,136.70
genops - General Operating	9783	vhdsupplyfac - HD Supply Facilities Maintenance LTD	5/2/2025	05-2025	94.99
genops - General Operating	9784	vmiraclemeth - Murphy's Refinishing LLC	5/2/2025	05-2025	2,075.00
genops - General Operating	9785	vofficeprof - Office & Prof Employees Int'l UnionLoc#8	5/2/2025	05-2025	985.54
genops - General Operating	9786	meridianpoin - The Farrell Group LLC	5/2/2025	05-2025	50.00
genops - General Operating	9787	vcruzvincent - Vincent Cruz	5/2/2025	05-2025	200.00
genops - General Operating	9788	v0000481 - Washington State Treasurer	5/2/2025	05-2025	4,357,525.70
genops - General Operating	9789	v0000225 - AA Decon	5/12/2025	05-2025	1,950.00
genops - General Operating	9790	vallstream - Allstream	5/12/2025	05-2025	1,212.27
genops - General Operating	9791	vapclean - APL Cleaning Service LLC	5/12/2025	05-2025	5,610.00
genops - General Operating	9792	v0000161 - Brooklynn Masonry LLC	5/12/2025	05-2025	4,897.69
genops - General Operating	9793	vcarahsoftte - Carahsoft Technology Corporation	5/12/2025	05-2025	2,741.64
genops - General Operating	9794	vcervantesin - Cervantes Investment Group Inc	5/12/2025	05-2025	29,900.00
genops - General Operating	9795	vdmplumbing - DM Plumbing & Backflow Testing, LLC	5/12/2025	05-2025	97.99
genops - General Operating	9796	vfirsccheck - First Citizens Bank Checking	5/12/2025	05-2025	9,588.00
genops - General Operating	9797	vgreatfloors - Great Floors LLC	5/12/2025	05-2025	15,414.15
genops - General Operating	9798	vgreeneffect - Green Effects Inc	5/12/2025	05-2025	22,715.42
genops - General Operating	9799	vhdsupplyfac - HD Supply Facilities Maintenance LTD	5/12/2025	05-2025	27,407.00
genops - General Operating	9800	vlakewoodhar - Lakewood Hardware & Paint Inc	5/12/2025	05-2025	15,854.34
genops - General Operating	9801	vmrisoft - MRI Software LLC	5/12/2025	05-2025	346.00
genops - General Operating	9802	vmiraclemeth - Murphy's Refinishing LLC	5/12/2025	05-2025	4,830.00
genops - General Operating	9803	vnewlifefloo - New Life Flooring Inc	5/12/2025	05-2025	6,178.04
genops - General Operating	9804	vofficeprof - Office & Prof Employees Int'l UnionLoc#8	5/12/2025	05-2025	1,012.78
genops - General Operating	9805	vopticfu - Optic Fusion, Inc.	5/12/2025	05-2025	3,570.00
genops - General Operating	9806	vplattel - Platt Electric Supply	5/12/2025	05-2025	252.11
genops - General Operating	9807	vreliablepar - Reliable Parts Inc.	5/12/2025	05-2025	1,589.89
genops - General Operating	9808	vserendipity - Serendipity Cleaning Services	5/12/2025	05-2025	6,130.00
genops - General Operating	9809	vstaples - Staples Business Advantage	5/12/2025	05-2025	793.63
genops - General Operating	9810	vjiffylube - Team Car Care, LLC dba Jiffy Lube	5/12/2025	05-2025	278.71
genops - General Operating	9811	vttriplegemca - Triple Gem Carpet Cleaning LLC	5/12/2025	05-2025	1,110.00
genops - General Operating	9812	vtuelyoung - Tuell & Young PS	5/12/2025	05-2025	2,575.45
genops - General Operating	9813	vwaynesro - Wayne's Roofing Inc	5/12/2025	05-2025	3,623.76
genops - General Operating	9814	vyardisystem - Yardi Systems Inc	5/12/2025	05-2025	1,095.00
genops - General Operating	9815	parkwestapar - UP Apts 1 LLC	5/16/2025	05-2025	2,762.85
genops - General Operating	9816	vaaafireprot - AAA Fire Protection Inc	5/23/2025	05-2025	565.00
genops - General Operating	9817	v0000161 - Brooklynn Masonry LLC	5/23/2025	05-2025	568.07
genops - General Operating	9818	vgreeneffect - Green Effects Inc	5/23/2025	05-2025	5,372.70
genops - General Operating	9819	vhdsupplyfac - HD Supply Facilities Maintenance LTD	5/23/2025	05-2025	7,776.10
genops - General Operating	9820	vlakewoodhar - Lakewood Hardware & Paint Inc	5/23/2025	05-2025	561.71
genops - General Operating	9821	v0000320 - Lighthouse Services, LLC	5/23/2025	05-2025	346.84
genops - General Operating	9822	v0000313 - Maid 2 Clean, E.E. Marchan LLC	5/23/2025	05-2025	2,170.00
genops - General Operating	9823	vmiraclemeth - Murphy's Refinishing LLC	5/23/2025	05-2025	8,100.00
genops - General Operating	9824	vnanmcka - Nan McKay & Associates Inc	5/23/2025	05-2025	4,953.00
genops - General Operating	9825	vnewlifefloo - New Life Flooring Inc	5/23/2025	05-2025	17,137.49
genops - General Operating	9826	vopticfu - Optic Fusion, Inc.	5/23/2025	05-2025	382.50
genops - General Operating	9827	v0000786 - PBS Engineering and Environmental LLC	5/23/2025	05-2025	10,387.50



Payment Summary

Bank=genops AND mm/yy=05/2025-05/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

genops - General Operating	9828	vreliablepar - Reliable Parts Inc.	5/23/2025	05-2025	63.11
genops - General Operating	9829	vserendipity - Serendipity Cleaning Services	5/23/2025	05-2025	3,940.00
genops - General Operating	9830	vstaples - Staples Business Advantage	5/23/2025	05-2025	555.05
genops - General Operating	9831	vstateaudito - State Auditors Office	5/23/2025	05-2025	1,850.03
genops - General Operating	9832	vttriplegemca - Triple Gem Carpet Cleaning LLC	5/23/2025	05-2025	936.25
genops - General Operating	9833	vtuellyoung - Tuell & Young PS	5/23/2025	05-2025	1,450.00
genops - General Operating	9834		5/23/2025	05-2025	84.16
genops - General Operating	9835	vfleetservic - Wex Bank	5/23/2025	05-2025	3,356.81
genops - General Operating	9836	v0000076 - Wireless CCTV LLC	5/23/2025	05-2025	2,584.64
genops - General Operating	9837	vyardisystem - Yardi Systems Inc	5/23/2025	05-2025	99.54
genops - General Operating	9838	vallstream - Allstream	5/30/2025	05-2025	2,259.39
genops - General Operating	9839	vfirstrbtc - First-Citizens Bank & Trust Company	5/30/2025	05-2025	16,136.70
genops - General Operating	9840	vhdsupplyfac - HD Supply Facilities Maintenance LTD	5/30/2025	05-2025	995.57
genops - General Operating	9841	v0000778 - Nicholas Bostwick	5/30/2025	05-2025	4,585.48
genops - General Operating	9842	vofficeprof - Office & Prof Employees Int'l UnionLoc#8	5/30/2025	05-2025	949.06
genops - General Operating	9843		5/30/2025	05-2025	1,500.00
genops - General Operating	90159	vcityoftacom - City of Tacoma	5/5/2025	05-2025	-1,447.43
genops - General Operating	91741	vcintas461 - Cintas Corporation #461	5/2/2025	05-2025	63.92
genops - General Operating	91742	v0000761 - City of Edgewood (County of Pierce)	5/2/2025	05-2025	166.00
genops - General Operating	91743	vcityoftacom - City of Tacoma	5/2/2025	05-2025	491.94
genops - General Operating	91744	vcomcastcorp - Comcast Corporation	5/2/2025	05-2025	1,242.01
genops - General Operating	91745	vcopiers - Copiers Northwest, Inc.	5/2/2025	05-2025	0.23
genops - General Operating	91746	vdoorking - DoorKing Inc	5/2/2025	05-2025	289.75
genops - General Operating	91747	vdswaters - DS Waters of America Inc	5/2/2025	05-2025	391.12
genops - General Operating	91748	velmhurst - Elmhurst Mutual Power & Light	5/2/2025	05-2025	830.02
genops - General Operating	91749	v0000012 - Gordon Thomas Honeywell LLP	5/2/2025	05-2025	20,713.99
genops - General Operating	91750	vlakeofthewo - Lake of The Woods Community Associati	5/2/2025	05-2025	756.15
genops - General Operating	91751	vlakeviewlig - Lakeview Light & Power Co.	5/2/2025	05-2025	6,900.14
genops - General Operating	91752	vlakewoodwat - Lakewood Water District	5/2/2025	05-2025	1,936.11
genops - General Operating	91753	vmountainpar - Mountain Park Homeowners	5/2/2025	05-2025	10.50
genops - General Operating	91754	v0000247 - Northcraft Bigby PC	5/2/2025	05-2025	1,070.00
genops - General Operating	91755	v0000738 - Peninsula Light Co.	5/2/2025	05-2025	724.83
genops - General Operating	91756	vprincipalli - Principal Life Insurance Company	5/2/2025	05-2025	916.44
genops - General Operating	91757	vpse - Puget Sound Energy	5/2/2025	05-2025	652.98
genops - General Operating	91758	vspanawaywat - Spanaway Water Company	5/2/2025	05-2025	72.64
genops - General Operating	91759	vstopbugging - Stop Bugging Me LLC	5/2/2025	05-2025	78.49
genops - General Operating	91760	vtpcahc - Tacoma Pierce County Affd Hsg Consortium	5/2/2025	05-2025	1,500.00
genops - General Operating	91761	wwawater - Washington Water Service Co	5/2/2025	05-2025	38.28
genops - General Operating	91762	v0000768 - A&E Cleaning Service and Landscaping	5/9/2025	05-2025	500.00
genops - General Operating	91763	v0000179 - A-Advanced Septic Services	5/9/2025	05-2025	703.42
genops - General Operating	91764	vallseaso - All Seasons Pest Control	5/9/2025	05-2025	1,235.00
genops - General Operating	91765	vamericanrep - American Reporting Company	5/9/2025	05-2025	562.60
genops - General Operating	91766	vautozone - AutoZone	5/9/2025	05-2025	84.68
genops - General Operating	91767	v0000262 - Barret A Castille DBA Prop Condition	5/9/2025	05-2025	3,200.00
genops - General Operating	91768	vbestchoicelh - Best Choice Heating LLC	5/9/2025	05-2025	400.00
genops - General Operating	91769	v0000774 - Catchall Environmental LLC	5/9/2025	05-2025	1,145.50
genops - General Operating	91770	vcenturyl - Centurylink	5/9/2025	05-2025	423.56
genops - General Operating	91771	vcityofortin - City of Orting	5/9/2025	05-2025	2,268.63
genops - General Operating	91772	vcityoftacom - City of Tacoma	5/9/2025	05-2025	9,756.18
genops - General Operating	91773	v0000007 - Cogency Global Inc	5/9/2025	05-2025	345.00



Payment Summary

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genops - General Operating	91774	vcomcastcorp - Comcast Corporation	5/9/2025	05-2025	566.32
genops - General Operating	91775	vcopiers - Copiers Northwest, Inc.	5/9/2025	05-2025	270.44
genops - General Operating	91776	vdmdispo - DM Disposal Co Inc	5/9/2025	05-2025	46.64
genops - General Operating	91777	vdmdispo - DM Disposal Co Inc	5/9/2025	05-2025	248.00
genops - General Operating	91778	velmhurst - Elmhurst Mutual Power & Light	5/9/2025	05-2025	1,479.01
genops - General Operating	91779	v0000747 - Foster Garvey PC	5/9/2025	05-2025	1,168.00
genops - General Operating	91780	v0000769 - Franklin Landscaping, LLC	5/9/2025	05-2025	770.70
genops - General Operating	91781	goodto - Good To Go	5/9/2025	05-2025	13.00
genops - General Operating	91782		5/9/2025	05-2025	100.00
genops - General Operating	91783	vlakewoodref - Harold Lemay Enterprises	5/9/2025	05-2025	20,290.73
genops - General Operating	91784	vhomedep - Home Depot (Commerical Account)	5/9/2025	05-2025	2,392.31
genops - General Operating	91785	vjbohorquez - JBohorquez Cleaning Services LLC	5/9/2025	05-2025	6,400.00
genops - General Operating	91785	vjbohorquez - JBohorquez Cleaning Services LLC	5/29/2025	05-2025	-6,400.00
genops - General Operating	91786	vjdogjunk - JDog Junk Removal & Hauling	5/9/2025	05-2025	1,802.00
genops - General Operating	91787	vjetdoorl - Jet Door LLC	5/9/2025	05-2025	1,869.79
genops - General Operating	91788	vjohnsons - Johnsons Millwork Inc	5/9/2025	05-2025	1,026.18
genops - General Operating	91789	vjustjunkit - Just Junk It LLC	5/9/2025	05-2025	4,983.16
genops - General Operating	91790	vlemaymob - LeMay Mobile Shredding	5/9/2025	05-2025	55.60
genops - General Operating	91791	vmclendon - McLendon Hardware Inc	5/9/2025	05-2025	100.30
genops - General Operating	91792	v0000691 - Meridian Security & Electric, Inc.	5/9/2025	05-2025	144.00
genops - General Operating	91793	vmurreys - Murrey's Disposal Company, Inc.	5/9/2025	05-2025	13,638.42
genops - General Operating	91794	v0000775 - National Construction Rentals, Inc.	5/9/2025	05-2025	3,135.60
genops - General Operating	91795	v0000748 - NBLY Co Ops WA SPV LLC	5/9/2025	05-2025	1,873.24
genops - General Operating	91796	v0000326 - Olympic Moving & Storage	5/9/2025	05-2025	942.47
genops - General Operating	91797	v0000395 - Paint Pros NW LLC	5/9/2025	05-2025	6,970.00
genops - General Operating	91798	vparklandlig - Parkland Light & Water Company	5/9/2025	05-2025	258.81
genops - General Operating	91799	v0000710 - Patriot Fire Protection, Inc.	5/9/2025	05-2025	350.00
genops - General Operating	91800	vpcsewer - PC Sewer	5/9/2025	05-2025	26,470.43
genops - General Operating	91801	vpcrcdlc - Pierce County Recycling Composting and Dis	5/9/2025	05-2025	370.55
genops - General Operating	91802	vpcrefus - Pierce County Refuse	5/9/2025	05-2025	7,054.26
genops - General Operating	91803	vpse - Puget Sound Energy	5/9/2025	05-2025	2,649.56
genops - General Operating	91804	v0000745 - Rollys Painting	5/9/2025	05-2025	920.00
genops - General Operating	91805	vsentinel - Sentinel Pest Control	5/9/2025	05-2025	91.97
genops - General Operating	91806	vsoundglass - Sound Glass Sales Inc	5/9/2025	05-2025	1,331.96
genops - General Operating	91807	vstopbugging - Stop Bugging Me LLC	5/9/2025	05-2025	1,448.35
genops - General Operating	91808		5/9/2025	05-2025	125.00
genops - General Operating	91809	vwasthealth - Washington State Health Care Authority	5/9/2025	05-2025	91,578.75
genops - General Operating	91810	vwsp - Washington State Patrol	5/9/2025	05-2025	924.00
genops - General Operating	91811	v0000310 - Double Z Inc. Property Management	5/15/2025	05-2025	775.00
genops - General Operating	91812	vafac - AFLAC Incorporated	5/23/2025	05-2025	1,342.37
genops - General Operating	91813	vallseaso - All Seasons Pest Control	5/23/2025	05-2025	155.00
genops - General Operating	91814	varrowlum - Arrow Lumber & Hardware	5/23/2025	05-2025	5.45
genops - General Operating	91815	v0000205 - Beacon Plumbing & Mech	5/23/2025	05-2025	2,767.44
genops - General Operating	91816	v0000774 - Catchall Environmental LLC	5/23/2025	05-2025	1,145.50
genops - General Operating	91817	vcintas461 - Cintas Corporation #461	5/23/2025	05-2025	210.44
genops - General Operating	91818	v0000761 - City of Edgewood (County of Pierce)	5/23/2025	05-2025	25.00
genops - General Operating	91819	vcityoffife - City of Fife	5/23/2025	05-2025	86,445.80
genops - General Operating	91820	vcityoftacom - City of Tacoma	5/23/2025	05-2025	2,039.49
genops - General Operating	91821	vcityoftacom - City of Tacoma	5/23/2025	05-2025	211.00
genops - General Operating	91822	vcopiers - Copiers Northwest, Inc.	5/23/2025	05-2025	136.79



Payment Summary

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genops - General Operating	91823	vlanguage - Corporate Trans Serv Inc	5/23/2025	05-2025	27.72
genops - General Operating	91824	vdoorking - DoorKing Inc	5/23/2025	05-2025	277.75
genops - General Operating	91825	vdswaters - DS Waters of America Inc	5/23/2025	05-2025	404.61
genops - General Operating	91826	velmhurst - Elmhurst Mutual Power & Light	5/23/2025	05-2025	184.13
genops - General Operating	91827	v0000747 - Foster Garvey PC	5/23/2025	05-2025	2,380.00
genops - General Operating	91828	vhomedep - Home Depot (Commerical Account)	5/23/2025	05-2025	1,051.64
genops - General Operating	91829	vlakeviewlig - Lakeview Light & Power Co.	5/23/2025	05-2025	2,339.97
genops - General Operating	91830	vlakewoodcou - Lakewood Countertops Inc	5/23/2025	05-2025	8,064.00
genops - General Operating	91831	vlowes - Lowe's Companies, Inc.	5/23/2025	05-2025	65.21
genops - General Operating	91832	magaway - Magaway Fire LLC	5/23/2025	05-2025	158.00
genops - General Operating	91833	vmclendon - McLendon Hardware Inc	5/23/2025	05-2025	82.16
genops - General Operating	91834	v0000691 - Meridian Security & Electric, Inc.	5/23/2025	05-2025	693.64
genops - General Operating	91835	v0000395 - Paint Pros NW LLC	5/23/2025	05-2025	4,685.00
genops - General Operating	91836	vparklandlig - Parkland Light & Water Company	5/23/2025	05-2025	67.36
genops - General Operating	91837	v0000785 - Partner Assessment Corporation	5/23/2025	05-2025	8,050.00
genops - General Operating	91838	vpcsewer - PC Sewer	5/23/2025	05-2025	3,250.07
genops - General Operating	91839	v0000738 - Peninsula Light Co.	5/23/2025	05-2025	352.76
genops - General Operating	91840	vpcsecur - Pierce County Security, Inc.	5/23/2025	05-2025	4,660.00
genops - General Operating	91841	vprincipalli - Principal Life Insurance Company	5/23/2025	05-2025	1,213.20
genops - General Operating	91842	vpse - Puget Sound Energy	5/23/2025	05-2025	3,610.57
genops - General Operating	91843	v0000281 - Rodda Paint Co.	5/23/2025	05-2025	462.16
genops - General Operating	91844	v0000732 - Sebris Busto James	5/23/2025	05-2025	6,600.00
genops - General Operating	91845	vspanawaywat - Spanaway Water Company	5/23/2025	05-2025	72.64
genops - General Operating	91846	vstopbugging - Stop Bugging Me LLC	5/23/2025	05-2025	396.76
genops - General Operating	91847	vsummitwater - Summit Water & Supply Co.	5/23/2025	05-2025	3,625.15
genops - General Operating	91848	v0000784 - Terrane, Inc.	5/23/2025	05-2025	21,944.50
genops - General Operating	91849	vusbank - US Bank Corporate Payment Systems	5/23/2025	05-2025	10,927.90
genops - General Operating	91850	vverizon - Verizon Wireless	5/23/2025	05-2025	3,006.27
genops - General Operating	91851	vvonagebusin - Vonage Business Solutions Inc	5/23/2025	05-2025	1,556.15
genops - General Operating	91852	vwawater - Washington Water Service Co	5/23/2025	05-2025	40.56
genops - General Operating	91853	v0000788 - Whiskey Lima LLC	5/23/2025	05-2025	7,500.00
genops - General Operating	91854	vwiseconsult - Wise Consulting Services	5/23/2025	05-2025	2,220.00
genops - General Operating	91855	v0000662 - Zillow, Inc.	5/23/2025	05-2025	1,104.00
genops - General Operating	91856	vcintas461 - Cintas Corporation #461	5/30/2025	05-2025	154.11
genops - General Operating	91857	vcityoftacom - City of Tacoma	5/30/2025	05-2025	144.91
genops - General Operating	91858	vcomcastcorp - Comcast Corporation	5/30/2025	05-2025	490.54
genops - General Operating	91859	vcomcastcorp - Comcast Corporation	5/30/2025	05-2025	254.21
genops - General Operating	91860	vcomcastcorp - Comcast Corporation	5/30/2025	05-2025	165.71
genops - General Operating	91861	vcomcastcorp - Comcast Corporation	5/30/2025	05-2025	165.71
genops - General Operating	91862	vcomcastcorp - Comcast Corporation	5/30/2025	05-2025	224.21
genops - General Operating	91863	vcomcastcorp - Comcast Corporation	5/30/2025	05-2025	163.14
genops - General Operating	91864	vcomcastcorp - Comcast Corporation	5/30/2025	05-2025	538.59
genops - General Operating	91865	vcomcastcorp - Comcast Corporation	5/30/2025	05-2025	454.57
genops - General Operating	91866	vcomcastcorp - Comcast Corporation	5/30/2025	05-2025	1,242.01
genops - General Operating	91867	velmhurst - Elmhurst Mutual Power & Light	5/30/2025	05-2025	683.46
genops - General Operating	91868		5/30/2025	05-2025	906.00
genops - General Operating	91869		5/30/2025	05-2025	500.00
genops - General Operating	91870	vjbohorquez - JBohorquez Cleaning Services LLC	5/30/2025	05-2025	6,400.00
genops - General Operating	91871	vpse - Puget Sound Energy	5/30/2025	05-2025	81.78
genops - General Operating	91872		5/30/2025	05-2025	125.00



Payment Summary

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5,117,134.30

*Tenant information has been removed for privacy



Payment Summary

Bank=sect8 AND mm/yy=05/2025-05/2025 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	1199		4/28/2025	05-2025	0.00
sect8 - Section 8	1200		4/28/2025	05-2025	0.00
sect8 - Section 8	1201	1130210thave - 11302 10th Ave LLC	5/2/2025	05-2025	0.00
sect8 - Section 8	1202	harborviewea - Harborview East Apartments LLC	5/2/2025	05-2025	0.00
sect8 - Section 8	1203	johnstonjacq - Jacqueline Johnston	5/2/2025	05-2025	0.00
sect8 - Section 8	1204	riverglenapa - Tang LLC	5/2/2025	05-2025	0.00
sect8 - Section 8	1205	umpinvestmen - UMP Investment Properties	5/2/2025	05-2025	0.00
sect8 - Section 8	1206	homeandland - Homes and Land LLC	5/1/2025	05-2025	0.00
sect8 - Section 8	1208	v0000398 - Century 21 North Homes Realty	5/8/2025	05-2025	0.00
sect8 - Section 8	1209		5/14/2025	05-2025	0.00
sect8 - Section 8	1210		5/14/2025	05-2025	0.00
sect8 - Section 8	1211	kensingt - Kensington Gate Apartments LLC	5/14/2025	05-2025	0.00
sect8 - Section 8	1212	20182ihborro - 2018-2 IH Borrower LP	5/16/2025	05-2025	0.00
sect8 - Section 8	1213	reedermanage - Reeder Management Inc	5/16/2025	05-2025	0.00
sect8 - Section 8	1214	riversidepar - Riverside Park Apartments LLC	5/16/2025	05-2025	0.00
sect8 - Section 8	1215	sawyertrll - Sawyer Trail Apartments II LLC	5/16/2025	05-2025	0.00
sect8 - Section 8	1216	marcosouthwe - Marse McNaughton	5/15/2025	05-2025	0.00
sect8 - Section 8	1217	v0000511 - Copper Way Apartments LLC	5/15/2025	05-2025	0.00
sect8 - Section 8	1218	v0000545 - Sparq Living LLC	5/15/2025	05-2025	0.00
sect8 - Section 8	1219	kensingt - Kensington Gate Apartments LLC	5/22/2025	05-2025	0.00
sect8 - Section 8	1220	willowhill - Willow Hill LLC	5/22/2025	05-2025	0.00
sect8 - Section 8	1221	v0000171 - Jevons Property Management	5/22/2025	05-2025	0.00
sect8 - Section 8	305281	1020rentals - 1020 O Rentals LLC	5/2/2025	05-2025	2,113.00
sect8 - Section 8	305282		5/2/2025	05-2025	78.00
sect8 - Section 8	305283	11507_174th - Nancy Dumon	5/2/2025	05-2025	3,261.00
sect8 - Section 8	305284		5/2/2025	05-2025	95.00
sect8 - Section 8	305285	12001cstllc - 12001 C St LLC	5/2/2025	05-2025	1,131.00
sect8 - Section 8	305286		5/2/2025	05-2025	186.00
sect8 - Section 8	305287		5/2/2025	05-2025	298.00
sect8 - Section 8	305288		5/2/2025	05-2025	150.00
sect8 - Section 8	305289		5/2/2025	05-2025	226.00
sect8 - Section 8	305290		5/2/2025	05-2025	78.00
sect8 - Section 8	305291		5/2/2025	05-2025	69.00
sect8 - Section 8	305292		5/2/2025	05-2025	136.00
sect8 - Section 8	305293		5/2/2025	05-2025	213.00
sect8 - Section 8	305294		5/2/2025	05-2025	38.00
sect8 - Section 8	305295		5/2/2025	05-2025	213.00
sect8 - Section 8	305296		5/2/2025	05-2025	193.00
sect8 - Section 8	305297		5/2/2025	05-2025	254.00
sect8 - Section 8	305298	1314mapleapa - Meridian Group LLC	5/2/2025	05-2025	1,387.00
sect8 - Section 8	305299		5/2/2025	05-2025	138.00
sect8 - Section 8	305300		5/2/2025	05-2025	184.00
sect8 - Section 8	305301		5/2/2025	05-2025	36.00



Payment Summary

Bank=sect8 AND mm/yy=05/2025-05/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	305302		5/2/2025	05-2025	220.00
sect8 - Section 8	305303		5/2/2025	05-2025	54.00
sect8 - Section 8	305304		5/2/2025	05-2025	40.00
sect8 - Section 8	305305		5/2/2025	05-2025	86.00
sect8 - Section 8	305306		5/2/2025	05-2025	213.00
sect8 - Section 8	305307		5/2/2025	05-2025	67.00
sect8 - Section 8	305308		5/2/2025	05-2025	251.00
sect8 - Section 8	305309		5/2/2025	05-2025	236.00
sect8 - Section 8	305310		5/2/2025	05-2025	66.00
sect8 - Section 8	305311		5/2/2025	05-2025	44.00
sect8 - Section 8	305312		5/2/2025	05-2025	297.00
sect8 - Section 8	305313		5/2/2025	05-2025	213.00
sect8 - Section 8	305314		5/2/2025	05-2025	60.00
sect8 - Section 8	305315		5/2/2025	05-2025	202.00
sect8 - Section 8	305316		5/2/2025	05-2025	97.00
sect8 - Section 8	305317		5/2/2025	05-2025	98.00
sect8 - Section 8	305318		5/2/2025	05-2025	84.00
sect8 - Section 8	305319		5/2/2025	05-2025	59.00
sect8 - Section 8	305320		5/2/2025	05-2025	44.00
sect8 - Section 8	305321		5/2/2025	05-2025	79.00
sect8 - Section 8	305322	15113_74th - Nancy Dumon	5/2/2025	05-2025	751.00
sect8 - Section 8	305323	1517148thst - 1517 148th St LLC	5/2/2025	05-2025	2,302.00
sect8 - Section 8	305324	15519garden - Nancy Dumon	5/2/2025	05-2025	2,552.00
sect8 - Section 8	305325	175208thave - 17520 8th Ave LLC	5/2/2025	05-2025	1,429.00
sect8 - Section 8	305326	20171ihborro - 2017-1 IH Borrower LP	5/2/2025	05-2025	4,568.00
sect8 - Section 8	305327	20172ihborro - 2017-2 IH Borrower LP	5/2/2025	05-2025	1,188.00
sect8 - Section 8	305328	20182ihborro - 2018-2 IH Borrower LP	5/2/2025	05-2025	11,520.00
sect8 - Section 8	305329	20183ihborro - 2018-3 IH Borrower LP	5/2/2025	05-2025	13,745.00
sect8 - Section 8	305330	2064s56thst - 2064 S 56th St LLC	5/2/2025	05-2025	1,089.00
sect8 - Section 8	305331	2dillc - 2DI, LLC	5/2/2025	05-2025	901.00
sect8 - Section 8	305332	408128thst - 408 128th St LLC	5/2/2025	05-2025	1,020.00
sect8 - Section 8	305333	6135steilaco - 6135 Steilacoom LLC	5/2/2025	05-2025	725.00
sect8 - Section 8	305334	73058jevons - 7305 8th Ave, LLC	5/2/2025	05-2025	1,493.00
sect8 - Section 8	305335	88148815loc - 8814-8815 Lochburn Lane SW Lakewood	5/2/2025	05-2025	272.00
sect8 - Section 8	305336	absolorjames - James Absolor	5/2/2025	05-2025	2,856.00
sect8 - Section 8	305337	adamsliya - Liya Adams	5/2/2025	05-2025	1,827.00
sect8 - Section 8	305338	adamsphyllis - Phyllis Adams	5/2/2025	05-2025	1,925.00
sect8 - Section 8	305339	addisonapart - Addison Apartments LLC	5/2/2025	05-2025	1,187.00
sect8 - Section 8	305340	aeroapartmen - GRE Waverly LLC	5/2/2025	05-2025	3,551.00
sect8 - Section 8	305341	affinityreal - Affinity Real Estate Mangement	5/2/2025	05-2025	10,154.00
sect8 - Section 8	305342	agarwalabhis - Abhishek Agarwal	5/2/2025	05-2025	2,670.00
sect8 - Section 8	305343	aladdincamel - Aladdin Camelot Apartments LLC	5/2/2025	05-2025	669.00
sect8 - Section 8	305344	alamedawest - J Alameda West LLC	5/2/2025	05-2025	982.00
sect8 - Section 8	305345	alderlakeren - Alder Lake Rentals LLC	5/2/2025	05-2025	1,080.00
sect8 - Section 8	305346	alderraapart - ALS Springhaven Village LLC	5/2/2025	05-2025	5,707.00



Payment Summary

Bank=sect8 AND mm/yy=05/2025-05/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	305347	alfonsolouis - Louis Alfonso	5/2/2025	05-2025	2,040.00
sect8 - Section 8	305348	allegraterra - 3125 West Associates	5/2/2025	05-2025	2,942.00
sect8 - Section 8	305349	allenmorehei - Allenmore Brownstones LLC	5/2/2025	05-2025	1,295.00
sect8 - Section 8	305350	alpineapartm - Boyd Daniels	5/2/2025	05-2025	1,896.00
sect8 - Section 8	305351	alpinevistas - Alpine Vistas Apartments	5/2/2025	05-2025	12,604.00
sect8 - Section 8	305352	amarnadhared - Pagidela Amarnadha Reddy	5/2/2025	05-2025	2,180.00
sect8 - Section 8	305353	americanhome - American Homes 4 Rent LP	5/2/2025	05-2025	2,282.00
sect8 - Section 8	305354	antocicarusi - Ruslan Antocica	5/2/2025	05-2025	2,702.00
sect8 - Section 8	305355	applerealty - Apple Realty Inc	5/2/2025	05-2025	5,403.00
sect8 - Section 8	305356	araviaasset - Aravia Asset Management LLC	5/2/2025	05-2025	7,744.00
sect8 - Section 8	305357	arborcrestap - Arbor Crest Apartments LLC	5/2/2025	05-2025	6,284.00
sect8 - Section 8	305358	arborpointe - GRE Chateau LLC	5/2/2025	05-2025	6,506.00
sect8 - Section 8	305359	arborpropt - Arbor Properties LLC	5/2/2025	05-2025	7,730.00
sect8 - Section 8	305360	arlandrichar - Richard Arland	5/2/2025	05-2025	2,162.00
sect8 - Section 8	305361	avanachestnu - Greystar Equity Partners X REIT LLC	5/2/2025	05-2025	4,196.00
sect8 - Section 8	305362	avanahampton - Greystar Equity Partners X REIT LLC	5/2/2025	05-2025	1,116.00
sect8 - Section 8	305363	aycoxursheil - Ursheila Aycox	5/2/2025	05-2025	230.00
sect8 - Section 8	305364	baileychrist - Christopher Bailey	5/2/2025	05-2025	1,893.00
sect8 - Section 8	305365	baldiejon - Jon Baldie	5/2/2025	05-2025	1,900.00
sect8 - Section 8	305366	barayugaroli - Rolly Barayuga	5/2/2025	05-2025	1,204.00
sect8 - Section 8	305367	barnerkennet - Barner, Kenneth	5/2/2025	05-2025	1,673.00
sect8 - Section 8	305368	barnetsteve - Double B & G LLC	5/2/2025	05-2025	400.00
sect8 - Section 8	305369	barnetholli - Barnett, Hollis H	5/2/2025	05-2025	713.00
sect8 - Section 8	305370	barryenterpr - Barry Enterprises	5/2/2025	05-2025	2,304.00
sect8 - Section 8	305371	baudendistel - Gail Baudendistel	5/2/2025	05-2025	938.00
sect8 - Section 8	305372	bellamyparka - GRE Stoneridge LLC	5/2/2025	05-2025	3,868.00
sect8 - Section 8	305373	bellaoncanyo - Bella Investor JV LLC	5/2/2025	05-2025	7,146.00
sect8 - Section 8	305374	bellasonoma - KW Fife LLC	5/2/2025	05-2025	3,437.00
sect8 - Section 8	305375	bellerudthom - Thomas M Bellerud	5/2/2025	05-2025	1,474.00
sect8 - Section 8	305376	belleterrac - Rowland Trust	5/2/2025	05-2025	1,133.00
sect8 - Section 8	305377	beskopropt - Besko Properties LLC	5/2/2025	05-2025	1,495.00
sect8 - Section 8	305378	bissondarlen - Darlene Bisson	5/2/2025	05-2025	1,912.00
sect8 - Section 8	305379	blsdevelopme - BLS Development LLC	5/2/2025	05-2025	1,108.00
sect8 - Section 8	305380	blueemerald - Blue Emerald Real Estate Co	5/2/2025	05-2025	6,207.00
sect8 - Section 8	305381	bodinegary - Bodine, Gary	5/2/2025	05-2025	1,336.00
sect8 - Section 8	305382	boirejohn - John Boire	5/2/2025	05-2025	2,635.00
sect8 - Section 8	305383	bonvouloirja - Jack Bonvouloir	5/2/2025	05-2025	1,217.00
sect8 - Section 8	305384	boucheecarl - Carl Bouchee	5/2/2025	05-2025	1,193.00
sect8 - Section 8	305385	boulderparka - John Mark Co	5/2/2025	05-2025	6,967.00
sect8 - Section 8	305386	bowenkellyde - Kelly Dean Bowen	5/2/2025	05-2025	715.00
sect8 - Section 8	305387	bowenroydsr - Roy D Bowen Sr	5/2/2025	05-2025	312.00
sect8 - Section 8	305388	boydrobert - Robert Boyd	5/2/2025	05-2025	1,386.00
sect8 - Section 8	305389	bradleygeorg - George Bradley	5/2/2025	05-2025	1,806.00
sect8 - Section 8	305390	bradleyparka - MIG RE Investors 1 LLC	5/2/2025	05-2025	5,448.00
sect8 - Section 8	305391	bramschedavi - David R Bramsche	5/2/2025	05-2025	1,002.00



Payment Summary

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sect8 - Section 8	305392	braythomas - Thomas Bray	5/2/2025	05-2025	1,496.00
sect8 - Section 8	305393	brazelrowele - Rowelette C Brazel	5/2/2025	05-2025	2,300.00
sect8 - Section 8	305394	bredlbrett - Brett Bredl	5/2/2025	05-2025	850.00
sect8 - Section 8	305395	briarviewapa - Briarview Assoc Ltd Ptrp	5/2/2025	05-2025	11,029.00
sect8 - Section 8	305396	bridgeportap - Boyd Daniels	5/2/2025	05-2025	7,488.00
sect8 - Section 8	305397	brightonplac - Brighton Place Ltd Partnership	5/2/2025	05-2025	2,502.00
sect8 - Section 8	305398	brookdalemhp - MHP Partners 2022 LLC	5/2/2025	05-2025	4,188.00
sect8 - Section 8	305399	brookridgeap - Brookridge Apartments,	5/2/2025	05-2025	6,375.00
sect8 - Section 8	305400	brooksidegar - Brookside Gardens Apartment Homes	5/2/2025	05-2025	3,855.00
sect8 - Section 8	305401	brookstone - Brookstone Venture LLC	5/2/2025	05-2025	190.00
sect8 - Section 8	305402	browndeborah - Deborah Kaye Brown	5/2/2025	05-2025	524.00
sect8 - Section 8	305403	bryantproper - Bryant Properties	5/2/2025	05-2025	354.00
sect8 - Section 8	305404	brynmarvilla - Bryn Mar Village LLC	5/2/2025	05-2025	1,169.00
sect8 - Section 8	305405	bulkhakgeorg - Georgiy Bulhak	5/2/2025	05-2025	494.00
sect8 - Section 8	305406	calcotepatri - Patrick Calcote	5/2/2025	05-2025	1,084.00
sect8 - Section 8	305407	caleythornel - Lesley Caley-Thorne	5/2/2025	05-2025	1,867.00
sect8 - Section 8	305408	cambridgeapa - Cambridge Apartments LP	5/2/2025	05-2025	4,906.00
sect8 - Section 8	305409	canterbrookv - Canterbrook Village Apts, LLC	5/2/2025	05-2025	30,400.00
sect8 - Section 8	305410	canterburyap - Canterbury Apartments LLC	5/2/2025	05-2025	4,765.00
sect8 - Section 8	305411	cantonejill - Jill Cantone	5/2/2025	05-2025	3,816.00
sect8 - Section 8	305412	canyonpark56 - Canyon Park 5617 Apartments LLC	5/2/2025	05-2025	9,069.00
sect8 - Section 8	305413	canyonridge - Canyon Ridge Apartments LLC	5/2/2025	05-2025	2,260.00
sect8 - Section 8	305414	caparentals - C.A.P.A. Rentals	5/2/2025	05-2025	1,961.00
sect8 - Section 8	305415	carlsendorot - Dorothy Carlsen	5/2/2025	05-2025	1,090.00
sect8 - Section 8	305416	carpenterdav - David Carpenter	5/2/2025	05-2025	1,300.00
sect8 - Section 8	305417	carriagehous - 27th And Grandview	5/2/2025	05-2025	4,126.00
sect8 - Section 8	305418	castellanwap - Castellan West Apartments LLC	5/2/2025	05-2025	1,152.00
sect8 - Section 8	305419	cedarcourtco - Antonio Redoblado	5/2/2025	05-2025	1,312.00
sect8 - Section 8	305420	cedarcrestap - Ricardo Lockhart	5/2/2025	05-2025	4,435.00
sect8 - Section 8	305421	cedronacomm - Hurst & Son LLC	5/2/2025	05-2025	764.00
sect8 - Section 8	305422	centenorober - Robert Centeno	5/2/2025	05-2025	1,046.00
sect8 - Section 8	305423	chamberscree - Randall Realty Corp	5/2/2025	05-2025	16,873.00
sect8 - Section 8	305424	chamberspoin - Mork Family Limited Partnership	5/2/2025	05-2025	973.00
sect8 - Section 8	305425	chandlerjosh - Josh Chandler Jr	5/2/2025	05-2025	1,285.00
sect8 - Section 8	305426	chandlersvil - Chandlers Village	5/2/2025	05-2025	6,456.00
sect8 - Section 8	305427	chateauraini - Chateau Rainier Apts	5/2/2025	05-2025	43,420.00
sect8 - Section 8	305428	chauroaldkh - Ronald Khai Chau	5/2/2025	05-2025	602.00
sect8 - Section 8	305429	chensara - Affinity Real Estate Management Inc	5/2/2025	05-2025	887.00
sect8 - Section 8	305430	cherrytreeap - Lobs Lakewood, LLC	5/2/2025	05-2025	12,897.00
sect8 - Section 8	305431	chinookapart - Chinook Apartments	5/2/2025	05-2025	2,025.00
sect8 - Section 8	305432	christensenj - Christensen, Jeff	5/2/2025	05-2025	985.00
sect8 - Section 8	305433	cirquewestap - Cirque West Apartments LLC	5/2/2025	05-2025	4,256.00
sect8 - Section 8	305434	citizenooke - CLPF C&O Lakewood LLC	5/2/2025	05-2025	23,083.00
sect8 - Section 8	305435	clairestover - Claire Stover RVOC Living Trust	5/2/2025	05-2025	683.00
sect8 - Section 8	305436	clemonsarlis - Arlisa A. Clemons	5/2/2025	05-2025	1,428.00



