



# HOUSING PIERCE COUNTY

11515 Canyon Road E, Puyallup, WA, 98373 | 253-620-5400 | [www.HousingPC.org](http://www.HousingPC.org)

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## INFORMATION PACKET

REGULAR MEETING  
OF THE  
BOARD OF COMMISSIONERS  
OF THE  
PIERCE COUNTY HOUSING AUTHORITY

July 30<sup>th</sup>, 2025





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## REGULAR MEETING AGENDA

25 JUNE 2025, at 3:30PM

HPC MAIN OFFICE - In Person at 11515 Canyon Road E, Puyallup, WA, 98373 & Online Via Zoom

### ROLL CALL

REGULAR MEETING AGENDA, *page 2*

PUBLIC COMMENT (5 MINUTES PER SPEAKER)

### OLD BUSINESS

Minutes from the June 25<sup>th</sup>, 2025, Regular Meeting, *page 4*

Minutes from the June 25<sup>th</sup>, 2025, Housing Success Meeting, *page 10*

June 2025 Cash Disbursements & Check Register, *page 13*

### NEW BUSINESS

Resolution 1971: Updated Section 8 Administrative Plan, *page 53*

### STRATEGIC FOCUS

PHA Annual Plan, *page 57*

### EXECUTIVE REPORT & DIVISION UPDATES

Executive Report, *page 69*

Supported Housing Division Report, *page 69*

Two-Year-Tool, *page 71*

Affordable Housing Division Report, *page 78*

Finance Report, *page 81*

Financial Statements, *page 83*

Human Resources Report, *page 122*

Maintenance Division Report, *page 124*

Policy and Strategy Report, *page 125*

Project Management Division Report, *page 130*

### COMMISSIONERS CORNER

Commissioner Retreat Discussion and Scheduling

### 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

JULY 30<sup>TH</sup>, 2025



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## MINUTES FOR THE JUNE 25<sup>TH</sup>, 2025, REGULAR MEETING OF THE BOARD OF COMMISSIONERS

**DATE:** June 25<sup>th</sup>, 2025 at 3:30 PM

**LOCATION:** PCHA Main Campus and Hybrid  
over ZOOM

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

**IN ABSENCE:** Commissioner Blaskley

**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, Planning, Policy, and Community Engagement Manager  
Ney Calhoun, Human Resources Manager  
Joanna Nieto, Controller  
Darcy Erwin, Business Development Coordinator  
Calin Woods, Maintenance Specialist\*

**GMP Consultants**

Michael Mirra, Senior Consultant  
Brenda Gabbittas, Project Manager\*

**\*In Attendance Via Zoom/Phone**

### CALL TO ORDER

Chairperson Martinez called the Regular Meeting of the Board of Commissioners to order at 3:33 PM with the presence of a quorum. Commissioner Walton joined at 3:39PM.

### AGENDA

Chairperson Martinez entertained a motion to approve the agenda as presented. Commissioner Winship so moved. Commissioner Stewart seconded the motion. Commissioner Martinez asked for any changes to the Agenda. With none proposed, a vocal vote was taken with the following result:





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

The agenda was so approved.

## PUBLIC COMMENT

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

## OLD BUSINESS

Chairperson Martinez called for a motion to approve the minutes of the June 4<sup>th</sup>, 2025, Regular Meeting as presented. Commissioner Stewart 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Chairperson Martinez</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The minutes were so approved.

Chairperson Martinez entertained a motion to approve the cash disbursements for June 2025. Chair entertained the motion to adopt. Commissioner Stewart 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Chairperson Martinez</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The cash disbursements from June 2025 were so approved.

## NEW BUSINESS

### *HPC Staff Introductions*

Chairperson Martinez initiated staff introductions. Director Lovelace introduced Maintenance Specialist Calin Woods. Chairperson Martinez then introduced himself and the members of the Board, provided a brief overview of the Board's role, and welcomed Woods on behalf of the Board.





### Executive Transition Committee

Chairperson Martinez called the meeting to order for the Executive Transition Committee agenda item and welcomed Senior Consultant Michael Mirra and Project Manager Brenda Gabbitas of GMP Consultants to present to the Board. Mr. Mirra presented the updated schedule for the Executive Director search process, noting that the next stage would involve conducting interviews with individuals both inside and outside HPC to gauge their interest and perspectives. Ms. Gabbitas added that GMP Consultants would need contact information for relevant stakeholders to schedule virtual interviews. She proposed that the Board of Commissioners be interviewed last, allowing members to reflect on feedback gathered throughout the process and share their own insights. Commissioner Winship asked whether GMP Consultants typically receive strong participation from other Housing Authorities during similar searches. Mr. Mirra responded affirmatively, stating that their past work with other Housing Authorities has yielded successful outcomes. Chairperson Martinez asked for clarification on the term “service partners.” Mr. Mirra explained that this refers to community organizations that provide services to Housing Pierce County participants. Commissioner Stewart expressed appreciation for the suggestion that the Board be interviewed last. Chairperson Martinez requested that all communications go through the Board, apart from the coordination of and direct interviews with HPC staff. Mr. Mirra commented that the Executive Director search should serve as a reflective process for the organization. The presentation concluded with no additional questions or comments from Commissioners.