Payment Summary

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sect8 - Section 8	305437	clevelandmar - Marilyn Cleveland	5/2/2025	05-2025	1,088.00
sect8 - Section 8	305438	coffeecreek - Coffee Creek TNC LLC	5/2/2025	05-2025	3,893.00
sect8 - Section 8	305439	coldwellbain - Landover Corporation	5/2/2025	05-2025	2,528.00
sect8 - Section 8	305440	colemanricha - Richard Coleman	5/2/2025	05-2025	541.00
sect8 - Section 8	305441	colonialcour - Sage-Lakewood LLC	5/2/2025	05-2025	2,084.00
sect8 - Section 8	305442	contrerasles - Lesman Contreras	5/2/2025	05-2025	4,372.00
sect8 - Section 8	305443	coonleykelly - Kelly Coonley	5/2/2025	05-2025	103.00
sect8 - Section 8	305444	coppervalley - Copper Valley Apartments LLC	5/2/2025	05-2025	35,254.00
sect8 - Section 8	305445	cornerstonea - Cornerstone Apartments LLC	5/2/2025	05-2025	1,958.00
sect8 - Section 8	305446	cottonwoodda - Cottonwood Davis LLC	5/2/2025	05-2025	3,124.00
sect8 - Section 8	305447	countryestat - Country Estates Apartments	5/2/2025	05-2025	1,928.00
sect8 - Section 8	305448	countrygable - Country Gables LLC	5/2/2025	05-2025	3,065.00
sect8 - Section 8	305449	crescentpark - Woodbrook TNC LLC	5/2/2025	05-2025	1,093.00
sect8 - Section 8	305450	crestwoodcd - Crestwood CD LLC	5/2/2025	05-2025	912.00
sect8 - Section 8	305451	croweronald - Ronald Crowe	5/2/2025	05-2025	1,741.00
sect8 - Section 8	305452	crownpointe - Crown Pointe Apartments LP	5/2/2025	05-2025	2,356.00
sect8 - Section 8	305453	crownpropert - WCW Management Inc	5/2/2025	05-2025	5,982.00
sect8 - Section 8	305454	daleychristi - Christian Daley	5/2/2025	05-2025	4,524.00
sect8 - Section 8	305455	damthomas - Thomas Dam	5/2/2025	05-2025	559.00
sect8 - Section 8	305456	daniellecolb - Danielle K. Colburn	5/2/2025	05-2025	10,120.00
sect8 - Section 8	305457	davisfrances - Frances L Davis	5/2/2025	05-2025	992.00
sect8 - Section 8	305458	davisronald - Ronald Davis	5/2/2025	05-2025	540.00
sect8 - Section 8	305459	dawnapartmen - IVYHUT Realty LLC	5/2/2025	05-2025	7,630.00
sect8 - Section 8	305460	deercreekapa - GRE Deer Creek LLC	5/2/2025	05-2025	16,788.00
sect8 - Section 8	305461	demarkapartm - Demark Apartments	5/2/2025	05-2025	17,357.00
sect8 - Section 8	305462	dillejacob - Jacob Dille	5/2/2025	05-2025	1,825.00
sect8 - Section 8	305463	dimensiontow - Dimension Townhouses LLC	5/2/2025	05-2025	16,040.00
sect8 - Section 8	305464	dkcmanagemen - DKC Management, LLC	5/2/2025	05-2025	825.00
sect8 - Section 8	305465	doanmona - Mona Doan	5/2/2025	05-2025	639.00
sect8 - Section 8	305466	dollarsun - Sun Dollar	5/2/2025	05-2025	1,276.00
sect8 - Section 8	305467	dormanjohn - John Dorman	5/2/2025	05-2025	1,549.00
sect8 - Section 8	305468	dowellrobert - Robert Dowell	5/2/2025	05-2025	2,921.00
sect8 - Section 8	305469	drexelinvest - Drexel Investments LLC	5/2/2025	05-2025	665.00
sect8 - Section 8	305470	dunbartrust - John Dunbar Trust	5/2/2025	05-2025	1,150.00
sect8 - Section 8	305471	dupage - DuPage Housing Authority	5/2/2025	05-2025	1,437.13
sect8 - Section 8	305472	dutkavاديم - Vadim Dutka	5/2/2025	05-2025	398.00
sect8 - Section 8	305473	duvallcraig - Craig Duvall	5/2/2025	05-2025	8,141.00
sect8 - Section 8	305474	duxburyapart - St Helens LTD Partnership	5/2/2025	05-2025	1,120.00
sect8 - Section 8	305475	eagleslair - James Lee LLC	5/2/2025	05-2025	5,284.00
sect8 - Section 8	305476	echelonapart - ITF Lakewood Project LLC	5/2/2025	05-2025	11,375.00
sect8 - Section 8	305477	edgewoodheig - Edgewood Heights LLC	5/2/2025	05-2025	22,802.00
sect8 - Section 8	305478	edgewoodinve - Edgewood Investors LLC	5/2/2025	05-2025	1,400.00
sect8 - Section 8	305479	edmondsrandy - Randy A Edmonds	5/2/2025	05-2025	1,167.00
sect8 - Section 8	305480	eganscott - Scott Egan	5/2/2025	05-2025	1,167.00
sect8 - Section 8	305481	ellwangersie - Siegfried H. Ellwanger	5/2/2025	05-2025	2,081.00



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sect8 - Section 8	305482	elmvalleyapa - Curtis Clemons	5/2/2025	05-2025	2,268.00
sect8 - Section 8	305483	emeraldvilla - Smaragdiproperties LLC	5/2/2025	05-2025	1,023.00
sect8 - Section 8	305484	emersonapart - Emerson TNC LLC	5/2/2025	05-2025	3,236.00
sect8 - Section 8	305485	enslowken - Ken Enslow	5/2/2025	05-2025	3,888.00
sect8 - Section 8	305486	epistolagide - Gideon Epistola	5/2/2025	05-2025	1,221.00
sect8 - Section 8	305487	erickinney - Eric A Kinney	5/2/2025	05-2025	2,113.00
sect8 - Section 8	305488	eustishuntap - Daniel Robert Reeb	5/2/2025	05-2025	340.00
sect8 - Section 8	305489	ewainvestmen - EWA Investments LLC	5/2/2025	05-2025	15,612.00
sect8 - Section 8	305490	fairmontpark - Fairmont Park Apts	5/2/2025	05-2025	10,954.00
sect8 - Section 8	305491	fandgllc - F and G LLC	5/2/2025	05-2025	2,347.00
sect8 - Section 8	305492	farhadfaghih - Farhad Faghihi	5/2/2025	05-2025	3,459.00
sect8 - Section 8	305493	faulkrobert - Robert Faulk Jr	5/2/2025	05-2025	1,422.00
sect8 - Section 8	305494	fernandezand - Andre Fernandez	5/2/2025	05-2025	800.00
sect8 - Section 8	305495	fetterlydani - Daniel Fetterly	5/2/2025	05-2025	1,350.00
sect8 - Section 8	305496	fidelitygrou - Fidelity Group LLC	5/2/2025	05-2025	1,508.00
sect8 - Section 8	305497	fietzmauroin - Fietz Mauro Investments	5/2/2025	05-2025	1,295.00
sect8 - Section 8	305498	fircrestfami - Fircrest Family Townhomes	5/2/2025	05-2025	455.00
sect8 - Section 8	305499	fircrestwell - Fircrest Wellington Apts. LLC	5/2/2025	05-2025	2,744.00
sect8 - Section 8	305500	firparkapart - Brink Investment Group LLC	5/2/2025	05-2025	10,851.00
sect8 - Section 8	305501	firstpointre - First Point Real Estate	5/2/2025	05-2025	3,031.00
sect8 - Section 8	305502	firviewmanor - Firview Manor LLC	5/2/2025	05-2025	2,550.00
sect8 - Section 8	305503	flommargaret - Margaret Flom	5/2/2025	05-2025	226.00
sect8 - Section 8	305504	foifualouisa - Louisa Foifua	5/2/2025	05-2025	2,658.00
sect8 - Section 8	305505	foresthillsa - Batea LLC	5/2/2025	05-2025	3,131.00
sect8 - Section 8	305506	foresthillvi - Als Pac Heights LLC	5/2/2025	05-2025	5,466.00
sect8 - Section 8	305507	forestviewap - Jennifer Young	5/2/2025	05-2025	923.00
sect8 - Section 8	305508	forestvillag - Forest Village Apartments	5/2/2025	05-2025	961.00
sect8 - Section 8	305509	fortinonicol - Nicole Fortino	5/2/2025	05-2025	1,393.00
sect8 - Section 8	305510	fowlerannie - 3508 LLC	5/2/2025	05-2025	1,675.00
sect8 - Section 8	305511	frazierrenee - Renee Lynn Frazier	5/2/2025	05-2025	1,397.00
sect8 - Section 8	305512	fruitlandapa - Fruitland Apartments LLC	5/2/2025	05-2025	2,642.00
sect8 - Section 8	305513	gardencourt - Black Rock Communities	5/2/2025	05-2025	11,116.00
sect8 - Section 8	305514	gardensquare - Garden Square LLC	5/2/2025	05-2025	1,175.00
sect8 - Section 8	305515	gatewaybyvin - Gateway By Vintage LP	5/2/2025	05-2025	27,895.00
sect8 - Section 8	305516	gatlanguy - Guy R Gatlin	5/2/2025	05-2025	2,292.00
sect8 - Section 8	305517	gebreselassi - 4715 Lakewood LLC	5/2/2025	05-2025	1,332.00
sect8 - Section 8	305518	georgeshanma - Marin Georgeshan	5/2/2025	05-2025	4,922.00
sect8 - Section 8	305519	gettysean - Sean Getty	5/2/2025	05-2025	1,530.00
sect8 - Section 8	305520	gfirealestat - GFI Real Estate LLC	5/2/2025	05-2025	1,282.00
sect8 - Section 8	305521	gibsonchilio - Chilion Gibson	5/2/2025	05-2025	3,924.00
sect8 - Section 8	305522	gigharborvil - Van Buskirk Gig Harbor Villa Apts LLC	5/2/2025	05-2025	1,399.00
sect8 - Section 8	305523	gilbertsonro - Ronald L Gilbertson	5/2/2025	05-2025	367.00
sect8 - Section 8	305524	glenbrookapa - Fair Ave Delaware LLC	5/2/2025	05-2025	45,539.00
sect8 - Section 8	305525	gnapartments - G & N Apartments LLC	5/2/2025	05-2025	1,549.00
sect8 - Section 8	305526	goethalsdebr - Simple Spaces LLC	5/2/2025	05-2025	2,360.00



Payment Summary

Bank=sect8 AND mm/yy=05/2025-05/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	305527	goldengiven - Commodore Investments LLC	5/2/2025	05-2025	7,147.00
sect8 - Section 8	305528	goldenvally - Golden Valley MHC LLC	5/2/2025	05-2025	1,029.00
sect8 - Section 8	305529	grandberryja - James Grandberry	5/2/2025	05-2025	1,203.00
sect8 - Section 8	305530	grandpacific - Grand Pacific Apartments LLC	5/2/2025	05-2025	552.00
sect8 - Section 8	305531	gravellylake - Gravelly Lake Townhomes	5/2/2025	05-2025	7,165.00
sect8 - Section 8	305532	gurchetanlal - Lalli Gurchetan	5/2/2025	05-2025	3,449.00
sect8 - Section 8	305533	hadoanhtriet - Doanh-Triet Tan Ha	5/2/2025	05-2025	4,316.00
sect8 - Section 8	305534	hairedan - Mary Haire	5/2/2025	05-2025	1,350.00
sect8 - Section 8	305535	hansenbrett - Brett Hansen	5/2/2025	05-2025	1,097.00
sect8 - Section 8	305536	harborclubap - Place Properties LLC	5/2/2025	05-2025	8,561.00
sect8 - Section 8	305537	harboroakapa - Harbor Oaks Investors LLC	5/2/2025	05-2025	9,849.00
sect8 - Section 8	305538	harborwoodap - Park Place Asset Management	5/2/2025	05-2025	3,920.00
sect8 - Section 8	305539	harrisdavid - David E Harris	5/2/2025	05-2025	1,023.00
sect8 - Section 8	305540	havenpropert - Haven Property Management LLC	5/2/2025	05-2025	11,236.00
sect8 - Section 8	305541	hawthornlane - Hawthorne Lane Graham Associates LLP	5/2/2025	05-2025	731.00
sect8 - Section 8	305542	heathercourt - HC 12712C LLC	5/2/2025	05-2025	1,300.00
sect8 - Section 8	305543	hectorcortez - Hector Cortez dba H&I Cortez LLC	5/2/2025	05-2025	2,091.00
sect8 - Section 8	305544	heitmanbrend - Brenden Heitman	5/2/2025	05-2025	1,331.00
sect8 - Section 8	305545	heldrobert - Robert Held	5/2/2025	05-2025	691.00
sect8 - Section 8	305546	helpinghand - Helping Hand House	5/2/2025	05-2025	12,148.00
sect8 - Section 8	305547	hendersonjam - James Henderson	5/2/2025	05-2025	1,108.00
sect8 - Section 8	305548	hengrithy - Rithy Heng	5/2/2025	05-2025	2,242.00
sect8 - Section 8	305549	henkelmark - Mark S Henkel	5/2/2025	05-2025	816.00
sect8 - Section 8	305550	heritageapar - Rhonda Wilson	5/2/2025	05-2025	5,157.00
sect8 - Section 8	305551	hidalgocarli - Carlito Hidalgo	5/2/2025	05-2025	2,696.00
sect8 - Section 8	305552	hiddenhills - Hidden Hills 2001 LP	5/2/2025	05-2025	27,274.00
sect8 - Section 8	305553	hiddenlake - Hidden Lake Apts/Inter Coop #15 USA	5/2/2025	05-2025	4,902.00
sect8 - Section 8	305554	hiddenvale - Hiddenvale Apartments LLC	5/2/2025	05-2025	1,102.00
sect8 - Section 8	305555	hiddenvillaa - Jiaqi Zhang	5/2/2025	05-2025	1,533.00
sect8 - Section 8	305556	hiddenvillag - Hidden Village Apts	5/2/2025	05-2025	5,306.00
sect8 - Section 8	305557	highlandcres - Housing Authority City of Tacoma	5/2/2025	05-2025	821.00
sect8 - Section 8	305558	ho-apotheres - Theresa Marie Apo	5/2/2025	05-2025	1,733.00
sect8 - Section 8	305559	hobaconrache - Rachel Bacon	5/2/2025	05-2025	796.00
sect8 - Section 8	305560	hoblaksleyta - Tausha A. Blaksley	5/2/2025	05-2025	898.00
sect8 - Section 8	305561	hobraymarque - Marquesa Louise Bray	5/2/2025	05-2025	624.00
sect8 - Section 8	305562	hochernichen - Anna Chernichenko	5/2/2025	05-2025	1,786.00
sect8 - Section 8	305563	hoconradloui - Louise Conrad	5/2/2025	05-2025	896.00
sect8 - Section 8	305564	hocovingtonc - Chanelle Covington	5/2/2025	05-2025	1,486.00
sect8 - Section 8	305565	hodagostinor - Rebecca DAgostino	5/2/2025	05-2025	727.00
sect8 - Section 8	305566	hoguemark - Mark Hogue	5/2/2025	05-2025	2,857.00
sect8 - Section 8	305567	hokwanglee - Lee Ho Kwang	5/2/2025	05-2025	761.00
sect8 - Section 8	305568	hollowayalla - Allan Holloway	5/2/2025	05-2025	1,235.00
sect8 - Section 8	305569	holmesjonath - Jonathan Holmes	5/2/2025	05-2025	1,650.00
sect8 - Section 8	305570	homccalester - Cindy McCalester	5/2/2025	05-2025	1,356.00
sect8 - Section 8	305571	homckeeverca - Carla McKeever	5/2/2025	05-2025	1,328.00



Payment Summary

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sect8 - Section 8	305572	homeforward - Home Forward	5/2/2025	05-2025	3,137.34
sect8 - Section 8	305573	hometownprop - Hometown Property Management Inc	5/2/2025	05-2025	2,100.00
sect8 - Section 8	305574	homichelstep - Stephen Michel	5/2/2025	05-2025	836.00
sect8 - Section 8	305575	homnyagoncha - Ivan & Galina Mnyagonchak - HO	5/2/2025	05-2025	1,314.00
sect8 - Section 8	305576	hongjames - James S Hong	5/2/2025	05-2025	2,500.00
sect8 - Section 8	305577	hoosmoreshel - Shelley Osmore	5/2/2025	05-2025	476.00
sect8 - Section 8	305578	hooverrodrig - Bertha R Hoover Rodriguez	5/2/2025	05-2025	423.00
sect8 - Section 8	305579	horanmarie - Marie Horan	5/2/2025	05-2025	1,590.00
sect8 - Section 8	305580	horeadfarra - Farra Leroy Read III	5/2/2025	05-2025	730.00
sect8 - Section 8	305581	horeitmajerm - Michelle Lynn Reitmajer	5/2/2025	05-2025	640.00
sect8 - Section 8	305582	hoszynkowska - Maggie Szynkowska	5/2/2025	05-2025	787.00
sect8 - Section 8	305583	hotelolympus - M&M Hotel Olympus LP	5/2/2025	05-2025	1,706.00
sect8 - Section 8	305584	hovinogradov - Yelena Vinogradova	5/2/2025	05-2025	943.00
sect8 - Section 8	305585	hpajvborrow - HPA JV Borrower 2019-1 ML LLC	5/2/2025	05-2025	2,920.00
sect8 - Section 8	305586	hrussellchri - Christina Russell	5/2/2025	05-2025	804.00
sect8 - Section 8	305587	hudsoncourt - VDA LLC	5/2/2025	05-2025	1,798.00
sect8 - Section 8	305588	huffmasterda - Daniel Huffmaster	5/2/2025	05-2025	1,770.00
sect8 - Section 8	305589	huynnhue - Hue Huynh	5/2/2025	05-2025	1,147.00
sect8 - Section 8	305590	huynhphat - Village Court LLC	5/2/2025	05-2025	5,853.00
sect8 - Section 8	305591	hyattlinda - Linda Hyatt	5/2/2025	05-2025	1,020.00
sect8 - Section 8	305592	idlewildapar - Idlewild Apartments LLC	5/2/2025	05-2025	737.00
sect8 - Section 8	305593	ih3property - IH3 Property Borrower LP	5/2/2025	05-2025	10,389.00
sect8 - Section 8	305594	ih3propertyw - IH3 Property Washington L.P	5/2/2025	05-2025	9,610.00
sect8 - Section 8	305595	ih4propborro - IH4 Property Borrower LP	5/2/2025	05-2025	28,895.00
sect8 - Section 8	305596	ih4propwa - IH4 Property Washington LP	5/2/2025	05-2025	5,075.00
sect8 - Section 8	305597	ih5propborro - IH5 Property Borrower LP	5/2/2025	05-2025	11,833.00
sect8 - Section 8	305598	ih6propborro - IH6 Property Borrower LP	5/2/2025	05-2025	30,033.00
sect8 - Section 8	305599	inglecollc - Ingleco LLC	5/2/2025	05-2025	3,245.00
sect8 - Section 8	305600	jaindivya - Divya Jain	5/2/2025	05-2025	2,089.00
sect8 - Section 8	305601	jamesapartme - James Apartments Lakewood Owner LLC	5/2/2025	05-2025	2,620.00
sect8 - Section 8	305602	janutoje - Jenet Januto	5/2/2025	05-2025	269.00
sect8 - Section 8	305603	jasb161 - JASB 161 Apartments LLC	5/2/2025	05-2025	995.00
sect8 - Section 8	305604	jchiggins - DNA Investments	5/2/2025	05-2025	642.00
sect8 - Section 8	305605	jensonjareda - Jared Andrew Jensen	5/2/2025	05-2025	1,376.00
sect8 - Section 8	305606	jessicaalonz - Breit ACG MF River Trail LLC	5/2/2025	05-2025	8,762.00
sect8 - Section 8	305607	johnsoncolle - Colleen Johnson	5/2/2025	05-2025	1,013.00
sect8 - Section 8	305608	johnsonlowel - Parkwood Property Management	5/2/2025	05-2025	1,828.00
sect8 - Section 8	305609	johnsonmyria - Myriah Johnson	5/2/2025	05-2025	1,291.00
sect8 - Section 8	305610	jolusoproper - Gladeview Management LLC	5/2/2025	05-2025	2,500.00
sect8 - Section 8	305611	jonesmarshal - Marshall Jones	5/2/2025	05-2025	5,416.00
sect8 - Section 8	305612	kaedingr - Michelle Kaeding	5/2/2025	05-2025	401.00
sect8 - Section 8	305613	kallespr - Kalles Properties Inc	5/2/2025	05-2025	6,038.00
sect8 - Section 8	305614	kekelmichael - Michael C Kekel	5/2/2025	05-2025	1,034.00
sect8 - Section 8	305615	kemperdi - Kemper, Diane	5/2/2025	05-2025	1,037.00
sect8 - Section 8	305616	kensingt - Kensington Gate Apartments LLC	5/2/2025	05-2025	3,597.00



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sect8 - Section 8	305617	keystoneridg - O'Hare Keystone Ridge Apts LLC	5/2/2025	05-2025	461.00
sect8 - Section 8	305618	kimyongs - Yong Suk Kim	5/2/2025	05-2025	2,606.00
sect8 - Section 8	305619	kingcountyho - King County Housing Authority	5/2/2025	05-2025	247,888.84
sect8 - Section 8	305620	kingeryj - John Kingery	5/2/2025	05-2025	859.00
sect8 - Section 8	305621	kodavati - Venkata Kodavati Satyanrayana	5/2/2025	05-2025	984.00
sect8 - Section 8	305622	kohlenbe - Jeremy Kohlenberg	5/2/2025	05-2025	2,820.00
sect8 - Section 8	305623	koreanwo - Korean Women's Association	5/2/2025	05-2025	4,734.00
sect8 - Section 8	305624	kosiugaa - Alex Kosiuga	5/2/2025	05-2025	3,550.00
sect8 - Section 8	305625	kosiugap - Pavel Kosiuga	5/2/2025	05-2025	1,149.00
sect8 - Section 8	305626	krishhol - Krish Holdings, LLC	5/2/2025	05-2025	2,133.00
sect8 - Section 8	305627	krishnam - Mani Krishnamurthy	5/2/2025	05-2025	994.00
sect8 - Section 8	305628	kudrayur - Yuri Kudra	5/2/2025	05-2025	502.00
sect8 - Section 8	305629	kwichan - Lee Kwi-Chan	5/2/2025	05-2025	484.00
sect8 - Section 8	305630	laclefza - Zaire Laclef	5/2/2025	05-2025	1,503.00
sect8 - Section 8	305631	lakebowmanmh - Lake Bowman MHC LLC	5/2/2025	05-2025	892.00
sect8 - Section 8	305632	lakecenterpr - Kathleen Gano	5/2/2025	05-2025	748.00
sect8 - Section 8	305633	lakeland - Kenwood Drive TNC LLC	5/2/2025	05-2025	1,286.00
sect8 - Section 8	305634	lakeshoreapa - Lakeshore Apartments LLC	5/2/2025	05-2025	1,719.00
sect8 - Section 8	305635	lakeside - Lakeside Landing LLC	5/2/2025	05-2025	4,308.00
sect8 - Section 8	305636	lakeviewsout - Lakewood 92 Associates LLC	5/2/2025	05-2025	9,253.00
sect8 - Section 8	305637	lakewood16 - Lakewood 16, LLC	5/2/2025	05-2025	2,522.00
sect8 - Section 8	305638	lakewoodmead - Fairfield Lakewood Meadows LP	5/2/2025	05-2025	18,657.00
sect8 - Section 8	305639	lakewoodvill - Lakewood Village Apts	5/2/2025	05-2025	49,551.00
sect8 - Section 8	305640	lakhupwitar - Lakhupwitar Pal Singh Gill	5/2/2025	05-2025	2,408.00
sect8 - Section 8	305641	lambmary - Mary Lamb	5/2/2025	05-2025	921.00
sect8 - Section 8	305642	lanavil - Lanai Village Apts LLC	5/2/2025	05-2025	656.00
sect8 - Section 8	305643	lancaster - Lancaster Associates LLC	5/2/2025	05-2025	1,611.00
sect8 - Section 8	305644	landmarkcour - Landmark Court Associates	5/2/2025	05-2025	1,046.00
sect8 - Section 8	305645	lanemarc - Marcus Lane	5/2/2025	05-2025	3,000.00
sect8 - Section 8	305646	laurelcourt - Laurel Court LLC	5/2/2025	05-2025	1,813.00
sect8 - Section 8	305647	laveyjack - Jack B Lavey	5/2/2025	05-2025	915.00
sect8 - Section 8	305648	lazarevichtr - Baker Rentals LLC	5/2/2025	05-2025	1,324.00
sect8 - Section 8	305649	lchenjie - Jie Chen	5/2/2025	05-2025	3,707.00
sect8 - Section 8	305650	leejames - James K Lee	5/2/2025	05-2025	734.00
sect8 - Section 8	305651	leekento - Kenton Lee	5/2/2025	05-2025	1,082.00
sect8 - Section 8	305652	legacyparkap - Silverwood Alliance Apartments LLC	5/2/2025	05-2025	4,710.00
sect8 - Section 8	305653	leightonchri - Christopher L Leighton	5/2/2025	05-2025	1,377.00
sect8 - Section 8	305654	letuyet - Tuyet Le	5/2/2025	05-2025	2,100.00
sect8 - Section 8	305655	lihisunsetme - LIHI Sunset Meadows LLC	5/2/2025	05-2025	7,153.00
sect8 - Section 8	305656	loetesteven - Steven D Loete	5/2/2025	05-2025	1,270.00
sect8 - Section 8	305657	louvieresean - Sean Louviere	5/2/2025	05-2025	942.00
sect8 - Section 8	305658	loweddie - Eddie Low	5/2/2025	05-2025	345.00
sect8 - Section 8	305659	macintoshcou - Pacific Avenue TNC LLC	5/2/2025	05-2025	4,201.00
sect8 - Section 8	305660	mackeytodd - Todd Mackey	5/2/2025	05-2025	1,052.00
sect8 - Section 8	305661	mackterrance - Terrance L Mack	5/2/2025	05-2025	1,489.00



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sect8 - Section 8	305662	madronapark - Azzurri Pueblo LLC	5/2/2025	05-2025	1,529.00
sect8 - Section 8	305663	madronapoint - GRE Madrona LLC	5/2/2025	05-2025	15,499.00
sect8 - Section 8	305664	majesticfirs - Hwa Sun So	5/2/2025	05-2025	1,237.00
sect8 - Section 8	305665	malanli - Lanli Ma	5/2/2025	05-2025	2,706.00
sect8 - Section 8	305666	malichcarla - Carla Malich	5/2/2025	05-2025	710.00
sect8 - Section 8	305667	maplesgrove - BESS Company	5/2/2025	05-2025	3,344.00
sect8 - Section 8	305668	maradasunil - MMI LLC	5/2/2025	05-2025	835.00
sect8 - Section 8	305669	marchenkotim - Timofey Marchenko	5/2/2025	05-2025	1,634.00
sect8 - Section 8	305670	marcoeastval - Marse McNaughton	5/2/2025	05-2025	8,298.00
sect8 - Section 8	305671	martinproper - Martin Properties NW	5/2/2025	05-2025	1,995.00
sect8 - Section 8	305672	masseyjim - Jim Massey	5/2/2025	05-2025	1,105.00
sect8 - Section 8	305673	matchettchri - Christina Matchett	5/2/2025	05-2025	2,021.00
sect8 - Section 8	305674	matsusaka - Archdiocesan Housing Authority	5/2/2025	05-2025	7,448.00
sect8 - Section 8	305675	mccollybrian - Brian McColly	5/2/2025	05-2025	863.00
sect8 - Section 8	305676	mccoymichael - Michael McCoy	5/2/2025	05-2025	1,068.00
sect8 - Section 8	305677	mcelhanoncha - Charlie McElhanon	5/2/2025	05-2025	2,086.00
sect8 - Section 8	305678	mcgeealvin - Alvin McGee	5/2/2025	05-2025	1,342.00
sect8 - Section 8	305679	mcphersondon - Donn C McPherson	5/2/2025	05-2025	1,937.00
sect8 - Section 8	305680	mctrealestat - MCT Real Estate	5/2/2025	05-2025	2,624.00
sect8 - Section 8	305681	meachamcharl - Parkwood Property Management Inc	5/2/2025	05-2025	1,485.00
sect8 - Section 8	305682	meadowbrooka - Yuan Zhang's Meadowbrook Apartment	5/2/2025	05-2025	4,237.00
sect8 - Section 8	305683	meridianfirs - Meridian Firs LLC	5/2/2025	05-2025	2,587.00
sect8 - Section 8	305684	meridianpoin - The Farrell Group LLC	5/2/2025	05-2025	10,280.00
sect8 - Section 8	305685	merrillcreek - Canal Office Limited Partnership	5/2/2025	05-2025	6,849.00
sect8 - Section 8	305686	metropol - Metropolitan Development Council	5/2/2025	05-2025	1,977.00
sect8 - Section 8	305687	millergary - Gary Miller	5/2/2025	05-2025	1,500.00
sect8 - Section 8	305688	mjjfamilyinv - MJJ Family Investments LLLP	5/2/2025	05-2025	503.00
sect8 - Section 8	305689	montgomeeryn - Naomi Montgomery	5/2/2025	05-2025	2,100.00
sect8 - Section 8	305690	montgrove - Montgrove Manor	5/2/2025	05-2025	10,415.00
sect8 - Section 8	305691	moranscott - Scott Moran	5/2/2025	05-2025	1,774.00
sect8 - Section 8	305692	morningtree - Morningtree Park Apts LLC	5/2/2025	05-2025	33,116.00
sect8 - Section 8	305693	motewellimeh - Mehdi Motewelli	5/2/2025	05-2025	745.00
sect8 - Section 8	305694	mountainaire - Mountaire LLC	5/2/2025	05-2025	1,323.00
sect8 - Section 8	305695	mountainpark - Mountain Park Townhomes LLC	5/2/2025	05-2025	914.00
sect8 - Section 8	305696	mountainvist - Parker Road TNC LLC	5/2/2025	05-2025	2,300.00
sect8 - Section 8	305697	mttaborbapti - Mt Tabor Baptist Church	5/2/2025	05-2025	726.00
sect8 - Section 8	305698	mullenryan - Ryan Mullen	5/2/2025	05-2025	1,420.00
sect8 - Section 8	305699	narrowspoint - Narrows Pointe Aparrrtments LLC	5/2/2025	05-2025	1,173.00
sect8 - Section 8	305700	narrowsridge - Narrows Ridge Apts	5/2/2025	05-2025	6,782.00
sect8 - Section 8	305701	neebenterpri - Neeb Enterprises	5/2/2025	05-2025	8,375.00
sect8 - Section 8	305702	nelsonedward - Edward J. Nelson	5/2/2025	05-2025	1,070.00
sect8 - Section 8	305703	nguyendungv - Dung V Nguyen	5/2/2025	05-2025	2,850.00
sect8 - Section 8	305704	nguyenhaud - Hau D Nguyen	5/2/2025	05-2025	1,235.00
sect8 - Section 8	305705	nguyenhuong - Huong Nguyen	5/2/2025	05-2025	958.00
sect8 - Section 8	305706	nguyenkhua - Khoa Nguyen	5/2/2025	05-2025	1,460.00



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sect8 - Section 8	305707	nguyenletram - Tram T Nguyen-Le	5/2/2025	05-2025	653.00
sect8 - Section 8	305708	nguyenthanh - Thanh N Nguyen	5/2/2025	05-2025	2,650.00
sect8 - Section 8	305709	nguyenthilem - Minh Nguyen Thi Le	5/2/2025	05-2025	511.00
sect8 - Section 8	305710	nguyentoha - Toha Nguyen	5/2/2025	05-2025	5,197.00
sect8 - Section 8	305711	north33rdst - North 33rd Street LLC Tacoma Gardens	5/2/2025	05-2025	903.00
sect8 - Section 8	305712	notch8apartm - GRE Springhaven LLC	5/2/2025	05-2025	4,121.00
sect8 - Section 8	305713	nwbaptistchu - NW Baptist Church	5/2/2025	05-2025	998.00
sect8 - Section 8	305714	oakleafapart - Oakleaf Apartments	5/2/2025	05-2025	2,177.00
sect8 - Section 8	305715	oakparkapart - B & P Investments I LLC	5/2/2025	05-2025	3,703.00
sect8 - Section 8	305716	oakridgeapar - MOD 83 Apartments	5/2/2025	05-2025	2,612.00
sect8 - Section 8	305717	oakterraceap - Oak Terrace SS LLC	5/2/2025	05-2025	7,551.00
sect8 - Section 8	305718	oaktraceapar - VBT Oak Trace LP	5/2/2025	05-2025	2,470.00
sect8 - Section 8	305719	obrienjanetl - Janet L O'Brien	5/2/2025	05-2025	1,151.00
sect8 - Section 8	305720	oeherrichar - Richard W. Oehler	5/2/2025	05-2025	397.00
sect8 - Section 8	305721	ogienkoprope - Ogienko Properties LLC	5/2/2025	05-2025	632.00
sect8 - Section 8	305722	ohanaestates - Ohana Estates Associates	5/2/2025	05-2025	608.00
sect8 - Section 8	305723	oldfieldvirg - Virginia Oldfield	5/2/2025	05-2025	244.00
sect8 - Section 8	305724	olimbrettpat - Brett Patrick Olim	5/2/2025	05-2025	2,444.00
sect8 - Section 8	305725	oluwaleyeolu - Oluwaleye	5/2/2025	05-2025	4,274.00
sect8 - Section 8	305726	olympicterra - Targa Real Estate Services Inc	5/2/2025	05-2025	2,093.00
sect8 - Section 8	305727	olympicviewa - Drake Family Ltd Partnership	5/2/2025	05-2025	2,677.00
sect8 - Section 8	305728	onecanyonpla - Delta II LLC	5/2/2025	05-2025	6,782.00
sect8 - Section 8	305729	oneillryan - Wellington Court North LLC	5/2/2025	05-2025	3,655.00
sect8 - Section 8	305730	orchardcrest - 5802 Hannah Pierce LLC	5/2/2025	05-2025	1,378.00
sect8 - Section 8	305731	orchardterra - Orchard Terrace Apartments	5/2/2025	05-2025	9,494.00
sect8 - Section 8	305732	orloffwalter - Walter Orloff	5/2/2025	05-2025	886.00
sect8 - Section 8	305733	ottvesley - Vesley Ott	5/2/2025	05-2025	2,136.00
sect8 - Section 8	305734	ourwaverly - Terrence A. Galligan	5/2/2025	05-2025	1,729.00
sect8 - Section 8	305735	pacificarbor - Pacific Arbor Apts LLC	5/2/2025	05-2025	2,917.00
sect8 - Section 8	305736	pacificpoint - Pacific Pointe TNC LLC	5/2/2025	05-2025	933.00
sect8 - Section 8	305737	pacificridge - Thai And Truong General Partnership	5/2/2025	05-2025	4,781.00
sect8 - Section 8	305738	pacificvilla - Van Buskirk Pacific Village Apts LLC	5/2/2025	05-2025	2,052.00
sect8 - Section 8	305739	pacificwalkt - Park Chase Associates LP	5/2/2025	05-2025	7,906.00
sect8 - Section 8	305740	palebluedot - Pale Blue Dot LLC	5/2/2025	05-2025	804.00
sect8 - Section 8	305741	palisadesapa - Thomas Graf	5/2/2025	05-2025	3,555.00
sect8 - Section 8	305742	palomocharit - Charito Palomo	5/2/2025	05-2025	949.00
sect8 - Section 8	305743	park19apartm - Park 19 Apartments LLC	5/2/2025	05-2025	975.00
sect8 - Section 8	305744	parklandmano - Metropolitan Development Council	5/2/2025	05-2025	19,082.00
sect8 - Section 8	305745	parklandmobi - Parkland LLC	5/2/2025	05-2025	718.00
sect8 - Section 8	305746	parkplaceapa - Park 6100 Apartments LLC	5/2/2025	05-2025	1,552.00
sect8 - Section 8	305747	parkwestapar - UP Apts 1 LLC	5/2/2025	05-2025	2,508.00
sect8 - Section 8	305748	pathlightmgt - SFR Borrower 2022-1 LLC	5/2/2025	05-2025	2,773.00
sect8 - Section 8	305749	pattersonjos - T Joseph Patterson	5/2/2025	05-2025	713.00
sect8 - Section 8	305750	petersaj - AJ Peters	5/2/2025	05-2025	2,730.00
sect8 - Section 8	305751	petersonbria - Brian Peterson	5/2/2025	05-2025	2,180.00



Payment Summary

Bank=sect8 AND mm/yy=05/2025-05/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	305752	petlovanycar - Cari Rae Petlovany	5/2/2025	05-2025	2,648.00
sect8 - Section 8	305753	phanquan - Quan Phan	5/2/2025	05-2025	1,153.00
sect8 - Section 8	305754	phasayvilayv - Vilayvanh Phasay	5/2/2025	05-2025	795.00
sect8 - Section 8	305755	phuaraymond - Raymond Li-Ming Phua	5/2/2025	05-2025	1,317.00
sect8 - Section 8	305756	pienfrancis - WPI Real Estate Services	5/2/2025	05-2025	1,625.00
sect8 - Section 8	305757	poolkristin - Kristin J Pool	5/2/2025	05-2025	1,211.00
sect8 - Section 8	305758	portugalmarg - Margie Portugal	5/2/2025	05-2025	2,175.00
sect8 - Section 8	305759	pringlejoan - Joan Rae Pringle	5/2/2025	05-2025	1,155.00
sect8 - Section 8	305760	prosperprop - Prosper Property Management LLC	5/2/2025	05-2025	2,921.00
sect8 - Section 8	305761	pspcoventryc - Pacific Shoreline Properties LLC	5/2/2025	05-2025	8,976.00
sect8 - Section 8	305762	quistchriste - Christel Quist	5/2/2025	05-2025	1,239.00
sect8 - Section 8	305763	quixotecommu - Panza	5/2/2025	05-2025	33,355.00
sect8 - Section 8	305764	rabiahmad - Tubaas Apartments LLC	5/2/2025	05-2025	1,020.00
sect8 - Section 8	305765	rabiferas - Feras Rabi	5/2/2025	05-2025	2,536.00
sect8 - Section 8	305766	rainiermeado - Rainier Meadow LLC	5/2/2025	05-2025	1,379.00
sect8 - Section 8	305767	rainierpoint - Rise Properties Rainier Pointe	5/2/2025	05-2025	5,973.00
sect8 - Section 8	305768	rainierrenta - Rainier Rentals	5/2/2025	05-2025	4,255.00
sect8 - Section 8	305769	rainerview - Rainier View Senior LLC	5/2/2025	05-2025	4,522.00
sect8 - Section 8	305770	randentmdc - MDC Housing LLC	5/2/2025	05-2025	11,212.00
sect8 - Section 8	305771	randevpearl - Pearl Randev	5/2/2025	05-2025	2,511.00
sect8 - Section 8	305772	rappjustins - Justin S Rapp	5/2/2025	05-2025	1,075.00
sect8 - Section 8	305773	rattysam - Sham Ratty	5/2/2025	05-2025	2,620.00
sect8 - Section 8	305774	raychenllc - Ray Chen LLC	5/2/2025	05-2025	1,817.00
sect8 - Section 8	305775	rdp1llc - RDP1 LLC	5/2/2025	05-2025	1,800.00
sect8 - Section 8	305776	redwoodjunip - Redwood Juniper Tacoma Apartments LL	5/2/2025	05-2025	1,247.00
sect8 - Section 8	305777	reedermanage - Reeder Management Inc	5/2/2025	05-2025	9,575.00
sect8 - Section 8	305778	reisprofessi - Professional Property Management LLC	5/2/2025	05-2025	10,723.00
sect8 - Section 8	305779	reiysparklan - Reiys Parkland LLC	5/2/2025	05-2025	7,682.00
sect8 - Section 8	305780	remaxpropert - Remax Properties Property Management	5/2/2025	05-2025	599.00
sect8 - Section 8	305781	rentalsnorth - Rentals Northwest LLC	5/2/2025	05-2025	8,096.00
sect8 - Section 8	305782	rentonhousin - Renton Housing Authority	5/2/2025	05-2025	8,368.73
sect8 - Section 8	305783	renwoodllc - Renwood LLC	5/2/2025	05-2025	1,599.00
sect8 - Section 8	305784	rescuemissio - The Rescue Mission	5/2/2025	05-2025	3,700.00
sect8 - Section 8	305785	rhpartners - Amherst Residential LLC	5/2/2025	05-2025	1,153.00
sect8 - Section 8	305786	ridgedaleapa - Ridgedale Associates LLC	5/2/2025	05-2025	1,487.00
sect8 - Section 8	305787	ridgefirllc - Ridge Fir LLC	5/2/2025	05-2025	1,778.00
sect8 - Section 8	305788	ridgelanellc - Ridge Lane LLC	5/2/2025	05-2025	1,080.00
sect8 - Section 8	305789	ridgesouth - Ridge South LLC	5/2/2025	05-2025	2,127.00
sect8 - Section 8	305790	ridgewood - Ridge Wood LLC	5/2/2025	05-2025	677.00
sect8 - Section 8	305791	riversidepar - Riverside Park Apartments LLC	5/2/2025	05-2025	16,318.00
sect8 - Section 8	305792	robinettjohn - John Robinett	5/2/2025	05-2025	1,695.00
sect8 - Section 8	305793	robinsonraym - Raymond Fred Robinson	5/2/2025	05-2025	1,227.00
sect8 - Section 8	305794	rogersduane - Duane Rogers	5/2/2025	05-2025	2,120.00
sect8 - Section 8	305795	rollinsmicha - Michael Rollins	5/2/2025	05-2025	1,056.00
sect8 - Section 8	305796	rosesylveste - Rose, Sylvester Henry	5/2/2025	05-2025	1,999.00