### Resolution 1970

Chairperson Martinez called for a motion to approve Resolution 1970: To Amend the Housing Pierce County Section 8 Administrative Plan Chapter 17. Commissioner Stewart so moved. Commissioner Winship seconded the motion. Deputy Executive Director Meade presented Resolution 1970, which establishes a cap on the amount of time a service partner may refer a resident to PCHA-owned Project-Based Units. If an eligible participant is not referred within the specified timeframe, the unit will be removed from the associated Memorandum of Understanding (MOU) and filled with an eligible family from the Project-Based Voucher (PBV) waitlist. Commissioner Martinez inquired whether other Housing Authorities are implementing similar policies. Deputy Executive Director Meade confirmed that this practice is becoming more common due to concerns about vacancy loss.

With no further discussion, a voice 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 1970 was so approved.

## EXECUTIVE AND DIRECTOR REPORTS

Director McKenna presented the Project Management Report as written on page 135 of the Board Information Packet. He noted several updates since the report was finalized. An additional unit has closed, bringing the total to 69 units sold and generating over \$25 million in proceeds. A few offers from Habitat for Humanity (HFH) were received and are currently pending. Seven units are under contract, with five scheduled to close in July and two expected to close in August through H4H and REMAX. The overall vacant unit count is trending downward. Director McKenna also commented on the performance





of the contracted security company at the Polk Street Property and urged the Board to begin considering long-term strategies for the property and outlined several categories of opportunity. These included selling the property following an appraisal for potential development or purchase/lease opportunities, developing the site into a multi-family community, or retaining and leasing the property through a partner arrangement. Commissioner Winship asked what the critical mass would be for affordable housing development on the site. Director McKenna responded that 40 to 50 units would be a good initial threshold. A Polk Street Committee was established by the Board to further evaluate options for the site. The committee initial appointees included Director McKenna, Chair Martinez, and Commissioner Narva. Chairperson Martinez concluded the discussion by stating that he does not support giving up land and suggested it may be preferable to demolish vacant buildings rather than sell the property outright.

Deputy Executive Director Meade presented the Executive Report, which included the Supported Housing Division and Family Self-Sufficiency (FSS) Reports as written on page 76, the Two-Year Tool as written on page 77, and the HCV Leasing and Spending Projection as written on page 83 of the Board Information Packet. There were no questions or comments from the Commissioners.

Director McLeod presented the Affordable Housing Division Report on page 84 and the Available Units Schedule as written on page 86 of the Board Information Packet. There were no questions or comments from the Commissioners.

Controller Nieto presented the Finance Report as written on page 87, the Cash Position as written on page 89, and the Financial Statements as written on page 90 of the Board Information Packet. Chairperson Martinez reported that he participated in the Accountability Audit and confirmed that there were no issues, aside from minor policy and procedure recommendations. Deputy Executive Director Meade confirmed that these recommendations are already being addressed and noted that Housing Pierce County contracted with CliftonLarsonAllen (CLA) earlier this year to assist with all identified processes. Controller Nieto added that CLA will begin the IT portion of their work within the next couple of weeks.

Manager Calhoun presented the Human Resources Report as written on page 128 of the Board Information Packet. No questions or comments from Commissioners.

Director Lovelace presented the Maintenance Department Report as written on page 130 of the Board Information Packet. No questions or comments from Commissioners.

Manager Guerrero presented the Policy and Strategy Report as written on page 131 of the Board Information Packet. She reported on her recent meeting with the Pierce County Human Services Coalition and participation in a roundtable discussion with Pierce County Executive Ryan Mello, Director of Human Services Gary Gant, and other members of the Pierce County government apparatus. During the roundtable, an urgent update was shared regarding the status of federal funding to service providers. Manager Guerrero noted that Pierce County had sent a notification indicating potential interruptions to federal funds due to new contract clause requirements stemming from Executive Orders issued by the current administration. Manager Guerrero explained that when the County attempts to draw down federal funds, they are now encountering compliance prompts that include requirements related to Diversity, Equity, and Inclusion (DEI), gender identity policies, and ICE enforcement provisions. These clauses, if accepted, carry both civil and criminal liability. Manager





Guerrero emphasized that the County has warned service providers that funding stoppages may occur on short notice, and that while the full extent is unknown, the potential impact could be significant. Approximately \$200 million in federal funding over the next several years is at stake where most of it was allocated to homeless and needs-based social services that serve vulnerable populations, including those overlapping with Housing Pierce County's own clients. If this results in a partial or full funding loss, the community will experience extraordinary need, compounded by any budget constraints HPC and its partners are already facing. She noted that while contingency planning is encouraged, there is no real substitute for the loss of such a substantial funding source. The conversation also touched on the economic impact of the potential funding disruption, including risks to jobs associated with both the administration and receipt of federal dollars. While public discussion on this matter remains limited, significant instability could result in broad changes across service organizations, which may be felt by HPC. Manager Guerrero concluded that staff will continue to monitor the situation closely and keep the Board informed. The lawsuit may take years to resolve, and enforcement remains uncertain at this early stage. Moving on, Chairperson Martinez inquired about the recent acquisition of Hidden Firs. Manager Guerrero invited Director McLeod and Director Lovelace to provide updates. Director McLeod shared that the transition has been a learning process but is now progressing more smoothly. Director Lovelace reported that the slab replacement project has been completed, and the landscaping improvements are in place. Director McLeod gave a shout-out to Senior Property Manager Ebonique Moore and Maintenance Specialist Nate Orallo for their exceptional efforts. Controller Nieto added that as of this week, the sellers have paid for an issue of note related to the property. There were no additional questions or comments from the Commissioners.

## COMMISSIONERS CORNER

Chairperson Martinez called Commissioners' Corner. With no business raised by the Commissioners, Commissioners' Corner was thereby closed.

## EXECUTIVE SESSION

Chairperson Martinez called for Executive Session. As no Executive Session was needed, the item was bypassed.

## ADJOURNMENT

Having no further business to come before the Board, Chairperson Martinez called for a motion to adjourn the Regular Meeting. Commissioner Stewart so moved. Commissioner Walton seconded the motion. With all in favor and none opposed, the meeting was adjourned at 5:07 PM.







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## MINUTES FOR THE JUNE 25<sup>TH</sup>, 2025, REGULAR MEETING OF THE BOARD OF COMMISSIONERS

PIERCE COUNTY HOUSING AUTHORITY  
BOARD OF COMMISSIONERS

### MINUTES APPROVAL FORM

The undersigned hereby confirm that the Board of Commissioners, by vocal vote, has approved the minutes of the meeting of the Board of Commissioners held on the date indicated above as a true and correct record of the proceedings.

Chairperson of the Board of Commissioners

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

Secretary of the Board of Commissioners

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

*This Minutes Approval Form will be retained in the official records of the Housing Authority of Pierce County.*



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## MINUTES FOR THE JUNE 25<sup>TH</sup>, 2025, HOUSING SUCSESSES 503(C)(3) MEETING

**DATE:** June 25<sup>th</sup>, 2025 at 3:30 PM

**LOCATION:** PCHA Main Campus and Hybrid over ZOOM

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

**IN ABSENCE:** Commissioner Blaksley

**ALSO IN ATTENDANCE:** Jim Stretz, Executive Director  
Tamara Meade, Deputy Executive Director  
Christina McLeod, Director of Operations  
Sean McKenna, Director of Project Management  
Victor Lovelace, Director of Maintenance  
Riley Guerrero, Planning, Policy, and Community Engagement Manager  
Ney Calhoun, Human Resources Manager  
Joanna Nieto, Controller  
Darcy Erwin, Business Development Coordinator

### CALL TO ORDER

Chairperson Martinez called the Housing Successes meeting to order at 5:07 PM with the presence of a quorum.

### AGENDA

Chairperson Martinez called for a motion to approve the agenda as presented. Commissioner Winship so moved. Commissioner Stewart seconded the motion. Commissioner Martinez asked for any changes to the Agenda. With none proposed, a vocal vote was taken with the following result:

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

The agenda was so approved.





## PUBLIC COMMENT

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

### *Resolution HS-02: Brookridge, Lakewood Village, and DeMark Apartments*

Chairperson Martinez called for a motion to approve Resolution HS-02: Authorization to Participate in the Formation of a Limited Liability Partnership related to the rehabilitation of Brookridge, Lakewood Village, and DeMark Apartments. Commissioner Stewart so moved. Commissioner Winship seconded the motion.

Executive Director Jim Stretz presented the resolution, which authorizes the establishment of a limited liability limited partnership for the purpose of acquiring, rehabilitating, and managing the three affordable housing communities. Under the structure, Housing Successes 501(c)(3) will serve initially as the general partner. Upon the admission of a limited partner (general investor), Housing Successes may then withdraw. This is the first formal step in the aggregated rehabilitation project. Associated costs will be eligible to be included in the project's basis, and prepare for the rehabilitation to be subsidized through low-income housing tax credits.