Payment Summary

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sect8 - Section 8	305797	rupppatricia - Patricia J Rupp	5/2/2025	05-2025	1,423.00
sect8 - Section 8	305798	samanciouglu - Pinar Samanciouglu	5/2/2025	05-2025	2,458.00
sect8 - Section 8	305799	sandhuma - Manjit K Sandhu	5/2/2025	05-2025	2,496.00
sect8 - Section 8	305800	sandman4apar - The Stratford Company	5/2/2025	05-2025	3,475.00
sect8 - Section 8	305801	sandovaleras - Erasmo Sandoval	5/2/2025	05-2025	3,816.00
sect8 - Section 8	305802	santanaplais - Annette Santana-Plaisant	5/2/2025	05-2025	1,361.00
sect8 - Section 8	305803	santosabelar - The Ronin Company Ltd I.L.P.	5/2/2025	05-2025	776.00
sect8 - Section 8	305804	saransajeshk - Your Property Shop LLC	5/2/2025	05-2025	3,653.00
sect8 - Section 8	305805	sawyertrail - Sawyer Trail Apartments LLC	5/2/2025	05-2025	12,376.00
sect8 - Section 8	305806	sawyertrll - Sawyer Trail Apartments II LLC	5/2/2025	05-2025	5,081.00
sect8 - Section 8	305807	scenicpines - VBT Scenic Pines LLC	5/2/2025	05-2025	15,699.00
sect8 - Section 8	305808	schatzcorey - Corey Schatz	5/2/2025	05-2025	1,389.00
sect8 - Section 8	305809	schlumpfjrr - Jacob F. Schlumpf JR	5/2/2025	05-2025	713.00
sect8 - Section 8	305810	schmidtalice - Alice Schmidt	5/2/2025	05-2025	1,766.00
sect8 - Section 8	305811	schmittj - Jeffrey Schmitt	5/2/2025	05-2025	2,818.00
sect8 - Section 8	305812	seattlehousi - Seattle Housing Authority	5/2/2025	05-2025	7,891.52
sect8 - Section 8	305813	sebastianpro - Sebastian Properties - Sumner LLC	5/2/2025	05-2025	1,292.00
sect8 - Section 8	305814	serranogarde - Serrano Garden Apartments LLC	5/2/2025	05-2025	2,019.00
sect8 - Section 8	305815	sheridanstre - Sheridan Street Duplexes LLC	5/2/2025	05-2025	836.00
sect8 - Section 8	305816	sherwoodterr - 42FIVE Sherwood LLC	5/2/2025	05-2025	4,969.00
sect8 - Section 8	305817	shiplett - Rhonda Shiplett	5/2/2025	05-2025	1,516.00
sect8 - Section 8	305818	shockleywill - Willis Shockley Jr	5/2/2025	05-2025	1,393.00
sect8 - Section 8	305819	siennaapartm - GRE Ainsworth LLC	5/2/2025	05-2025	5,421.00
sect8 - Section 8	305820	siennaparkap - GFS Sienna LLC	5/2/2025	05-2025	16,578.00
sect8 - Section 8	305821	simonlinda - Linda Ann Simon	5/2/2025	05-2025	1,743.00
sect8 - Section 8	305822	simpsonricha - Richard R. Simpson Jr.	5/2/2025	05-2025	857.00
sect8 - Section 8	305823	singhsandeep - Sandeep Singh	5/2/2025	05-2025	2,000.00
sect8 - Section 8	305824	singhtarloch - Kindred Property Management	5/2/2025	05-2025	32,720.00
sect8 - Section 8	305825	sitkaheigtsa - Sitka Heights Milton 54 LLC	5/2/2025	05-2025	1,780.00
sect8 - Section 8	305826	sjcmanagemen - NW Community Brokers	5/2/2025	05-2025	12,758.00
sect8 - Section 8	305827	smentynaandr - American Remodeling & Construction In	5/2/2025	05-2025	1,683.00
sect8 - Section 8	305828	smentynayuli - Aleksandr Smentyna	5/2/2025	05-2025	1,800.00
sect8 - Section 8	305829	smithmatthew - Matthew R Smith	5/2/2025	05-2025	1,324.00
sect8 - Section 8	305830	smithnichola - Nicholas M Smith	5/2/2025	05-2025	1,641.00
sect8 - Section 8	305831	snodgrasscec - Snodgrass Retirement Investment LLC	5/2/2025	05-2025	2,100.00
sect8 - Section 8	305832	snohomishcou - Snohomish County Housing Authority	5/2/2025	05-2025	7,727.78
sect8 - Section 8	305833	soenterprise - S&O Enterprise LLC	5/2/2025	05-2025	544.00
sect8 - Section 8	305834	southhillbyv - South Hill By Vintage LLC	5/2/2025	05-2025	27,456.00
sect8 - Section 8	305835	southridgeap - Southridge Apts	5/2/2025	05-2025	13,292.00
sect8 - Section 8	305836	spanawaydupl - Deed Properties	5/2/2025	05-2025	1,374.00
sect8 - Section 8	305837	spanishhills - Spanish Hills Apartments LLP	5/2/2025	05-2025	3,786.00
sect8 - Section 8	305838	spinnakerpro - Spinnaker Property Management LLC	5/2/2025	05-2025	18,375.00
sect8 - Section 8	305839	spradleycath - Catherine M Spradley	5/2/2025	05-2025	1,800.00
sect8 - Section 8	305840	springtreeap - James Lee LLC	5/2/2025	05-2025	8,184.00
sect8 - Section 8	305841	sshpropertie - Michael A Heard	5/2/2025	05-2025	1,939.00



Payment Summary

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sect8 - Section 8	305842	stainbrookro - Ronald Dean Stainbrook	5/2/2025	05-2025	777.00
sect8 - Section 8	305843	stamfordhous - Stamford Housing Authority	5/2/2025	05-2025	3,016.13
sect8 - Section 8	305844	starksandra - Sandra Stark	5/2/2025	05-2025	414.00
sect8 - Section 8	305845	starviewapar - Jenaer International Corporation	5/2/2025	05-2025	1,490.00
sect8 - Section 8	305846	steilacoomwo - Kurtis R Mayer & Pamela R Mayer	5/2/2025	05-2025	2,597.00
sect8 - Section 8	305847	stepinvasily - VD Holdings LLC	5/2/2025	05-2025	1,276.00
sect8 - Section 8	305848	sterlingvero - Veronica Sterling	5/2/2025	05-2025	2,483.00
sect8 - Section 8	305849	stewartglenn - Glenn M Stewart	5/2/2025	05-2025	1,716.00
sect8 - Section 8	305850	stewartlena - Lena Stewart	5/2/2025	05-2025	2,000.00
sect8 - Section 8	305851	stillwaterap - Stillwater Apts	5/2/2025	05-2025	2,363.00
sect8 - Section 8	305852	stillwoodapa - Thomas Graf	5/2/2025	05-2025	2,731.00
sect8 - Section 8	305853	stilnovichge - George R Stilnovich	5/2/2025	05-2025	794.00
sect8 - Section 8	305854	stinsonave - BESS Company	5/2/2025	05-2025	993.00
sect8 - Section 8	305855	stonegateass - Stonegate Associates LLC	5/2/2025	05-2025	4,764.00
sect8 - Section 8	305856	stonepointe - BREIT Operating Partnership LP	5/2/2025	05-2025	7,213.00
sect8 - Section 8	305857	stonerrental - Stoner Rentals LLC	5/2/2025	05-2025	1,738.00
sect8 - Section 8	305858	stroupehowar - Stroupe Family LP	5/2/2025	05-2025	1,600.00
sect8 - Section 8	305859	stuttskim - Kim Stutts	5/2/2025	05-2025	1,434.00
sect8 - Section 8	305860	summitapartm - WYOSEA Summit Associate LLC	5/2/2025	05-2025	20,797.00
sect8 - Section 8	305861	sumnercommon - Archdiocesan Housing Authority	5/2/2025	05-2025	32,890.00
sect8 - Section 8	305862	sumnerparkap - Jayson Agana	5/2/2025	05-2025	1,475.00
sect8 - Section 8	305863	sunriseterra - 8819 Pacific LLC	5/2/2025	05-2025	4,177.00
sect8 - Section 8	305864	sunsetgarden - Senior Housing Assistance Group	5/2/2025	05-2025	12,634.00
sect8 - Section 8	305865	sunsetridge - Sunset Ridge Investors	5/2/2025	05-2025	2,283.00
sect8 - Section 8	305866	sunsetviewap - Sunset View Apartments	5/2/2025	05-2025	2,514.00
sect8 - Section 8	305867	swarthoutrea - Swarthout Realty, Inc.	5/2/2025	05-2025	933.00
sect8 - Section 8	305868		5/2/2025	05-2025	229.00
sect8 - Section 8	305869		5/2/2025	05-2025	254.00
sect8 - Section 8	305870		5/2/2025	05-2025	52.00
sect8 - Section 8	305871		5/2/2025	05-2025	138.00
sect8 - Section 8	305872		5/2/2025	05-2025	37.00
sect8 - Section 8	305873		5/2/2025	05-2025	114.00
sect8 - Section 8	305874		5/2/2025	05-2025	16.00
sect8 - Section 8	305875		5/2/2025	05-2025	24.00
sect8 - Section 8	305876		5/2/2025	05-2025	47.00
sect8 - Section 8	305877		5/2/2025	05-2025	66.00
sect8 - Section 8	305878		5/2/2025	05-2025	142.00
sect8 - Section 8	305879		5/2/2025	05-2025	218.00
sect8 - Section 8	305880		5/2/2025	05-2025	27.00
sect8 - Section 8	305881		5/2/2025	05-2025	39.00
sect8 - Section 8	305882		5/2/2025	05-2025	295.00
sect8 - Section 8	305883		5/2/2025	05-2025	95.00
sect8 - Section 8	305884		5/2/2025	05-2025	25.00
sect8 - Section 8	305885		5/2/2025	05-2025	213.00
sect8 - Section 8	305886		5/2/2025	05-2025	116.00



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sect8 - Section 8	305887	5/2/2025	05-2025	79.00
sect8 - Section 8	305888	5/2/2025	05-2025	172.00
sect8 - Section 8	305889	5/2/2025	05-2025	92.00
sect8 - Section 8	305890	5/2/2025	05-2025	148.00
sect8 - Section 8	305891	5/2/2025	05-2025	311.00
sect8 - Section 8	305892	5/2/2025	05-2025	14.00
sect8 - Section 8	305893	5/2/2025	05-2025	16.00
sect8 - Section 8	305894	5/2/2025	05-2025	284.00
sect8 - Section 8	305895	5/2/2025	05-2025	51.00
sect8 - Section 8	305896	5/2/2025	05-2025	291.00
sect8 - Section 8	305897	5/2/2025	05-2025	241.00
sect8 - Section 8	305898	5/2/2025	05-2025	2.00
sect8 - Section 8	305899	5/2/2025	05-2025	97.00
sect8 - Section 8	305900	5/2/2025	05-2025	95.00
sect8 - Section 8	305901	5/2/2025	05-2025	207.00
sect8 - Section 8	305902	5/2/2025	05-2025	311.00
sect8 - Section 8	305903	5/2/2025	05-2025	83.00
sect8 - Section 8	305904	5/2/2025	05-2025	8.00
sect8 - Section 8	305905	5/2/2025	05-2025	165.00
sect8 - Section 8	305906	5/2/2025	05-2025	570.00
sect8 - Section 8	305907	5/2/2025	05-2025	236.00
sect8 - Section 8	305908	5/2/2025	05-2025	66.00
sect8 - Section 8	305909	5/2/2025	05-2025	89.00
sect8 - Section 8	305910	5/2/2025	05-2025	95.00
sect8 - Section 8	305911	5/2/2025	05-2025	233.00
sect8 - Section 8	305912	5/2/2025	05-2025	101.00
sect8 - Section 8	305913	5/2/2025	05-2025	253.00
sect8 - Section 8	305914	5/2/2025	05-2025	11.00
sect8 - Section 8	305915	5/2/2025	05-2025	75.00
sect8 - Section 8	305916	5/2/2025	05-2025	297.00
sect8 - Section 8	305917	5/2/2025	05-2025	182.00
sect8 - Section 8	305918	5/2/2025	05-2025	189.00
sect8 - Section 8	305919	5/2/2025	05-2025	19.00
sect8 - Section 8	305920	5/2/2025	05-2025	184.00
sect8 - Section 8	305921	5/2/2025	05-2025	31.00
sect8 - Section 8	305922	5/2/2025	05-2025	171.00
sect8 - Section 8	305923	5/2/2025	05-2025	24.00
sect8 - Section 8	305924	5/2/2025	05-2025	257.00
sect8 - Section 8	305925	5/2/2025	05-2025	3.00
sect8 - Section 8	305926	5/2/2025	05-2025	233.00
sect8 - Section 8	305927	5/2/2025	05-2025	74.00
sect8 - Section 8	305928	5/2/2025	05-2025	213.00
sect8 - Section 8	305929	5/2/2025	05-2025	275.00
sect8 - Section 8	305930	5/2/2025	05-2025	23.00
sect8 - Section 8	305931	5/2/2025	05-2025	74.00



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sect8 - Section 8	305932	5/2/2025	05-2025	156.00
sect8 - Section 8	305933	5/2/2025	05-2025	60.00
sect8 - Section 8	305934	5/2/2025	05-2025	1,052.00
sect8 - Section 8	305935	5/2/2025	05-2025	82.00
sect8 - Section 8	305936	5/2/2025	05-2025	130.00
sect8 - Section 8	305937	5/2/2025	05-2025	6.00
sect8 - Section 8	305938	5/2/2025	05-2025	29.00
sect8 - Section 8	305939	5/2/2025	05-2025	74.00
sect8 - Section 8	305940	5/2/2025	05-2025	88.00
sect8 - Section 8	305941	5/2/2025	05-2025	105.00
sect8 - Section 8	305942	5/2/2025	05-2025	53.00
sect8 - Section 8	305943	5/2/2025	05-2025	32.00
sect8 - Section 8	305944	5/2/2025	05-2025	36.00
sect8 - Section 8	305945	5/2/2025	05-2025	48.00
sect8 - Section 8	305946	5/2/2025	05-2025	172.00
sect8 - Section 8	305947	5/2/2025	05-2025	14.00
sect8 - Section 8	305948	5/2/2025	05-2025	92.00
sect8 - Section 8	305949	5/2/2025	05-2025	6.00
sect8 - Section 8	305950	5/2/2025	05-2025	229.00
sect8 - Section 8	305951	5/2/2025	05-2025	33.00
sect8 - Section 8	305952	5/2/2025	05-2025	67.00
sect8 - Section 8	305953	5/2/2025	05-2025	79.00
sect8 - Section 8	305954	5/2/2025	05-2025	32.00
sect8 - Section 8	305955	5/2/2025	05-2025	233.00
sect8 - Section 8	305956	5/2/2025	05-2025	193.00
sect8 - Section 8	305957	5/2/2025	05-2025	144.00
sect8 - Section 8	305958	5/2/2025	05-2025	76.00
sect8 - Section 8	305959	5/2/2025	05-2025	18.00
sect8 - Section 8	305960	5/2/2025	05-2025	87.00
sect8 - Section 8	305961	5/2/2025	05-2025	233.00
sect8 - Section 8	305962	5/2/2025	05-2025	233.00
sect8 - Section 8	305963	5/2/2025	05-2025	104.00
sect8 - Section 8	305964	5/2/2025	05-2025	32.00
sect8 - Section 8	305965	5/2/2025	05-2025	29.00
sect8 - Section 8	305966	5/2/2025	05-2025	181.00
sect8 - Section 8	305967	5/2/2025	05-2025	66.00
sect8 - Section 8	305968	5/2/2025	05-2025	97.00
sect8 - Section 8	305969	5/2/2025	05-2025	227.00
sect8 - Section 8	305970	5/2/2025	05-2025	118.00
sect8 - Section 8	305971	5/2/2025	05-2025	61.00
sect8 - Section 8	305972	5/2/2025	05-2025	233.00
sect8 - Section 8	305973	5/2/2025	05-2025	121.00
sect8 - Section 8	305974	5/2/2025	05-2025	15.00
sect8 - Section 8	305975	5/2/2025	05-2025	242.00
sect8 - Section 8	305976	5/2/2025	05-2025	90.00



Payment Summary

Bank=sect8 AND mm/yy=05/2025-05/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	305977	5/2/2025	05-2025	496.00
sect8 - Section 8	305978	5/2/2025	05-2025	44.00
sect8 - Section 8	305979	5/2/2025	05-2025	49.00
sect8 - Section 8	305980	5/2/2025	05-2025	260.00
sect8 - Section 8	305981	5/2/2025	05-2025	45.00
sect8 - Section 8	305982	5/2/2025	05-2025	4.00
sect8 - Section 8	305983	5/2/2025	05-2025	201.00
sect8 - Section 8	305984	5/2/2025	05-2025	311.00
sect8 - Section 8	305985	5/2/2025	05-2025	364.00
sect8 - Section 8	305986	5/2/2025	05-2025	233.00
sect8 - Section 8	305987	5/2/2025	05-2025	2.00
sect8 - Section 8	305988	5/2/2025	05-2025	57.00
sect8 - Section 8	305989	5/2/2025	05-2025	173.00
sect8 - Section 8	305990	5/2/2025	05-2025	75.00
sect8 - Section 8	305991	5/2/2025	05-2025	254.00
sect8 - Section 8	305992	5/2/2025	05-2025	337.00
sect8 - Section 8	305993	5/2/2025	05-2025	245.00
sect8 - Section 8	305994	5/2/2025	05-2025	77.00
sect8 - Section 8	305995	5/2/2025	05-2025	168.00
sect8 - Section 8	305996	5/2/2025	05-2025	47.00
sect8 - Section 8	305997	5/2/2025	05-2025	100.00
sect8 - Section 8	305998	5/2/2025	05-2025	196.00
sect8 - Section 8	305999	5/2/2025	05-2025	11.00
sect8 - Section 8	306000	5/2/2025	05-2025	79.00
sect8 - Section 8	306001	5/2/2025	05-2025	126.00
sect8 - Section 8	306002	5/2/2025	05-2025	164.00
sect8 - Section 8	306003	5/2/2025	05-2025	8.00
sect8 - Section 8	306004	5/2/2025	05-2025	152.00
sect8 - Section 8	306005	5/2/2025	05-2025	39.00
sect8 - Section 8	306006	5/2/2025	05-2025	11.00
sect8 - Section 8	306007	5/2/2025	05-2025	274.00
sect8 - Section 8	306008	5/2/2025	05-2025	1.00
sect8 - Section 8	306009	5/2/2025	05-2025	292.00
sect8 - Section 8	306010	5/2/2025	05-2025	71.00
sect8 - Section 8	306011	5/2/2025	05-2025	33.00
sect8 - Section 8	306012	5/2/2025	05-2025	156.00
sect8 - Section 8	306013	5/2/2025	05-2025	233.00
sect8 - Section 8	306014	5/2/2025	05-2025	120.00
sect8 - Section 8	306015	5/2/2025	05-2025	81.00
sect8 - Section 8	306016	5/2/2025	05-2025	15.00
sect8 - Section 8	306017	5/2/2025	05-2025	40.00
sect8 - Section 8	306018	5/2/2025	05-2025	45.00
sect8 - Section 8	306019	5/2/2025	05-2025	74.00
sect8 - Section 8	306020	5/2/2025	05-2025	31.00
sect8 - Section 8	306021	5/2/2025	05-2025	76.00



Payment Summary

Bank=sect8 AND mm/yy=05/2025-05/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	306022	5/2/2025	05-2025	228.00
sect8 - Section 8	306023	5/2/2025	05-2025	79.00
sect8 - Section 8	306024	5/2/2025	05-2025	29.00
sect8 - Section 8	306025	5/2/2025	05-2025	291.00
sect8 - Section 8	306026	5/2/2025	05-2025	222.00
sect8 - Section 8	306027	5/2/2025	05-2025	12.00
sect8 - Section 8	306028	5/2/2025	05-2025	14.00
sect8 - Section 8	306029	5/2/2025	05-2025	94.00
sect8 - Section 8	306030	5/2/2025	05-2025	184.00
sect8 - Section 8	306031	5/2/2025	05-2025	3.00
sect8 - Section 8	306032	5/2/2025	05-2025	66.00
sect8 - Section 8	306033	5/2/2025	05-2025	88.00
sect8 - Section 8	306034	5/2/2025	05-2025	337.00
sect8 - Section 8	306035	5/2/2025	05-2025	261.00
sect8 - Section 8	306036	5/2/2025	05-2025	169.00
sect8 - Section 8	306037	5/2/2025	05-2025	10.00
sect8 - Section 8	306038	5/2/2025	05-2025	254.00
sect8 - Section 8	306039	5/2/2025	05-2025	121.00
sect8 - Section 8	306040	5/2/2025	05-2025	160.00
sect8 - Section 8	306041	5/2/2025	05-2025	19.00
sect8 - Section 8	306042	5/2/2025	05-2025	274.00
sect8 - Section 8	306043	5/2/2025	05-2025	291.00
sect8 - Section 8	306044	5/2/2025	05-2025	128.00
sect8 - Section 8	306045	5/2/2025	05-2025	186.00
sect8 - Section 8	306046	5/2/2025	05-2025	59.00
sect8 - Section 8	306047	5/2/2025	05-2025	233.00
sect8 - Section 8	306048	5/2/2025	05-2025	66.00
sect8 - Section 8	306049	5/2/2025	05-2025	82.00
sect8 - Section 8	306050	5/2/2025	05-2025	233.00
sect8 - Section 8	306051	5/2/2025	05-2025	108.00
sect8 - Section 8	306052	5/2/2025	05-2025	66.00
sect8 - Section 8	306053	5/2/2025	05-2025	74.00
sect8 - Section 8	306054	5/2/2025	05-2025	188.00
sect8 - Section 8	306055	5/2/2025	05-2025	11.00
sect8 - Section 8	306056	5/2/2025	05-2025	148.00
sect8 - Section 8	306057	5/2/2025	05-2025	66.00
sect8 - Section 8	306058	5/2/2025	05-2025	258.00
sect8 - Section 8	306059	5/2/2025	05-2025	225.00
sect8 - Section 8	306060	5/2/2025	05-2025	135.00
sect8 - Section 8	306061	5/2/2025	05-2025	100.00
sect8 - Section 8	306062	5/2/2025	05-2025	66.00
sect8 - Section 8	306063	5/2/2025	05-2025	74.00
sect8 - Section 8	306064	5/2/2025	05-2025	226.00
sect8 - Section 8	306065	5/2/2025	05-2025	36.00
sect8 - Section 8	306066	5/2/2025	05-2025	89.00



Payment Summary

Bank=sect8 AND mm/yy=05/2025-05/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	306067	5/2/2025	05-2025	213.00
sect8 - Section 8	306068	5/2/2025	05-2025	6.00
sect8 - Section 8	306069	5/2/2025	05-2025	205.00
sect8 - Section 8	306070	5/2/2025	05-2025	29.00
sect8 - Section 8	306071	5/2/2025	05-2025	69.00
sect8 - Section 8	306072	5/2/2025	05-2025	77.00
sect8 - Section 8	306073	5/2/2025	05-2025	78.00
sect8 - Section 8	306074	5/2/2025	05-2025	42.00
sect8 - Section 8	306075	5/2/2025	05-2025	332.00
sect8 - Section 8	306076	5/2/2025	05-2025	311.00
sect8 - Section 8	306077	5/2/2025	05-2025	213.00
sect8 - Section 8	306078	5/2/2025	05-2025	61.00
sect8 - Section 8	306079	5/2/2025	05-2025	272.00
sect8 - Section 8	306080	5/2/2025	05-2025	74.00
sect8 - Section 8	306081	5/2/2025	05-2025	4.00
sect8 - Section 8	306082	5/2/2025	05-2025	207.00
sect8 - Section 8	306083	5/2/2025	05-2025	163.00
sect8 - Section 8	306084	5/2/2025	05-2025	213.00
sect8 - Section 8	306085	5/2/2025	05-2025	66.00
sect8 - Section 8	306086	5/2/2025	05-2025	230.00
sect8 - Section 8	306087	5/2/2025	05-2025	213.00
sect8 - Section 8	306088	5/2/2025	05-2025	14.00
sect8 - Section 8	306089	5/2/2025	05-2025	103.00
sect8 - Section 8	306090	5/2/2025	05-2025	213.00
sect8 - Section 8	306091	5/2/2025	05-2025	209.00
sect8 - Section 8	306092	5/2/2025	05-2025	63.00
sect8 - Section 8	306093	5/2/2025	05-2025	58.00
sect8 - Section 8	306094	5/2/2025	05-2025	226.00
sect8 - Section 8	306095	5/2/2025	05-2025	74.00
sect8 - Section 8	306096	5/2/2025	05-2025	168.00
sect8 - Section 8	306097	5/2/2025	05-2025	141.00
sect8 - Section 8	306098	5/2/2025	05-2025	194.00
sect8 - Section 8	306099	5/2/2025	05-2025	311.00
sect8 - Section 8	306100	5/2/2025	05-2025	40.00
sect8 - Section 8	306101	5/2/2025	05-2025	205.00
sect8 - Section 8	306102	5/2/2025	05-2025	78.00
sect8 - Section 8	306103	5/2/2025	05-2025	45.00
sect8 - Section 8	306104	5/2/2025	05-2025	213.00
sect8 - Section 8	306105	5/2/2025	05-2025	213.00
sect8 - Section 8	306106	5/2/2025	05-2025	762.00
sect8 - Section 8	306107	5/2/2025	05-2025	74.00
sect8 - Section 8	306108	5/2/2025	05-2025	125.00
sect8 - Section 8	306109	5/2/2025	05-2025	19.00
sect8 - Section 8	306110	5/2/2025	05-2025	231.00
sect8 - Section 8	306111	5/2/2025	05-2025	205.00



Payment Summary

Bank=sect8 AND mm/yy=05/2025-05/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	306112		5/2/2025	05-2025	274.00
sect8 - Section 8	306113		5/2/2025	05-2025	231.00
sect8 - Section 8	306114		5/2/2025	05-2025	251.00
sect8 - Section 8	306115		5/2/2025	05-2025	15.00
sect8 - Section 8	306116		5/2/2025	05-2025	74.00
sect8 - Section 8	306117		5/2/2025	05-2025	405.00
sect8 - Section 8	306118		5/2/2025	05-2025	34.00
sect8 - Section 8	306119		5/2/2025	05-2025	43.00
sect8 - Section 8	306120		5/2/2025	05-2025	213.00
sect8 - Section 8	306121		5/2/2025	05-2025	49.00
sect8 - Section 8	306122		5/2/2025	05-2025	57.00
sect8 - Section 8	306123		5/2/2025	05-2025	5.00
sect8 - Section 8	306124		5/2/2025	05-2025	291.00
sect8 - Section 8	306125		5/2/2025	05-2025	78.00
sect8 - Section 8	306126		5/2/2025	05-2025	45.00
sect8 - Section 8	306127		5/2/2025	05-2025	238.00
sect8 - Section 8	306128		5/2/2025	05-2025	5.00
sect8 - Section 8	306129		5/2/2025	05-2025	58.00
sect8 - Section 8	306130		5/2/2025	05-2025	233.00
sect8 - Section 8	306131		5/2/2025	05-2025	237.00
sect8 - Section 8	306132		5/2/2025	05-2025	37.00
sect8 - Section 8	306133		5/2/2025	05-2025	66.00
sect8 - Section 8	306134		5/2/2025	05-2025	74.00
sect8 - Section 8	306135		5/2/2025	05-2025	236.00
sect8 - Section 8	306136		5/2/2025	05-2025	78.00
sect8 - Section 8	306137		5/2/2025	05-2025	99.00
sect8 - Section 8	306138		5/2/2025	05-2025	233.00
sect8 - Section 8	306139	tabachnayaly - Lyudmila Tabachnaya	5/2/2025	05-2025	1,209.00
sect8 - Section 8	306140	tahomaviewap - Mercy Housing Washington III	5/2/2025	05-2025	2,086.00
sect8 - Section 8	306141	talkingtonsh - Shannon Talkington	5/2/2025	05-2025	972.00
sect8 - Section 8	306142	taojin - Jin Tao	5/2/2025	05-2025	3,260.00
sect8 - Section 8	306143	targarealest - Targa Real Estate Services	5/2/2025	05-2025	1,126.00
sect8 - Section 8	306144	tdhometeam - TD Home Team Inc	5/2/2025	05-2025	2,472.00
sect8 - Section 8	306145	terraheights - Terra Heights Apartments LLC	5/2/2025	05-2025	8,152.00
sect8 - Section 8	306146	thearborsat - EPF Reit Corp	5/2/2025	05-2025	7,058.00
sect8 - Section 8	306147	theboulders - Westridges Apartments Property Owner LL	5/2/2025	05-2025	14,181.00
sect8 - Section 8	306148	thecrossing - Parkwood WPIG, LLC	5/2/2025	05-2025	12,445.00
sect8 - Section 8	306149	theharrison - The Harrison TNC LLC	5/2/2025	05-2025	4,531.00
sect8 - Section 8	306150	thejosephgro - Cedar One LLC	5/2/2025	05-2025	2,447.00
sect8 - Section 8	306151	theoryllc - Theory LLC	5/2/2025	05-2025	995.00
sect8 - Section 8	306152	theparkatfif - The Park At Fife LLC	5/2/2025	05-2025	1,464.00
sect8 - Section 8	306153	thepointeat - The Pointe TNC LLC	5/2/2025	05-2025	2,187.00
sect8 - Section 8	306154	thewillows - Willow WPIG LLC	5/2/2025	05-2025	6,217.00
sect8 - Section 8	306155	thodaydavid - David V. Thoday	5/2/2025	05-2025	1,484.00
sect8 - Section 8	306156	thurston - Thurston County Housing Authority	5/2/2025	05-2025	3,953.35



Payment Summary

Bank=sect8 AND mm/yy=05/2025-05/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	306157	timberlaneap - Timberlane Apartments LLC	5/2/2025	05-2025	1,393.00
sect8 - Section 8	306158	timbreapartm - GRE Medical Dental Building LLC	5/2/2025	05-2025	9,569.00
sect8 - Section 8	306159	tmtimellc - Marlena Ma	5/2/2025	05-2025	4,032.00
sect8 - Section 8	306160	totalpro - LAO LLC	5/2/2025	05-2025	947.00
sect8 - Section 8	306161	towncentre - PUG Investments LLC	5/2/2025	05-2025	1,066.00
sect8 - Section 8	306162	tranly - Ly Tran	5/2/2025	05-2025	872.00
sect8 - Section 8	306163	trantuananh - Tuan Anh H Tran	5/2/2025	05-2025	533.00
sect8 - Section 8	306164	trinhthanhlo - Thanh-Loan Trinh	5/2/2025	05-2025	1,437.00
sect8 - Section 8	306165	triparkresid - Tri-Park Residential Assoc LP	5/2/2025	05-2025	427.00
sect8 - Section 8	306166	troungsat - Sat Troung	5/2/2025	05-2025	2,495.00
sect8 - Section 8	306167	truongkevin - Kevin Truong	5/2/2025	05-2025	1,287.00
sect8 - Section 8	306168	tuscanycourt - 68th Street TNC LLC	5/2/2025	05-2025	916.00
sect8 - Section 8	306169	twinbridgesp - XARP Enterprises	5/2/2025	05-2025	1,400.00
sect8 - Section 8	306170	universityco - University Commons	5/2/2025	05-2025	2,964.00
sect8 - Section 8	306171	unjufincham - Un Ju Fincham	5/2/2025	05-2025	1,762.00
sect8 - Section 8	306172	v0000006 - Starboard Real Estate	5/2/2025	05-2025	6,496.00
sect8 - Section 8	306173	v0000008 - Lakeside Landing Apartments LLC	5/2/2025	05-2025	2,597.00
sect8 - Section 8	306174	v0000011 - Sawyer Trail Townhomes Phase I LLV	5/2/2025	05-2025	6,724.00
sect8 - Section 8	306175	v0000014 - Red Roof Rentals LLC	5/2/2025	05-2025	4,617.00
sect8 - Section 8	306176	v0000019 - Lisa Mclemore	5/2/2025	05-2025	2,138.00
sect8 - Section 8	306177	v0000023 - American Homes 4 Rent, L.P.	5/2/2025	05-2025	40,909.00
sect8 - Section 8	306178	v0000029 - JCL Management Inc., DBA Real Property M	5/2/2025	05-2025	25,914.00
sect8 - Section 8	306179	v0000032 - Suburban Realty INC	5/2/2025	05-2025	2,953.00
sect8 - Section 8	306180	v0000035 - Skyline Property Management LLC	5/2/2025	05-2025	4,959.00
sect8 - Section 8	306181	v0000039 - Beannetta Roberts	5/2/2025	05-2025	2,406.00
sect8 - Section 8	306182	v0000040 - Glacier Management Group LLC	5/2/2025	05-2025	1,338.00
sect8 - Section 8	306183	v0000042 - Mikhail Georgeshan	5/2/2025	05-2025	1,679.00
sect8 - Section 8	306184	v0000044 - Heather Fantasia	5/2/2025	05-2025	1,679.00
sect8 - Section 8	306185	v0000051 - Wildaire Court LLC	5/2/2025	05-2025	1,792.00
sect8 - Section 8	306186	v0000057 - Fife 96, LLC	5/2/2025	05-2025	6,908.00
sect8 - Section 8	306187	v0000060 - Dan VanGasken	5/2/2025	05-2025	2,898.00
sect8 - Section 8	306188	v0000061 - The Manchester Apartments	5/2/2025	05-2025	4,672.00
sect8 - Section 8	306189	v0000064 - SP/RGA Brookstone LP	5/2/2025	05-2025	22,593.00
sect8 - Section 8	306190	v0000066 - QBM LLC	5/2/2025	05-2025	817.00
sect8 - Section 8	306191	v0000084 - Andrey Smentyna	5/2/2025	05-2025	1,140.00
sect8 - Section 8	306192	v0000090 - Joseph Atkinson	5/2/2025	05-2025	2,087.00
sect8 - Section 8	306193	v0000091 - Steve Ludden	5/2/2025	05-2025	2,465.00
sect8 - Section 8	306194	v0000092 - Inception Real Estate LLC	5/2/2025	05-2025	1,028.00
sect8 - Section 8	306195	v0000093 - Jain	5/2/2025	05-2025	1,159.00
sect8 - Section 8	306196	v0000098 - Park 52 INC	5/2/2025	05-2025	12,351.00
sect8 - Section 8	306197	v0000124 - Janell Mitton	5/2/2025	05-2025	1,639.00
sect8 - Section 8	306198	v0000131 - Jennifer Zehrung	5/2/2025	05-2025	1,081.00
sect8 - Section 8	306199	v0000135 - Homes Plus Property Management LLC	5/2/2025	05-2025	4,032.00
sect8 - Section 8	306200	v0000137 - Yashwanth Kamalanath	5/2/2025	05-2025	2,200.00
sect8 - Section 8	306201	v0000138 - Sagareus Group LLC	5/2/2025	05-2025	397.00



Payment Summary

Bank=sect8 AND mm/yy=05/2025-05/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	306202	v0000145 - BCI Properties LLC	5/2/2025	05-2025	15,187.00
sect8 - Section 8	306203	v0000149 - Frank Chavez	5/2/2025	05-2025	2,549.00
sect8 - Section 8	306204	v0000150 - Anuradha Agarwal	5/2/2025	05-2025	2,400.00
sect8 - Section 8	306205	v0000155 - 5 Star Real Estate Services, INC	5/2/2025	05-2025	8,638.00
sect8 - Section 8	306206	v0000165 - Srinivasan Varippreddy	5/2/2025	05-2025	1,759.00
sect8 - Section 8	306207	v0000167 - Mohammed Anas Shaikh	5/2/2025	05-2025	1,989.00
sect8 - Section 8	306208	v0000170 - Canyon Grove Townhomes, LLC	5/2/2025	05-2025	1,877.00
sect8 - Section 8	306209	v0000171 - Jevons Property Management	5/2/2025	05-2025	4,838.00
sect8 - Section 8	306210	v0000173 - Lee Colonial Village LLC	5/2/2025	05-2025	3,523.00
sect8 - Section 8	306211	v0000177 - Royal 2 NWI TIC, LLC	5/2/2025	05-2025	1,295.00
sect8 - Section 8	306212	v0000181 - Manresa - Archdiocesan Housing Authority	5/2/2025	05-2025	2,890.00
sect8 - Section 8	306213	v0000182 - Eldredge NW, LLC	5/2/2025	05-2025	2,551.00
sect8 - Section 8	306214	v0000189 - ADN Assets LLC	5/2/2025	05-2025	2,550.00
sect8 - Section 8	306215	v0000191 - Jordan Epistola	5/2/2025	05-2025	2,935.00
sect8 - Section 8	306216	v0000197 - PURE Property Management of WA	5/2/2025	05-2025	19,883.00
sect8 - Section 8	306217	v0000200 - Mark Holman	5/2/2025	05-2025	1,425.00
sect8 - Section 8	306218	v0000209 - Johnnie Horn	5/2/2025	05-2025	2,795.00
sect8 - Section 8	306219	v0000210 - Oudomsouk Vongthavady	5/2/2025	05-2025	2,800.00
sect8 - Section 8	306220	v0000213 - Ninth Street Apartments LLC	5/2/2025	05-2025	4,281.00
sect8 - Section 8	306221	v0000217 - 3841 S Park Ave LLC	5/2/2025	05-2025	1,300.00
sect8 - Section 8	306222	v0000224 - Key Renter Tacoma Property Management	5/2/2025	05-2025	7,618.00
sect8 - Section 8	306223	v0000227 - Westmall Court Pine St LLC	5/2/2025	05-2025	2,487.00
sect8 - Section 8	306224	v0000230 - Narrows Property Management	5/2/2025	05-2025	7,366.00
sect8 - Section 8	306225	v0000235 - ACA WA, LLC	5/2/2025	05-2025	5,726.00
sect8 - Section 8	306226	v0000237 - Pacific Meridian WA, LLC	5/2/2025	05-2025	4,797.00
sect8 - Section 8	306227	v0000239 - Murray Road Apartments LLC	5/2/2025	05-2025	1,869.00
sect8 - Section 8	306228	v0000240 - Jessica Vasquez-Soltero	5/2/2025	05-2025	1,188.00
sect8 - Section 8	306229	v0000241 - Edgar Esquivel Canales	5/2/2025	05-2025	2,089.00
sect8 - Section 8	306230	v0000242 - Tarmigan at Wapato Creek	5/2/2025	05-2025	3,216.00
sect8 - Section 8	306231	v0000245 - Imran Farhat	5/2/2025	05-2025	1,686.00
sect8 - Section 8	306232	v0000250 - The Making A Difference Foundation	5/2/2025	05-2025	2,387.00
sect8 - Section 8	306233	v0000251 - Renters Warehouse Washington, LLC	5/2/2025	05-2025	1,095.00
sect8 - Section 8	306234	v0000265 - Thomas Moetaz	5/2/2025	05-2025	2,155.00
sect8 - Section 8	306235	v0000268 - Tiffany Johnson	5/2/2025	05-2025	2,835.00
sect8 - Section 8	306236	v0000270 - Bella SPE Owner LLC	5/2/2025	05-2025	5,823.00
sect8 - Section 8	306237	v0000271 - Nathan Hutchison	5/2/2025	05-2025	1,772.00
sect8 - Section 8	306238	v0000275 - Sandesh Sadalge	5/2/2025	05-2025	2,882.00
sect8 - Section 8	306239	v0000282 - Highland Manor Apartments LP	5/2/2025	05-2025	474.00
sect8 - Section 8	306240	v0000285 - Operation Red Dot, LLC	5/2/2025	05-2025	5,671.00
sect8 - Section 8	306241	v0000287 - Rainier Ridge Owner LLC	5/2/2025	05-2025	2,595.00
sect8 - Section 8	306242	v0000292 - Heather Clark	5/2/2025	05-2025	386.00
sect8 - Section 8	306243	v0000295 - 140th St LLC	5/2/2025	05-2025	1,121.00
sect8 - Section 8	306244	v0000302 - Pacific Apartment Investors LLC	5/2/2025	05-2025	1,011.00
sect8 - Section 8	306245	v0000303 - D2 Commercial Lending, LLC	5/2/2025	05-2025	1,295.00
sect8 - Section 8	306246	v0000307 - Mohamed Dobashi	5/2/2025	05-2025	1,623.00



Payment Summary

Bank=sect8 AND mm/yy=05/2025-05/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	306247	v0000310 - Double Z Inc. Property Management	5/2/2025	05-2025	9,045.00
sect8 - Section 8	306248	v0000311 - Arrowhead Park Lakewood LLC	5/2/2025	05-2025	13,174.00
sect8 - Section 8	306249	v0000319 - Spencer	5/2/2025	05-2025	2,199.00
sect8 - Section 8	306250	v0000323 - Meadow Park Brownstones LLC	5/2/2025	05-2025	7,801.00
sect8 - Section 8	306251	v0000324 - KT DV LLC	5/2/2025	05-2025	1,895.00
sect8 - Section 8	306252	v0000337 - Hall Northwest LLC	5/2/2025	05-2025	1,175.00
sect8 - Section 8	306253	v0000339 - Amoriss PNW Inc.	5/2/2025	05-2025	4,522.00
sect8 - Section 8	306254	v0000341 - Skyliner LLC	5/2/2025	05-2025	1,295.00
sect8 - Section 8	306255	v0000343 - MacPherson's IV LLC	5/2/2025	05-2025	1,605.00
sect8 - Section 8	306256	v0000351 - Leopold Dudley	5/2/2025	05-2025	692.00
sect8 - Section 8	306257	v0000353 - Lori Bish	5/2/2025	05-2025	1,575.00
sect8 - Section 8	306258	v0000354 - Abbey Lane Apartments LLC	5/2/2025	05-2025	1,347.00
sect8 - Section 8	306259	v0000355 - Raynee Branch	5/2/2025	05-2025	663.00
sect8 - Section 8	306260	v0000357 - Octavio Serrano	5/2/2025	05-2025	1,410.00
sect8 - Section 8	306261	v0000360 - Harinath Babu Sakamuri	5/2/2025	05-2025	3,493.00
sect8 - Section 8	306262	v0000364 - TLUS RISE Milton Copper Limited Partnership	5/2/2025	05-2025	5,023.00
sect8 - Section 8	306263	v0000368 - Allenmore Brownstones LLC	5/2/2025	05-2025	1,927.00
sect8 - Section 8	306264	v0000372 - Rito G Ponce	5/2/2025	05-2025	1,138.00
sect8 - Section 8	306265	v0000375 - Orchard View	5/2/2025	05-2025	1,278.00
sect8 - Section 8	306266	v0000383 - Spartan Agency	5/2/2025	05-2025	4,086.00
sect8 - Section 8	306267	v0000389 - Nicholas Schwartz	5/2/2025	05-2025	881.00
sect8 - Section 8	306268	v0000390 - Correne Hall	5/2/2025	05-2025	1,266.00
sect8 - Section 8	306269	v0000392 - Ragaey Elbasiony	5/2/2025	05-2025	2,091.00
sect8 - Section 8	306270	v0000398 - Century 21 North Homes Realty	5/2/2025	05-2025	1,352.00
sect8 - Section 8	306271	v0000399 - University Crossings LLC	5/2/2025	05-2025	1,222.00
sect8 - Section 8	306272	v0000407 - Boylston WPIG LLC	5/2/2025	05-2025	3,642.00
sect8 - Section 8	306273	v0000408 - Andre Kravchenko	5/2/2025	05-2025	1,150.00
sect8 - Section 8	306274	v0000410 - Yanka Boyadzhieva	5/2/2025	05-2025	1,891.00
sect8 - Section 8	306275	v0000416 - Fircrest Star LLC	5/2/2025	05-2025	2,824.00
sect8 - Section 8	306276	v0000419 - Fairways TIC Manager LLC	5/2/2025	05-2025	7,780.00
sect8 - Section 8	306277	v0000421 - Tajinder Singh Dhillon	5/2/2025	05-2025	2,824.00
sect8 - Section 8	306278	v0000428 - Plateau 176 LLC	5/2/2025	05-2025	4,519.00
sect8 - Section 8	306279	v0000431 - Spanaway Collective Estates LLC	5/2/2025	05-2025	1,210.00
sect8 - Section 8	306280	v0000433 - Amyson Varughese	5/2/2025	05-2025	1,843.00
sect8 - Section 8	306281	v0000438 - SG MF Sierra Sun Investors LLC	5/2/2025	05-2025	5,172.00
sect8 - Section 8	306282	v0000444 - Lena M Williams	5/2/2025	05-2025	2,520.00
sect8 - Section 8	306283	v0000445 - RGPD LLC dba Ruby Apartments	5/2/2025	05-2025	2,823.00
sect8 - Section 8	306284	v0000446 - Jonathan Clark	5/2/2025	05-2025	1,163.00
sect8 - Section 8	306285	v0000449 - Rayco Alliance Company LLC	5/2/2025	05-2025	1,286.00
sect8 - Section 8	306286	v0000453 - Valentin Vakebila	5/2/2025	05-2025	1,678.00
sect8 - Section 8	306287	v0000455 - Rochelle Dabney	5/2/2025	05-2025	2,392.00
sect8 - Section 8	306288	v0000461 - Winsor Square Apartments LLC	5/2/2025	05-2025	1,287.00
sect8 - Section 8	306289	v0000465 - Aster Townhomes LLC	5/2/2025	05-2025	2,764.00
sect8 - Section 8	306290	v0000466 - Arav Ventures LLC	5/2/2025	05-2025	2,616.00
sect8 - Section 8	306291	v0000479 - Kenneth R Ferguson	5/2/2025	05-2025	3,083.00



Payment Summary

Bank=sect8 AND mm/yy=05/2025-05/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

sect8 - Section 8	306292	v0000484 - Vicky L Wyatt	5/2/2025	05-2025	1,258.00
sect8 - Section 8	306293	v0000486 - Peoples Real Estate	5/2/2025	05-2025	1,808.00
sect8 - Section 8	306294	v0000490 - Mark C Reid	5/2/2025	05-2025	756.00
sect8 - Section 8	306295	v0000503 - Utopia Property Management	5/2/2025	05-2025	6,473.00
sect8 - Section 8	306296	v0000504 - Hong Phuong Truong	5/2/2025	05-2025	2,968.00
sect8 - Section 8	306297	v0000515 - Douglas Haugh	5/2/2025	05-2025	1,578.00
sect8 - Section 8	306298	v0000517 - LASA	5/2/2025	05-2025	16,147.00
sect8 - Section 8	306299	v0000532 - Alik Gushevatty	5/2/2025	05-2025	1,420.00
sect8 - Section 8	306300	v0000537 - Gael Yimen Yimga	5/2/2025	05-2025	2,419.00
sect8 - Section 8	306301	v0000539 - Roxanne Metcalf	5/2/2025	05-2025	3,232.00
sect8 - Section 8	306302	v0000541 - BNB Securities LLC	5/2/2025	05-2025	990.00
sect8 - Section 8	306303	v0000544 - Bella Vista Business	5/2/2025	05-2025	1,695.00
sect8 - Section 8	306304	v0000547 - Mynd Management Inc	5/2/2025	05-2025	3,676.00
sect8 - Section 8	306305	v0000549 - Foothill Properties Management LLC	5/2/2025	05-2025	5,081.00
sect8 - Section 8	306306	v0000553 - Country Mobile MHC LLC	5/2/2025	05-2025	1,861.00
sect8 - Section 8	306307	v0000563 - Brandee Percosky	5/2/2025	05-2025	1,563.00
sect8 - Section 8	306308	v0000564 - Nordic Real Estate LLC	5/2/2025	05-2025	6,331.00
sect8 - Section 8	306309	v0000566 - PPS Homes LLC	5/2/2025	05-2025	3,025.00
sect8 - Section 8	306310	v0000567 - VBT The Lookout LLC	5/2/2025	05-2025	6,567.00
sect8 - Section 8	306311	v0000570 - CR Hanna Midtown Communities	5/2/2025	05-2025	1,403.00
sect8 - Section 8	306312	v0000577 - Mahmoud Ahmed	5/2/2025	05-2025	1,360.00
sect8 - Section 8	306313	v0000591 - ELink Realty	5/2/2025	05-2025	2,163.00
sect8 - Section 8	306314	v0000598 - GRE River Grove LLC	5/2/2025	05-2025	1,423.00
sect8 - Section 8	306315	v0000600 - Fircrest Gardens Apartments LLC	5/2/2025	05-2025	1,321.00
sect8 - Section 8	306316	v0000602 - Tony & Barbara Patrinicola	5/2/2025	05-2025	1,926.00
sect8 - Section 8	306317	v0000604 - Xun Kang	5/2/2025	05-2025	2,456.00
sect8 - Section 8	306318	v0000605 - Germain Frantz	5/2/2025	05-2025	1,649.00
sect8 - Section 8	306319	v0000609 - Sundance 7427 LLC	5/2/2025	05-2025	12,705.00
sect8 - Section 8	306320	v0000611 - Joshua Kirkbride	5/2/2025	05-2025	770.00
sect8 - Section 8	306321	v0000620 - Deborah Simpson	5/2/2025	05-2025	3,116.00
sect8 - Section 8	306322	v0000621 - JD & JB Enterprises LLC	5/2/2025	05-2025	2,150.00
sect8 - Section 8	306323	v0000623 - Marissa Eyon	5/2/2025	05-2025	485.00
sect8 - Section 8	306324	v0000628 - Tam Mai	5/2/2025	05-2025	2,593.00
sect8 - Section 8	306325	v0000629 - John Brodie	5/2/2025	05-2025	2,682.00
sect8 - Section 8	306326	v0000637 - Twenty Four Apartments LLC	5/2/2025	05-2025	9,505.00
sect8 - Section 8	306327	v0000638 - Pa-Foday Jaiteh	5/2/2025	05-2025	1,700.00
sect8 - Section 8	306328	v0000642 - Sage Lakewood LLC	5/2/2025	05-2025	962.00
sect8 - Section 8	306329	v0000655 - Southern Pines 50 LLC	5/2/2025	05-2025	4,022.00
sect8 - Section 8	306330	v0000663 - Kapowsin Country Park LLC	5/2/2025	05-2025	1,068.00
sect8 - Section 8	306331	v0000664 - Beyond Seattle Realty LLC	5/2/2025	05-2025	1,319.00
sect8 - Section 8	306332	v0000668 - Jensen Properties NW LLC	5/2/2025	05-2025	2,576.00
sect8 - Section 8	306333	v0000670 - Gavin Chan	5/2/2025	05-2025	2,655.00
sect8 - Section 8	306334	v0000675 - Dennis Ruff	5/2/2025	05-2025	1,967.00
sect8 - Section 8	306335	v0000678 - dba The Dock at Surprise Lake	5/2/2025	05-2025	3,978.00
sect8 - Section 8	306336	v0000685 - Jerry Wolfe	5/2/2025	05-2025	743.00



Payment Summary

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sect8 - Section 8	306337	v0000699 - GyG Golden Gates LLC	5/2/2025	05-2025	1,171.00
sect8 - Section 8	306338	v0000703 - Kyle Denbrook	5/2/2025	05-2025	1,255.00
sect8 - Section 8	306339	v0000711 - Robert Perez	5/2/2025	05-2025	2,588.00
sect8 - Section 8	306340	v0000718 - SunFire Property Management	5/2/2025	05-2025	1,513.00
sect8 - Section 8	306341	v0000720 - Sione Unga	5/2/2025	05-2025	1,339.00
sect8 - Section 8	306342	v0000721 - Seattle Rental Boat LLC	5/2/2025	05-2025	747.00
sect8 - Section 8	306343	valleyviewap - Dominion Valley View Associates	5/2/2025	05-2025	4,961.00
sect8 - Section 8	306344	vanbuskirkfa - Van Buskirk Family LLC	5/2/2025	05-2025	1,158.00
sect8 - Section 8	306345	vancouve - Vancouver Housing Authority	5/2/2025	05-2025	8,835.34
sect8 - Section 8	306346	vanessaview - KEI Apartment Fund 6 LLC	5/2/2025	05-2025	5,129.00
sect8 - Section 8	306347	vhcresidenti - VHC Residential LLC	5/2/2025	05-2025	564.00
sect8 - Section 8	306348	viewbyvintag - View By Vintage LP	5/2/2025	05-2025	18,665.00
sect8 - Section 8	306349	villageatsee - Inland Residential Real Estate Services	5/2/2025	05-2025	28,719.00
sect8 - Section 8	306350	villagesquar - Village Square Apartments	5/2/2025	05-2025	1,869.00
sect8 - Section 8	306351	villaplazaap - Villa Plaza Apartments	5/2/2025	05-2025	883.00
sect8 - Section 8	306352	vintageattac - Vintage At Tacoma, LLC	5/2/2025	05-2025	9,458.00
sect8 - Section 8	306353	vistaproper - Vista Property Management LLC	5/2/2025	05-2025	9,384.00
sect8 - Section 8	306354	vistaviewtow - Puget Sound TNC LLC	5/2/2025	05-2025	3,397.00
sect8 - Section 8	306355	wa003bremert - Bremerton Housing Authority	5/2/2025	05-2025	1,715.34
sect8 - Section 8	306356	waichanleung - Leung Wai Chan	5/2/2025	05-2025	1,629.00
sect8 - Section 8	306357	waldmeister - Robert Bonneville	5/2/2025	05-2025	1,066.00
sect8 - Section 8	306358	wangjie - Lacey Invest LLC	5/2/2025	05-2025	1,291.00
sect8 - Section 8	306359	waterfallapa - Jacob Cohen	5/2/2025	05-2025	1,346.00
sect8 - Section 8	306360	waverlymanor - BESS Company Inc	5/2/2025	05-2025	3,355.00
sect8 - Section 8	306361	weidenbacher - Kum Cha Weidenbacher	5/2/2025	05-2025	1,330.00
sect8 - Section 8	306362	westmainapar - Northshore Associates LLC	5/2/2025	05-2025	845.00
sect8 - Section 8	306363	westminstert - PCS Kent LP	5/2/2025	05-2025	10,220.00
sect8 - Section 8	306364	westsidestat - North Pearl Street Limited Partnership	5/2/2025	05-2025	3,027.00
sect8 - Section 8	306365	westwoodapar - Northshore Associates LLC	5/2/2025	05-2025	1,179.00
sect8 - Section 8	306366	westwoodpark - Westwood Park 815 LLC	5/2/2025	05-2025	1,293.00
sect8 - Section 8	306367	westwoodsqua - Peninsula Properties LLC	5/2/2025	05-2025	3,348.00
sect8 - Section 8	306368	wetmoremerce - Mercedes Wetmore	5/2/2025	05-2025	1,103.00
sect8 - Section 8	306369	whalenmichae - Michael Whalen	5/2/2025	05-2025	4,900.00
sect8 - Section 8	306370	wiedersc - Scott Wieder	5/2/2025	05-2025	1,753.00
sect8 - Section 8	306371	wilcoxnick - Nick Wilcox	5/2/2025	05-2025	2,147.00
sect8 - Section 8	306372	williamsmarc - Williams, Marcy A.	5/2/2025	05-2025	484.00
sect8 - Section 8	306373	williamsmark - Mark Williams	5/2/2025	05-2025	488.00
sect8 - Section 8	306374	williamsrene - Renee Williams-Ivery	5/2/2025	05-2025	1,702.00
sect8 - Section 8	306375	willowgreenv - Willow Green Village Apartments LLC	5/2/2025	05-2025	2,683.00
sect8 - Section 8	306376	willowhill - Willow Hill LLC	5/2/2025	05-2025	1,473.00
sect8 - Section 8	306377	willowspring - Willow Diamond LLC	5/2/2025	05-2025	988.00
sect8 - Section 8	306378	wilsondave - Dave Wilson	5/2/2025	05-2025	2,319.00
sect8 - Section 8	306379	windermere - View Road LLC	5/2/2025	05-2025	1,194.00
sect8 - Section 8	306380	windridgeapa - Windridge Apartment, LLC	5/2/2025	05-2025	2,401.00
sect8 - Section 8	306381	wisteriawalk - Wisteria Housing LP	5/2/2025	05-2025	18,921.00



Payment Summary

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sect8 - Section 8	306382	wonderlandap - Yuan Zhang	5/2/2025	05-2025	1,653.00
sect8 - Section 8	306383	wongdaniel - Daniel Wong	5/2/2025	05-2025	3,919.00
sect8 - Section 8	306384	woodlakeesta - Williamswood Estates LLC	5/2/2025	05-2025	1,528.00
sect8 - Section 8	306385	woodmarkapar - CR Woodmark Communities LLC	5/2/2025	05-2025	39,030.00
sect8 - Section 8	306386	woodshireapa - S & B Rental Properties	5/2/2025	05-2025	3,078.00
sect8 - Section 8	306387	wrightcarl - Carl Wright	5/2/2025	05-2025	2,320.00
sect8 - Section 8	306388	wrightmark - Mark Wright	5/2/2025	05-2025	637.00
sect8 - Section 8	306389	yichung - Chung H Yi	5/2/2025	05-2025	2,277.00
sect8 - Section 8	306390	yokestimothy - Timothy Yokes	5/2/2025	05-2025	882.00
sect8 - Section 8	306391	yorkerbrian - Brian Yorker	5/2/2025	05-2025	960.00
sect8 - Section 8	306392	yzinternatio - Hailing Zhang	5/2/2025	05-2025	1,107.00
sect8 - Section 8	306393	zaverijesal - Jesal Zaveri	5/2/2025	05-2025	1,400.00
sect8 - Section 8	306394	zessindebbie - Debbie M Zessin	5/2/2025	05-2025	1,047.00
sect8 - Section 8	306395	zurichhouse - Penninsula Properties LLC	5/2/2025	05-2025	3,465.00
sect8 - Section 8	306396		5/16/2025	05-2025	275.00
sect8 - Section 8	306397	aladdincamel - Aladdin Camelot Apartments LLC	5/16/2025	05-2025	534.00
sect8 - Section 8	306398	altaapartmen - Tyroda LLC	5/16/2025	05-2025	2,619.00
sect8 - Section 8	306399	brookstone - Brookstone Venture LLC	5/16/2025	05-2025	1,530.00
sect8 - Section 8	306400	canterbrookv - Canterbrook Village Apts, LLC	5/16/2025	05-2025	1,490.00
sect8 - Section 8	306401	chamberscree - Randall Realty Corp	5/16/2025	05-2025	434.00
sect8 - Section 8	306402	chateauraini - Chateau Rainier Apts	5/16/2025	05-2025	6.00
sect8 - Section 8	306403	citizenooke - CLPF C&O Lakewood LLC	5/16/2025	05-2025	4,500.00
sect8 - Section 8	306404	coppervalley - Copper Valley Apartments LLC	5/16/2025	05-2025	3,404.00
sect8 - Section 8	306405	corvinproper - Corvin Properties LLC	5/16/2025	05-2025	734.00
sect8 - Section 8	306406	countrystat - Country Estates Apartments	5/16/2025	05-2025	1,314.00
sect8 - Section 8	306407	countrygable - Country Gables LLC	5/16/2025	05-2025	205.00
sect8 - Section 8	306408	gatewaybyvin - Gateway By Vintage LP	5/16/2025	05-2025	1,951.00
sect8 - Section 8	306409	glenbrookapa - Fair Ave Delaware LLC	5/16/2025	05-2025	3,207.00
sect8 - Section 8	306410	goldenvalley - Golden Valley MHC LLC	5/16/2025	05-2025	42.00
sect8 - Section 8	306411	heathercourt - HC 12712C LLC	5/16/2025	05-2025	1,300.00
sect8 - Section 8	306412	hendersonjam - James Henderson	5/16/2025	05-2025	590.00
sect8 - Section 8	306413	hoosmoreshel - Shelley Osmore	5/16/2025	05-2025	123.00
sect8 - Section 8	306414	hudsoncourt - VDA LLC	5/16/2025	05-2025	1,136.00
sect8 - Section 8	306415	ih3property - IH3 Property Borrower LP	5/16/2025	05-2025	821.00
sect8 - Section 8	306416	ih4propwa - IH4 Property Washington LP	5/16/2025	05-2025	3,965.00
sect8 - Section 8	306417	ih6propborro - IH6 Property Borrower LP	5/16/2025	05-2025	1,977.00
sect8 - Section 8	306418	johnstonjacq - Jacqueline Johnston	5/16/2025	05-2025	523.00
sect8 - Section 8	306419	kingcountyho - King County Housing Authority	5/16/2025	05-2025	5,455.39
sect8 - Section 8	306420	koreanwo - Korean Women's Association	5/16/2025	05-2025	2,544.00
sect8 - Section 8	306421	lakewood16 - Lakewood 16, LLC	5/16/2025	05-2025	2,786.00
sect8 - Section 8	306422	lakewoodmead - Fairfield Lakewood Meadows LP	5/16/2025	05-2025	773.00
sect8 - Section 8	306423	lakewoodvill - Lakewood Village Apts	5/16/2025	05-2025	2,470.00
sect8 - Section 8	306424	lihisunsetme - LIHI Sunset Meadows LLC	5/16/2025	05-2025	32.00
sect8 - Section 8	306425	montgrove - Montgrove Manor	5/16/2025	05-2025	420.00
sect8 - Section 8	306426	pacificridge - Thai And Truong General Partnership	5/16/2025	05-2025	51.00



Payment Summary

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sect8 - Section 8	306427	parklandmano - Metropolitan Development Council	5/16/2025	05-2025	1,212.00
sect8 - Section 8	306428	quixotecommu - Panza	5/16/2025	05-2025	398.00
sect8 - Section 8	306429	reiysparklan - Reiys Parkland LLC	5/16/2025	05-2025	19.00
sect8 - Section 8	306430	rentalsnorth - Rentals Northwest LLC	5/16/2025	05-2025	215.00
sect8 - Section 8	306431	robinsonraym - Raymond Fred Robinson	5/16/2025	05-2025	423.00
sect8 - Section 8	306432	sandhuma - Manjit K Sandhu	5/16/2025	05-2025	444.00
sect8 - Section 8	306433	scenicpines - VBT Scenic Pines LLC	5/16/2025	05-2025	283.00
sect8 - Section 8	306434	siennaparkap - GFS Sienna LLC	5/16/2025	05-2025	1,765.00
sect8 - Section 8	306435	singhtarloch - Kindred Property Management	5/16/2025	05-2025	1.00
sect8 - Section 8	306436	southhillbyv - South Hill By Vintage LLC	5/16/2025	05-2025	127.00
sect8 - Section 8	306437		5/16/2025	05-2025	291.00
sect8 - Section 8	306438		5/16/2025	05-2025	288.00
sect8 - Section 8	306439		5/16/2025	05-2025	187.00
sect8 - Section 8	306440		5/16/2025	05-2025	308.00
sect8 - Section 8	306441		5/16/2025	05-2025	23.00
sect8 - Section 8	306442		5/16/2025	05-2025	48.00
sect8 - Section 8	306443		5/16/2025	05-2025	59.00
sect8 - Section 8	306444		5/16/2025	05-2025	30.00
sect8 - Section 8	306445	thurston - Thurston County Housing Authority	5/16/2025	05-2025	4,755.68
sect8 - Section 8	306446	timbreapartm - GRE Medical Dental Building LLC	5/16/2025	05-2025	431.00
sect8 - Section 8	306447	v0000023 - American Homes 4 Rent, L.P.	5/16/2025	05-2025	130.00
sect8 - Section 8	306448	v0000035 - Skyline Property Management LLC	5/16/2025	05-2025	300.00
sect8 - Section 8	306449	v0000064 - SP/RGA Brookstone LP	5/16/2025	05-2025	2,155.00
sect8 - Section 8	306450	v0000145 - BCI Properties LLC	5/16/2025	05-2025	706.00
sect8 - Section 8	306451	v0000197 - PURE Property Management of WA	5/16/2025	05-2025	578.00
sect8 - Section 8	306452	v0000224 - Key Renter Tacoma Property Management	5/16/2025	05-2025	1,744.00
sect8 - Section 8	306453	v0000245 - Imran Farhat	5/16/2025	05-2025	1,314.00
sect8 - Section 8	306454	v0000256 - Patricia Gilliland & Christopher Smith	5/16/2025	05-2025	2,000.00
sect8 - Section 8	306455	v0000285 - Operation Red Dot, LLC	5/16/2025	05-2025	3,011.00
sect8 - Section 8	306456	v0000310 - Double Z Inc. Property Management	5/16/2025	05-2025	2,810.00
sect8 - Section 8	306457	v0000419 - Fairways TIC Manager LLC	5/16/2025	05-2025	96.00
sect8 - Section 8	306458	v0000517 - LASA	5/16/2025	05-2025	2,821.00
sect8 - Section 8	306459	v0000709 - Alvin Nguyen	5/16/2025	05-2025	2,748.00
sect8 - Section 8	306460	v0000728 - Kevin Wurn	5/16/2025	05-2025	3,831.00
sect8 - Section 8	306461	v0000758 - Venture Development LLC	5/16/2025	05-2025	1,382.00
sect8 - Section 8	306462	v0000760 - Dung Trinh	5/16/2025	05-2025	1,995.00
sect8 - Section 8	306463	v0000771 - Mica Bay Investments LLC	5/16/2025	05-2025	2,600.00
sect8 - Section 8	306464	vistapropert - Vista Property Management LLC	5/16/2025	05-2025	10.00
sect8 - Section 8	306465	westminstert - PCS Kent LP	5/16/2025	05-2025	3,370.00
sect8 - Section 8	306466	willowspring - Willow Diamond LLC	5/16/2025	05-2025	2,870.00
sect8 - Section 8	306467	wrightcarl - Carl Wright	5/16/2025	05-2025	63.00
sect8 - Section 8	356793	v0000600 - Fircrest Gardens Apartments LLC	5/14/2025	05-2025	-1,321.00
sect8 - Section 8	356918	v0000594 - HPA II Borrower 2021-1LLC	5/29/2025	05-2025	-2,945.00
sect8 - Section 8	356953	v0000217 - 3841 S Park Ave LLC	5/7/2025	05-2025	-1,350.00
sect8 - Section 8	356971	marcosouthwe - Marse McNaughton	4/1/2025	05-2025	-1,130.00



Payment Summary

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sect8 - Section 8	357005	v0000283 - Calfield LLC	5/22/2025	05-2025	-1,100.00
sect8 - Section 8	357050	v0000594 - HPA II Borrower 2021-1LLC	5/29/2025	05-2025	-2,945.00
sect8 - Section 8	357092	v0000482 - Bradley Park Apartment LLC	5/29/2025	05-2025	-1,885.00
sect8 - Section 8	357100		5/1/2025	05-2025	92.00
sect8 - Section 8	357101		5/1/2025	05-2025	41.00
sect8 - Section 8	357102	belaraapartm - KW Lakeland LLC	5/1/2025	05-2025	2,466.00
sect8 - Section 8	357103	harborviewma - Harbor View Manor LLP	5/1/2025	05-2025	2,592.00
sect8 - Section 8	357104	harriscounty - Harris County Housing Authority	5/1/2025	05-2025	4,179.68
sect8 - Section 8	357105	hochahalbalb - Balbir Chahal	5/1/2025	05-2025	968.00
sect8 - Section 8	357106	johnsonfrank - Frank Johnson	5/1/2025	05-2025	1,450.00
sect8 - Section 8	357107	legacyapartm - The Legacy Associates	5/1/2025	05-2025	886.00
sect8 - Section 8	357108	montgom - HOC Of Montgomery County	5/1/2025	05-2025	624.13
sect8 - Section 8	357109	swidaho - SW Idaho Coop., H A	5/1/2025	05-2025	1,743.34
sect8 - Section 8	357110		5/1/2025	05-2025	110.00
sect8 - Section 8	357111		5/1/2025	05-2025	58.00
sect8 - Section 8	357112		5/1/2025	05-2025	87.00
sect8 - Section 8	357113		5/1/2025	05-2025	1.00
sect8 - Section 8	357114		5/1/2025	05-2025	103.00
sect8 - Section 8	357115		5/1/2025	05-2025	244.00
sect8 - Section 8	357116		5/1/2025	05-2025	465.00
sect8 - Section 8	357117		5/1/2025	05-2025	426.00
sect8 - Section 8	357118		5/1/2025	05-2025	82.00
sect8 - Section 8	357119		5/1/2025	05-2025	405.00
sect8 - Section 8	357120	townhomesmou - TA Sumner Fee Owner LLC	5/1/2025	05-2025	896.00
sect8 - Section 8	357121	v0000003 - CJK Property Management	5/1/2025	05-2025	476.00
sect8 - Section 8	357122	v0000010 - Grand Prairie Housing	5/1/2025	05-2025	1,416.34
sect8 - Section 8	357123	v0000013 - KTM Properties	5/1/2025	05-2025	420.00
sect8 - Section 8	357124	v0000025 - vSJC Management	5/1/2025	05-2025	1,805.00
sect8 - Section 8	357125	v0000033 - Hidden Villa Apartments LLC	5/1/2025	05-2025	877.00
sect8 - Section 8	357126	v0000048 - Glacier Run Partners II L.L.C	5/1/2025	05-2025	2,378.00
sect8 - Section 8	357127	v0000059 - 168 Norpoint LLC	5/1/2025	05-2025	1,420.00
sect8 - Section 8	357128	v0000080 - Re/Max Northwest	5/1/2025	05-2025	1,639.00
sect8 - Section 8	357129	v0000102 - Avana Chestnut Hills	5/1/2025	05-2025	1,482.00
sect8 - Section 8	357130	v0000132 - Randall Realty Corp	5/1/2025	05-2025	1,343.00
sect8 - Section 8	357131	v0000144 - Melissa Koenig	5/1/2025	05-2025	3,007.00
sect8 - Section 8	357132	v0000151 - One Way Properties, LLC	5/1/2025	05-2025	2,595.00
sect8 - Section 8	357133	v0000164 - Big Sis Little Sis Enterprises, LLC	5/1/2025	05-2025	1,334.00
sect8 - Section 8	357134	v0000169 - Curtis Clemons	5/1/2025	05-2025	492.00
sect8 - Section 8	357135	v0000183 - IH6 Property Borrower LP - AP	5/1/2025	05-2025	10,279.00
sect8 - Section 8	357136	v0000202 - Richard Rolle	5/1/2025	05-2025	1,466.00
sect8 - Section 8	357137	v0000215 - Remax Honors	5/1/2025	05-2025	5,291.00
sect8 - Section 8	357138	v0000223 - 40th Street TNC LLC	5/1/2025	05-2025	1,490.00
sect8 - Section 8	357139	v0000248 - Eagle Mountain Properties LLC	5/1/2025	05-2025	2,352.00
sect8 - Section 8	357140	v0000258 - Pacific Ridge CMS LLC	5/1/2025	05-2025	1,509.00
sect8 - Section 8	357141	v0000264 - Latitude 47 Mixed Use Building LLC	5/1/2025	05-2025	2,067.00



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sect8 - Section 8	357142	v0000272 - Mark Twain Apartments LLC	5/1/2025	05-2025	989.00
sect8 - Section 8	357143	v0000274 - Vista Del Rey Apartments	5/1/2025	05-2025	903.00
sect8 - Section 8	357144	v0000279 - Property Management Group LLC	5/1/2025	05-2025	1,255.00
sect8 - Section 8	357145	v0000288 - Solace at Rainier Ridge	5/1/2025	05-2025	2,306.00
sect8 - Section 8	357146	v0000305 - Yong Ahn	5/1/2025	05-2025	3,339.00
sect8 - Section 8	357147	v0000309 - Tecton Corporation	5/1/2025	05-2025	1,536.00
sect8 - Section 8	357148	v0000322 - Palermo at Lakeland LLC	5/1/2025	05-2025	2,205.00
sect8 - Section 8	357149	v0000331 - Trimark-Hoyt Road, LLC	5/1/2025	05-2025	1,509.00
sect8 - Section 8	357150	v0000346 - Hidden Glen MHC LLC	5/1/2025	05-2025	488.00
sect8 - Section 8	357151	v0000349 - NWI R1, LLC	5/1/2025	05-2025	2,011.00
sect8 - Section 8	357152	v0000361 - W & W Investment Properties	5/1/2025	05-2025	1,281.00
sect8 - Section 8	357153	v0000363 - Surat Chatha	5/1/2025	05-2025	955.00
sect8 - Section 8	357154	v0000367 - Sandco Properties, Inc	5/1/2025	05-2025	2,931.00
sect8 - Section 8	357155	v0000370 - Ironridge Capital LLC	5/1/2025	05-2025	1,795.00
sect8 - Section 8	357156	v0000374 - MJ Development LLC	5/1/2025	05-2025	1,204.00
sect8 - Section 8	357157	v0000379 - Denton Housing Authority	5/1/2025	05-2025	1,433.13
sect8 - Section 8	357158	v0000396 - Dallas County	5/1/2025	05-2025	2,129.34
sect8 - Section 8	357159	v0000401 - Deerfield LLC	5/1/2025	05-2025	1,573.00
sect8 - Section 8	357160	v0000405 - Lawndale Apartments LLC	5/1/2025	05-2025	2,550.00
sect8 - Section 8	357161	v0000415 - McKinney Housing Authority	5/1/2025	05-2025	1,268.00
sect8 - Section 8	357162	v0000418 - Christina M Campbell	5/1/2025	05-2025	2,700.00
sect8 - Section 8	357163	v0000426 - American Lake Townhomes, LLLP	5/1/2025	05-2025	1,249.00
sect8 - Section 8	357164	v0000437 - Fort Worth Housing Solutions	5/1/2025	05-2025	1,950.34
sect8 - Section 8	357165	v0000451 - Evergreen Acres Family LLC	5/1/2025	05-2025	1,800.00
sect8 - Section 8	357166	v0000457 - Radimir Mandzyuk	5/1/2025	05-2025	813.00
sect8 - Section 8	357167	v0000460 - Giovanna Iovino	5/1/2025	05-2025	1,140.00
sect8 - Section 8	357168	v0000473 - Lincoln Court TNC LLC	5/1/2025	05-2025	1,016.00
sect8 - Section 8	357169	v0000487 - Four Lakes Apartments LLC	5/1/2025	05-2025	991.00
sect8 - Section 8	357170	v0000495 - David Asher	5/1/2025	05-2025	541.00
sect8 - Section 8	357171	v0000510 - Marco Sound LLC	5/1/2025	05-2025	1,671.00
sect8 - Section 8	357172	v0000511 - Copper Way Apartments LLC	5/1/2025	05-2025	12,101.00
sect8 - Section 8	357173	v0000513 - Marc Jerry Estinville	5/1/2025	05-2025	3,395.00
sect8 - Section 8	357174	v0000522 - VBC Mason Avenue III LP	5/1/2025	05-2025	1,246.00
sect8 - Section 8	357175	v0000525 - Vacation Villas LLC	5/1/2025	05-2025	11,111.00
sect8 - Section 8	357176	v0000529 - TA Main Fee Owner LLC	5/1/2025	05-2025	3,593.00
sect8 - Section 8	357177	v0000536 - Marqise Allen	5/1/2025	05-2025	2,710.00
sect8 - Section 8	357178	v0000538 - Sasikanth Reddy	5/1/2025	05-2025	1,530.00
sect8 - Section 8	357179	v0000543 - Margarita Sedrakyan	5/1/2025	05-2025	2,859.00
sect8 - Section 8	357180	v0000545 - Sparq Living LLC	5/1/2025	05-2025	14,150.00
sect8 - Section 8	357181	v0000561 - 2024-1 IH Borrower LP	5/1/2025	05-2025	1,396.00
sect8 - Section 8	357182	v0000579 - Josephine Heany	5/1/2025	05-2025	1,634.00
sect8 - Section 8	357183	v0000581 - Washington County Department of Housing	5/1/2025	05-2025	2,000.34
sect8 - Section 8	357184	v0000582 - Housing Hilltop	5/1/2025	05-2025	9,743.00
sect8 - Section 8	357185	v0000584 - HPA CL1 LLC	5/1/2025	05-2025	2,307.00
sect8 - Section 8	357186	v0000587 - Cavalier Park Investment Homes LLC	5/1/2025	05-2025	1,333.00



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sect8 - Section 8	357187	v0000590 - Jen Family Properties LLC	5/1/2025	05-2025	741.00
sect8 - Section 8	357188	v0000593 - Targa Real Estate	5/1/2025	05-2025	2,787.00
sect8 - Section 8	357189	v0000594 - HPA II Borrower 2021-1LLC	5/1/2025	05-2025	2,945.00
sect8 - Section 8	357190	v0000596 - Condo Group One LLC	5/1/2025	05-2025	1,800.00
sect8 - Section 8	357191	v0000607 - TA Pearl Fee Owner LLC	5/1/2025	05-2025	1,213.00
sect8 - Section 8	357192	v0000610 - The Landing at Lake Tapps LLC	5/1/2025	05-2025	1,523.00
sect8 - Section 8	357193	v0000612 - GRE Northpoint LLC	5/1/2025	05-2025	1,087.00
sect8 - Section 8	357194	v0000614 - The Douglas at Sunrise	5/1/2025	05-2025	2,335.00
sect8 - Section 8	357195	v0000617 - Vantage Real Estate	5/1/2025	05-2025	2,255.00
sect8 - Section 8	357196	v0000619 - Ad-West Realty Service	5/1/2025	05-2025	1,514.00
sect8 - Section 8	357197	v0000625 - Renew Property Management	5/1/2025	05-2025	2,528.00
sect8 - Section 8	357198	v0000632 - Davon Jones	5/1/2025	05-2025	1,686.00
sect8 - Section 8	357199	v0000636 - Justin Yu	5/1/2025	05-2025	2,624.00
sect8 - Section 8	357200	v0000640 - Pathfinder Milton Holdings LLC	5/1/2025	05-2025	3,737.00
sect8 - Section 8	357201	v0000641 - Tapps Rentals LLC	5/1/2025	05-2025	2,704.00
sect8 - Section 8	357202	v0000645 - Towers Business Explorations LLC	5/1/2025	05-2025	1,135.00
sect8 - Section 8	357203	v0000646 - dba Bellamonte Apartments LLC	5/1/2025	05-2025	8,186.00
sect8 - Section 8	357203	v0000646 - dba Bellamonte Apartments LLC	5/29/2025	05-2025	-8,186.00
sect8 - Section 8	357204	v0000647 - dba Briarstone Apartments LLC	5/1/2025	05-2025	17,257.00
sect8 - Section 8	357205	v0000648 - DBA Terravista Apts LLC	5/1/2025	05-2025	36,971.00
sect8 - Section 8	357205	v0000648 - DBA Terravista Apts LLC	5/29/2025	05-2025	-36,971.00
sect8 - Section 8	357206	v0000649 - 97th St LLC	5/1/2025	05-2025	2,850.00
sect8 - Section 8	357207	v0000650 - Gams Creekside 2 LLC	5/1/2025	05-2025	624.00
sect8 - Section 8	357208	v0000656 - Garden Square	5/1/2025	05-2025	1,047.00
sect8 - Section 8	357209	v0000658 - Krubale Mulugeta	5/1/2025	05-2025	1,250.00
sect8 - Section 8	357210	v0000665 - Erickson Forest Grove LLC	5/1/2025	05-2025	1,596.00
sect8 - Section 8	357211	v0000679 - Vanessa Kuhlman	5/1/2025	05-2025	7,050.00
sect8 - Section 8	357212	v0000683 - 245 Stadium LLC	5/1/2025	05-2025	3,681.00
sect8 - Section 8	357213	v0000697 - 916 S I Duplexes LLC	5/1/2025	05-2025	2,216.00
sect8 - Section 8	357214	v0000698 - Lobs Tacoma LLC	5/1/2025	05-2025	1,601.00
sect8 - Section 8	357215	v0000700 - Properties HR LLC	5/1/2025	05-2025	1,660.00
sect8 - Section 8	357216	v0000705 - MKM Heritage LL	5/1/2025	05-2025	6,517.00
sect8 - Section 8	357217	v0000712 - Ramallah Apartments LLC	5/1/2025	05-2025	3,152.00
sect8 - Section 8	357218	v0000723 - Sumaira Qureshi	5/1/2025	05-2025	3,734.00
sect8 - Section 8	357219	v0000724 - Estate of Phoumy B. Bounkeua	5/1/2025	05-2025	1,375.00
sect8 - Section 8	357220	v0000726 - The Woodlands	5/1/2025	05-2025	2,158.00
sect8 - Section 8	357221	v0000730 - MJJ Family Investments LLLP	5/1/2025	05-2025	1,170.00
sect8 - Section 8	357222	v0000731 - Ying Xu	5/1/2025	05-2025	5,074.00
sect8 - Section 8	357223	v0000735 - Kim Dang	5/1/2025	05-2025	5,510.00
sect8 - Section 8	357224	v0000741 - ORO Altitude Owner LLC	5/1/2025	05-2025	6,038.00
sect8 - Section 8	357225	v0000743 - Equity Realty Inc	5/1/2025	05-2025	1,725.00
sect8 - Section 8	357226	v0000744 - Malibu Apartments LLC	5/1/2025	05-2025	1,958.00
sect8 - Section 8	357227	v0000757 - Hidden Firs Apartments	5/1/2025	05-2025	2,070.00
sect8 - Section 8	357228	v0000764 - Ewayne Solutions LLC	5/1/2025	05-2025	4,070.00
sect8 - Section 8	357229	v0000765 - Vasiliiy Andriyuk	5/1/2025	05-2025	1,374.00



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sect8 - Section 8	357230	v0000766 - Avalon Invest LLC	5/1/2025	05-2025	798.00
sect8 - Section 8	357231	vaz001 - Phoenix Housing Department	5/1/2025	05-2025	480.34
sect8 - Section 8	357232	vaz028 - City of Chandler Housing and Redev.	5/1/2025	05-2025	2,397.34
sect8 - Section 8	357233	vfl201 - Osceola County Human Services Department	5/1/2025	05-2025	1,150.14
sect8 - Section 8	357234	vynguyen - Vy Nguyen	5/1/2025	05-2025	1,725.00
sect8 - Section 8	357235		5/15/2025	05-2025	132.00
sect8 - Section 8	357236		5/15/2025	05-2025	505.00
sect8 - Section 8	357237		5/15/2025	05-2025	144.00
sect8 - Section 8	357238		5/15/2025	05-2025	443.00
sect8 - Section 8	357239		5/15/2025	05-2025	256.00
sect8 - Section 8	357240		5/15/2025	05-2025	256.00
sect8 - Section 8	357241	v0000217 - 3841 S Park Ave LLC	5/15/2025	05-2025	1,350.00
sect8 - Section 8	357242	v0000582 - Housing Hilltop	5/15/2025	05-2025	3,854.00
sect8 - Section 8	357243	v0000594 - HPA II Borrower 2021-1LLC	5/15/2025	05-2025	2,356.00
sect8 - Section 8	357244	v0000600 - Fircrest Gardens Apartments LLC	5/15/2025	05-2025	1,321.00
sect8 - Section 8	357245	v0000607 - TA Pearl Fee Owner LLC	5/15/2025	05-2025	1,078.00
sect8 - Section 8	357246	v0000639 - Lakewood Investors LLC	5/15/2025	05-2025	1,927.00
sect8 - Section 8	357247	v0000679 - Vanessa Kuhlman	5/15/2025	05-2025	34.00
sect8 - Section 8	357248	v0000708 - Landon Payne	5/15/2025	05-2025	1,860.00
sect8 - Section 8	357249	v0000724 - Estate of Phoumy B. Bounkeua	5/15/2025	05-2025	173.00
sect8 - Section 8	357250	v0000741 - ORO Altitude Owner LLC	5/15/2025	05-2025	3,518.00
sect8 - Section 8	357251	v0000756 - Graham Legacy LLC	5/15/2025	05-2025	1,452.00
sect8 - Section 8	357252	v0000772 - PAM Group Home	5/15/2025	05-2025	2,040.00

3,833,759.03

*Tenant information has been removed for privacy



Payment Summary

¢=liphmgt AND mm/yy=05/2025-05/2025 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method

			Check	Post	Total	Date
Bank	Check#	Vendor*	Date	Month	Amount	Reconciled
liphmgt - LIPH Management	1177		5/7/2025	05-2025	34.00	
liphmgt - LIPH Management	1178		5/7/2025	05-2025	53.00	
liphmgt - LIPH Management	1179		5/7/2025	05-2025	230.00	
liphmgt - LIPH Management	1180		5/7/2025	05-2025	103.00	
liphmgt - LIPH Management	1181		5/7/2025	05-2025	81.00	
					501.00	

*Tenant information has been removed for privacy.