With no further discussion, a voice 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 HS-02 was approved.

## ADJOURNMENT

Having no further business to come before the Board, Chairperson Martinez called for a motion to adjourn the Housing Successes Meeting. Commissioner Stewart so moved. Commissioner Walton seconded the motion. With all in favor and none opposed, the meeting was adjourned at 5:22 PM





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## MINUTES FOR THE JUNE 25<sup>TH</sup>, 2025, HOUSING SUCSESSES 503(C)(3) MEETING

PIERCE COUNTY HOUSING AUTHORITY  
BOARD OF COMMISSIONERS

### MINUTES APPROVAL FORM

The undersigned hereby confirm that the Board of Commissioners, by vocal vote, has approved the minutes of the meeting of the Board of Commissioners held on the date indicated above as a true and correct record of the proceedings.

Chairperson of the Board of Commissioners

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

Secretary of the Board of Commissioners

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

*This Minutes Approval Form will be retained in the official records of the Housing Authority of Pierce County.*





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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:

**\$4,977,207.03** This 30th day of July 2025

Date Range	Transaction ID#	Bank Account	Total May 2025	Total April 2025	Change in Disbursements Month over Month	Notes
June 1-30, 2025	Check#	LIPH Mgmt.	\$0.00	\$0.00	\$0.00	
June 1-30, 2025	EFT# 1182-1186	LIPH Mgmt.	\$864.00	\$501.00	\$363.00	
June 1-30, 2025	VOID Check #	LIPH Mgmt.	\$0.00	\$0.00	\$0.00	
June 1-30, 2025	VOID EFT #	LIPH Mgmt.	\$0.00	\$0.00	\$0.00	
June 1-30, 2025	Check# 357253-357394	Section 8	\$349,758.75	\$321,561.46	\$28,197.29	
June 1-30, 2025	EFT# 306468-307646	Section 8	\$3,531,280.86	\$3,516,116.57	\$15,164.29	
June 1-30, 2025	VOID Check #357260,357272,357308,357320	Section 8	-\$16,998.34	-\$53,914.00	\$36,915.66	Issues with delivery address /USPS
June 1-30, 2025	VOID EFT #	Section 8	\$0.00	\$0.00	\$0.00	
June 1-30, 2025	Check#91873-91988	Gen Ops	\$434,300.26	\$465,956.77	-\$31,656.51	
June 1-30, 2025	EFT #9844-9905	Gen Ops	\$2,465,942.06	\$4,652,324.96	-\$2,186,382.90	LGIP Section 18 Disposition Transfer \$2,231,636.35
June 1-30, 2025	VOID Check #	Gen Ops	\$0.00	-\$6,400.00	\$6,400.00	
June 1-30, 2025	VOID EFT #9866	Gen Ops	-\$2,231,636.35	\$0.00	-\$2,231,636.35	Voided and reissued same day Section 18 transfer to correct ach date.
1-Jun-25	Greystone Transfers	Gen Ops	\$137,939.00	\$137,939.00	\$0.00	
13-Jun-25	Payroll Period	Payroll	\$147,036.02	\$161,252.75	-\$14,216.73	Retention bonuses
27-Jun-25	Payroll Period	Payroll	\$158,720.77	\$147,056.97	\$11,663.80	Retention bonuses
	Payroll Period	Payroll	\$0.00	\$157,755.90	-\$157,755.90	3 PR month in May
	Totals		\$4,977,207.03	\$9,500,151.38	-\$4,522,944.35	

Auditing Officer: \_\_\_\_\_

Date: \_\_\_\_\_

## Payment Summary

Bank=genops AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

			Check	Post	Total
Bank	Check#	Vendor*	Date	Month	Amount
genops - General Operating	166	voringapart - Orting Apartments	6/3/2025	06-2025	0.00
genops - General Operating	167	voringapart - Orting Apartments	6/3/2025	06-2025	0.00
genops - General Operating	170	voringapart - Orting Apartments	6/30/2025	06-2025	0.00
genops - General Operating	9844	vallstream - Allstream	6/6/2025	06-2025	1,174.56
genops - General Operating	9845	vapclean - APL Cleaning Service LLC	6/6/2025	06-2025	5,610.00
genops - General Operating	9846	vcarahsoftte - Carahsoft Technology Corporation	6/6/2025	06-2025	3,246.09
genops - General Operating	9847	veboniquemoo - Ebonique M Moore	6/6/2025	06-2025	16.53
genops - General Operating	9848	vfergusonwat - Ferguson Waterworks #3156	6/6/2025	06-2025	135.94
genops - General Operating	9849	vgreeneffect - Green Effects Inc	6/6/2025	06-2025	23,490.34
genops - General Operating	9850	vhdsupplyfac - HD Supply Facilities Maintenance LTD	6/6/2025	06-2025	17,923.09
genops - General Operating	9851	vhousinginsu - Housing Insurance Services Inc.	6/6/2025	06-2025	796.00
genops - General Operating	9852	vstretzjames - James Stretz	6/6/2025	06-2025	170.00
genops - General Operating	9853	vlakewoodhar - Lakewood Hardware & Paint Inc	6/6/2025	06-2025	3,285.51
genops - General Operating	9854	v0000313 - Maid 2 Clean, E.E. Marchan LLC	6/6/2025	06-2025	1,352.00
genops - General Operating	9855	vmiraclemeth - Murphy's Refinishing LLC	6/6/2025	06-2025	12,700.00
genops - General Operating	9856	vnewlifefloo - New Life Flooring Inc	6/6/2025	06-2025	4,372.92
genops - General Operating	9857	vofficeprof - Office & Prof Employees Int'l UnionLoc#8	6/6/2025	06-2025	1,025.75
genops - General Operating	9858	vopticfu - Optic Fusion, Inc.	6/6/2025	06-2025	3,570.00
genops - General Operating	9859	vreliablepar - Reliable Parts Inc.	6/6/2025	06-2025	688.30
genops - General Operating	9860	vstanleyconv - Security Tech Corp	6/6/2025	06-2025	2,246.12
genops - General Operating	9861	vserendipity - Serendipity Cleaning Services	6/6/2025	06-2025	2,460.00
genops - General Operating	9862	vtriplegemca - Triple Gem Carpet Cleaning LLC	6/6/2025	06-2025	2,040.00
genops - General Operating	9863	vtuelyoung - Tuell & Young PS	6/6/2025	06-2025	2,900.00
genops - General Operating	9864	vwaynesro - Wayne's Roofing Inc	6/6/2025	06-2025	894.06
genops - General Operating	9865	v0000076 - Wireless CCTV LLC	6/6/2025	06-2025	1,292.32
genops - General Operating	9866	v0000481 - Washington State Treasurer	6/9/2025	06-2025	0.00
genops - General Operating	9867	v0000481 - Washington State Treasurer	6/10/2025	06-2025	2,231,636.35
genops - General Operating	9868		6/17/2025	06-2025	1,500.00
genops - General Operating	9869	v0000310 - Double Z Inc. Property Management	6/17/2025	06-2025	7,941.00
genops - General Operating	9870		6/17/2025	06-2025	48.00
genops - General Operating	9871	vgreatfloors - Great Floors LLC	6/20/2025	06-2025	5,440.97
genops - General Operating	9872	vgreeneffect - Green Effects Inc	6/20/2025	06-2025	1,911.00
genops - General Operating	9873	vhdsupplyfac - HD Supply Facilities Maintenance LTD	6/20/2025	06-2025	12,923.48
genops - General Operating	9874	vhousinginsu - Housing Insurance Services Inc.	6/20/2025	06-2025	10,707.07
genops - General Operating	9875	v0000804 - Karipov Timur	6/20/2025	06-2025	5,420.00
genops - General Operating	9876	vlakewoodhar - Lakewood Hardware & Paint Inc	6/20/2025	06-2025	6,482.09
genops - General Operating	9877	v0000320 - Lighthouse Services, LLC	6/20/2025	06-2025	337.14
genops - General Operating	9878	vmrisoft - MRI Software LLC	6/20/2025	06-2025	234.40
genops - General Operating	9879	vmiraclemeth - Murphy's Refinishing LLC	6/20/2025	06-2025	750.00
genops - General Operating	9880	vnanmcka - Nan McKay & Associates Inc	6/20/2025	06-2025	4,158.00
genops - General Operating	9881	vofficeprof - Office & Prof Employees Int'l UnionLoc#8	6/20/2025	06-2025	926.10
genops - General Operating	9882	vreliablepar - Reliable Parts Inc.	6/20/2025	06-2025	182.63