HOUSING PIERCE COUNTY

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NEW BUSINESS

JUNE 25TH, 2025



To: Mark Martinez, PCHA Board Chair and PCHA Commissioners
Cc: Jim Stretz; Ney Calhoun
From: Michael Mirra, GMP
Date: June 17, 2025
Re: PCHA Executive Director Search – GMP’s attendance at the PCHA June 25th Board meeting

GMP looks forward to attending the PCHA Board meeting on June 25th. I will attend in person. Greg Prothman and Brenda Gabbitas may attend remotely. The main purpose of the meeting is to seek the Board’s approval of the following elements for GMP’s search for PCHA’s next Executive Director:

- **Elements of the Search and Schedule:** I attach an updated search outline and schedule.
- **Stakeholders GMP should Consult:** GMP’s recruiting material and its discussion with candidates must describe PCHA, the position, and the qualities PCHA seeks in candidates. This information will help GMP prepare a “profile” of PCHA. (I attach a “profile” GMP prepared for its current search for Everett Housing Authority’s next Executive Director. GMP will prepare a similar profile for PCHA.) GMP must also be prepared to answer questions about PCHA from candidates.

To equip GMP to do this, it proposes to consult with each Commissioner, senior staff, and other staff. It also proposes to consult important community partners, for two reasons. **First**, the views of community partners can inform PCHA board decisions about the type of executive director it seeks. **Second**, involving community partners in this way can help elicit their interest and support for PCHA.

PCHA will ask each person the same two questions:

- How should we describe PCHA, including its assets and challenges?
- What qualities should PCHA seek in its next Executive Director?

After we complete these consultations, we will send the Board a summary of what we learned, along with a draft of the “profile” for the Board’s review and approval.

GMP asks the Board to designate the people GMP should consult. We propose that we consult the following people in separate meetings with each person:

PCHA Board Commissioners	
Jim Stretz, PCHA Executive Director	
Senior Staff	[for Jim or the Board to designate]
Other Staff, including union representative	
Community Stakeholders	
	Local elected officials (<i>e.g.</i> , County Executive, local state representatives and senators, Puyallup Mayor)
	Service Partners
	Pierce County Affordable Housing Consortium Executive Director
	THA Executive Director
	Notable local business voices
	Pierce County office of Northwest Justice Project



We ask the Board to send me the names and contact information for these persons for GMP to consult. We do not expect that the Board will be able to do that at the June 25th meeting. Instead, we ask the Board to have a staff person collect this information and send it to me. I understand that Ney is to be our main contact person for this search. Perhaps she can collect this information. To stay on the proposed schedule, I hope to receive this information by July 1st. For our interviews with Commissioners and staff, we will also need Ney's help to arrange the meeting schedules. GMP can arrange the meetings with community stakeholders.

We look forward to our June 25th discussion. And we look forward to finding first rate candidates for the Board to consider as its next Executive Director.

Thank you!





Revised: June 17, 2025

Pierce County Housing Authority

Executive Director Search

Task	Date	Action/Deliverables
Kickoff Meeting	Week of June 25, 2025	Client & GMP: Meet to discuss timeline & search process, identify key stakeholders to consult to determine search criteria: (Commissioners, senior staff, other staff, key community partners)
Profile Development	Weeks of 7/8- 7/15	GMP: Meet with key stakeholders; write summary for Board what it learned in those meetings; create Position Profile for Board's review.
Profile Approval	Week of 7/22	Client: Approve Position Profile
Launch	Week of 8/24	GMP: Distribute recruitment materials nationwide to GMP website and network; online ads; direct mail
First Review	9/28/2025	GMP: Screen applicants and select semifinalists using Board criteria; GMP remotely interviews each semi-finalist; GMP writes up its assessment of each semi-finalist
	Week of 10/5	GMP: Create Work Session deliverables
Work Session	4 days prior to Work Session Week of 10/12	GMP: Provide Work Session deliverables to client, including packet on each semifinalist. GMP & Client: Meet to review semifinalists, choose finalist candidates, and review final interview details
Final Interview Preparation	Weeks 10/19- 10/26	GMP: Conduct background and reference checks, complete final interviews schedule, coordinate travel with candidates, coordinate with client on final interview details Client & GMP: Determine interview panels, if any, in addition to PCHA Board (e.g, senior staff, staff, community partners)
Final Interviews	Week of 11/2	Client & GMP: Hosts finalist interviews GMP: Facilitate final interviews, debriefing, and selection process Client: Makes hiring selection



EXECUTIVE DIRECTOR

EVERETT HOUSING AUTHORITY

Washington



Why Apply?



This is an excellent opportunity for a talented leader to guide Everett Housing Authority (EHA) to becoming a leader in the development and management of affordable housing and related services. EHA is a dynamic and growing public housing authority with an attentive and dedicated Board along with a talented, diverse, and committed staff. About 30 miles north of Seattle, Everett offers high-quality urban amenities on an appealing small-town scale close to the natural splendors of the Cascade Mountains and Puget Sound.

Welcome to EVERETT



Located 28 miles north of Seattle, Everett is a vibrant city of 111,000—the largest city in Snohomish County and the county seat. Incorporated in 1893, Everett originally thrived as a logging and shipbuilding hub. Today, Everett supports a diverse range of industries, largely driven by a robust aerospace sector. The city is best known as the home of Boeing's largest assembly plant—the largest building in the world by volume. Everett has also become a vital regional hub for healthcare with major service providers such as Providence Regional Medical Center, The Everett Clinic, and a new branch of Seattle Children's Hospital.

The city sits on a peninsula at the mouth of the Snohomish River overlooking Puget Sound's beautiful Port Gardner Bay with stunning views of the Olympic Mountains. This picturesque waterfront is home to Naval Station Everett, the Port of Everett, and the largest public marina on the West Coast. More than half of the Port's 3,000 acres are dedicated to public access, including a four-mile waterfront trail system.

North Everett's quaint and historic downtown features eclectic local shops and eateries, pubs and breweries, the popular Imagine Children's Museum, and family-oriented festivals year-round. Everett boasts a vibrant arts community, showcased in venues like the Everett Performing Arts Center and the Schack Art Center. The city also hosts a variety of cultural events throughout the year, including the Everett Music Initiative, which promotes local artists and live performances. Angel of the Winds Arena hosts a community ice rink and is home to the popular Everett Silvertips hockey team. Cheering on the Everett AquaSox, a Minor League Baseball team, is a beloved summer tradition at Funko Field.

A regional draw is Everett's Jetty Island, the longest sandy beach in Puget Sound and the state's premier kiteboarding spot. The Port of Everett provides a seasonal ferry so visitors can enjoy a day at the beach, explore the island's nature trails, and participate in themed activities hosted by the City of Everett's Parks Department.

Everett Community College and Washington State University at Everett offer higher education in programs relevant to the region's top industries like avionics, technology, healthcare, engineering, and agriculture. Everett's Paine Field is the state's newest commercial airport with 24 daily Alaska Airline flights to the west coast and beyond. Seattle-Tacoma International Airport also serves the region 40 miles to the south.





EVERETT HOUSING AUTHORITY

Everett Housing Authority (EHA) is a mission-driven public agency that provides rental assistance, housing, and resident services to about 4,600 households in Everett and Snohomish County. They include working families, seniors on fixed incomes, and persons with disabilities. With a mission to create affordable housing and foster healthy communities where households thrive, EHA operates with a 2025 budget of \$96 million and a team of 141 FTEs.

EHA was incorporated in 1942 to address a war time shortage of safe and sanitary housing for modest income households in the city working to build airplanes and ships for the war effort. After the war, EHA became the city's largest source of affordable housing to a growing city. EHA, recently admitted to HUD's innovative Moving to Work (MTW) demonstration program, has remained intently focused on expanding the supply of affordable housing for low-income individuals and families residing within Everett.

EHA owns and manages over 2,100 units of housing serving households across the income spectrum and administers over 3,700 Section 8 Housing Choice Vouchers. It provides these households with a range of supportive services to help them succeed not just as tenants, but also as parents, students, wage earners, and builders of assets. To do this work, EHA partners with over 1,000 landlords to provide tenant-based vouchers to families leasing on the open rental market. EHA also partners with local non-profit agencies to provide project-based vouchers with supportive services to households who have experienced homelessness or are facing other challenges such as mental illness.

EHA's ambitious 10-Year Strategic Plan, adopted in 2020, aims to create and preserve at least 1,500 additional units; to transform neighborhoods into communities of opportunity where households can thrive; to foster EHA as a great place to work; and to help make Everett a city that everyone can experience that is safe, vibrant, prosperous, attractive, and just.

EHA is governed by a Board of Commissioners, nominated by the Mayor of Everett and confirmed by the City Council. The Board is composed of six commissioners, including a resident commissioner who is a current program participant. Commissioners serve five-year terms with staggered expiration dates.

In July 2022, Everett Housing Authority (EHA) received an A+ issuer credit rating (ICR) from Standard and Poor's (S&P) Global Ratings. This is the first time in Everett Housing Authority's 80-year history to request and receive a credit rating.

THE EXECUTIVE DIRECTOR

Reporting to the Board of Commissioners, the Executive Director administers and directs the planning, development, operation and fiscal management of the Housing Authority. The Director provides strategic leadership by working with the Board and management team to plan and implement current and long-range goals, strategies, and policies. The Director also actively participates in community affairs and professional organizations to communicate the needs and roles of the Authority to the public.

The Executive Director oversees seven direct reports. Departments include Asset Management/Development, Executive, Finance/Procurement, Housing Choice Voucher (Rental Assistance), Human Resources/IT, Policy & Innovation, Property Management, and Resident Services.



THE IDEAL CANDIDATE

- A love for the mission and an ability to inspire others to feel it.
- An ability to listen, learn, and lead, and to do so with empathy, transparency, and accountability for themselves and others; EHA also appreciates a good sense of humor.
- A willingness to use and credit the expertise of a talented staff that is eager for effective leadership.
- A solid foundation in public housing financing and budgeting.
- A solid foundation in real estate finance and development.
- An ability to build and lead the development of efficient business processes.
- An ability to seek, build, and maintain community support and partnerships, including development partners.
- A long-term commitment to EHA, the City of Everett, and its people.

EDUCATION & EXPERIENCE

Bachelor's degree in business administration, public administration, public finance, urban studies or related field (master's degree preferred) and least 8 years of progressively responsible work experience in the management of housing authorities, housing non-profits, or other affordable housing providers. Six years of experience should be at a high level of executive leadership or management. Any alternate combination of experience and education that would likely provide the required knowledge and abilities will be considered.

Experience in developing new affordable housing and/or acquiring affordable housing is strongly preferred. Prior managerial experience working with unionized environments is highly desirable. The successful candidate must have completed the Executive Director Management Certification offered by NAHRO, PHADA, or a comparable certifying organization—or be willing to obtain such certification within 24 months of hire.



CHALLENGES & OPPORTUNITIES

Challenges

1) EHA is on the mend from notable disarray among senior management over the previous several years. Yet, under the leadership of a talented interim Executive Director, and with gifted new department directors, EHA has stabilized. It needs its next Executive Director to continue this recovery and lead EHA into its goal of becoming a Washington State leader in housing.

2) EHA has three major projects that are currently in various stages of development. The strategic development plan is currently under review to adequately reflect funding and development opportunities.

3) The national landscape for public housing authorities and their federal funding is uncertain. The next few years will require advocacy, stamina, creativity, a focus on the mission, and an insistence that the work is important.

Opportunities

EHA has some notable advantages and assets to meet its challenges:

1) Amid the recent change in senior managers, staff still got the work done and done well. EHA is very fortunate to have talented, experienced, and dedicated staff who are focused on EHA's mission and the welfare of clients and the community.

2) In July 2022, EHA received its first credit rating. Standard and Poor's (S&P) Global Ratings assigned EHA with an issuer credit rating (ICR) of A+.

3) EHA participates in HUD's Moving to Work program. This program confers regulatory flexibility to allow for further innovation.

4) EHA is fortunate to do its work in a city and state that are supportive of the work. EHA is also one of 39 public housing authorities in Washington State. Comprising a statewide association, they collaborate for mutual support and advocacy. No PHA in Washington State that is doing this hard work is alone.

5) The Deputy Executive Director position is currently vacant. The new ED will have the opportunity to review Executive staff structure and make changes to complement their skill set.

COMPENSATION & BENEFITS

Everett Housing Authority is offering an annual salary range of \$235,000 to \$345,000 for this position, dependent upon experience and qualifications, along with a comprehensive [benefits](#) package. All administrative staff work 37.5 hours per week.

RESOURCES

[2020-2029 Strategic Plan](#)

[Annual Financial Statements](#)

[Annual PHA Plan and MTW Supplement](#)

[Visit Everett](#)



Apply Online: gmphr.com

First Review: **July 6, 2025**

More Info: Michael Mirra, GMP Consultants
mmirra@gmphr.com / (253) 345-0582

TO APPLY



PCHA EXECUTIVE TRANSITION PLAN 2024-2026

BACKGROUND

The Executive Director of Pierce County Housing Authority, James Stretz, has completed 6 months of his final year-long contract, ending 01/09/2026. Consistent with his original commitment to the Board, Executive Director Stretz does not intend to renew beyond 1/09/2026. He will have made good on his “asked for” commitment to stay 5 years on that date. PCHA must generate a transition plan for both planned and unplanned transitions over the next six months, as well as an operating procedure establishing a chain of command if the Executive Director is absent. PCHA staff has prepared this report as an effort to ensure the Board has a document recording the current situation of the agency and the considerations from an operation level that must be accounted for to prevent an interruption in staff’s capacity to serve the community. PCHA staff has presented this report to the Board of Commissioners on two previous occasions; June, 2024, and October 2024.

The Executive transition will have two necessary parts: 1) the Implementation of the full power of the Deputy Executive Director (DED) role that will be capable of managing the Housing Authority in an interim/acting/ramp-up capacity (AED) and onboard a new Executive Director, and 2) the transition to a new Executive Director under the direction of the Board. Both processes require intensive staff involvement and reorganization of institutional resources to complete, described below. The Plan will impact all on-going major initiatives and projects to include:

- Develop and finance new multi-family community on our warehouse property
- Review and choose Developer partner(s) from two RFPs
- Complete the sale of public housing portfolio to minimize reducing affordable housing in the county
- Negotiate and execute a 3-to-5-year lease on new office quarters
- Complete two annual SAO audits: Accountability for 2024 and Financial & Federal Programs for 2024
- Complete the purchase and finance of the existing apartment community under contract with Mercy Housing
- Complete Faircloth-to-RAD Conversion for up to 150 units
- C Begin the major the process to rehab and refinance of 3 of our affordable communities to include communicating with potential investors and lenders
- Begin and finance the execution of capital needs improvement from assessment
- React to market opportunities to use PHA assets
- Continue to ramp- discussion with SoundTransit to protect our property at risk because of potential light rail expansion with the goal of minimizing damage and maximizing potential capital and partnership.
- Carefully track the potential and existing legal situations
- Implement the New Personnel Policy Manual
- Complete the rewrite of our Accounting Policy and Procedure Manual
- Complete the “Housing Pierce County” rebranding





The following Plan is laid out with the objective of 1) creating a blueprint for staff of necessary tasks over the next 6 months in order to ensure that PCHA is prepared for a variety of possible actions with as-minimal-as-possible interruption to daily work, and 2) providing the Board with a list of considerations recommended by Staff to supplement their understanding of the transition process, and lay out potential timelines or scenarios for consideration to ensure Board Members have adequate information about process requirements and support from staff to pursue their desired course of action successfully. Section 1, regarding the Implementation of the Deputy Executive Director Role, begins on page 2 and is primarily targeted towards PCHA's Executive staff and the actions required of them to ensure that the DED role is fully operational and prepared for any acting or interim Executive Directorial duties, with the exception of section 1.2B, regarding how the Board will manage an Acting/Interim period. Section 2, regarding the External Hire Considerations, begins on page 9 and is primarily targeted towards the Board, and provides a staff recommendation for timelines, questions to consider, and implementation of a new ED's role.

1. IMPLEMENTATION OF THE DEPUTY EXECUTIVE DIRECTOR ROLE

On December 11, 2023, then-Director of Supported Housing Programs Tamara Meade was elevated to her current role as Deputy Executive Director. This role is designed to oversee, direct, and coordinate the functions of the Supported Housing Programs Department, the Project Management Department, and the Maintenance Department (see Org Chart below) as well as serve in an Acting Executive Directorial capacity when necessary. This role also assists in strategic vision and both short- and long-range planning for all departments.

PCHA has not had a Deputy Executive Director since 2021. As this role is being reinstituted without an existing operational framework, the initiation and implementation of this role is both a necessary organizational component and as a part of the current transition plan. This portion of the plan requires little or no Board oversight, *with the exception of Section 1.2*, regarding Active Executive Directorial duties.

The implementation of the Deputy Executive Director Role requires the following elements, listed in order of relevance to transition. These elements are expected to occur semi-concurrently.

- 1.1 Establish access to emergent Executive Directorial functions for Acting Role
- 1.2 Transfer of Duties from ED to DED
- 1.3 Establishing DED workflow
- 1.4 Restructuring management of the Supported Housing Programs Department currently underneath the DED

As DED Meade has been simultaneously transitioning to her new role and managing the Supported Housing Programs department in the absence of a Housing Manager, the DED implementation has been extended to accommodate HCV staff's limited capacity and the training of new staff. In order to implement a more rapid transition timeline, this restructuring must be undertaken immediately. However, given the nature of the HCV program and Supported Housing Programs department, even an urgent shift in leadership structure will have a necessary ramp-up period of at least 6-9 months to ensure PCHA's program administration is not drastically reduced in operational capacity and service quality.





Pierce County
Housing Authority

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Jennifer Groninga  
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Gla Valentine  
Makayla Young]
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Luke Brooks  
John Messer]
    HN[Housing Navigator  
Krystal VonGratensky]
    AHS[Apprentice Housing Specialist  
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Tabitha Lackey]
    RA[Receptionist/Clerk  
Sherry Holaday  
Maggie Hwang]
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Susana Camacho]
    MS[Maintenance Specialist  
Eddie Ardis  
Mark Concepcion  
Jesse Cruz  
Vince Cruz  
Robert Griffin  
Danny Kilian  
Nate Orallo  
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    DE -.-> DM2
    DE -.-> DO
    DE -.-> C
    DE -.-> HRM
    DE -.-> FHC
    DM -.-> PM
    DM2 -.-> MC
    DO -.-> SPM
    SPM -.-> PM2
    PM2 -.-> ASM
    C -.-> SA
    SA -.-> AS
    HRM -.-> PSM
    PSM -.-> BDM
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Gla Valentine
Makayla Young

HQS INSPECTOR
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John Messer

HOUSING NAVIGATOR
Krystal VonGratensky

APPRENTICE HOUSING SPECIALIST
Afton Hutchison
Tabitha Lackey

RECEPTIONIST/CLERK
Sherry Holaday
Maggie Hwang

ADMINISTRATIVE ASSISTANT
Susana Camacho

MAINTENANCE SPECIALIST
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Mark Concepcion
Jesse Cruz
Vince Cruz
Robert Griffin
Danny Kilian
Nate Orallo
Vince Quintanilla
Sergey Sereda
Calin Woods

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1.1. Establishing Access

In the event of a planned or unplanned absence of the Executive Director, the Deputy Executive Director is expected to fill the role of Acting Executive Director, and operate in the Executive Director's authority until such time as the Executive Director reprises their role. In the event that the Executive Director permanently exits the role, the Deputy Executive Director will be expected to serve as Acting Executive Director until such time as the role is filled. the most important task in the implementation of the Deputy Executive Directorial role is to ensure that in the event of an emergency, the Deputy Executive Director has access to all necessary systems to continue normal Housing Authority operations.

1.1A: Access to Reporting Systems

The Deputy Executive Director will need Executive-level access to the following systems that can be triggered in the event of the Executive Director's absence:

- ☐ VMS
- ☐ PIC (HIP)
 - FDS
 - Exec Comp
 - CFP
 - EPIC
- ☐ VLOCCS
- ☐ PayCom
- ☐ US BANK Single Point and Access on Line
- ☐ SAO My BARRS
- ☐ SAM.Gov

1.1B: Access to Contracted Services

The Deputy Executive Director will need access to status updates and contact information for the following services in the event of the Executive Director's Absence:

- ☐ Legal
 - DED should be briefed on all legal matters concerning PCHA on a monthly basis on a regular scheduled call with the ED and PCHA attorneys.
- ☐ Development
 - Architecture and Engineering
 - DED should receive monthly updates on Architecture progress for the Warehouse Property with the Director of Project Management, perhaps as part of or broken out from the monthly meetings discussed below.
 - Consulting
 - Greg Byrne, a former HUD official, is currently the predominant consultant for PCHA's Repositioning process.
 - As PCHA intends to solicit for development services, these, when selected, should also be added.
- ☐ Financial





- Nan McKay provides ongoing financial management support for the federal programs side of PCHA's operations. DED Meade currently holds monthly check-ins with this contact.

1.1C: Community Access

The Deputy Executive Director will need to have standing in community to continue Executive Directorial duties in the absence of the Executive Director. This mandates long-term relationship building on part of the DED as an executive representative of PCHA, and as such, requires involvement in community events, local hearings and comment periods, regional boards, and generally raising the profile of DED Meade as a community figure. This process must occur organically over time. However, DED Meade should also begin to attend all community organization meetings with ED Stretz moving forward, to ensure she has the necessary contacts to continue ED work seamlessly in the event of an absence or emergency. These meetings include:

- ☐ Mid-County Leadership
- ☐ AWAHA Developer/Bond Cap Meetings
- ☐ Affordable Housing Consortium Meetings
- ☐ PCHA/THA Partnership Meetings
- ☐ Financing and funding sources
 - Washington Department of Commerce
 - Washington State Housing Finance Commission
 - LIHTC lenders and investors.
 - Development firms
- ☐ Pierce County Council & Pierce County Executive

DED Meade must also ensure that she has adequate coverage to have subordinate staff overtake her current Supported Housing Programs-related commitments in the event of an absence or emergency that elevates her to the Acting Executive Director role and the commitments thereof. This requires a subordinate staff member to be briefed and attend the current community meetings as listed below:

- HUD Field Office
 - Two-Year-Tool Check-Ins
 - VMS Meetings
 - Quarterly Trainings
- Audits
 - HUD Management Reviews
 - SAO Financial and Federal Audit
- Continuum of Care Meetings
- Service Provider Check-Ins

This meeting list comprises roughly 20 hours of time per month, with heavy increases in August for audits. Adequate staff coverage will also have to be found in turn to cover the subordinate staff member's regular duties during these hours.





1.2. Transfer of Duties

The Deputy Executive Director role will be assigned several areas of responsibility that have previously fallen to the Executive Director. These include direct oversight of certain key departments, including the Maintenance, Supported Housing Programs, and Project Management Departments; interfacing with stakeholders in community and the Pierce County Housing Authority Board of Commissioners, generating and overseeing strategic initiatives, setting and reviewing operational budgets, and performing staff check-ins and reviews.

1.2A: Department-Level Oversight and Planning

For the departments over which the DED will exercise direct supervision, the DED will be in charge of working with the departments' respective directors in planning and policies and will be responsible for overseeing the departments' responsibilities.

As a preliminary consideration, in order to formalize this chain of command, regular meetings should be established between the DED and her subordinate directors on no less than a monthly basis. These meetings should consist of operational updates, progress checks on active projects, and a budget-to-actual comparison to ensure compliance with agency-wide financial goals.

The inaugural meetings between the DED and her subordinate directors should include the formalization of department level plans. These plans should give an overview of current and near-future projects, create timelines and milestone dates, establish deliverables and performance metrics, and create a sense of both oversight and accountability for ongoing assignments. One key area for these establishing meetings to cover is the formulation of and adherence to department-level budgets. The generation of these budgets is currently ongoing, and the DED should exercise oversight and long-range planning in working with subordinate directors to ensure their requested budget is reasonable, maintainable, and directly corresponds to real project costs that will be undertaken in 2025. The below list is recommended for streamlining and clarity.

DED – Department Director Initial Meetings Checklist

- ☐ What large-scale projects will be undertaken between June 2025 and December 2025?
 - When should the project be started?
 - What is the timeline for completion?
 - What important milestones might signal the project making appropriate progress, or falling behind?
 - What is the project budget?
 - Are other directors/departments going to be involved in the execution?
 - Do we need to establish a check-in outside our regular meeting to monitor progress?
- ☐ What regular operations are underway?
 - Are there any policy or process shifts coming up that I should be aware of for these operations?
 - Do you have any concerns about policy or process that we should work on?
 - What metrics are the most important to you in measuring whether your staff is operating effectively? What should they be, in your estimation?





- What are your goals for this year, and how are you tracking them?
- ❑ What is your 2025 budget?
 - Can we go over how you've broken this down into projects, operations, and salary?
 - Does this budget reasonably cover your needs for the next year?
 - Are there any areas of concern or unexpected – but reasonably predictable - expense that might endanger this budget?

This meeting implementation will allow the DED to understand and track the progress of subordinate directors on meeting their targets and also will provide the framework for the DED to understand if departments are not completing projects timely or otherwise achieving their goals, as the DED will be responsible for overseeing and evaluating subordinate director performance.

1.2B: PCHA Board of Commissioners

Although the Board of Commissioners does not exercise oversight over the Deputy Executive Director role, building a meaningful relationship between the DED and the Board should constitute a key priority for both parties, as in the event of an absence or emergency, the DED will be the most streamlined choice to serve as the Acting Executive Director in an interim capacity. Both parties should have a clear understanding of their relationship with the other and their respective qualifications, expectations, and roles at the Housing Authority.

It is recommended that the Board meet with Deputy Executive Director Meade and Executive Director Stretz to build relationship and ensure an open channel of communication in the event that an absence or emergency prompts the elevation of the DED to the AED role.

Given the lack of a current plan to address a long-term absence or emergency of the Executive Director, the Board is recommended to immediately determine its goals and expectations for both the AED and PCHA during any interim period and its effect on the on-going initiatives and projects listed above. These goals should be measured and reasonable considering the inherent turbulence of leadership transition, and reflect achievable metrics for success. A decrease in service quality, an increase in project timelines, and lowered staff morale should be anticipated, particularly in the event of an abrupt discontinuity in organizational leadership. The Board is recommended to determine, with the goal of best serving the community, which of PCHA's current projects are most appropriate to be sidelined or postponed until the end of the transition period so as not to overburden staff, as significant reorganization will cause additional workload at every level. The metrics by which the Board will be evaluating the organization and AED's performance during this period, and any changes anticipated to the 2025 workplan, should be explicit and shared with the AED to ensure compliance with the vision of the Board and promote the best outcomes for PCHA.

The Board is recommended to prepare to answer the following questions regarding the Acting Executive Director in the event of a planned transition:

- ❑ How long are we planning for the transition process to last?
 - What happens if the transition process outlasts our estimates?
- ❑ What is the salary and benefits package of an Acting Executive Director?
- ❑ What do we expect an Acting Executive Director to accomplish, given their limited capacity to make long-range strategic plans?





- ❑ What projects should be communicated as the Board's priority to the AED?
- ❑ How will we measure the AED's performance, and ensure that our expectations are communicated, understood, and met to the best of the AED's ability as the transition period begins?

1.2C: Organization-Level Strategic Initiatives

On an organizational level, the DED will be a key participant in executive-level considerations, such as the budgeting process and the possible restructuring of other departments as PCHA embarks on significant repositioning plans.

The Executive Director and Deputy Executive Director already engage in weekly Executive Team meetings, schedule permitting. These meetings have to date been predominantly focused on ongoing project updates instead of generative strategic meetings focused on new initiatives and directions. The ED and DED are recommended to begin meetings which include discussion of long-range planning implementation as well as organization-wide budget discussions, with ongoing budget-to-actual comparisons in the meetings themselves. This will allow the DED to understand and continue existing high-level oversight of departments not directly under DED control in the event of an absence or emergency where she is promoted to the Acting Executive Director position. These meetings should also include discussions and the creation of action plans surrounding the multi-year operational goals of the Authority, including the possible reconfiguration of the Maintenance department under the Affordable Housing department, the intention with the Project Management department and how it can streamline into development activities, and the long-term staffing possibilities for in-house mental health professionals or other services that will need to be scaffolded into PCHA operations. The DED must be aligned to the ED's intentions and prepared to oversee all long-range projects and goals in the event of an extended absence or emergency.

1.3: Restructuring Dept. Supported Housing Programs

1.3A: Filling the HCV Manager and Housing Coordinator Roles

The most pressing matter currently facing the implementation of the DED role is the restructuring of the Department of Supported Housing Programs to fill the leadership gap left behind as DED Meade assumes greater authority in other areas of the organization. To fill this, PCHA has added two new positions: the Housing Coordinator, a union-represented position that can take on additional administrative and review abilities from Housing Specialists; and the HCV Manager position, an exempt, non-represented position that will have departmental oversight and serve as staff supervisor. Due to staff shortages in the Housing Specialist role, there has not been adequate coverage to fully restructure the management chain of the department, and only the Housing Coordinator role has been implemented to date, with two current staff having been promoted to that position. DED Meade continues to dedicate substantial time on day-to-day matters in the department, including filling the vacant Housing Specialist positions. As new Housing Specialists require significant oversight and training, the implementation of the Housing Manager role is currently not recommended due to the risk presented in having new staff oversee new staff, and the financial consequences enacted over reporting errors in our federal programs. However, in the event that DED Meade will need to act eminently as the Executive Director in an interim capacity, this risk may be mandated to ensure proper coverage of both positions. With direction from the Board on long-term plan timelines, PCHA will work diligently to find a qualified individual to fill this role, although staff caution that a





rapid implementation of this restructuring will likely have adverse impact on PCHA's SEMAP scores, out informal appeals process, and the quality of service experienced by our participants.

1.3B: Division of Duties Between HCV Manager and DED

The HCV Manager will be responsible for the day-to-day oversight of the Supported Housing Department. This will include the management and oversight of the Supported Housing staff, including employee scheduling, evaluations, discipline, and leave requests. The HCV Manager will also have responsibility for the monitoring and approval of all invoices under \$5,000. The Deputy Executive Director would be responsible for the review and approval of invoices over \$5,000 but under the DED's limit, recommended at \$20,000. The HCV Manager will also be responsible for the auditing of all financial payments to landlords as a part of the disbursement workflow. The DED would be responsible for monitoring the budget-to-actual for the department as a whole, though the HCV Manager will provide input in crafting the annual budget for the Supported Housing Programs Department.

1.4: Establishing DED Daily/Weekly/Monthly Responsibilities and Workflow

The DED role will focus on oversight, timely mission deliverables, operations, departmental accountability, and supporting the ED in community.

As the DED role is implemented, the Executive Director role will pivot towards a stronger focus on PCHA's development operations and organization-wide strategic planning. The ED will retain ultimate authority over matters of directorial oversight and deliverables, but will be able to devote more time to securing the complex funding and financing arrangements necessary to begin a development program.





2. EXTERNAL HIRE CONSIDERATIONS

The below items are provided to the Board as staff recommendations to consider as the Board determines their timeline for the search for an Executive Director. These items were initially presented to the Board before the Board had made clear their intention to hire an external consultant, and before the selection of GMP as the consulting firm in March of 2025. The hiring of the Executive Director is the sole purview of the Board of Commissioners, and the recommendations and questions below are offered only to provide insight to the Board and to their chosen consultant partners from PCHA's Executive staff as to process considerations in our particular industry, the highlighted process considerations for our particular housing authority, and the additional context surrounding the current slate of PCHA's ongoing operations. The Board and their consultants are, of course, free to disregard any and all of the considerations below.

PCA's staff experience and research shows that the average search to hire a new Executive Director-level position is roughly 5-8 months. Under this consideration, if the Board begins its executive search immediately, there is likely to be a brief Acting Executive Director period after 12-31-2025. However, given the local market and challenges seen at other Housing Authorities recently attempting to hire for the same role, as well as the pre-interview work still necessary to begin the process, staff consider it possible that the AED period could last significantly beyond industry-average estimates, and would estimate a likely hire-date in Q2 of 2026 even if the intention is to have a candidate installed as soon as possible. Some factors to consider that can impact length of hire may include:

- Industry and job function: Government agencies are experiencing extreme funding uncertainty, making leadership difficult to find. Many highly-skilled, mid-to-late career professionals are exiting public service and selecting retirement rather than continuing to work in this field. As such, there may be fewer candidates than expected, leading to longer timelines for hiring a good fit.
- Experience level: The more experience and seniority the Board of Directors determines is necessary, the longer it may take to find the right candidate.
- Location: If PCHA determines it will limit its search to residents of a specific geographic area (PNW, Pierce County, Western Washington, etc.), it may limit the candidate pool, and thus take longer to find the right candidate.
- Competition: Depending on the hire timelines of local housing authorities, PCHA may have to compete with several similar local listings for the same position. Scheduling defensively against the interview processes of competing Housing Authorities may be necessary to secure the right candidate.

Staff stress a suggestion that Commissioners and their consulting partner anticipate delays in the hiring process, so as not to set timelines that would incentivize a substandard hire

The remainder of Section 2 is an outline of the hire process as normal for an Executive-level position, and specific considerations for each step.

2.1 Board of Commissioners Search Criteria and Pre-Interview Evaluation

The Search Criteria for the Executive Director position are to be determined at the sole discretion of the Board Commissioners.





The Board of Commissioners has selected GMP Consulting as its talent acquisition firm for a cost of \$18,500 with the addition of reimbursables yet to be determined, and the Board will presumably be following GMP's procedure for determining the search criteria. PCHA staff has left the remainder of section 2.1 in this document as information for GMP consultants as to the questions that staff anticipate being answered as part of the search criteria process.

Prior to the official start of any search process, Staff recommend that the Board of Commissioners develop a clear idea of what those criteria may be for a prospective Executive Director candidate, and establish what they would like to see the ED accomplish that may require particular skills or experience above and beyond previous requirements. The following questions are provided as examples of what the Board may ask itself to determine a Candidate Profile, and determine the budget affiliated with the transition period.

- *What is an appropriate transition budget, including:*
 - *AED salary and benefits for the interim period?*
 - *ED salary and benefits?*
 - *ED training budget?*
 - *Talent Recruitment Fees?*
 - *Consulting fees and Temporary Staff support?*
- *What are the criteria to ensure a new executive director is qualified for the role, and how will we evaluate these criteria when we receive applicants?*
 - *What do we expect in terms of experience?*
 - *What do we expect in terms of core competencies?*
 - *What do we expect in terms of workplace culture?*
 - *What do we expect in terms of program knowledge?*
 - *What do we expect in terms of the length of commitment to PCHA?*
 - *Given the dearth of rising leadership in government agencies and the numerous local housing authorities currently soliciting for the same role, where are we most willing to make compromises in order to fill the position in a timely manner?*
 - *What do we offer as an employer that other local housing authorities don't?*
- *What organization-level changes do we want to see under a new executive director?*
 - *What qualifications are required for a candidate to successfully implement these changes?*
 - *What metrics are we going to use to measure the success of these changes?*

As the selection committee members, the Board is recommended to have a clear and actionable idea of the necessary and desired criteria for candidates prior to conducting interviews. The Board of Commissioners is recommended to meet with PCHA's Human Resources Manager, Ney Calhoun, as soon as possible in order to set expectations for a Candidate Profile if they elect to move forward with a rapid leadership transition. Staff recommend that the Board have individual meetings with Manager Calhoun to determine their individual ideal profile, before convening with a full group. In terms of format, Staff encourage the Board to engage in at least one one-hour special planning session with Manager Calhoun apiece prior to a group meeting, and at least one two-hour group meeting with all members, Manager Calhoun, and, if desired, ED Stretz, to discuss any ways in which the Board's ideal candidate may diverge, or consider recommendations on areas where Manager Calhoun or ED Stretz





sees a need to explicitly expect an unmentioned skill or competency for a candidate to be successful in the position. The Board is recommended to clear ample time in their schedule for pre-interview meetings, as creating this profile will guide both the Board in selecting their hire, and how PCHA conveys its needs to Talent Recruitment firms to solicit for this hire, and thus will impact if possible candidates can see themselves in this position and decide to apply.

2.2 Interview Process

Section 2.2 dealt heavily with the possibility that an executive transition was intended by the Board of Commissioners prior to January 2025 and how it could be completed within that timeline with no consultants then under contract. As this option did not come to pass, the Section has been omitted from the updated report.

The interview process is conducted at the discretion of the Board and with the assistance of their chosen consultants, GMP.

2.3 Onboarding

When a candidate for the Executive Director position is selected, they will need to begin a ramp-up onboarding period in order to ensure a smooth transition of leadership. This will involve intensive training, project and staff introductions, and community contact.

2.3A Trainings: HUD Regulations, Washington Landlord-Tenant Law, LIHTC Financing and Management, DEI

Given the relatively low number of individuals rising through Housing Authorities into leadership roles, and the glut of Washington PHA Executive Director openings recently (Snohomish, Chelan County/Wenatchee, Everett, and Mid-Columbia have all reported year-end 2024 or soon thereafter transitions, with several other Authorities alluding to transitions in coming months or years without firm dates), it is likely that the most qualified candidate who applies for the Executive Director position at PCHA may lack experience in at least one key area of either current or future operations:

- 1) HUD regulations and process for PHA's;
- 2) Experience as an owner/ operator/developer of multi-family affordable communities;
- 3) LIHTC Financing and Management; or
- 4) Washington Landlord-Tenant law.

Each of these areas constitute large, varied, and complex fields that are not necessarily mutually-inclusive but are all vital to PCHA's future plans, and risk centers for extremely impactful liability if not performed correctly. Regardless of qualification in the aforementioned categories, the Board is recommended to also consider Diversity, Equity, and Inclusion-related training and/or coaching for both the Board apparatus and the incoming Executive Director to ensure a fair, equitable, and defensible hiring process at the local and state level. The Board is recommended to determine an appropriate budget for this training dependent on the skills of their selected candidate, and the level of orientation deemed necessary for them to





successfully direct PCHA. Staff would recommend an initial budget to supplement deficiencies in an incoming candidate's knowledge base costing in total between \$7,500 to \$15,000 in the first year, inclusive of travel expenses, non-inclusive of paid time out of office. PCHA staff recommend an incoming Executive Director have direct experience or training in the following topics, although this list is non-exhaustive:

- ☐ Washington Landlord-Tenant Law and Best Practices
- ☐ Basic PHA structure and governance
- ☐ Federal Grant Management
- ☐ PHA Financial Management
- ☐ Maintenance Management
- ☐ LIHTC 4% Financing
- ☐ LIHTC 9% Financing
- ☐ LIHTC Compliance Management
- ☐ Diversity, Equity, and Inclusion Best Practices
- ☐ Personnel Management (Particularly in a Unionized Workplace)
- ☐ Legal Issues Affecting Public Entities
- ☐ Open Public Meetings Act experience and/or training
- ☐ Public Records Act experience
- ☐ Managing entrepreneurial initiatives and organizations
- ☐ Project-Based Voucher Implementations
- ☐ Faircloth-to-RAD Conversions
- ☐ Federal Procurement and Contract Administration
- ☐ PHA Housing Ethics
- ☐ PHAS/SEMAP
- ☐ VLOCCS/VMS
- ☐ HOTMA Changes to PHA Operations
- ☐ Housing Regulations under Sections 982, 983, and 960

2.3B Current Project Introduction

As part of their onboarding, the incoming Executive Director will have to be brought up to speed on PCHA's current projects, many of which will be in motion through 2025 and 2026. This will require a series of meetings with the individual directors of each department, which we would recommend follow the format of the meetings between the DED and subordinate Directors suggested in Section 1.2A. However, as the incoming Executive Director would be assuming responsibility of many of these projects while they are in progress, it is imperative that the Board of Commissioners outline clear and consistent goals for the execution and intention of these projects that can carry through the transition period. This will ensure that the change in leadership does not derail progress due to a program misunderstanding while the incoming ED is still building their knowledge base, and Director-level staff may have to rely principally on standing orders from the Board for their overall direction in project execution.

Current high-importance projects being implemented that require ED-level direction are:

- Hidden Firs RAD/PBV Implementation
- Tahoma View Acquisition and RAD/PBV Implementation
- Brookridge, DeMark Apartments, and Lakewood Village LIHTC Rehabilitation





- Sound Transit Negotiations Regarding Chateau Rainier Community and Eventual Rehabilitation
- Warehouse Lot Development
 - TPU Parcel Acquisition
 - Neighboring Site Negotiations
 - Developer Partner Solicitation
- General Developer Partner Solicitation and Partner Oversight (when selected)
- Office Relocation
- HOTMA Changes
 - Administrative Plan Updates
 - Staff training and oversight
- Section 18 Disposition
 - Continuing sales of homes on schedule
 - Partner meetings with H4H
 - Tenant Relocation efforts
- Rent Concessions Implementation in Affordable Housing Division
- Income Restrictions Implementation in Affordable Housing Divisions
- Annual Audits (SAO, HUD, and others)
- Continuing System Conversions
 - Yardi
 - Paycom
- Legal Matters (ongoing, multiple)
- Mission, Vision, Values Revision
- PCHA Staff Policy Rewrite
- Desk Manual Implementation

2.3C General Staff and Community Engagement

Given the structural shifts that come with any leadership transition, planned or unplanned, it will be necessary to ensure that staff have a sense of consistency, direction, and support from the Acting Executive Director and the Board of Commissioners. The Board of Commissioners should take the lead role in the introduction and presentation of the chosen Executive Director to staff, at an All-Staff Gathering or similar event coordinated with HR and other administrative staff. The Board and DED should be braced for possible staff departures and restructuring under a new leadership with a different vision for the organization, as this is a common impact of shifts in executive-level positions and priorities. Contingencies should be in place to ensure that remaining staff are not overburdened or burnt out, as discussed above. This will ease the transition process and promote goodwill towards the incoming ED. The DED should take lead in assessing staff needs, however the Board should anticipate additional expenses associated with temporary staff for project support and coverage, teambuilding events or expenses to keep staff morale steady, and see additional staff training or wage increases as staff are asked to take on heightened or cross-trained roles.

The incoming Executive Director will bring their own leadership style, and their own plan for introducing themselves to existing staff. However, staff would recommend that the candidate prepare their strategy in advance, and that the Board evaluate this plan as a part of the selection process. Given the numerous and





abrupt leadership transitions experienced by staff over the past seven years at PCHA, staff believe it would be prudent to verify that an incoming Executive Director is prepared to undertake the significant commitment required to enmesh themselves in PCHA's operations and community.

In the event of an out-of-region or out-of-state hire, the PCHA Board of Commissioners and DED should be prepared to introduce the incoming Executive Director to all relevant community organizations and local officials, as well as representatives of the various regulatory bodies that oversee PCHA. Please see the list of organizations in Section 1.1C, with the addition of:

- HUD Seattle Field Office
- Washington State Auditor's Office
- South Sound Housing Affordability Partners
- Tacoma Housing Authority
- Metropolitan Development Council
- Associated Ministries (local office)
- Northwest Justice Project (South Sound office)
- Pierce County Council & Executives
- Catholic Community Services
- Living Access Support Alliance
- Tacoma Rescue Mission
- YWCA
- Veteran's Administration
- Helping Hand House
- Tacoma Pro Bono
- Pierce County Continuum of Care Board
- Korean Women's Association
- Pierce County Human Services Department

2.4 Transition of Executive Director Duties from DED

The transition of the Executive Directorial duties from the Deputy Executive Director to the Executive Director should be simultaneous to the general onboarding. Please see the list in section 1.1.A for systems for which the Executive Director will need to be transferred control. However, depending on the experience of the selected candidate, it may be necessary for the Deputy Executive Director to retain heightened controls for a limited ramp-down period in certain operational management systems as the incoming ED receives training and support on those programs. The precise systems requiring ongoing delegated support will be at the discretion of the incoming Executive Director and the Board, but should be carefully and realistically evaluated and monitored to ensure that access is both controlled and broad enough that PCHA can continue to meet all deadlines **and** adequately oversee its federal reporting and financial management. Staff caution that a lack of trained management in these systems, particularly federal systems, could have severe financial and operational consequences, and that the incoming Executive Director must have the opportunity to be properly briefed on use of any system with which they are unfamiliar before they are given sole administrator access.





in the event of an AED transition, as the incoming Executive Director takes their role, the Acting Executive Director will return to her position as the Deputy Executive Director, and assume the daily tasks outlined in Section 1.4. As before, the DED will serve at the discretion of the Executive Director after their hire, and no longer report directly to the Board of Commissioners.

2.5 Final Considerations

The hiring and retention of the Executive Director is solely the right and responsibility of the Board of Commissioners, and the process by which the Board determines to fulfil this role is entirely up to their own discretion. The considerations listed above seek only to provide a framework for this process from the perspective of staff, and staff particularly wish to highlight that the Board can amend, alter, or disregard any item listed above. Staff hope to offer industry experience and guidance that may assist the Board in visualizing the process and aligning expectations, and ensure any transition process will have minimal deleterious effect on current projects, participant service quality, or overall employee morale. As transition will certainly be required before the end of 2025, staff appreciate the Board thinking proactively about how to fill the Executive Director role, and await further instruction for next steps.





11515 Canyon Road E, Puyallup, WA, 98373 | 253-620-5400 | www.HousingPC.org

RESOLUTION 1970

TO ADOPT AMENDMENTS TO THE HOUSING PIERCE COUNTY SECTION 8 ADMINISTRATIVE PLAN

WHEREAS, the U.S Department of Housing and Urban Development (HUD) entered into a number of contracts with the Housing Authority of Pierce County (Housing Pierce County, HPC) for the provision of housing assistance, and;

WHEREAS, as part of the contracting requirements, PCHA's Board of Commissioner must develop policies as directed by HUD from time to time, and;

WHEREAS, Executive, Management, and Section, and Section 8 staff have reviewed the entire policy to ensure sufficient detail is included to provide necessary guidelines to successfully administer the Housing Choice Voucher Program, in compliance with HUD, State, and Federal guidelines, and;

WHEREAS, HPC has made necessary revisions to *CHAPTER 17: PROJECT BASED VOUCHERS* in compliance with said HUD, state, and federal regulations,

NOW THEREFORE LET IT BE RESOLVED THAT the revised Section 8 Administrative Plan be adopted and incorporated with all other policies governing the practices and activities of PCHA; and

BE IT FURTHER RESOLVED that said revisions become effective immediately.

So signed and approved:

Mark Martinez
Chair of the Board

Date

James Stretz
Executive Director

Date





HOUSING PIERCE COUNTY

11515 Canyon Road E, Puyallup, WA, 98373 | 253-620-5400 | www.HousingPC.org

EXECUTIVE & DIVISION REPORTS

JUNE 25TH, 2025



EXECUTIVE REPORT

Tamara Meade | *Deputy Executive Director*

Veterans Affairs Supported Housing (VASH) Partnership

Housing Pierce County is partnering with the Department of Veterans Affairs on a *Pierce County Outreach Surge*; an upcoming initiative focused on addressing veteran homelessness. Planning is still underway, and additional details will be shared as they become available.

- July 30th-31st at Pierce County Veterans Services (Pierce County Human Services).
- The objective of the surge is to engage and assist unhoused veterans by completing the VA's on-site vetting process.
- Housing Pierce County will participate by screening voucher eligibility and issuing vouchers on site, to the extent permitted under current HUD regulations and waivers.
- Our target outcome is to serve and process more than 20 veterans over the two-day period.

Family Self Sufficiency (FSS)

We are currently reviewing our FSS orientation process and program policies in collaboration with the FSS Coordinator team. Our goal is to strengthen long-term outcomes and support systems for participants.

- Benchmarking efforts are underway with other public housing authorities to identify best practices.
- These efforts aim to support continued success even after participants graduate from the program, ensuring meaningful progress toward economic independence.

Supported Housing (HCV, TPV, EHV, PBV)

As of this report:

- 86 applicants and/or participants with vouchers are actively searching for a unit to lease.
 - Majority of the applications are VASH and Tenant Protection Voucher's from the Public Housing disposition.
- The remaining are current participants that are not currently housed and searching with their voucher in the allotted timeframe allowed stated on the voucher.





Utilization Report:

UtilizationReport(1)

PHA Name	HA of Pierce County	PHA Number	WA054	Program Projection Variables				Time from Issuance to HAP Effective Date (Current: 2.26 months)				
ACC/Funding Information				Funding Proration Levels		Success Rate		59%	Annual Turnover Rate	6.5%	% leased in 30 days	36%
ACC	Current Year (2025)	Year 2 (2026)	Year 3 (2027)	HAP		End of Year 3 Results (2027)		EOP Rate as of 06/17/2025 (150 TB,PB EOPs): 5.69%		% leased in 30 to 60 days	28%	
Beginning ACC Vouchers	3,119	3,148	3,148	Year 2 (2026) Rebenchmark	100.0%					% leased in 60 to 90 days	17%	
Funding Components	Current Year (2025)	Year 2 (2026)	Year 3 (2027)	Year 3 (2027) Rebenchmark	100.0%					% leased in 90 to 120 days	12%	
Initial BA Funding (net offset)	\$42,739,478	\$44,602,913	\$44,391,826	Administrative Fees		HUD-Held Reconciliation - 12/31/2024 Cash Sufficiency Check		2025 Final PHA-Specific Inflation Factor		% leased in 120 to 150 days	7%	
Offset of HAP Reserves	\$0			Year 1 (2025)	90.0%	HUD-established CYE HHR	\$1,880,422	HUD-established CYE HHR	2.6%			
Set Aside Funding	\$0			Year 2 (2026)	90.0%	HUD-Calculated Restricted Net Position	(\$362,006)	\$3,119,153		PHA-Held Cash 12/31/2024 (VMS)		
New ACC Units Funding	\$521,427	\$0	\$0			HUD-Reconciled	\$1,518,416	\$4,999,575	HUD-Reconciled (Cash Capped)			
Total ABA Funding Provided	\$43,260,905	\$44,602,913	\$44,391,826			Lower of H17/I17 (May Override)	\$1,535,309	Lower of H17/I17 (May Override)	Reserve Adjustment due to PY VMS Changes.			
PHA Income	\$0	\$0				HUD-Reconciled RNP v PHA-Reported RNP						
Total Cash-Supported Prior Year-End Reserves	\$1,535,309	\$193,301	\$404,388			HUD v. PHA difference: (\$362,006.00) or -0.8% of Eligibility	\$0	<--EOY VMS RNP ----- HUD-estimated RNP-->				
Total Funding												
Total Funding Available	\$44,796,214	\$44,796,214	\$44,796,214									

Utilization Report:

UtilizationReport(1)

Year-End Outcomes		
	2025	2026
UML % of ACC (UMA)	87.5%	83.6%
HAP Exp as % All Funds	99.6%	99.1%
HAP Exp as % of Elig.	103.1%	99.5%
Proj. 12/31 Total Reserves	\$193,301	\$404,388
HAP Reserves - % ABA	0.4%	0.9%

2025	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-25	3,119	2,724	\$3,643,834					2,724	\$3,643,834	\$1,338		87.3%	101.1%	87.3%	101.1%
Feb-25	3,121	2,723	\$3,691,156					2,723	\$3,691,156	\$1,356		87.3%	101.7%	87.2%	102.4%
Mar-25	3,126	2,749	\$3,724,961					2,749	\$3,724,961	\$1,355		87.5%	102.3%	87.9%	103.3%
Apr-25	3,129	2,763	\$3,704,589					2,763	\$3,704,589	\$1,341		87.7%	102.4%	88.3%	102.8%
May-25	3,133	2,764	\$3,709,657					2,764	\$3,709,657	\$1,342		87.8%	102.5%	88.2%	102.9%
Jun-25	3,138	0	\$0	86	1	0	-14.9	2,750	\$3,703,781	\$1,347	\$1,347	87.8%	102.5%	87.6%	102.7%
Jul-25	3,144	0	\$0		1	18	-14.8	2,755	\$3,722,605	\$1,351	\$1,351	87.8%	102.6%	87.6%	103.3%
Aug-25	3,148	0	\$0		1	14	-14.8	2,755	\$3,735,976	\$1,356	\$1,356	87.7%	102.8%	87.5%	103.6%
Sep-25	3,148	0	\$0		1	9	-14.8	2,750	\$3,741,799	\$1,361	\$1,361	87.7%	102.9%	87.4%	103.8%
Oct-25	3,148	0	\$0		1	6	-14.8	2,743	\$3,744,192	\$1,365	\$1,365	87.6%	103.0%	87.1%	103.9%
Nov-25	3,148	0	\$0		1	4	-14.8	2,733	\$3,743,138	\$1,370	\$1,370	87.6%	103.1%	86.8%	103.8%
Dec-25	3,148	0	\$0		1	0	-14.7	2,719	\$3,737,226	\$1,375	\$1,375	87.5%	103.1%	86.4%	103.7%
Total	37,650	13,723	\$18,474,197	86	8	51	-103.7	32,928	\$44,602,913	\$1,355		87.5%	103.1%		
2026															
Jan-26	3,148				1	0	-14.7	2,705	\$3,731,332	\$1,379	\$1,379	85.9%	100.4%	85.9%	100.4%
Feb-26	3,148				1	0	-14.6	2,692	\$3,725,454	\$1,384	\$1,384	85.7%	100.3%	85.5%	100.2%
Mar-26	3,148				1	0	-14.5	2,679	\$3,719,594	\$1,389	\$1,389	85.5%	100.2%	85.1%	100.1%
Apr-26	3,148				1	0	-14.4	2,665	\$3,713,751	\$1,393	\$1,393	85.3%	100.2%	84.7%	99.9%
May-26	3,148				1	0	-14.4	2,652	\$3,707,925	\$1,398	\$1,398	85.1%	100.1%	84.2%	99.8%
Jun-26	3,148				1	0	-14.3	2,639	\$3,702,115	\$1,403	\$1,403	84.9%	100.0%	83.8%	99.6%
Jul-26	3,148				1	0	-14.2	2,626	\$3,696,323	\$1,408	\$1,408	84.7%	99.9%	83.4%	99.4%
Aug-26	3,148				1	0	-14.2	2,613	\$3,690,548	\$1,412	\$1,412	84.5%	99.8%	83.0%	99.3%
Sep-26	3,148				1	0	-14.1	2,600	\$3,684,790	\$1,417	\$1,417	84.3%	99.8%	82.6%	99.1%
Oct-26	3,148				1	0	-14.0	2,587	\$3,679,049	\$1,422	\$1,422	84.0%	99.7%	82.2%	99.0%
Nov-26	3,148				1	0	-13.9	2,574	\$3,673,325	\$1,427	\$1,427	83.8%	99.6%	81.8%	98.8%
Dec-26	3,148				1	0	-13.9	2,562	\$3,667,618	\$1,432	\$1,432	83.6%	99.5%	81.4%	98.7%
Total	37,776	0	\$0	0	14	0	-171.1	31,594	\$44,391,826	\$1,405		83.6%	99.5%		

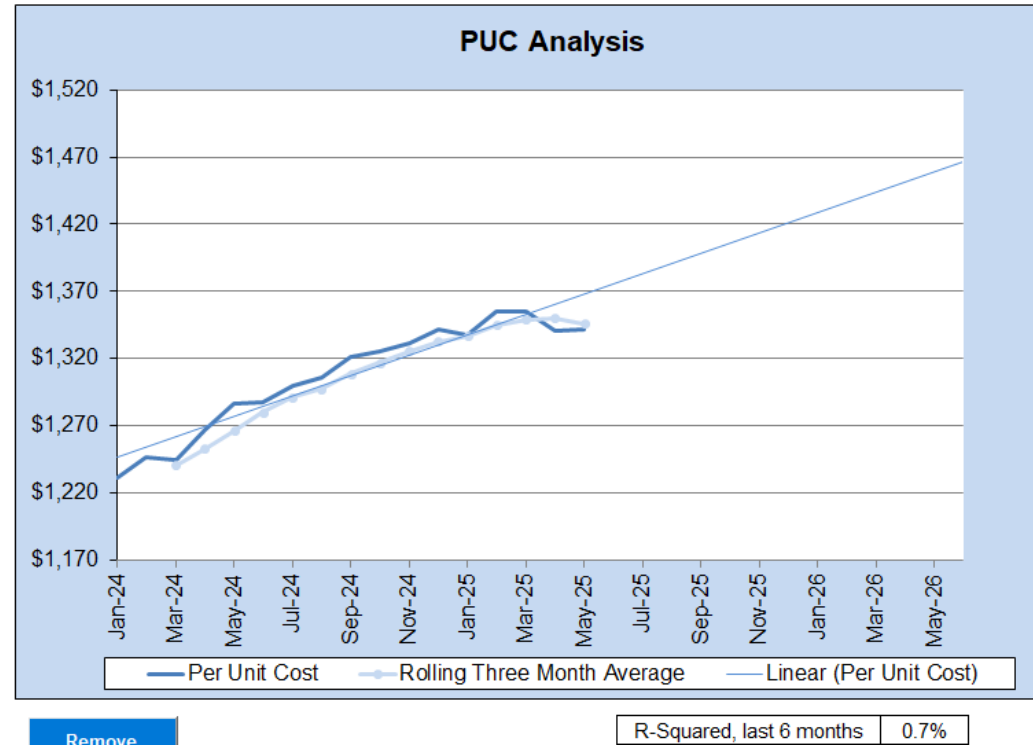
Graphs

SPVs: Additional SPV leasing should focus on the 77 unleased VASH vouchers. FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$3,119,153 compares to RNP (VMS) of \$0. Current: VMS Cash & Investments of \$1,483,363 compares to VMS RNP plus UNP of \$-1,040,617. PBVs: Currently, the PHA reports 211 leased PBVs, for a leased PBV rate of 91%. Additional leasing should focus on the 21 unleased PBVs, for which the PHA is making vacancy payments on 0. Finally, the PHA reports 10 PBVs under AHAP. Most importantly, the Two-Year Tool is not a problem to be solved, but a reality to be experienced.

Comments
(Hover for VMS
Comments)

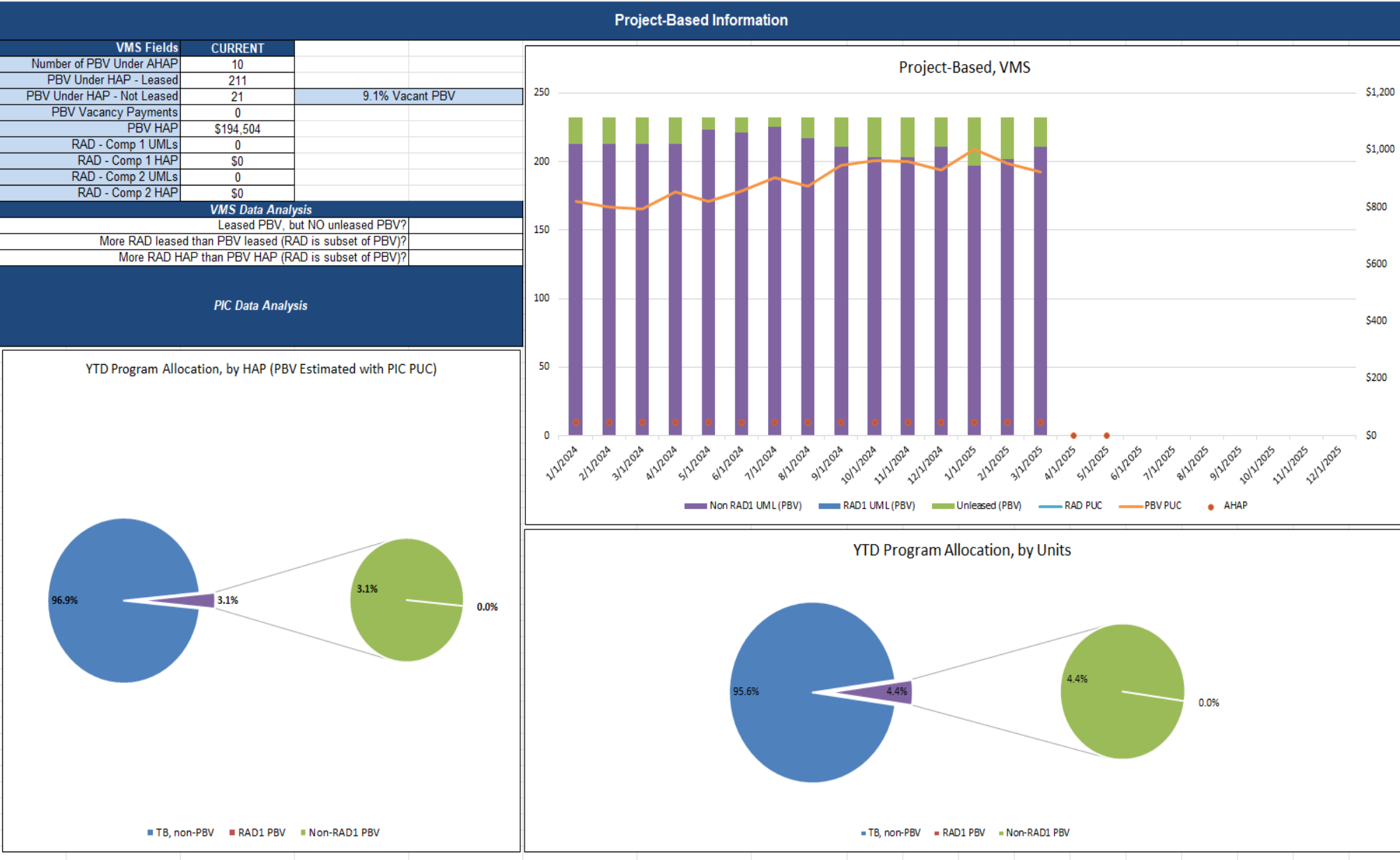
PUC Analysis

Year	Month	ACTUAL Leased Units	Actual HAP	Per Unit Cost	Monthly Change	Rolling Three Month Average
2024	January	2,568	\$3,162,643	\$1,231.56		
2024	February	2,567	\$3,201,236	\$1,247.07		
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	\$3,643,834	\$1,337.68	📉 -0.29%	\$1,336.89
2025	February	2,723	\$3,691,156	\$1,355.55	📈 1.34%	\$1,344.94
2025	March	2,749	\$3,724,961	\$1,355.02	📉 -0.04%	\$1,349.43
2025	April	2,763	\$3,704,589	\$1,340.79	📉 -1.05%	\$1,350.42
2025	May	2,764	\$3,709,657	\$1,342.13	📈 0.10%	\$1,345.97
2025	June					
2025	July					
2025	August					



Count of Areas (i.e. Zip Code) in SAFMR	46
% of December 2023 UML - within SAFMR	86.6%
Count of Areas - SAFMR > FMR	23
% of December 2023 UML - SAFMR > FMR	35.3%

Exception Payment Standard: SAFMR		P o l i c y N o t i c e
WA054 is not participating in SAFMRs.		
Exception Payment Standards: 120%		
WA054 has not asked to swim in the 120% Payment Standard Pool.		3 4



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	2025/2026								
January-25	(\$362,006)	\$3,445,748	\$3,643,834	(\$198,086)	\$0	(\$560,092)	(\$581,841)	\$21,749	2,724
February-25	(\$560,092)	\$3,441,382	\$3,691,156	(\$249,774)	\$0	(\$809,866)	(\$832,176)	\$22,310	2,723
March-25	(\$809,866)	\$3,497,218	\$3,724,961	(\$227,743)	\$0	(\$1,037,609)	(\$1,040,617)	\$3,008	2,749
April-25	(\$1,037,609)	\$4,504,440	\$3,704,589	\$799,851	\$0	(\$237,758)	\$0	(\$237,758)	2,763
May-25	(\$237,758)	\$3,611,341	\$3,709,657	(\$98,316)	\$0	(\$336,074)	\$0	(\$336,074)	2,764
June-25	(\$336,074)	\$0	\$3,703,781	(\$3,703,781)	\$0	(\$4,039,855)	\$0	(\$4,039,855)	2,750
July-25	(\$4,039,855)	\$0	\$3,722,605	(\$3,722,605)	\$0	(\$7,762,459)	\$0	(\$7,762,459)	2,755
August-25	(\$7,762,459)	\$0	\$3,735,976	(\$3,735,976)	\$0	(\$11,498,436)	\$0	(\$11,498,436)	2,755
September-25	(\$11,498,436)	\$0	\$3,741,799	(\$3,741,799)	\$0	(\$15,240,235)	\$0	(\$15,240,235)	2,750
October-25	(\$15,240,235)	\$0	\$3,744,192	(\$3,744,192)	\$0	(\$18,984,426)	\$0	(\$18,984,426)	2,743
November-25	(\$18,984,426)	\$0	\$3,743,138	(\$3,743,138)	\$0	(\$22,727,564)	\$0	(\$22,727,564)	2,733
December-25	(\$22,727,564)	\$0	\$3,737,226	(\$3,737,226)	\$0	(\$26,464,790)	\$0	(\$26,464,790)	2,719
January-26	(\$1,482,694)	\$0	\$3,731,332	(\$3,731,332)	\$0	(\$5,214,026)	\$0	(\$5,214,026)	2,705
February-26	(\$5,214,026)	\$0	\$3,725,454	(\$3,725,454)	\$0	(\$8,939,480)	\$0	(\$8,939,480)	2,692
March-26	(\$8,939,480)	\$0	\$3,719,594	(\$3,719,594)	\$0	(\$12,659,074)	\$0	(\$12,659,074)	2,679
April-26	(\$12,659,074)	\$0	\$3,713,751	(\$3,713,751)	\$0	(\$16,372,825)	\$0	(\$16,372,825)	2,665
May-26	(\$16,372,825)	\$0	\$3,707,925	(\$3,707,925)	\$0	(\$20,080,750)	\$0	(\$20,080,750)	2,652
June-26	(\$20,080,750)	\$0	\$3,702,115	(\$3,702,115)	\$0	(\$23,782,865)	\$0	(\$23,782,865)	2,639
Total for CY 2025		\$18,500,129	\$44,602,913		\$0				
Total		\$18,500,129	\$66,903,084		\$0				
Color Key:	= Beginning Balance for the Year			= Calculated Fields			= VMS Data / or Projected Data		

Category	Amount	Comments
Proposed Advance:	\$336,074	
		Adjustments
Prior Period	(\$16,893)	Carry Forward?
HUD	\$0	
PHA	\$0	
BA Detail	SPVs	\$0
Actual Advance:	\$319,200	

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

Housing Assistance Payments (HAP)

Estimated HUD-Held Reserves (HHR)				
BOM HHR	Obligations (HUDCAPS)	Actual/Projected Disbursements (HUD to PHA)	Receipt of Funds (RF)	EOM HHR
2025/2026				
\$1,880,422	\$3,503,013	\$3,445,748	\$0	\$1,937,687
\$1,937,687	\$3,503,437	\$3,441,382	\$0	\$1,999,741
\$1,999,741	\$3,538,498	\$3,497,218	\$0	\$2,041,021
\$2,041,021	\$3,539,134	\$4,504,440	\$0	\$1,075,715
\$1,075,715	\$3,563,540	\$3,611,341	\$0	\$1,027,915
\$1,027,915	\$69,397	\$0	\$0	\$1,097,312
\$1,097,312	\$70,671	\$0	\$0	\$1,167,983
\$1,167,983	\$69,375	\$0	\$0	\$1,237,358
\$1,237,358	\$66,159	\$0	\$0	\$1,303,516
\$1,303,516	\$62,942	\$0	\$0	\$1,366,459
\$1,366,459	\$59,726	\$0	\$0	\$1,426,185
\$1,426,185	\$56,510	\$0	\$0	\$1,482,694
\$1,482,694	\$0	\$0	\$0	\$1,482,694
\$1,482,694	\$0	\$0	\$0	\$1,482,694
\$1,482,694	\$0	\$0	\$0	\$1,482,694
\$1,482,694	\$0	\$0	\$0	\$1,482,694
\$1,482,694	\$0	\$0	\$0	\$1,482,694
\$1,482,694	\$0	\$0	\$0	\$1,482,694
\$1,482,694	\$0	\$0	\$0	\$1,482,694
\$1,482,694	\$0	\$0	\$0	\$1,482,694
	\$18,102,401	\$18,500,129		
	\$18,102,401	\$18,500,129		
	= 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 Follow-Up Required
--------------------	-----------------------

Reconciliation Assist - Prior Year			
2024 (Year)	Reconciliation	VMS	Delta
HAP	\$41,004,133	\$40,987,240	(\$16,893)
Fraud	\$3,068	\$3,068	\$0
Delta			(\$16,893)



WA054 Two-Year Voucher Forecasting Summary

8/18/2025

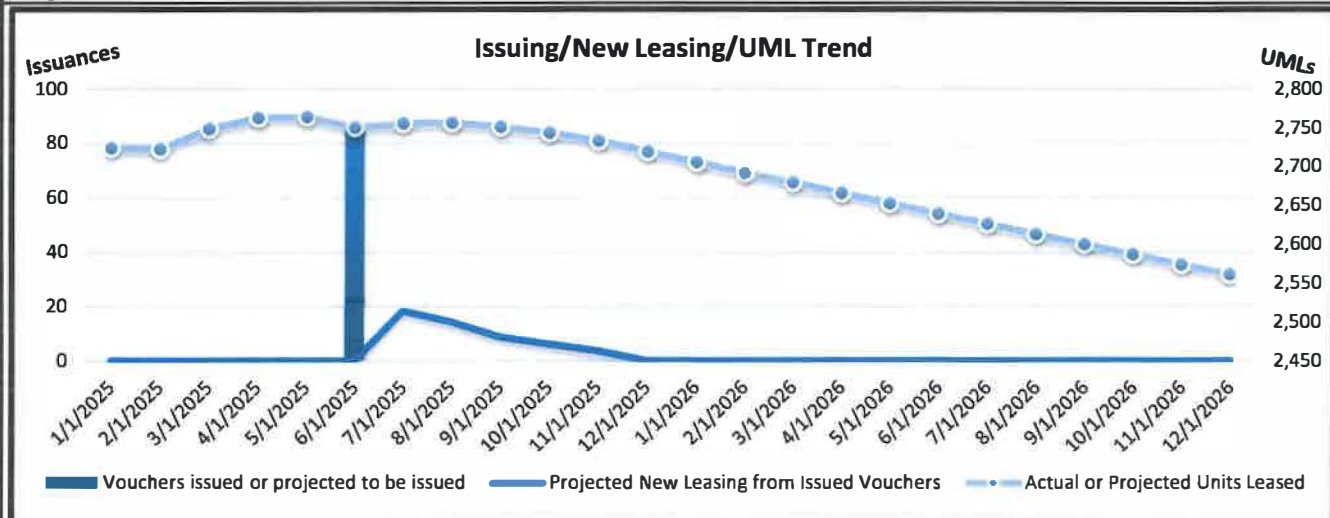
Prepared for: June 2025 Board Report

Prepared by: Tamara Meade

Using the Housing Choice Voucher (HCV) Two-Year Tool, which allows a user to examine a PHA's voucher program under a variety of leasing, per-unit cost (PUC), and other key program scenarios, the attached tool estimates the program to end the current year with \$193,301, or 0% of budget authority. It is important to examine the program in light of the second year as well. In this scenario, WA054 will end the second year with \$404,388, or 1% of budget authority. This scenario relies upon the following key variables:

Success Rate	Attrition Rate	Time from Issuance to HAP Effective Date	
(How many issued vouchers will go to HAP)	(What percent of participants annually leave)	(How fast do successful issuances lease up)	
59%	6%	Leased in	Percent
		0-30 Days	36%
Year 1 PUC	Year 2 PUC	31-60 Days	28%
(Average monthly cost of a voucher - Year 1)	(Average monthly cost of a voucher - Year 2)	61-90 Days	17%
\$1,355	\$1,405	91-120 Days	12%
		121-150 Days	7%

After deciding upon the above variables, the largest driver of the program revolves around the decision to issue vouchers. This scenario includes issuing 86 vouchers in the first year and 0 in the second year. In addition, the tool includes 22 planned lease-ups (i.e. project-based vouchers coming online, tenant-protection vouchers) through the end of the following year. This results in a total of 51 new lease-ups this year and 0 new lease-ups next year. Please see the below graph, which shows issued vouchers and associated leasing, as well as the total program UMLs, which takes into account attrition:



Under this scenario, the PHA has no offset for next year or the following year. Additionally, the higher of this year's leased units (89.6%) or dollars (102.8%) is 102.8%, indicating full leasing indicator points in SEMAP. This is an estimate. Next year, the higher of leased units (85.2%) or dollars (99.9%) is 99.9%, indicating full leasing indicator points in SEMAP. This is an estimate.

WA054 Administrative Fee Overview

Based on the most recent, official (end of fiscal year) UNP, WA054 has a 2025 Calendar Year-End (CYE) UNP of \$3,865,927 (or 129% of CY 2025 Earned Admin Fees) and a 2026 CYE UNP of \$4,612,701 (or 160.9% of CY 2026 Earned Admin Fees). This projection uses average monthly administrative expense and carries it forward for the remaining months.



HOUSING PIERCE COUNTY

11515 Canyon Road E, Puyallup, WA, 98373 | 253-620-5400 | www.HousingPC.org

AFFORDABLE HOUSING REPORT

Christina McLeod | *Director of Operations*

RESIDENTS/TENANCIES

Move-Ins (May 2025)

- 8 new move-ins
 - 2 Project Based Voucher (PBV) at Montgrove Manor with Greater Lakes Mental Health
 - 6 public move-ins: 3 at Chateau, 1 at DeMark, 1 at Oakleaf, and 1 at Village Square
- 1 transfer – disability reasonable accommodation from 2nd floor to ground floor

Move-Outs (May 2025)

- 10 apartments were vacated
 - Reasons for vacating: Purchased Home (1), Relocation (3), Disability Reasonable Accommodation Transfer (1), Skip Unit (1), Eviction (2), and Other (2).
 - Other – included 1 resident who chose the ‘vacate’ option of their Pay or Vacate (\$3500 owed) and 1 resident who vacated and moved into Assisted Living housing
 - Skip - 1 resident vacated without notice, rent was paid through April 2025
 - Evictions
 - PBV tenancy, last paid rent in November 2024, total tenant owed at move-out = \$11,700
 - Failed court ordered payment plan (“CR2A” resolution) from January 2025 eviction court, made February 2025 payment, then no other payments, total tenant owed at move-out = \$14,600

Now Renting

- 16 apartments being marketed to the public as of this report, see Unit Availability List included with this report. 2 have approved applicants. 1 will be a disability reasonable accommodation (RA) transfer. 2 are in process for Permanent Supportive Housing tenants through Share & Care House
- Brookridge, Chateau, and Lakewood Village are currently marketed on Zillow with DeMark being added this month of June

Property	Total Units	Down Units	Leased-Up Rate	# PBV	Rent Ready	Notes
AH Portfolio	727	10 (1.4%)	88.6%	94	16 Apts “For Rent”	On par with last month (88.8%)
Brookridge	68	1	87%	--	1	
Chateau Rainier	248	0	91.5%	22	11 for rent	
DeMark	93	1-Mgr/Admin	85%	18	8-PBV	Increase from 79% last month
Hidden Firs	56	1-Office	89%	--	--	4-vacant/turn; 1-admin/office
Hidden Village	30	4	80%	--	1*	*on hold until window fixed
Lakewood Village	136	0	91%	24	1-Public/1-PBV	
Montgrove Manor	32 SROs	2=Office	87.5%	30	0	All apartments are PVB; 2 in turn stage from recent vacates
Oakleaf	26	1	88.5%	--	2*	*approvals; move-ins being scheduled
Village Square	38	1=Office	79%	--		





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 June 2025. 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 Permanent Supportive Housing (PSH) program, and a move-in is scheduled for June 24, 2025. 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.

Chateau Rainier - Mailboxes – As of this report, new mailbox installation (I-5 side of property) scheduled to start 6/24/2025.

Outdoor Pools (Brookridge, DeMark, and Lakewood Village) – Scheduled to open next week. Maintenance has the pools ready for opening. Property management is working on the protocols/rules for 2025. Director of Operations McLeod met with our HAI Group insurance rep to review proposed protocols for 2025. We are planning on a hybrid protocol – between pre-COVID when all residents were issued pool keys at move-in to 2024 when keys had to be checked out daily only when office open. This summer adult residents will still need to come to office and 'register' by completing liability paperwork and agreeing to rules, then they will be issued a key for use when pool is open. Maintenance is preparing outdoor showering locations so residents can rinse off before entering pool in compliance with pool health codes. With these new protocols, it extends pool use to Sundays. Property management staff will have rotating schedules to ensure pool is locked/secured outside pool hours.

HAI Property Inspections – Our insurance carrier HAI used a third party to conduct safety inspections on April 15, 2025 at Brookridge, Hidden Village, Lakewood Village, Montgrove Manor, Oakleaf, Orting, and Village Square. On May 6, 2025, HAI provided recommendations for improved safety and liability. Since that time, a working group (Maintenance, Affordable Housing, and Supported Housing Programs) has been meeting, reviewing the recommendations, taking immediate actions as possible, and creating plans for implementation of recommendations. Our report back to HAI with our plans and completions is due July 5, 2025.

STAFFING

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

- Current staff = 8 on-site property management staff and 1 senior property manager for our 9 apartment communities of 727 households
 - One staff member on leave until August 2025
 - Senior Property Manager Ebonique Moore is directly managing the day-to-day of BR DM HF HV assigned portfolio during staff leave of absence
- New Hire – Erin Romero as Assistant Property Manager in June 2025
- Staffing re-assignments occurred in June 2025 to best serve our apartment communities with current staffing

Professional Development

- Director of Operations McLeod and Senior Property Manager Moore completed and passed the "Nuts & Bolts of Asset Management" in June 2025, which is the first of three asset management courses through Consortium for Housing & Asset Management (CHAM) and co-organized with our HAI insurance group.





Apartments for Rent

	Date	Complex	Size	Location/Floor	Rent	WSG	Features	Status
1	6/10/2025	Brookridge	2x1	Ground Floor	\$1,300	\$120	Freshly Painted, Updated counter tops, Planking and Vinyl, AC units	
2	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.	
3	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.	
4	6/9/2025	Chateau Rainier	1x1	Ground Floor	\$1,300	\$100	Ground floor, corner unit, freshly Painted, refinished counter tops, New Vinyl Planking flooring. In unit washer and dryer. Dual entrances	On hold for Permanent Supportive Housing tenant through Share & Care House
5	6/9/2025	Chateau Rainier	2x1	Ground Floor	\$1,600	\$150	Ground floor, corner unit, freshly Painted, refinished counter tops, New Vinyl Planking flooring. In unit washer and dryer. Dual entrances	
6	6/9/2025	Chateau Rainier	1x1	Ground Floor	\$1,300	\$100	Ground floor, corner unit, freshly Painted, refinished counter tops, New Vinyl Planking flooring. In unit washer and dryer. Dual entrances	RA Transfer from upstairs to ground floor; Move- in scheduled for June 27th 2025
7	6/9/2025	Chateau Rainier	1x1	2nd floor	\$1,300	\$100	Freshly Painted, refinished counter tops, New carpet flooring. In unit washer and dryer.	Application approved 6/18/2025; Move-In scheduled for 6/24/2025
8	6/9/2025	Chateau Rainier	1x1	3rd floor	\$1,300	\$100	Freshly Painted, refinished counter tops, New carpet flooring. In unit washer and dryer.	
9	6/9/2025	Chateau Rainier	2x1	Ground Floor	\$1,600	\$150	Ground floor, corner unit, freshly Painted, refinished counter tops, New Vinyl Planking flooring. In unit washer and dryer. Dual entrances	
10	6/9/2025	Chateau Rainier	2x2	2nd floor	\$1,700	\$150	Freshly Painted, refinished counter tops, New Vinyl Planking flooring. In unit washer and dryer. Dual entrances	
11	6/9/2025	Chateau Rainier	3x2	2nd floor	\$2,300	\$200	Ground floor, freshly Painted, refinished counter tops, New Vinyl Planking flooring. In unit washer and dryer. Dual entrances	Application received 6/20/2025, in process
12	6/23/2025	Chateau Rainier	1x1	3rd floor	\$1,600	\$100	Freshly Painted, refinished counter tops, New carpet flooring. In unit washer and dryer.	
13	5/19/2025	Hidden Village	1x1	Ground floor/ single story	\$1,050	\$70		
14	6/20/2025	Lakewood Village	2x1	2nd Floor	\$1,600	\$150	Freshly Painted, New countertops, New carpet and Vinyl. New Appliances, Washer and Dryer in Unit. Updated light fixtures	
15	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	On hold for Permanent Supportive Housing tenant through Share & Care House
16	4/30/2025	Oakleaf	1x1	2nd Floor	\$1,000	\$100	Freshly Painted, Updated counter tops, New carpet and Vinyl. New Appliances, Small Community, Laundry on site. Updated light fixtures	Application approved 6/16/2025 after supervisor review; HEN voucher through Share & Care House; HQS being scheduled; move-in date pending HQS



FINANCE REPORT

Joanna Nieto | *Controller*

OVERVIEW

May 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

- May 2025 Collections:
 - \$196,179.66 Sent to Collections
 - \$118,450.54 Approved by Collections
 - \$111,105.39 Written off
- Cash Position \$11M
 - Unrestricted Cash and Equivalents \$8.4M
 - Restricted Cash and Equivalents \$3.2M
 - Includes funds held by Greystone for Chateau, Demark, Lakewood Village
 - \$747k Reserve for replacement
 - \$106k Restabilization
 - \$157k Taxes and Insurance
 - Tenant Security Deposits \$526K
- Accounts Receivable \$1.9M (allowance \$960k)
 - Tenant Receivable Net \$1.75M
 - Rural Development Receivable Net \$22k
 - Homeownership Receivable Net \$929k – outstanding loans
- Other Current Assets \$16.6M
 - Prepaid Expenses \$742K – includes amortized expenses for insurance and taxes
 - Restricted investments \$16M – 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 Revenues, Expenses and Changes

- Operating Revenues month to date are over budget by \$239M, and year to date (YTD) revenues exceeded budget by \$1.4M.
- Operating Expenses month to date are over budget by \$580k or 13% with year-to-date expenses over budget by \$1.1M or 5% in the following categories:
 - Maintenance Costs over budget by \$164k or 19% year to date.
 - Contract plumbing over budget by \$86k. The total PCHA wide YTD plumbing expense is \$225k, and of the \$225k, \$188k is





- Janitorial over budget \$21k
 - Grounds over budget \$33k
 - Appliance over budget \$22K
 - Overall, Affordable Housing over budget for maintenance and operational expenses year to date by \$997k.
 - Total wages and benefits under budget year to date:
 - Administrative is within 1% of budgeted YTD
 - Tenant Services under budget \$40k or 32% YTD
 - Maintenance under budget \$117k or 19% YTD
 - General Taxes, Insurance over budget \$30k
- Profit (Loss) before Non-Operating Revenues/Expenses is \$856K
- Net Operating Income After Non-Operating Costs is \$8.25M

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 June 2025, LIPH has sold approximately 69 homes for a total of \$18.1M 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 \$18.1M 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 2023 Accountability Audit exit interview to take place 6/24/25.
- The 2024 audit will begin the first week of July.