## Payment Summary

Bank=genops AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

genops - General Operating	9883	vsecomafence - Secoma Fence Inc	6/20/2025	06-2025	9,495.00
genops - General Operating	9884	vstaples - Staples Business Advantage	6/20/2025	06-2025	522.50
genops - General Operating	9885	vstateaudito - State Auditors Office	6/20/2025	06-2025	765.05
genops - General Operating	9886	vmeadetamara - Tamara Meade	6/20/2025	06-2025	35.16
genops - General Operating	9887	vjiffylube - Team Car Care, LLC dba Jiffy Lube	6/20/2025	06-2025	84.89
genops - General Operating	9888	vturplegemca - Triple Gem Carpet Cleaning LLC	6/20/2025	06-2025	1,423.75
genops - General Operating	9889	vfleetservic - Wex Bank	6/20/2025	06-2025	2,513.14
genops - General Operating	9890	vyardisystem - Yardi Systems Inc	6/20/2025	06-2025	101.90
genops - General Operating	9891	vzonesllc - Zones LLC	6/20/2025	06-2025	24,619.80
genops - General Operating	9892	v0000225 - AA Decon	6/30/2025	06-2025	1,300.00
genops - General Operating	9893	v0000161 - Brooklynn Masonry LLC	6/30/2025	06-2025	767.60
genops - General Operating	9894	vfirstcbtc - First-Citizens Bank & Trust Company	6/30/2025	06-2025	16,136.70
genops - General Operating	9895	vgreeneffect - Green Effects Inc	6/30/2025	06-2025	7,967.88
genops - General Operating	9896	vhdsupplyfac - HD Supply Facilities Maintenance LTD	6/30/2025	06-2025	7,702.90
genops - General Operating	9897	vlakewoodhar - Lakewood Hardware & Paint Inc	6/30/2025	06-2025	661.83
genops - General Operating	9898	vmiraclemeth - Murphy's Refinishing LLC	6/30/2025	06-2025	3,000.00
genops - General Operating	9899	vopticfu - Optic Fusion, Inc.	6/30/2025	06-2025	425.00
genops - General Operating	9900	vpitneybowes - Pitney Bowes Inc	6/30/2025	06-2025	216.00
genops - General Operating	9901	vreliablepar - Reliable Parts Inc.	6/30/2025	06-2025	84.41
genops - General Operating	9902	vstanleyconv - Security Tech Corp	6/30/2025	06-2025	313.79
genops - General Operating	9903	vstaples - Staples Business Advantage	6/30/2025	06-2025	73.54
genops - General Operating	9904	vtuelyoung - Tuell & Young PS	6/30/2025	06-2025	1,866.50
genops - General Operating	9905	v0000076 - Wireless CCTV LLC	6/30/2025	06-2025	3,876.96
genops - General Operating	91873	vallseaso - All Seasons Pest Control	6/6/2025	06-2025	655.00
genops - General Operating	91874	vsimpleacces - Barcodes Acquisition, Inc.	6/6/2025	06-2025	432.00
genops - General Operating	91875	v0000205 - Beacon Plumbing & Mech	6/6/2025	06-2025	12,137.22
genops - General Operating	91876	vcenturyl - Centurylink	6/6/2025	06-2025	423.56
genops - General Operating	91877	v0000783 - CF Roofing LLC	6/6/2025	06-2025	38,801.00
genops - General Operating	91878	vcityofortin - City of Orting	6/6/2025	06-2025	2,312.79
genops - General Operating	91879	vcityoftacom - City of Tacoma	6/6/2025	06-2025	2,212.89
genops - General Operating	91880	vcopiers - Copiers Northwest, Inc.	6/6/2025	06-2025	8,010.23
genops - General Operating	91881	vdmdispo - DM Disposal Co Inc	6/6/2025	06-2025	294.64
genops - General Operating	91882		6/6/2025	06-2025	427.00
genops - General Operating	91883	velmhurst - Elmhurst Mutual Power & Light	6/6/2025	06-2025	694.19
genops - General Operating	91884	vlakewoodref - Harold Lemay Enterprises	6/6/2025	06-2025	20,074.88
genops - General Operating	91885	vhomedep - Home Depot (Commerical Account)	6/6/2025	06-2025	3,534.90
genops - General Operating	91886	vjbohorquez - JBohorquez Cleaning Services LLC	6/6/2025	06-2025	3,200.00
genops - General Operating	91887		6/6/2025	06-2025	555.00
genops - General Operating	91888	vjustjunkit - Just Junk It LLC	6/6/2025	06-2025	2,284.38
genops - General Operating	91889	v0000716 - KT Building Supply Inc	6/6/2025	06-2025	1,459.00
genops - General Operating	91890	vlakeviewlig - Lakeview Light & Power Co.	6/6/2025	06-2025	3,507.47
genops - General Operating	91891	vlakewoodwat - Lakewood Water District	6/6/2025	06-2025	51.25
genops - General Operating	91892	magaway - Magaway Fire LLC	6/6/2025	06-2025	6,235.00
genops - General Operating	91893	vmclendon - Central Network Retail Group	6/6/2025	06-2025	82.99



## Payment Summary

Bank=genops AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

genops - General Operating	91894	vmurreys - Murrey's Disposal Company, Inc.	6/6/2025	06-2025	13,760.72
genops - General Operating	91895	v0000247 - Northcraft Bigby PC	6/6/2025	06-2025	1,238.00
genops - General Operating	91896	v0000395 - Paint Pros NW LLC	6/6/2025	06-2025	4,515.00
genops - General Operating	91897	vparklandlig - Parkland Light & Water Company	6/6/2025	06-2025	2,900.44
genops - General Operating	91898	vpcsewer - PC Sewer	6/6/2025	06-2025	26,420.31
genops - General Operating	91899	vpcrcdlc - Pierce County Recycling Composting and Disp	6/6/2025	06-2025	820.35
genops - General Operating	91900	vpcrefus - Pierce County Refuse	6/6/2025	06-2025	6,375.79
genops - General Operating	91901	v0000767 - Pinky's Plumbing, LLC	6/6/2025	06-2025	32,000.00
genops - General Operating	91902	vpse - Puget Sound Energy	6/6/2025	06-2025	2,932.76
genops - General Operating	91903	robblees - Robblee's Total Security Inc	6/6/2025	06-2025	430.03
genops - General Operating	91904	v0000281 - Rodda Paint Co.	6/6/2025	06-2025	30.15
genops - General Operating	91905	v0000745 - Rollys Painting	6/6/2025	06-2025	670.00
genops - General Operating	91906	v0000327 - Security Gate & Access LLC	6/6/2025	06-2025	2,650.09
genops - General Operating	91907	vsentinel - Sentinel Pest Control	6/6/2025	06-2025	91.97
genops - General Operating	91908	vsoundglass - Sound Glass Sales Inc	6/6/2025	06-2025	610.00
genops - General Operating	91909	vspanawaywat - Spanaway Water Company	6/6/2025	06-2025	31.75
genops - General Operating	91910	vspartans - Spartan Services, Inc.	6/6/2025	06-2025	2,516.54
genops - General Operating	91911	v0000344 - Speedy Novus Glass LLC	6/6/2025	06-2025	524.00
genops - General Operating	91912	vstopbugging - Stop Bugging Me LLC	6/6/2025	06-2025	1,295.76
genops - General Operating	91913		6/6/2025	06-2025	617.50
genops - General Operating	91914	vvonagebusin - Vonage Business Solutions Inc	6/6/2025	06-2025	1,556.15
genops - General Operating	91915		6/17/2025	06-2025	1,500.00
genops - General Operating	91916	v0000179 - A-Advanced Septic Services	6/19/2025	06-2025	3,300.00
genops - General Operating	91917	vaflac - AFLAC Incorporated	6/19/2025	06-2025	1,342.37
genops - General Operating	91918	vallseaso - All Seasons Pest Control	6/19/2025	06-2025	535.00
genops - General Operating	91919	v0000818 - American Backflow & Plumbing Services, Inc.	6/19/2025	06-2025	59.00
genops - General Operating	91920	vamericanrep - American Reporting Company	6/19/2025	06-2025	551.80
genops - General Operating	91921	vautozone - AutoZone	6/19/2025	06-2025	206.29
genops - General Operating	91922	vbrookdalelu - Brookdale Lumber Inc	6/19/2025	06-2025	377.76
genops - General Operating	91923	v0000467 - CellGate-Gouldin Technologies LLC	6/19/2025	06-2025	1,191.60
genops - General Operating	91924	vcityoftacom - City of Tacoma	6/19/2025	06-2025	1,262.17
genops - General Operating	91925	vcityoftacom - City of Tacoma	6/19/2025	06-2025	139.50
genops - General Operating	91926	vcomcastcorp - Comcast Corporation	6/19/2025	06-2025	566.32
genops - General Operating	91927	vcomcastcorp - Comcast Corporation	6/19/2025	06-2025	490.54
genops - General Operating	91928	vcomcastcorp - Comcast Corporation	6/19/2025	06-2025	254.21
genops - General Operating	91929	vcomcastcorp - Comcast Corporation	6/19/2025	06-2025	165.71
genops - General Operating	91930	vcomcastcorp - Comcast Corporation	6/19/2025	06-2025	165.71
genops - General Operating	91931	vcomcastcorp - Comcast Corporation	6/19/2025	06-2025	239.21
genops - General Operating	91932	vcomcastcorp - Comcast Corporation	6/19/2025	06-2025	163.14
genops - General Operating	91933	vcomcastcorp - Comcast Corporation	6/19/2025	06-2025	538.59
genops - General Operating	91934	vcomcastcorp - Comcast Corporation	6/19/2025	06-2025	454.57
genops - General Operating	91935	vcopiers - Copiers Northwest, Inc.	6/19/2025	06-2025	257.18
genops - General Operating	91936	vdswaters - DS Waters of America Inc	6/19/2025	06-2025	452.34
genops - General Operating	91937	firgrove - Firgrove Mutual Water Co.	6/19/2025	06-2025	48.74