**Pierce County Housing Authority
Cash Position
Period Ending May 2025**

Account Name	Bank	Balance		
		May	April	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	2,719,335.08	2,776,225.54	(56,890.46)
Low Income Public Housing Management	US Bank	1,006,105.54	1,142,122.33	(136,016.79)
Low Income Public Housing Damage Security	US Bank	11,300.00	11,300.00	-
Family Self Sufficiency	US Bank	503,934.58	498,104.14	5,830.44
LIPH Family Self Sufficiency	US Bank	46,979.14	44,364.04	2,615.10
Low Income Public Housing Section 18	US Bank	1,826,051.43	4,358,942.44	(2,532,891.01)
Local Government Investment Pool	WSIB	15,957,578.83	11,499,996.40	4,457,582.43
Rural Development Funds				
Orting Reserve	US Bank	94,373.45	94,366.24	7.21
FNMA Loan Reserve Account (Restricted)				
Cash Restricted - CR Reserve for replacement	Greystone (TTE)	581,900.84	573,865.14	8,035.70
Cash Restricted - CR Reserve for restabilization	Greystone (TTE)	60,438.52	60,406.24	32.28
Cash Restricted - CR Taxes and Insurance	Greystone (TTE)	71,849.76	59,812.19	12,037.57
Cash Restricted - DM Reserve for replacement	Greystone (TTE)	65,860.59	65,825.41	35.18
Cash Restricted - DM Reserve for restabilization	Greystone (TTE)	19,163.47	19,152.23	11.24
Cash Restricted - DM Taxes and Insurance	Greystone (TTE)	34,242.26	28,047.97	6,194.29
Cash Restricted - LV Reserve for replacement	Greystone (TTE)	100,197.43	100,143.90	53.53
Cash Restricted - LV Reserve for restabilization	Greystone (TTE)	26,638.50	26,624.27	14.23
Cash Restricted - LV Taxes and Insurance	Greystone (TTE)	51,479.80	43,628.26	7,851.54
FNMA Reserve Total		1,011,771.17	977,505.61	34,265.56
TOTAL PCHA CASH		28,522,873.73	26,830,965.24	1,691,908.49



Pierce County Housing Authority Balance Sheet (With Period Change)

Period = May 2025

PCHA Wide

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	8,412,724.76	8,633,262.62	-220,537.86
Cash Restricted	2,260,567.02	5,614,231.09	-3,353,664.07
Tenant Security Deposits	539,565.61	541,579.88	-2,014.27
Accounts Receivable Net	1,979,812.68	1,953,658.61	26,154.07
Accounts Receivable HUD	-47,470.91	-53,412.41	5,941.50
Other Current Assets	17,374,649.03	13,002,286.13	4,372,362.90
Due from Intercompany	407,936.50	211,536.39	196,400.11
TOTAL CURRENT ASSETS	30,927,784.69	29,903,142.31	1,024,642.38
NON CURRENT ASSETS			
Cash Restricted-FSS Escrow	478,462.21	470,016.67	8,445.54
Capital Assets Net	26,865,803.05	27,015,341.52	-149,538.47
Other Non Current Assets	790,055.96	789,531.96	524.00
TOTAL NON CURRENT ASSETS	28,134,321.22	28,274,890.15	-140,568.93
TOTAL ASSETS	59,062,105.91	58,178,032.46	884,073.45
DEFERRED OUTFLOW OF RESOURCES	998,658.00	998,658.00	0.00
CURRENT LIABILITIES			
Accounts Payable	-98,071.63	-123,517.97	25,446.34
Accrued Payroll	-32,693.95	-34,754.28	2,060.33
Compensated Absences and Benefits	170,812.91	170,812.91	0.00
Security Deposits	569,578.62	562,745.62	6,833.00
Accrued Interest Payable	72,459.72	72,459.72	0.00
Notes Payable - Current Position	231,209.57	263,622.19	-32,412.62
Funds held for FSS	491,175.61	484,568.64	6,606.97
Other Liabilities	260,940.93	260,940.93	0.00
Due to Intercompany	606,473.63	410,073.52	196,400.11
Unearned Revenue	269,638.29	229,436.71	40,201.58
TOTAL CURRENT LIABILITIES	2,541,523.70	2,296,387.99	245,135.71
NONCURRENT LIABILITIES			
Net Pension and OPEB Liability	1,305,602.04	1,305,602.04	0.00
Compensated Absences and Benefits	25,163.36	25,163.36	0.00
Notes Payable Net of Current Portion	21,988,230.69	21,998,221.43	-9,990.74
TOTAL NONCURRENT LIABILITIES	23,318,996.09	23,328,986.83	-9,990.74
DEFERRED INFLOWS OF RESOURCES	532,283.97	532,283.97	0.00
TOTAL NET POSITION	33,667,960.15	33,019,031.67	648,928.48



PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement
May 2025 and May 2024
PCHA WIDE

Description	May-25	May-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	604,330	484,776	119,555	25	2,856,280	2,495,480	360,801	14
Other Tenant Revenue	108,105	120,804	-12,699	-11	570,058	464,032	106,027	23
HUD Subsidy	3,882,358	4,159,668	-277,310	-7	19,296,928	17,883,095	1,413,833	8
LIPH Operating Grant	30,684	105,293	-74,609	-71	594,554	682,372	-87,818	-13
FSS Subsidy	16,100	30,667	-14,567	-48	70,605	30,667	39,938	130
Admin Subsidy	269,008	246,784	22,224	9	1,393,160	1,247,819	145,341	12
TOTAL OPERATING REVENUES	4,910,585	5,147,992	-237,406	-5	24,781,586	22,803,465	1,978,121	9
OPERATING EXPENSES								
Central Administration	124,204	182,462	58,257	32	607,909	716,393	108,484	15
Utilities	210,301	93,230	-117,071	-126	717,413	604,359	-113,054	-19
Maintenance Costs	244,818	271,825	27,008	10	1,032,752	1,035,003	2,251	0
Wages & Benefits Onsite	653,747	454,444	-199,303	-44	2,331,756	2,127,065	-204,691	-10
FSS Expense	6,795	13,401	6,607	49	42,962	74,610	31,649	42
Housing Assistance Payments	3,841,846	3,402,730	-439,116	-13	18,933,295	16,544,813	-2,388,482	-14
General-Taxes Lender	39,311	22,393	-16,918	-76	207,035	115,197	-91,838	-80
Independent Audit Costs	1,850	0	-1,850	-100	15,656	3,895	-11,761	-302
Vendor Lender	7,389	4,054	-3,335	-82	36,247	16,321	-19,927	-122
TOTAL OPERATING EXPENSES	5,130,261	4,444,540	-685,721	-15	23,925,025	21,237,656	-2,687,369	-13
PROFIT/LOSS AFTER OPERATING COSTS	-219,676	703,452	-923,128	-131	856,560	1,565,809	-709,248	-45
NON OPERATING REVENUES (EXPENSES)								
Gain (Loss) Disposition of Assets	1,045,493	1,698,351	-652,858	-38	8,253,124	5,645,531	2,607,593	46
Special Items	-5,617	-9,377	3,760	40	-121,869	-109,984	-11,885	-11
Investments/Interest Earnings	59,763	1,808	57,955	3,206	277,062	8,178	268,885	3,288
Depreciation	-132,862	-113,554	-19,308	-17	-598,636	-579,030	-19,606	-3
Interest Expense	-96,323	-75,820	-20,503	-27	-415,641	-306,333	-109,308	-36
NET OPERATING INCOME (NOI)	650,778	2,204,860	-1,554,081	-70	8,250,600	6,224,170	2,026,430	33
Operating Transfers In(Out)	137,500	152,124	14,624	10	664,337	300,070	-364,267	-121
YTD CHANGE TO NET ASSETS	-513,279	-2,052,736	-1,539,457	-75	-7,586,263	-5,924,100	1,662,163	28
ENDING NET POSITION	-513,279	-2,052,736	-1,539,457	-75	-7,586,263	-5,924,100	1,662,163	28



**PIERCE COUNTY HOUSING AUTHORITY
BUDGET COMPARISON**

May-25

PCHA WIDE

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
OPERATING REVENUES								
Rental Income	604,330	494,083	110,247	22	2,856,280	2,470,414	385,866	16
Other Tenant Revenue	108,105	84,249	23,856	28	570,058	421,243	148,815	35
HUD Subsidy	3,882,358	3,732,842	149,516	4	19,296,928	18,664,208	632,720	3
LIPH Operating Grant	30,684	86,003	-55,318	-64	594,554	430,013	164,542	38
FSS Subsidy	16,100	23,200	-7,099	-31	70,605	115,999	-45,394	-39
Admin Subsidy	269,008	250,903	18,105	7	1,393,160	1,254,517	138,643	11
TOTAL OPERATING REVENUES	4,910,585	4,671,279	239,306	5	24,781,586	23,356,394	1,425,192	6
OPERATING EXPENSES								
Central Administration	124,204	130,505	6,300	5	607,909	652,525	44,616	7
Utilities	210,301	115,058	-95,243	-83	717,413	575,292	-142,122	-25
Maintenance Costs	244,818	173,738	-71,079	-41	1,032,752	868,692	-164,060	-19
Wages & Benefits Onsite	653,747	500,640	-153,107	-31	2,331,756	2,503,199	171,442	7
FSS Expense	6,795	14,302	7,507	52	42,962	71,508	28,546	40
Housing Assistance Payments	3,841,846	3,565,833	-276,013	-8	18,933,295	17,829,167	-1,104,128	-6
General-Taxes Lender	39,311	35,513	-3,798	-11	207,035	177,566	-29,469	-17
Independent Audit Costs	1,850	8,333	6,483	78	15,656	41,667	26,011	62
Vendor Lender	7,389	6,008	-1,380	-23	36,247	30,042	-6,206	-21
TOTAL OPERATING EXPENSES	5,130,261	4,549,931	-580,330	-13	23,925,025	22,749,655	-1,175,370	-5
PROFIT/LOSS AFTER OPERATING COSTS	-219,676	121,348	-341,023	-281	856,560	606,739	249,822	41
NON OPERATING REVENUES (EXPENSES)								
Gain (Loss) Disposition of Assets	1,045,493	1,917,575	-872,082	-45	8,253,124	9,587,877	-1,334,753	-14
Special Items	-5,617	-42,091	36,474	87	-121,869	-210,454	88,585	42
Investments/Interest Earnings	59,763	73,492	-13,729	-19	277,062	367,458	-90,396	-25
Depreciation	-132,862	-111,745	-21,117	-19	-598,636	-558,725	-39,911	-7
Interest Expense	-96,323	-80,995	-15,328	-19	-415,641	-404,975	-10,666	-3
NET OPERATING INCOME (NOI)	650,778	1,877,584	-1,226,805	-65	8,250,600	9,387,919	-1,137,319	-12
Operating Transfers In/Out	137,500	0	-137,500	-100	664,337	0	-664,337	-100
YTD CHANGE TO NET ASSETS	-513,279	-1,877,584	-1,364,305	-73	-7,586,263	-9,387,919	-1,801,656	-19
ENDING NET POSITION	-513,279	-1,877,584	-1,364,305	-73	-7,586,263	-9,387,919	-1,801,656	-19



Pierce County Housing Authority Balance Sheet (With Period Change)

Period = May 2025

Affordable Housing

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	2,362,677.06	2,323,787.67	38,889.39
Cash Restricted	1,011,771.17	977,512.74	34,258.43
Tenant Security Deposits	519,248.21	521,262.48	-2,014.27
Accounts Receivable Net	464,138.68	441,942.49	22,196.19
Accounts Receivable HUD	-15,739.91	-24,120.41	8,380.50
Other Current Assets	269,930.35	295,545.05	-25,614.70
Due from Intercompany	-7,072.54	-7,072.54	0.00
TOTAL CURRENT ASSETS	4,604,953.02	4,528,857.48	76,095.54
NON CURRENT ASSETS			
Capital Assets Net	20,283,390.86	20,340,128.59	-56,737.73
Other Non Current Assets	20,249.02	20,249.02	0.00
TOTAL NON CURRENT ASSETS	20,303,639.88	20,360,377.61	-56,737.73
TOTAL ASSETS	24,908,592.90	24,889,235.09	19,357.81
DEFERRED OUTFLOW OF RESOURCES	42,390.57	42,390.57	0.00
CURRENT LIABILITIES			
Accounts Payable	1,182.96	1,182.96	0.00
Accrued Payroll	783.77	783.77	0.00
Compensated Absences and Benefits	19,741.05	19,741.05	0.00
Security Deposits	552,128.62	545,295.62	6,833.00
Accrued Interest Payable	72,459.72	72,459.72	0.00
Notes Payable - Current Position	231,209.57	263,622.19	-32,412.62
Other Liabilities	32,946.70	32,946.70	0.00
Due to Intercompany	293,614.32	191,420.90	102,193.42
Unearned Revenue	233,526.19	194,144.67	39,381.52
TOTAL CURRENT LIABILITIES	1,437,592.90	1,321,597.58	115,995.32
NONCURRENT LIABILITIES			
Net Pension and OPEB Liability	137,235.59	137,235.59	0.00
Compensated Absences and Benefits	2,908.16	2,908.16	0.00
Notes Payable Net of Current Portion	19,504,070.00	19,504,070.00	0.00
TOTAL NONCURRENT LIABILITIES	19,644,213.75	19,644,213.75	0.00
DEFERRED INFLOWS OF RESOURCES	-1,028.11	-1,028.11	0.00
TOTAL NET POSITION	3,870,204.93	3,966,842.44	-96,637.51



PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement
May 2025 and May 2024
AFFORDABLE HOUSING

Description	May-25	May-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	574,398	448,873	125,525	28	2,691,662	2,260,487	431,174	19
Other Tenant Revenue	83,098	103,125	-20,027	-19	453,977	414,547	39,431	10
HUD Subsidy	175,780	166,009	9,771	6	826,932	794,347	32,584	4
TOTAL OPERATING REVENUES	833,276	718,008	115,268	16	3,972,570	3,469,381	503,189	15
OPERATING EXPENSES								
Central Administration	245,146	176,220	-68,926	-39	960,913	813,621	-147,292	-18
Utilities	186,917	79,315	-107,602	-136	619,413	527,115	-92,298	-18
Maintenance Costs	151,934	136,992	-14,942	-11	592,465	672,004	79,539	12
Wages & Benefits Onsite	143,159	119,020	-24,139	-20	532,354	534,814	2,460	0
General-Taxes Lender	24,886	878	-24,008	-2,735	134,916	7,920	-126,996	-1,603
Independent Audit Costs	952	0	-952	-100	8,054	1,792	-6,263	-350
Vendor Lender	1,292	4,051	2,759	68	14,216	15,759	1,543	10
TOTAL OPERATING EXPENSES	754,286	516,477	-237,810	-46	2,862,331	2,573,024	-289,307	-11
PROFIT/LOSS AFTER OPERATING COSTS	78,990	201,531	-122,542	-61	1,110,239	896,357	213,882	24
NON OPERATING REVENUES (EXPENSES)								
Gain (Loss) Disposition of Assets	0	-68	68	100	0	-68	68	100
Investments/Interest Earnings	699	543	156	29	3,320	2,699	621	23
Depreciation	-104,620	-83,019	-21,600	-26	-450,535	-419,847	-30,688	-7
Interest Expense	-71,706	-73,486	1,780	2	-360,045	-294,661	-65,383	-22
NET OPERATING INCOME (NOI)	-96,638	45,501	-142,139	-312	302,979	184,480	118,499	64
YTD CHANGE TO NET ASSETS	96,638	-45,501	-142,139	-312	-302,979	-184,480	118,499	64
ENDING NET POSITION	96,638	-45,501	-142,139	-312	-302,979	-184,480	118,499	64



**PIERCE COUNTY HOUSING AUTHORITY
BUDGET COMPARISON**

May-25

Affordable Housing

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
OPERATING REVENUES								
Rental Income	574,398	473,341	101,057	21	2,691,662	2,366,707	324,955	14
Other Tenant Revenue	83,098	71,004	12,094	17	453,977	355,021	98,957	28
HUD Subsidy	175,780	167,008	8,771	5	826,932	835,041	-8,110	-1
TOTAL OPERATING REVENUES	833,276	711,354	121,922	17	3,972,570	3,556,769	415,802	12
OPERATING EXPENSES								
Central Administration	245,146	16,353	-228,793	-1,399	960,913	81,766	-879,147	-1,075
Utilities	186,917	102,438	-84,480	-82	619,413	512,188	-107,226	-21
Maintenance Costs	151,934	111,008	-40,927	-37	592,465	555,038	-37,427	-7
Wages & Benefits Onsite	143,159	118,610	-24,549	-21	532,354	593,050	60,696	10
General-Taxes Lender	24,886	16,734	-8,152	-49	134,916	83,670	-51,246	-61
Independent Audit Costs	952	4,333	3,382	78	8,054	21,667	13,612	63
Vendor Lender	1,292	3,450	2,158	63	14,216	17,250	3,034	18
TOTAL OPERATING EXPENSES	754,286	372,926	-381,361	-102	2,862,331	1,864,628	-997,703	-54
PROFIT/LOSS AFTER OPERATING COSTS	78,990	338,428	-259,439	-77	1,110,239	1,692,141	-581,902	-34
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	699	595	103	17	3,320	2,977	343	12
Depreciation	-104,620	-78,284	-26,335	-34	-450,535	-391,422	-59,113	-15
Interest Expense	-71,706	-62,917	-8,789	-14	-360,045	-314,583	-45,461	-14
NET OPERATING INCOME (NOI)	-96,638	197,823	-294,460	-149	302,979	989,113	-686,134	-69
YTD CHANGE TO NET ASSETS	96,638	-197,823	-294,460	-149	-302,979	-989,113	-686,134	-69
ENDING NET POSITION	96,638	-197,823	-294,460	-149	-302,979	-989,113	-686,134	-69



Pierce County Housing Authority Balance Sheet (With Period Change)

Period = May 2025

Section 8

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	3,917,851.73	3,859,307.58	58,544.15
Cash Restricted	-1,241,661.27	-1,149,506.89	-92,154.38
Accounts Receivable Net	272,447.93	272,874.13	-426.20
Accounts Receivable HUD	-2,388.00	0.00	-2,388.00
Other Current Assets	-9,354.09	-8,720.22	-633.87
Due from Intercompany	-3,317.26	-3,317.26	0.00
TOTAL CURRENT ASSETS	2,933,579.04	2,970,637.34	-37,058.30
NON CURRENT ASSETS			
Cash Restricted-FSS Escrow	451,982.43	446,151.99	5,830.44
Capital Assets Net	7,966.71	8,805.29	-838.58
Other Non Current Assets	259,552.99	259,549.49	3.50
TOTAL NON CURRENT ASSETS	719,502.13	714,506.77	4,995.36
TOTAL ASSETS	3,653,081.17	3,685,144.11	-32,062.94
DEFERRED OUTFLOW OF RESOURCES	331,520.05	331,520.05	0.00
CURRENT LIABILITIES			
Accounts Payable	-224,471.56	-255,152.06	30,680.50
Accrued Payroll	32.83	32.83	0.00
Compensated Absences and Benefits	5,428.17	5,428.17	0.00
Funds held for FSS	460,799.48	454,969.09	5,830.39
Other Liabilities	24,743.06	24,743.06	0.00
Due to Intercompany	222,280.62	165,850.73	56,429.89
Unearned Revenue	17,132.96	15,805.30	1,327.66
TOTAL CURRENT LIABILITIES	505,945.56	411,677.12	94,268.44
NONCURRENT LIABILITIES			
Net Pension and OPEB Liability	294,281.67	294,281.67	0.00
Compensated Absences and Benefits	799.66	799.66	0.00
TOTAL NONCURRENT LIABILITIES	295,081.33	295,081.33	0.00
DEFERRED INFLOWS OF RESOURCES	167,267.01	167,267.01	0.00
TOTAL NET POSITION	3,016,307.32	3,142,638.70	-126,331.38



PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement
May 2025 and May 2024
 Section 8

Description	May-25	May-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	0	0	0	0	0	-332	332	100
Other Tenant Revenue	23,730	12,884	10,847	84	98,321	22,704	75,617	333
HUD Subsidy	3,706,578	3,993,659	-287,081	-7	18,469,997	17,088,748	1,381,249	8
Admin Subsidy	265,108	244,450	20,658	8	1,373,658	1,236,147	137,511	11
TOTAL OPERATING REVENUES	3,995,416	4,250,993	-255,576	-6	19,941,976	18,347,267	1,594,709	9
OPERATING EXPENSES								
Central Administration	101,627	142,044	40,417	28	410,058	564,941	154,883	27
Utilities	0	0	0	0	0	124	124	100
Maintenance Costs	2,362	2,974	612	21	11,338	7,484	-3,854	-52
Wages & Benefits Onsite	166,991	95,881	-71,110	-74	618,091	466,051	-152,040	-33
FSS Expense	6,022	10,717	4,696	44	41,373	62,077	20,705	33
Housing Assistance Payments	3,841,846	3,402,730	-439,116	-13	18,933,295	16,544,813	-2,388,482	-14
Independent Audit Costs	446	0	-446	-100	3,778	1,558	-2,220	-142
Vendor Lender	0	69	69	100	0	389	389	100
TOTAL OPERATING EXPENSES	4,119,295	3,654,415	-464,880	-13	20,017,932	17,647,437	-2,370,495	-13
PROFIT/LOSS AFTER OPERATING COSTS	-123,878	596,577	-720,456	-121	-75,956	699,830	-775,786	-111
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	236	300	-64	-21	1,099	1,670	-571	-34
Depreciation	-839	-839	0	0	-4,193	-4,193	0	0
NET OPERATING INCOME (NOI)	-124,481	596,038	-720,520	-121	-79,050	697,307	-776,357	-111
YTD CHANGE TO NET ASSETS	124,481	-596,038	-720,520	-121	79,050	-697,307	-776,357	-111
ENDING NET POSITION	124,481	-596,038	-720,520	-121	79,050	-697,307	-776,357	-111



**PIERCE COUNTY HOUSING AUTHORITY
BUDGET COMPARISON**

May-25

Section 8

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
OPERATING REVENUES								
Other Tenant Revenue	23,730	12,131	11,599	96	98,321	60,656	37,666	62
HUD Subsidy	3,706,578	3,565,833	140,745	4	18,469,997	17,829,167	640,830	4
Admin Subsidy	265,108	247,379	17,729	7	1,373,658	1,236,895	136,763	11
TOTAL OPERATING REVENUES	3,995,416	3,825,344	170,073	4	19,941,976	19,126,718	815,258	4
OPERATING EXPENSES								
Central Administration	101,627	32,852	-68,775	-209	410,058	164,261	-245,797	-150
Maintenance Costs	2,362	1,875	-487	-26	11,338	9,375	-1,963	-21
Wages & Benefits Onsite	166,991	103,075	-63,916	-62	618,091	515,377	-102,714	-20
FSS Expense	6,022	12,752	6,730	53	41,373	63,758	22,385	35
Housing Assistance Payments	3,841,846	3,565,833	-276,013	-8	18,933,295	17,829,167	-1,104,128	-6
Independent Audit Costs	446	3,167	2,720	86	3,778	15,833	12,056	76
Vendor Lender	0	25	25	100	0	125	125	100
TOTAL OPERATING EXPENSES	4,119,295	3,719,579	-399,716	-11	20,017,932	18,597,896	-1,420,036	-8
PROFIT/LOSS AFTER OPERATING COSTS	-123,878	105,764	-229,643	-217	-75,956	528,822	-604,778	-114
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	236	332	-97	-29	1,099	1,662	-562	-34
Depreciation	-839	-12,094	11,255	93	-4,193	-60,468	56,275	93
NET OPERATING INCOME (NOI)	-124,481	94,003	-218,485	-232	-79,050	470,016	-549,066	-117
YTD CHANGE TO NET ASSETS	124,481	-94,003	-218,485	-232	79,050	-470,016	-549,066	-117
ENDING NET POSITION	124,481	-94,003	-218,485	-232	79,050	-470,016	-549,066	-117



Pierce County Housing Authority Balance Sheet (With Period Change)

Period = May 2025

Low Income Public Housing (LIPH)

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	1,034,014	1,135,321	-101,307
Cash Restricted	1,084,263	4,380,280	-3,296,017
Tenant Security Deposits	11,600	11,600	0
Accounts Receivable Net	204,414	201,445	2,969
Other Current Assets	15,973,419	11,558,640	4,414,778
Due from Intercompany	-3,358	-3,358	0
TOTAL CURRENT ASSETS	18,304,352	17,283,928	1,020,424
NON CURRENT ASSETS			
Cash Restricted-FSS Escrow	26,477	23,862	2,615
Capital Assets Net	2,420,530	2,505,672	-85,142
Other Non Current Assets	62,999	62,478	521
TOTAL NON CURRENT ASSETS	2,510,005	2,592,011	-82,006
TOTAL ASSETS	20,814,357	19,875,939	938,418
DEFERRED OUTFLOW OF RESOURCES	79,044	79,044	0
CURRENT LIABILITIES			
Accounts Payable	4,426	7,189	-2,763
Accrued Payroll	1,022	1,022	0
Compensated Absences and Benefits	13,736	13,736	0
Security Deposits	12,350	12,350	0
Funds held for FSS	30,373	29,596	777
Other Liabilities	14,350	14,350	0
Due to Intercompany	79,630	52,277	27,353
Unearned Revenue	11,953	12,362	-409
TOTAL CURRENT LIABILITIES	167,840	142,882	24,958
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	20,565,447	19,651,988	913,460



PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement
May 2025 and May 2024
Low Income Public Housing (LIPH)

Description	May-25	May-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	18,862	25,386	-6,524	-26	109,269	183,418	-74,149	-40
Other Tenant Revenue	209	3,080	-2,870	-93	4,143	21,567	-17,424	-81
LIPH Operating Grant	30,684	105,293	-74,609	-71	594,554	682,372	-87,818	-13
TOTAL OPERATING REVENUES	49,755	133,758	-84,003	-63	707,966	887,358	-179,391	-20
OPERATING EXPENSES								
Central Administration	72,047	99,318	27,271	27	314,218	366,348	52,130	14
Utilities	14,791	7,477	-7,314	-98	56,011	42,429	-13,582	-32
Maintenance Costs	74,526	111,686	37,160	33	377,305	289,659	-87,646	-30
Wages & Benefits Onsite	46,163	40,410	-5,753	-14	148,690	200,292	51,603	26
FSS Expense	773	2,684	1,911	71	1,589	12,533	10,944	87
General-Taxes Lender	1,057	1,437	380	26	5,285	7,183	1,898	26
Independent Audit Costs	452	0	-452	-100	3,824	545	-3,279	-601
Vendor Lender	4,435	-66	-4,501	-6,805	12,369	173	-12,196	-7,055
TOTAL OPERATING EXPENSES	214,243	262,945	48,702	19	919,290	919,163	-128	0
PROFIT/LOSS AFTER OPERATING COSTS	-164,488	-129,187	-35,301	-27	-211,324	-31,805	-179,519	-564
NON OPERATING REVENUES (EXPENSES)								
Gain (Loss) Disposition of Assets	1,045,493	1,698,419	-652,926	-38	8,253,124	5,645,599	2,607,525	46
Special Items	-5,617	-9,377	3,760	40	-121,869	-109,984	-11,885	-11
Investments/Interest Earnings	58,655	669	57,986	8,667	271,684	2,396	269,288	11,240
Depreciation	-20,584	-26,057	5,473	21	-109,659	-135,576	25,917	19
NET OPERATING INCOME (NOI)	913,460	1,534,467	-621,007	-40	8,081,956	5,370,630	2,711,326	50
Operating Transfers In(Out)	137,500	152,124	14,624	10	664,337	300,070	-364,267	-121
YTD CHANGE TO NET ASSETS	-775,960	-1,382,343	-606,383	-44	-7,417,619	-5,070,560	2,347,060	46
ENDING NET POSITION	-775,960	-1,382,343	-606,383	-44	-7,417,619	-5,070,560	2,347,060	46



**PIERCE COUNTY HOUSING AUTHORITY
BUDGET COMPARISON**

May-25

Low Income Public Housing (LIPH)

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
OPERATING REVENUES								
Rental Income	18,862	10,992	7,870	72	109,269	54,958	54,311	99
Other Tenant Revenue	209	268	-58	-22	4,143	1,338	2,806	210
LIPH Operating Grant	30,684	86,003	-55,318	-64	594,554	430,013	164,542	38
TOTAL OPERATING REVENUES	49,755	97,262	-47,506	-49	707,966	486,308	221,658	46
OPERATING EXPENSES								
Central Administration	72,047	34,385	-37,662	-110	314,218	171,925	-142,293	-83
Utilities	14,791	6,450	-8,341	-129	56,011	32,250	-23,761	-74
Maintenance Costs	74,526	51,630	-22,896	-44	377,305	258,150	-119,155	-46
Wages & Benefits Onsite	46,163	48,095	1,932	4	148,690	240,473	91,783	38
FSS Expense	773	1,550	777	50	1,589	7,750	6,161	80
General-Taxes Lender	1,057	1,450	393	27	5,285	7,250	1,965	27
Independent Audit Costs	452	833	381	46	3,824	4,167	343	8
Vendor Lender	4,435	2,500	-1,935	-77	12,369	12,500	131	1
TOTAL OPERATING EXPENSES	214,243	146,893	-67,350	-46	919,290	734,465	-184,826	-25
PROFIT/LOSS AFTER OPERATING COSTS	-164,488	-49,631	-114,857	-231	-211,324	-248,157	36,833	15
NON OPERATING REVENUES (EXPENSES)								
Gain (Loss) Disposition of Assets	1,045,493	1,917,575	-872,082	-45	8,253,124	9,587,877	-1,334,753	-14
Special Items	-5,617	-42,091	36,474	87	-121,869	-210,454	88,585	42
Investments/Interest Earnings	58,655	72,516	-13,861	-19	271,684	362,578	-90,894	-25
Depreciation	-20,584	-19,719	-865	-4	-109,659	-98,595	-11,064	-11
NET OPERATING INCOME (NOI)	913,460	1,878,650	-965,190	-51	8,081,956	9,393,249	-1,311,293	-14
Operating Transfers In(Out)	137,500	0	-137,500	-100	664,337	0	-664,337	-100
YTD CHANGE TO NET ASSETS	-775,960	-1,878,650	-1,102,690	-59	-7,417,619	-9,393,249	-1,975,629	-21
ENDING NET POSITION	-775,960	-1,878,650	-1,102,690	-59	-7,417,619	-9,393,249	-1,975,629	-21



Pierce County Housing Authority Balance Sheet (With Period Change)

Period = May 2025

Brookridge

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	690,611	677,431	13,180
Tenant Security Deposits	55,634	57,305	-1,670
Accounts Receivable Net	93,725	87,395	6,330
Accounts Receivable HUD	-1,823	-1,818	-5
Other Current Assets	2,740	3,144	-405
Due from Intercompany	-717	-717	0
TOTAL CURRENT ASSETS	840,169	822,740	17,430
NON CURRENT ASSETS			
Capital Assets Net	1,026,064	1,037,269	-11,206
Other Non Current Assets	2,857	2,857	0
TOTAL NON CURRENT ASSETS	1,028,920	1,040,126	-11,206
TOTAL ASSETS	1,869,090	1,862,866	6,224
DEFERRED OUTFLOW OF RESOURCES	4,810	4,810	0
CURRENT LIABILITIES			
Accounts Payable	105	105	0
Accrued Payroll	26	26	0
Compensated Absences and Benefits	2,228	2,228	0
Security Deposits	55,390	57,065	-1,675
Other Liabilities	6,907	6,907	0
Due to Intercompany	30,384	19,394	10,991
Unearned Revenue	31,139	30,154	986
TOTAL CURRENT LIABILITIES	126,180	115,879	10,301
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	1,739,132	1,743,210	-4,077



PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement

May 2025 and May 2024

Brookridge

Description	May-25	May-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	56,465	38,584	17,881	46	287,833	214,712	73,121	34
Other Tenant Revenue	6,990	6,410	580	9	34,133	33,332	801	2
HUD Subsidy	6,370	5,166	1,204	23	36,351	26,720	9,631	36
TOTAL OPERATING REVENUES	69,825	50,160	19,665	39	358,317	274,764	83,553	30
OPERATING EXPENSES								
Central Administration	24,518	15,145	-9,373	-62	94,882	70,716	-24,166	-34
Utilities	11,492	9,181	-2,311	-25	54,186	50,508	-3,679	-7
Maintenance Costs	11,395	14,663	3,269	22	59,970	79,248	19,278	24
Wages & Benefits Onsite	14,880	8,239	-6,641	-81	54,511	50,119	-4,392	-9
General-Taxes Lender	341	341	0	0	2,282	2,250	-32	-1
Independent Audit Costs	96	0	-96	-100	816	156	-660	-424
Vendor Lender	0	1,292	1,292	100	0	5,169	5,169	100
TOTAL OPERATING EXPENSES	62,723	48,862	-13,861	-28	266,649	258,166	-8,482	-3
PROFIT/LOSS AFTER OPERATING COSTS	7,102	1,298	5,805	447	91,668	16,598	75,070	452
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	26	132	-106	-80	116	722	-607	-84
Depreciation	-11,206	-11,400	194	2	-56,298	-57,327	1,029	2
NET OPERATING INCOME (NOI)	-4,077	-9,970	5,893	59	35,485	-40,007	75,492	189
YTD CHANGE TO NET ASSETS	4,077	9,970	5,893	59	-35,485	40,007	75,492	189
ENDING NET POSITION	4,077	9,970	5,893	59	-35,485	40,007	75,492	189



**PIERCE COUNTY HOUSING AUTHORITY
BUDGET COMPARISON**

May-25

Brookridge

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
OPERATING REVENUES								
Rental Income	56,465	43,750	12,715	29	287,833	218,750	69,083	32
Other Tenant Revenue	6,990	6,517	473	7	34,133	32,583	1,550	5
HUD Subsidy	6,370	6,042	328	5	36,351	30,208	6,143	20
TOTAL OPERATING REVENUES	69,825	56,308	13,517	24	358,317	281,542	76,775	27
OPERATING EXPENSES								
Central Administration	24,518	1,060	-23,458	-2,212	94,882	5,302	-89,580	-1,690
Utilities	11,492	9,167	-2,325	-25	54,186	45,833	-8,353	-18
Maintenance Costs	11,395	13,646	2,251	17	59,970	68,229	8,259	12
Wages & Benefits Onsite	14,880	10,724	-4,156	-39	54,511	53,621	-890	-2
General-Taxes Lender	341	333	-8	-2	2,282	1,667	-616	-37
Independent Audit Costs	96	417	320	77	816	2,083	1,267	61
Vendor Lender	0	1,083	1,083	100	0	5,417	5,417	100
TOTAL OPERATING EXPENSES	62,723	36,430	-26,292	-72	266,649	182,152	-84,496	-46
PROFIT/LOSS AFTER OPERATING COSTS	7,102	19,878	-12,776	-64	91,668	99,389	-7,721	-8
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	26	188	-161	-86	116	938	-822	-88
Depreciation	-11,206	-10,807	-398	-4	-56,298	-54,037	-2,262	-4
NET OPERATING INCOME (NOI)	-4,077	9,258	-13,335	-144	35,485	46,290	-10,805	-23
YTD CHANGE TO NET ASSETS	4,077	-9,258	-13,335	-144	-35,485	-46,290	-10,805	-23
ENDING NET POSITION	4,077	-9,258	-13,335	-144	-35,485	-46,290	-10,805	-23



Pierce County Housing Authority Balance Sheet (With Period Change)

Period = May 2025

Chateau Rainier

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	1,127,254	1,172,303	-45,049
Cash Restricted	714,189	694,086	20,103
Tenant Security Deposits	180,792	175,923	4,870
Accounts Receivable Net	203,725	206,643	-2,918
Accounts Receivable HUD	24,157	25,721	-1,565
Other Current Assets	143,949	154,779	-10,830
Due from Intercompany	-2,614	-2,614	0
TOTAL CURRENT ASSETS	2,391,452	2,426,841	-35,389
NON CURRENT ASSETS			
Capital Assets Net	3,533,344	3,511,181	22,163
Other Non Current Assets	8,439	8,439	0
TOTAL NON CURRENT ASSETS	3,541,783	3,519,620	22,163
TOTAL ASSETS	5,933,235	5,946,461	-13,226
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	188,229	184,121	4,108
Accrued Interest Payable	41,221	41,221	0
Notes Payable - Current Position	131,532	149,971	-18,439
Other Liabilities	19,232	19,232	0
Due to Intercompany	106,534	70,373	36,161
Unearned Revenue	73,772	59,140	14,632
TOTAL CURRENT LIABILITIES	573,483	537,022	36,462
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	-3,180,139	-3,130,452	-49,687



PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement
May 2025 and May 2024
Chateau Rainier

Description	May-25	May-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	232,195	216,070	16,126	7	1,131,758	1,084,160	47,597	4
Other Tenant Revenue	33,285	46,904	-13,619	-29	184,626	176,657	7,969	5
HUD Subsidy	43,260	43,957	-697	-2	224,517	198,368	26,149	13
TOTAL OPERATING REVENUES	308,740	306,931	1,809	1	1,540,901	1,459,185	81,715	6
OPERATING EXPENSES								
Central Administration	88,176	56,627	-31,549	-56	351,094	264,163	-86,931	-33
Utilities	106,540	16,978	-89,562	-528	263,134	209,731	-53,403	-25
Maintenance Costs	40,519	35,831	-4,688	-13	183,221	257,517	74,296	29
Wages & Benefits Onsite	46,163	44,688	-1,474	-3	177,215	201,943	24,729	12
General-Taxes Lender	10,592	0	-10,592	-100	54,801	1,736	-53,065	-3,057
Independent Audit Costs	352	0	-352	-100	2,977	584	-2,393	-410
Vendor Lender	0	174	174	100	0	251	251	100
TOTAL OPERATING EXPENSES	292,340	154,298	-138,042	-89	1,032,442	935,926	-96,515	-10
PROFIT/LOSS AFTER OPERATING COSTS	16,399	152,633	-136,233	-89	508,459	523,259	-14,800	-3
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	425	295	130	44	2,043	1,409	635	45
Depreciation	-25,719	-26,846	1,127	4	-129,480	-135,069	5,589	4
Interest Expense	-40,792	-41,805	1,012	2	-204,824	-167,628	-37,196	-22
NET OPERATING INCOME (NOI)	-49,687	84,277	-133,964	-159	176,199	221,970	-45,772	-21
YTD CHANGE TO NET ASSETS	49,687	-84,277	-133,964	-159	-176,199	-221,970	-45,772	-21
ENDING NET POSITION	49,687	-84,277	-133,964	-159	-176,199	-221,970	-45,772	-21



**PIERCE COUNTY HOUSING AUTHORITY
BUDGET COMPARISON**

May-25

Chateau Rainier

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
OPERATING REVENUES								
Rental Income	232,195	221,430	10,765	5	1,131,758	1,107,151	24,607	2
Other Tenant Revenue	33,285	29,033	4,252	15	184,626	145,167	39,460	27
HUD Subsidy	43,260	44,836	-1,576	-4	224,517	224,178	339	0
TOTAL OPERATING REVENUES	308,740	295,299	13,441	5	1,540,901	1,476,496	64,405	4
OPERATING EXPENSES								
Central Administration	88,176	5,546	-82,630	-1,490	351,094	27,729	-323,365	-1,166
Utilities	106,540	45,542	-60,998	-134	263,134	227,708	-35,426	-16
Maintenance Costs	40,519	37,422	-3,097	-8	183,221	187,108	3,887	2
Wages & Benefits Onsite	46,163	45,685	-477	-1	177,215	228,426	51,211	22
General-Taxes Lender	10,592	9,417	-1,175	-12	54,801	47,083	-7,717	-16
Independent Audit Costs	352	1,667	1,315	79	2,977	8,333	5,357	64
Vendor Lender	0	188	188	100	0	938	938	100
TOTAL OPERATING EXPENSES	292,340	145,465	-146,875	-101	1,032,442	727,326	-305,116	-42
PROFIT/LOSS AFTER OPERATING COSTS	16,399	149,834	-133,435	-89	508,459	749,170	-240,711	-32
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	425	275	150	54	2,043	1,375	668	49
Depreciation	-25,719	-25,063	-656	-3	-129,480	-125,315	-4,165	-3
Interest Expense	-40,792	-35,833	-4,959	-14	-204,824	-179,167	-25,657	-14
NET OPERATING INCOME (NOI)	-49,687	89,213	-138,900	-156	176,199	446,063	-269,864	-61
YTD CHANGE TO NET ASSETS	49,687	-89,213	-138,900	-156	-176,199	-446,063	-269,864	-61
ENDING NET POSITION	49,687	-89,213	-138,900	-156	-176,199	-446,063	-269,864	-61