## Payment Summary

Bank=genops AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

genops - General Operating	91938	v0000012 - Gordon Thomas Honeywell LLP	6/19/2025	06-2025	4,290.00
genops - General Operating	91939	vhomedep - Home Depot (Commerical Account)	6/19/2025	06-2025	6,317.38
genops - General Operating	91940	vjetdoorl - Jet Door LLC	6/19/2025	06-2025	5,969.62
genops - General Operating	91941	vjustjunkit - Just Junk It LLC	6/19/2025	06-2025	766.64
genops - General Operating	91942	v0000716 - KT Building Supply Inc	6/19/2025	06-2025	2,917.00
genops - General Operating	91943	vlakeviewlig - Lakeview Light & Power Co.	6/19/2025	06-2025	982.07
genops - General Operating	91944	vlakewoodwat - Lakewood Water District	6/19/2025	06-2025	8,233.55
genops - General Operating	91945	vlemaymob - LeMay Mobile Shredding	6/19/2025	06-2025	38.49
genops - General Operating	91946	vnasimlandsc - Nasim and Sons, Inc	6/19/2025	06-2025	887.00
genops - General Operating	91947	v0000805 - P&C Roofing Inc	6/19/2025	06-2025	14,320.00
genops - General Operating	91948	v0000738 - Peninsula Light Co.	6/19/2025	06-2025	174.23
genops - General Operating	91949	vpcsecur - Pierce County Security, Inc.	6/19/2025	06-2025	3,745.00
genops - General Operating	91950	vprincipalli - Principal Life Insurance Company	6/19/2025	06-2025	1,008.83
genops - General Operating	91951	vpse - Puget Sound Energy	6/19/2025	06-2025	610.23
genops - General Operating	91952	v0000819 - RentGrow, Inc.	6/19/2025	06-2025	109.00
genops - General Operating	91953		6/19/2025	06-2025	1,500.00
genops - General Operating	91954	v0000281 - Rodda Paint Co.	6/19/2025	06-2025	801.76
genops - General Operating	91955	v0000732 - Sebris Busto James	6/19/2025	06-2025	1,100.00
genops - General Operating	91956	vspanawaywat - Spanaway Water Company	6/19/2025	06-2025	883.68
genops - General Operating	91957	vspartans - Spartan Services, Inc.	6/19/2025	06-2025	1,503.05
genops - General Operating	91958	v0000344 - Speedy Novus Glass LLC	6/19/2025	06-2025	485.00
genops - General Operating	91959	vstopbugging - Stop Bugging Me LLC	6/19/2025	06-2025	501.34
genops - General Operating	91960	vsummitwater - Summit Water & Supply Co.	6/19/2025	06-2025	4,120.74
genops - General Operating	91961		6/19/2025	06-2025	1,219.00
genops - General Operating	91962	vusbank - US Bank Corporate Payment Systems	6/19/2025	06-2025	11,441.67
genops - General Operating	91963	v0000448 - USA Insulation of Seattle	6/19/2025	06-2025	9,902.90
genops - General Operating	91964	vverizon - Verizon Wireless	6/19/2025	06-2025	2,463.86
genops - General Operating	91965	vwasthealth - Washington State Health Care Authority	6/19/2025	06-2025	94,404.84
genops - General Operating	91966	vwsf - Washington State Patrol	6/19/2025	06-2025	594.00
genops - General Operating	91967	vwiseconsult - Wise Consulting Services	6/19/2025	06-2025	555.00
genops - General Operating	91968	vallseaso - All Seasons Pest Control	6/30/2025	06-2025	1,440.00
genops - General Operating	91969	varrowlum - Arrow Lumber & Hardware	6/30/2025	06-2025	12.68
genops - General Operating	91970	v0000821 - Awesomely Affordable Cleaning Co. , LLC	6/30/2025	06-2025	360.00
genops - General Operating	91971	vbestchoicsh - Best Choice Heating LLC	6/30/2025	06-2025	1,202.00
genops - General Operating	91972	vcintas461 - Cintas Corporation #461	6/30/2025	06-2025	79.80
genops - General Operating	91973	vcityoftacom - City of Tacoma	6/30/2025	06-2025	175.89
genops - General Operating	91974	vdoorling - DoorKing Inc	6/30/2025	06-2025	567.50
genops - General Operating	91975	velmhurst - Elmhurst Mutual Power & Light	6/30/2025	06-2025	730.08
genops - General Operating	91976	v0000807 - ER Flooring	6/30/2025	06-2025	910.22
genops - General Operating	91977	vhomedep - Home Depot (Commerical