Pierce County Housing Authority Balance Sheet (With Period Change)

Period = May 2025

DeMark

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	-544,572	-513,356	-31,215
Cash Restricted	119,266	113,028	6,238
Tenant Security Deposits	69,315	69,559	-244
Accounts Receivable Net	94,786	91,120	3,666
Accounts Receivable HUD	-46,895	-60,090	13,195
Other Current Assets	33,250	39,361	-6,111
Due from Intercompany	-980	-980	0
TOTAL CURRENT ASSETS	-275,830	-261,358	-14,471
NON CURRENT ASSETS			
Capital Assets Net	1,108,990	1,118,816	-9,826
Other Non Current Assets	2,881	2,881	0
TOTAL NON CURRENT ASSETS	1,111,872	1,121,698	-9,826
TOTAL ASSETS	836,042	860,339	-24,297
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	67,108	64,733	2,375
Accrued Interest Payable	13,070	13,070	0
Notes Payable - Current Position	41,705	47,552	-5,847
Other Liabilities	-5,002	-5,002	0
Due to Intercompany	45,130	26,490	18,639
Unearned Revenue	63,625	59,218	4,407
TOTAL CURRENT LIABILITIES	228,083	208,508	19,575
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	-2,101,113	-2,057,241	-43,872



PIERCE COUNTY HOUSING AUTHORITY
Comparitive Income Statement
May 2025 and May 2024
DeMark

Description	May-25	May-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	55,767	53,302	2,465	5	294,142	259,076	35,065	14
Other Tenant Revenue	10,293	16,436	-6,143	-37	75,173	62,781	12,392	20
HUD Subsidy	43,380	33,978	9,402	28	157,511	172,124	-14,613	-8
TOTAL OPERATING REVENUES	109,440	103,716	5,724	6	526,826	493,981	32,845	7
OPERATING EXPENSES								
Central Administration	38,296	29,842	-8,454	-28	143,218	132,279	-10,939	-8
Utilities	17,078	13,351	-3,727	-28	72,987	67,129	-5,859	-9
Maintenance Costs	41,417	24,724	-16,693	-68	174,056	84,505	-89,552	-106
Wages & Benefits Onsite	27,708	17,358	-10,350	-60	92,886	71,426	-21,460	-30
General-Taxes Lender	6,000	0	-6,000	-100	30,577	543	-30,034	-5,531
Independent Audit Costs	132	0	-132	-100	1,116	273	-844	-309
Vendor Lender	0	1,292	1,292	100	6,462	5,169	-1,292	-25
TOTAL OPERATING EXPENSES	130,632	86,567	-44,064	-51	521,302	361,323	-159,979	-44
PROFIT/LOSS AFTER OPERATING COSTS	-21,192	17,149	-38,341	-224	5,524	132,658	-127,134	-96
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	80	46	34	73	382	228	154	68
Depreciation	-9,826	-10,672	846	8	-49,643	-55,027	5,384	10
Interest Expense	-12,934	-13,255	321	2	-64,944	-53,150	-11,794	-22
NET OPERATING INCOME (NOI)	-43,872	-6,733	-37,139	-552	-108,681	24,709	-133,390	-540
YTD CHANGE TO NET ASSETS	43,872	6,733	-37,139	-552	108,681	-24,709	-133,390	-540
ENDING NET POSITION	43,872	6,733	-37,139	-552	108,681	-24,709	-133,390	-540



**PIERCE COUNTY HOUSING AUTHORITY
BUDGET COMPARISON**

May-25

DeMark

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
OPERATING REVENUES								
Rental Income	55,767	58,555	-2,788	-5	294,142	292,773	1,368	0
Other Tenant Revenue	10,293	10,817	-524	-5	75,173	54,083	21,090	39
HUD Subsidy	43,380	32,679	10,701	33	157,511	163,397	-5,886	-4
TOTAL OPERATING REVENUES	109,440	102,051	7,389	7	526,826	510,254	16,572	3
OPERATING EXPENSES								
Central Administration	38,296	4,921	-33,375	-678	143,218	24,604	-118,614	-482
Utilities	17,078	12,458	-4,620	-37	72,987	62,292	-10,696	-17
Maintenance Costs	41,417	17,858	-23,558	-132	174,056	89,292	-84,765	-95
Wages & Benefits Onsite	27,708	17,802	-9,906	-56	92,886	89,011	-3,875	-4
General-Taxes Lender	6,000	3,229	-2,771	-86	30,577	16,146	-14,431	-89
Independent Audit Costs	132	583	451	77	1,116	2,917	1,800	62
Vendor Lender	0	1,083	1,083	100	6,462	5,417	-1,045	-19
TOTAL OPERATING EXPENSES	130,632	57,936	-72,696	-125	521,302	289,678	-231,624	-80
PROFIT/LOSS AFTER OPERATING COSTS	-21,192	44,115	-65,307	-148	5,524	220,576	-215,052	-98
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	80	50	30	59	382	252	130	51
Depreciation	-9,826	-10,414	588	6	-49,643	-52,071	2,428	5
Interest Expense	-12,934	-11,458	-1,476	-13	-64,944	-57,292	-7,653	-13
NET OPERATING INCOME (NOI)	-43,872	22,293	-66,165	-297	-108,681	111,465	-220,147	-198
YTD CHANGE TO NET ASSETS	43,872	-22,293	-66,165	-297	108,681	-111,465	-220,147	-198
ENDING NET POSITION	43,872	-22,293	-66,165	-297	108,681	-111,465	-220,147	-198



Pierce County Housing Authority Balance Sheet (With Period Change)

Period = May 2025

Hidden Village

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	-44,609	-55,194	10,586
Tenant Security Deposits	15,232	15,230	2
Accounts Receivable Net	4,232	6,570	-2,338
Accounts Receivable HUD	1,700	2,540	-840
Other Current Assets	1,925	2,161	-236
Due from Intercompany	-316	-316	0
TOTAL CURRENT ASSETS	-21,835	-29,009	7,174
NON CURRENT ASSETS			
Capital Assets Net	187,844	193,247	-5,403
Other Non Current Assets	630	630	0
TOTAL NON CURRENT ASSETS	188,474	193,877	-5,403
TOTAL ASSETS	166,639	164,867	1,771
DEFERRED OUTFLOW OF RESOURCES	647	647	0
CURRENT LIABILITIES			
Accrued Payroll	8	8	0
Security Deposits	14,850	15,900	-1,050
Other Liabilities	2,877	2,877	0
Due to Intercompany	11,850	8,609	3,241
Unearned Revenue	3,040	2,966	74
TOTAL CURRENT LIABILITIES	32,624	30,359	2,265
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	135,874	136,368	-494



PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement
May 2025 and May 2024
Hidden Village

Description	May-25	May-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	18,334	12,357	5,977	48	96,422	74,774	21,648	29
Other Tenant Revenue	2,275	1,847	428	23	13,357	9,611	3,745	39
HUD Subsidy	4,466	3,993	473	12	17,636	20,941	-3,305	-16
TOTAL OPERATING REVENUES	25,075	18,197	6,878	38	127,414	105,326	22,088	21
OPERATING EXPENSES								
Central Administration	10,467	7,531	-2,937	-39	43,474	34,239	-9,235	-27
Utilities	3,634	3,369	-264	-8	18,447	19,225	778	4
Maintenance Costs	4,301	17,848	13,547	76	11,035	33,319	22,284	67
Wages & Benefits Onsite	1,529	1,698	169	10	7,790	15,030	7,240	48
General-Taxes Lender	204	209	4	2	1,021	1,232	211	17
Independent Audit Costs	43	0	-43	-100	360	78	-282	-362
TOTAL OPERATING EXPENSES	20,178	30,654	10,476	34	82,128	103,123	20,996	20
PROFIT/LOSS AFTER OPERATING COSTS	4,897	-12,457	17,354	139	45,287	2,203	43,083	1,955
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	12	0	12	100	51	0	51	100
Depreciation	-5,403	-5,507	105	2	-27,094	-27,599	505	2
NET OPERATING INCOME (NOI)	-494	-17,964	17,470	97	18,244	-25,395	43,639	172
YTD CHANGE TO NET ASSETS	494	17,964	17,470	97	-18,244	25,395	43,639	172
ENDING NET POSITION	494	17,964	17,470	97	-18,244	25,395	43,639	172



**PIERCE COUNTY HOUSING AUTHORITY
BUDGET COMPARISON**

May-25

Hidden Village

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
OPERATING REVENUES								
Rental Income	18,334	17,100	1,234	7	96,422	85,498	10,923	13
Other Tenant Revenue	2,275	1,750	525	30	13,357	8,750	4,606	53
HUD Subsidy	4,466	3,797	669	18	17,636	18,983	-1,347	-7
TOTAL OPERATING REVENUES	25,075	22,646	2,429	11	127,414	113,231	14,183	13
OPERATING EXPENSES								
Central Administration	10,467	519	-9,949	-1,919	43,474	2,593	-40,882	-1,577
Utilities	3,634	3,292	-342	-10	18,447	16,458	-1,989	-12
Maintenance Costs	4,301	3,800	-501	-13	11,035	19,000	7,965	42
Wages & Benefits Onsite	1,529	3,217	1,688	52	7,790	16,086	8,296	52
General-Taxes Lender	204	196	-8	-4	1,021	979	-42	-4
Independent Audit Costs	43	208	166	80	360	1,042	682	65
TOTAL OPERATING EXPENSES	20,178	11,232	-8,946	-80	82,128	56,158	-25,970	-46
PROFIT/LOSS AFTER OPERATING COSTS	4,897	11,415	-6,517	-57	45,287	57,073	-11,787	-21
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	12	4	7	179	51	21	30	144
Depreciation	-5,403	-5,234	-169	-3	-27,094	-26,168	-926	-4
NET OPERATING INCOME (NOI)	-494	6,185	-6,679	-108	18,244	30,926	-12,682	-41
YTD CHANGE TO NET ASSETS	494	-6,185	-6,679	-108	-18,244	-30,926	-12,682	-41
ENDING NET POSITION	494	-6,185	-6,679	-108	-18,244	-30,926	-12,682	-41



Pierce County Housing Authority Balance Sheet (With Period Change)

Period = May 2025

Lakewood Village

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	952,146	914,702	37,444
Cash Restricted	178,316	170,399	7,917
Tenant Security Deposits	102,881	105,434	-2,553
Accounts Receivable Net	23,566	17,780	5,786
Accounts Receivable HUD	-8,400	-6,557	-1,843
Other Current Assets	73,145	80,760	-7,615
Due from Intercompany	-1,433	-1,433	0
TOTAL CURRENT ASSETS	1,320,220	1,281,083	39,137
NON CURRENT ASSETS			
Capital Assets Net	3,318,093	3,340,833	-22,740
Other Non Current Assets	2,257	2,257	0
TOTAL NON CURRENT ASSETS	3,320,349	3,343,089	-22,740
TOTAL ASSETS	4,640,570	4,624,172	16,398
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	119,382	119,082	300
Accrued Interest Payable	18,168	18,168	0
Notes Payable - Current Position	57,973	66,100	-8,127
Other Liabilities	3,660	3,660	0
Due to Intercompany	61,528	38,793	22,735
Unearned Revenue	35,143	21,552	13,591
TOTAL CURRENT LIABILITIES	298,155	269,656	28,499
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	551,655	563,756	-12,101



PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement
May 2025 and May 2024
Lakewood Village

Description	May-25	May-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	105,628	88,972	16,656	19	521,813	422,019	99,794	24
Other Tenant Revenue	19,629	23,721	-4,092	-17	103,105	99,376	3,729	4
HUD Subsidy	58,250	57,499	751	1	295,578	292,911	2,667	1
TOTAL OPERATING REVENUES	183,507	170,192	13,315	8	920,496	814,306	106,190	13
OPERATING EXPENSES								
Central Administration	48,783	40,891	-7,891	-19	195,593	186,873	-8,720	-5
Utilities	26,786	24,431	-2,355	-10	133,734	115,936	-17,798	-15
Maintenance Costs	23,441	25,635	2,194	9	64,573	142,294	77,720	55
Wages & Benefits Onsite	47,072	35,171	-11,902	-34	178,667	151,910	-26,758	-18
General-Taxes Lender	7,440	0	-7,440	-100	37,777	543	-37,234	-6,857
Independent Audit Costs	193	0	-193	-100	1,632	428	-1,204	-281
Vendor Lender	1,292	1,292	0	0	7,754	5,169	-2,585	-50
TOTAL OPERATING EXPENSES	155,008	127,420	-27,588	-22	619,730	603,153	-16,577	-3
PROFIT/LOSS AFTER OPERATING COSTS	28,499	42,772	-14,273	-33	300,766	211,153	89,613	42
NON OPERATING REVENUES (EXPENSES)								
Gain (Loss) Disposition of Assets	0	-68	68	100	0	-68	68	100
Investments/Interest Earnings	118	69	49	71	565	340	225	66
Depreciation	-22,740	-23,592	853	4	-113,941	-119,441	5,500	5
Interest Expense	-17,979	-18,426	446	2	-90,277	-73,883	-16,394	-22
NET OPERATING INCOME (NOI)	-12,101	756	-12,857	-1,701	97,113	18,102	79,012	436
YTD CHANGE TO NET ASSETS	12,101	-756	-12,857	-1,701	-97,113	-18,102	79,012	436
ENDING NET POSITION	12,101	-756	-12,857	-1,701	-97,113	-18,102	79,012	436



**PIERCE COUNTY HOUSING AUTHORITY
BUDGET COMPARISON**

May-25

Lakewood Village

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
OPERATING REVENUES								
Rental Income	105,628	92,778	12,850	14	521,813	463,888	57,925	12
Other Tenant Revenue	19,629	17,433	2,196	13	103,105	87,167	15,939	18
HUD Subsidy	58,250	59,923	-1,673	-3	295,578	299,617	-4,039	-1
TOTAL OPERATING REVENUES	183,507	170,134	13,373	8	920,496	850,672	69,825	8
OPERATING EXPENSES								
Central Administration	48,783	2,063	-46,720	-2,265	195,593	10,313	-185,280	-1,797
Utilities	26,786	21,375	-5,411	-25	133,734	106,875	-26,859	-25
Maintenance Costs	23,441	22,429	-1,012	-5	64,573	112,146	47,573	42
Wages & Benefits Onsite	47,072	29,170	-17,902	-61	178,667	145,850	-32,818	-23
General-Taxes Lender	7,440	3,292	-4,149	-126	37,777	16,458	-21,318	-130
Independent Audit Costs	193	833	640	77	1,632	4,167	2,534	61
Vendor Lender	1,292	1,096	-196	-18	7,754	5,479	-2,275	-42
TOTAL OPERATING EXPENSES	155,008	80,257	-74,750	-93	619,730	401,287	-218,444	-54
PROFIT/LOSS AFTER OPERATING COSTS	28,499	89,877	-61,378	-68	300,766	449,385	-148,619	-33
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	118	71	48	67	565	354	211	60
Depreciation	-22,740	-21,856	-884	-4	-113,941	-109,279	-4,662	-4
Interest Expense	-17,979	-15,625	-2,354	-15	-90,277	-78,125	-12,152	-16
NET OPERATING INCOME (NOI)	-12,101	52,467	-64,568	-123	97,113	262,335	-165,221	-63
YTD CHANGE TO NET ASSETS	12,101	-52,467	-64,568	-123	-97,113	-262,335	-165,221	-63
ENDING NET POSITION	12,101	-52,467	-64,568	-123	-97,113	-262,335	-165,221	-63



Pierce County Housing Authority Balance Sheet (With Period Change)

Period = May 2025

Montgrove

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	228,819	231,943	-3,123
Tenant Security Deposits	9,566	8,164	1,402
Accounts Receivable Net	-2,057	-3,593	1,536
Accounts Receivable HUD	4,490	3,922	568
Other Current Assets	-13	88	-100
Due from Intercompany	-337	-337	0
TOTAL CURRENT ASSETS	240,469	240,186	283
NON CURRENT ASSETS			
Capital Assets Net	179,036	181,342	-2,305
Other Non Current Assets	634	634	0
TOTAL NON CURRENT ASSETS	179,671	181,976	-2,305
TOTAL ASSETS	420,139	422,162	-2,023
DEFERRED OUTFLOW OF RESOURCES	714	714	0
CURRENT LIABILITIES			
Accounts Payable	-51	-51	0
Accrued Payroll	8	8	0
Security Deposits	12,994	11,594	1,400
Other Liabilities	1,846	1,846	0
Due to Intercompany	12,290	8,940	3,350
Unearned Revenue	9,752	8,774	978
TOTAL CURRENT LIABILITIES	36,839	31,111	5,728
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	319,682.23	327,433.07	-7,750.84



PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement
May 2025 and May 2024
Montgrove

Description	May-25	May-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	7,497	5,382	2,115	39	38,159	32,699	5,460	17
Other Tenant Revenue	40	0	40	100	1,155	249	906	364
HUD Subsidy	11,403	12,935	-1,532	-12	55,324	52,228	3,096	6
TOTAL OPERATING REVENUES	18,940	18,317	623	3	94,638	85,175	9,463	11
OPERATING EXPENSES								
Central Administration	10,699	8,021	-2,678	-33	42,655	36,445	-6,210	-17
Utilities	3,996	2,741	-1,255	-46	16,616	15,924	-692	-4
Maintenance Costs	8,060	4,595	-3,465	-75	22,656	21,731	-925	-4
Wages & Benefits Onsite	1,529	2,699	1,170	43	5,450	12,389	6,939	56
General-Taxes Lender	68	85	17	20	342	416	74	18
Independent Audit Costs	45	0	-45	-100	384	78	-306	-393
TOTAL OPERATING EXPENSES	24,398	18,141	-6,257	-34	88,104	86,983	-1,120	-1
PROFIT/LOSS AFTER OPERATING COSTS	-5,458	176	-5,634	-3,201	6,534	-1,808	8,342	461
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	12	0	12	100	54	0	54	100
Depreciation	-2,305	-2,339	33	1	-11,527	-11,722	195	2
NET OPERATING INCOME (NOI)	-7,751	-2,163	-5,588	-258	-4,938	-13,530	8,592	64
YTD CHANGE TO NET ASSETS	7,751	2,163	-5,588	-258	4,938	13,530	8,592	64
ENDING NET POSITION	7,751	2,163	-5,588	-258	4,938	13,530	8,592	64



**PIERCE COUNTY HOUSING AUTHORITY
BUDGET COMPARISON**

May-25

Montgrove

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
OPERATING REVENUES								
Rental Income	7,497	6,705	792	12	38,159	33,526	4,633	14
Other Tenant Revenue	40	113	-73	-64	1,155	563	593	105
HUD Subsidy	11,403	11,272	131	1	55,324	56,358	-1,034	-2
TOTAL OPERATING REVENUES	18,940	18,089	851	5	94,638	90,446	4,192	5
OPERATING EXPENSES								
Central Administration	10,699	421	-10,279	-2,442	42,655	2,104	-40,551	-1,927
Utilities	3,996	2,438	-1,558	-64	16,616	12,188	-4,428	-36
Maintenance Costs	8,060	2,411	-5,649	-234	22,656	12,054	-10,602	-88
Wages & Benefits Onsite	1,529	3,217	1,688	52	5,450	16,086	10,636	66
General-Taxes Lender	68	65	-4	-6	342	323	-19	-6
Independent Audit Costs	45	208	163	78	384	1,042	658	63
TOTAL OPERATING EXPENSES	24,398	8,759	-15,639	-179	88,104	43,797	-44,307	-101
PROFIT/LOSS AFTER OPERATING COSTS	-5,458	9,330	-14,788	-159	6,534	46,650	-40,115	-86
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	12	3	9	273	54	17	38	226
Depreciation	-2,305	-2,217	-88	-4	-11,527	-11,085	-442	-4
NET OPERATING INCOME (NOI)	-7,751	7,116	-14,867	-209	-4,938	35,581	-40,519	-114
YTD CHANGE TO NET ASSETS	7,751	-7,116	-14,867	-209	4,938	-35,581	-40,519	-114
ENDING NET POSITION	7,751	-7,116	-14,867	-209	4,938	-35,581	-40,519	-114



Pierce County Housing Authority Balance Sheet (With Period Change)

Period = May 2025

Oakleaf

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	116,727	127,259	-10,532
Tenant Security Deposits	12,024	11,022	1,002
Accounts Receivable Net	4,502	3,874	628
Accounts Receivable HUD	283	1,180	-897
Other Current Assets	529	663	-134
Due from Intercompany	-274	-274	0
TOTAL CURRENT ASSETS	133,790	143,724	-9,934
NON CURRENT ASSETS			
Capital Assets Net	140,136	140,160	-24
Other Non Current Assets	735	735	0
TOTAL NON CURRENT ASSETS	140,871	140,896	-24
TOTAL ASSETS	274,661	284,620	-9,959
DEFERRED OUTFLOW OF RESOURCES	962	962	0
CURRENT LIABILITIES			
Accounts Payable	13	13	0
Accrued Payroll	7	7	0
Security Deposits	11,691	10,691	1,000
Other Liabilities	1,254	1,254	0
Due to Intercompany	10,323	7,630	2,693
Unearned Revenue	4,319	3,747	572
TOTAL CURRENT LIABILITIES	27,608	23,343	4,265
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	247,973	262,196	-14,223



PIERCE COUNTY HOUSING AUTHORITY
Comparitive Income Statement
May 2025 and May 2024

Oakleaf

Description	May-25	May-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	15,008	13,973	1,035	7	69,032	67,322	1,709	3
Other Tenant Revenue	2,120	1,890	230	12	11,759	9,776	1,983	20
HUD Subsidy	1,732	1,892	-160	-8	12,808	-537	13,345	2,486
TOTAL OPERATING REVENUES	18,860	17,755	1,105	6	93,599	76,562	17,037	22
OPERATING EXPENSES								
Central Administration	8,603	7,102	-1,500	-21	34,631	32,549	-2,081	-6
Utilities	5,747	3,965	-1,782	-45	26,888	23,393	-3,495	-15
Maintenance Costs	17,220	1,230	-15,990	-1,300	45,573	26,676	-18,897	-71
Wages & Benefits Onsite	1,359	3,026	1,667	55	5,173	13,293	8,120	61
General-Taxes Lender	103	103	0	0	514	514	0	0
Independent Audit Costs	37	0	-37	-100	312	78	-234	-301
TOTAL OPERATING EXPENSES	33,069	15,426	-17,643	-114	113,090	96,503	-16,587	-17
PROFIT/LOSS AFTER OPERATING COSTS	-14,209	2,329	-16,538	-710	-19,491	-19,941	450	2
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	10	0	10	100	44	0	44	100
Depreciation	-24	-56	32	57	-122	-428	306	71
NET OPERATING INCOME (NOI)	-14,223	2,272	-16,496	-726	-19,569	-20,369	800	4
YTD CHANGE TO NET ASSETS	14,223	-2,272	-16,496	-726	19,569	20,369	800	4
ENDING NET POSITION	14,223	-2,272	-16,496	-726	19,569	20,369	800	4



**PIERCE COUNTY HOUSING AUTHORITY
BUDGET COMPARISON**

May-25

Oakleaf

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
OPERATING REVENUES								
Rental Income	15,008	13,990	1,018	7	69,032	69,948	-916	-1
Other Tenant Revenue	2,120	1,842	278	15	11,759	9,208	2,551	28
HUD Subsidy	1,732	2,326	-594	-26	12,808	11,628	1,181	10
TOTAL OPERATING REVENUES	18,860	18,157	703	4	93,599	90,784	2,815	3
OPERATING EXPENSES								
Central Administration	8,603	363	-8,240	-2,273	34,631	1,813	-32,818	-1,811
Utilities	5,747	4,000	-1,747	-44	26,888	20,000	-6,888	-34
Maintenance Costs	17,220	5,375	-11,845	-220	45,573	26,875	-18,698	-70
Wages & Benefits Onsite	1,359	2,788	1,429	51	5,173	13,942	8,769	63
General-Taxes Lender	103	90	-13	-14	514	451	-63	-14
Independent Audit Costs	37	167	130	78	312	833	521	63
TOTAL OPERATING EXPENSES	33,069	12,783	-20,286	-159	113,090	63,914	-49,176	-77
PROFIT/LOSS AFTER OPERATING COSTS	-14,209	5,374	-19,583	-364	-19,491	26,870	-46,361	-173
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	10	0	10	100	44	0	44	100
Depreciation	-24	-166	141	85	-122	-829	707	85
NET OPERATING INCOME (NOI)	-14,223	5,208	-19,432	-373	-19,569	26,041	-45,610	-175
YTD CHANGE TO NET ASSETS	14,223	-5,208	-19,432	-373	19,569	-26,041	-45,610	-175
ENDING NET POSITION	14,223	-5,208	-19,432	-373	19,569	-26,041	-45,610	-175



Pierce County Housing Authority Balance Sheet (With Period Change)

Period = May 2025

Village Square

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	-171,771	-184,064	12,293
Tenant Security Deposits	19,743	24,066	-4,322
Accounts Receivable Net	22,523	16,101	6,423
Accounts Receivable HUD	8,679	8,912	-233
Other Current Assets	560	744	-184
Due from Intercompany	-401	-401	0
TOTAL CURRENT ASSETS	-120,665	-134,642	13,977
NON CURRENT ASSETS			
Capital Assets Net	407,368	409,887	-2,519
Other Non Current Assets	1,816	1,816	0
TOTAL NON CURRENT ASSETS	409,183	411,703	-2,519
TOTAL ASSETS	288,518	277,061	11,458
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	28,425	27,550	875
Other Liabilities	2,173	2,173	0
Due to Intercompany	15,575	11,192	4,383
Unearned Revenue	5,002	4,978	24
TOTAL CURRENT LIABILITIES	52,828	47,546	5,282
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	239,235	233,059	6,176



PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement
May 2025 and May 2024
Village Square

Description	May-25	May-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
OPERATING REVENUES								
Rental Income	25,515	20,234	5,281	26	130,914	105,725	25,189	24
Other Tenant Revenue	2,836	5,917	-3,081	-52	19,089	22,764	-3,675	-16
HUD Subsidy	4,849	6,589	-1,740	-26	23,067	31,592	-8,525	-27
TOTAL OPERATING REVENUES	33,200	32,740	459	1	173,070	160,081	12,989	8
OPERATING EXPENSES								
Central Administration	13,021	11,061	-1,960	-18	51,802	56,356	4,554	8
Utilities	4,426	5,300	874	16	26,201	25,269	-932	-4
Maintenance Costs	3,964	12,466	8,502	68	29,641	26,715	-2,927	-11
Wages & Benefits Onsite	2,919	6,142	3,223	52	10,662	18,704	8,042	43
General-Taxes Lender	136	140	4	3	681	687	6	1
Independent Audit Costs	54	0	-54	-100	456	117	-339	-290
TOTAL OPERATING EXPENSES	24,519	35,108	10,589	30	119,443	127,847	8,404	7
PROFIT/LOSS AFTER OPERATING COSTS	8,680	-2,368	11,048	467	53,627	32,235	21,392	66
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	15	0	15	100	65	0	65	100
Depreciation	-2,519	-2,607	87	3	-12,675	-13,234	559	4
NET OPERATING INCOME (NOI)	6,176	-4,975	11,150	224	41,017	19,001	22,016	116
YTD CHANGE TO NET ASSETS	-6,176	4,975	11,150	224	-41,017	-19,001	22,016	116
ENDING NET POSITION	-6,176	4,975	11,150	224	-41,017	-19,001	22,016	116



**PIERCE COUNTY HOUSING AUTHORITY
BUDGET COMPARISON**

May-25

Village Square

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
OPERATING REVENUES								
Rental Income	25,515	19,034	6,480	34	130,914	95,172	35,742	38
Other Tenant Revenue	2,836	3,500	-664	-19	19,089	17,500	1,589	9
HUD Subsidy	4,849	6,135	-1,286	-21	23,067	30,673	-7,606	-25
TOTAL OPERATING REVENUES	33,200	28,669	4,531	16	173,070	143,345	29,725	21
OPERATING EXPENSES								
Central Administration	13,021	1,462	-11,559	-791	51,802	7,309	-44,493	-609
Utilities	4,426	4,167	-259	-6	26,201	20,833	-5,368	-26
Maintenance Costs	3,964	8,067	4,103	51	29,641	40,333	10,692	27
Wages & Benefits Onsite	2,919	6,006	3,087	51	10,662	30,028	19,366	64
General-Taxes Lender	136	113	-24	-21	681	563	-118	-21
Independent Audit Costs	54	250	196	78	456	1,250	794	64
TOTAL OPERATING EXPENSES	24,519	20,063	-4,456	-22	119,443	100,316	-19,127	-19
PROFIT/LOSS AFTER OPERATING COSTS	8,680	8,606	75	1	53,627	43,029	10,598	25
NON OPERATING REVENUES (EXPENSES)								
Investments/Interest Earnings	15	4	11	254	65	21	44	210
Depreciation	-2,519	-2,528	8	0	-12,675	-12,638	-37	0
NET OPERATING INCOME (NOI)	6,176	6,082	93	2	41,017	30,411	10,605	35
YTD CHANGE TO NET ASSETS	-6,176	-6,082	93	2	-41,017	-30,411	10,605	35
ENDING NET POSITION	-6,176	-6,082	93	2	-41,017	-30,411	10,605	35



Pierce County Housing Authority Balance Sheet (With Period Change)

Period = May 2025

Hidden Firs

	Balance	Beginning	Net
	Current Period	Balance	Change
CURRENT ASSETS			
Cash and Equivalents	-20,869.9	-47,235.2	26,365.3
Tenant Security Deposits	54,060.0	54,560.0	-500.0
Accounts Receivable Net	19,137.0	16,054.0	3,083.0
Accounts Receivable HUD	2,070.0	2,070.0	0.0
Other Current Assets	13,845.1	13,845.1	0.0
TOTAL CURRENT ASSETS	68,242.3	39,293.9	28,948.3
NON CURRENT ASSETS			
Capital Assets Net	10,382,516.1	10,407,393.9	-24,877.8
TOTAL NON CURRENT ASSETS	10,382,516.1	10,407,393.9	-24,877.8
TOTAL ASSETS	10,450,758.4	10,446,687.9	4,070.5
CURRENT LIABILITIES			
Security Deposits	54,060.0	54,560.0	-500.0
Unearned Revenue	7,733.0	3,614.2	4,118.8
TOTAL CURRENT LIABILITIES	61,793.0	58,174.2	3,618.8
NONCURRENT LIABILITIES			
Notes Payable Net of Current Portion	4,500,000.0	4,500,000.0	0.0
TOTAL NONCURRENT LIABILITIES	4,500,000.0	4,500,000.0	0.0
TOTAL NET POSITION	5,888,965.40	5,888,513.69	451.71



PIERCE COUNTY HOUSING AUTHORITY
Comparative Income Statement
May 2025 and April 2025
 Hidden Firs

Description	May-25	Apr-25	Variance	Variance %	YTD 2025
OPERATING REVENUES					
Rental Income	57,990	63,600	-5,610	-9	121,590
Other Tenant Revenue	5,630	5,950	-320	-5	11,580
HUD Subsidy	2,070	2,070	0	0	4,140
TOTAL OPERATING REVENUES	65,690	71,620	-5,930	-8	137,310
OPERATING EXPENSES					
Central Administration	2,583	981	-1,602	-163	3,564
Utilities	7,219	0	-7,219	-100	7,219
Maintenance Costs	1,618	121	-1,497	-1,238	1,739
General-Taxes Lender	0	6,923	6,923	100	6,923
TOTAL OPERATING EXPENSES	11,420	8,025	-3,395	-42	19,444
PROFIT/LOSS AFTER OPERATING COSTS	54,270	63,595	-9,325	-15	117,866
NON OPERATING REVENUES (EXPENSES)					
Depreciation	-24,878	-24,878	0	0	-49,756
NET OPERATING INCOME (NOI)	29,392	38,718	-9,325	-24	68,110
YTD CHANGE TO NET ASSETS	-29,392	-38,718	-9,325	-24	-68,110
ENDING NET POSITION	-29,392	-38,718	-9,325	-24	-68,110





HOUSING PIERCE COUNTY

11515 Canyon Road E, Puyallup, WA, 98373 | 253-620-5400 | www.HousingPC.org

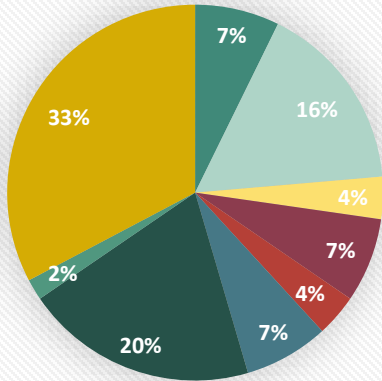
HUMAN RESOURCES REPORT

Ney Calhoun | *HR Manager*

I. PCHA Personnel Breakdown

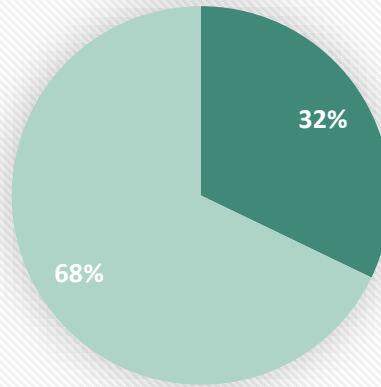
➤ Total Headcount: Fifty- Six (56) Employees

PCHA by Department



- Administration (4)
- Affordable Housing (9)
- Executive Team (2)
- Finance (4)
- Information Technology (2)
- Leadership Team (4)
- Maintenance (12)
- Project Management (1)
- Supported Housing (18)

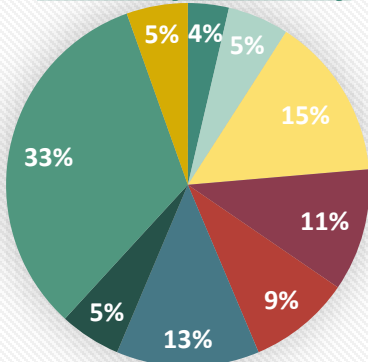
PCHA by Union



- Non-Union (18)
 - Administration (4)
 - Affordable Housing (1)
 - Executive Team (2)
 - Information Technology (2)
 - Leadership (4)
 - Project Management (1)
 - Supported Housing (4)
- Union (38)
 - Affordable Housing (8)
 - Finance (4)
 - Maintenance (12)
 - Supported Housing (14)

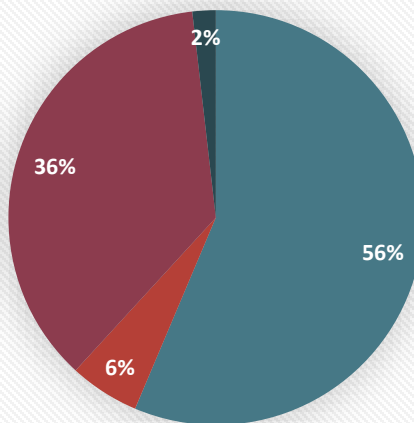
➤ Diversity Metrics

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 (4)
- White (18)
- Blank (3)

PCHA by Gender



- Female (31)
- I do not wish to self-identify (3)
- Male (21)
- Unspecified (1)





II. Employee Recruitment

➤ New Hires

<u>Job Title</u>	<u>Department</u>	<u>Hire Date</u>
Maintenance Specialist	Maintenance	06/02/2025
Assistant Property Manager	Affordable Housing	06/11/2025

➤ 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>
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 and will serve as a valuable resource for employees to understand PCHA rules and processes in greater detail. Review and approval of the employee handbook will be 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**
 - Step 3: Review & Approval by PCHA Board of Commissioners
- 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 will create workflows within Paycom which will eliminate reliance on paper documents and boost compliance with records retention requirements, including:
 - I. Allowing supervisors to make changes to staff personnel records including employee anniversaries (with 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 learning programs and promoting transparency by creating a more trusting and accountable environment for employees.
- 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.





MAINTENANCE REPORT

Victor Lovelace | *Director of Maintenance*

Staff Projects

I. Chateau Rainer Apartments (248 units)

D306, G201, and P101 were completed to make ready status. About 45 work orders were completed this month.

II. Brookridge Apartments (69 units)

7350A was completed to make ready status. To improve curb-appeal the fire lane and other exterior curbing were repainted. The lower portion of the exterior siding was repainted at the 2 story buildings. Roof and gutters were cleaned, and a moss treatment was applied property wide. About 2 work orders were completed this month.

III. Demark Apartments (93 units)

A209, D206, E106, and E201 were completed to make ready status. 9 work orders were completed this month.

IV. Lakewood Village Apartments (136 units)

E202 and F202 were completed to make ready status. 20 work orders were completed this month.

V. Low Income Public Housing (LIPH)

186 and 187 are in the process of being completed to make ready status which will include replacement of portions of exterior siding, and a complete exterior painting of both units. These units will be sold through REMAX. 5 work orders were completed this month.

Training and Development

This month's safety meeting will cover "Hand Protection Safety Training" which will explain how to avoid cuts, burns, pinches, and repetitive strain injuries with proper glove use, tool handling, and situational awareness.





HOUSING PIERCE COUNTY

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POLICY AND STRATEGY REPORT

Riley Guerrero | *Policy and Strategy Manager*

PROCUREMENT ACTIVITY

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	8/30/2025
Janitorial Services Solicitation	ASA-25-01	Released – Contract notifications out on Friday, 5/30, with intended contract prior to Board Meeting.	CLOSED
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

POLICY AND PROCEDURE

- Administrative Plan – HOTMA Changes
 - Approval requested in Resolution for Ch. 17
 - Full implementation pushed to Jan. 1, 2026. Staff are currently determining which chapters and specific changes are possible to implement sooner.
- 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. Some aspects of this policy 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
- Signs, materials, and swag forthcoming..

COMMUNITY ENGAGEMENT

	EVENT	Community Partners	Description	Date
COMPLETED	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
	Housing Mobility Planning: Focus Groups	PLU	PCHA continued engaging with PLU staff to design a focus group survey that allows residents to substantially engage with our Housing Mobility Planning.	June 11, 2025
	Sound Transit Board System Expansion Committee Meeting Comment	Sound Transit	PCHA delivered written 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
	SSHA3P Advisory Board Meeting	SSHA3P	Interlocal advisory board on Pierce County & municipal housing policies and development.	June 17, 2025





UPCOMING	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
	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

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 received a contract for Pierce County and is in review.
 - 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 performed by Mercy.
 - Property appraisal performed by CBRE on 6/23/2025. Awaiting results.





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PROJECT MANAGEMENT REPORT

Sean McKenna | *Director of Project Management*

1. **Section 18 Disposition:** **information below includes anticipated activity between the date this document was created (June 17) and date of June Board Meeting.*

- a. **93 of 124 units 'vacant'; 75.0% total: includes all units sold, pending sale and in preparation for sale.**
- b. **AMP II units are fully vacated. Expected to be sold by July 14, 2025.**
- c. **31 units are still occupied.**

PROCEEDS ESTIMATE	
Sold	\$ 25,194,524
Pending	\$ 2,175,385
Vacant	\$ 6,241,342
Occupied	\$ 11,252,441
Totals	\$ 44,863,691

- i. (68) units sold: **\$ 25,194,524 approx. net proceeds.**
 1. 4 sold to PCHA tenants.
 2. 14 sold with RE/MAX
 3. 50 sold to Habitat for Humanity
- ii. (2) units pending sale with RE/MAX
 1. One closing June 18; one closing July 14.
- iii. (1) unit (duplex) listed for sale with RE/MAX
- iv. (4) units pending sale with Habitat for Humanity.
 1. All closing July 22, 2025
- v. (19) units in sale preparation stages for RE Broker or Habitat:
 1. (2) units under inspection for Habitat purchase
 - a. Expect offers on by June 20.
 2. (3) units in various stages of concentrated clean up before sale.
 3. (14) units in various states of typical sale preparation.

d. **Pending vacancies:**

- i. (3) 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. **Polk St Campus and 108th St:**
 - a. Exploring options for additional security via commercial-grade vandalism deterrence.
 - b. Options for what to do with Polk St. campus
 - i. See attached summary of options

Summary of options for Polk St. Campus

- **Overview:**
 - Our Polk St. Office Campus, vacant since moving to Puyallup last fall, sits empty and ready for next steps. Sitting vacant poses an ongoing vandalism and liability risk. Costs associated with risk mitigation are growing, and don't fully protect against future damage or liability.
- **Opportunity:**
 - Now vacant, PCHA can explore several options on how to improve, maintain, develop, or dispose of this property that has no HUD-related title conditions:
 - Sell: Pierce County lists the aggregated assessed value of the three parcels at \$937,700. Market value would be determined by future use:
 - Appraisal costs to help determine value varies. Appraisal for the development of new housing units would cost between \$7,000-\$9,000. Appraisal for leasing would cost +/- \$2,500. A Broker Opinion of Value (BOV) should be free from our RE Broker.
 - Develop: PCHA engaged the services of our Architect to do a preliminary "fit-test" to determine development viability.
 - Max of 29 units utilizing available "affordable housing boost".
 - Prospective Buyer developing market units may get fewer units.
 - Keep and Lease/Lend
 - Finding a partner agency or non-profit to assume control of property so PCHA can mitigate security and liability risks.
 - Possible unrestricted lease income.
 - Keep and Transition to Maintenance Yard:
 - Future development of 108th St will displace Maintenance. Relocating the warehouse to this site would be a workable and affordable solution to searching for new site to purchase or lease.
 - This also preserves PCHA's future options listed above.
- **Next Steps: Guidance from PCHA Board on preferred or ranked options**

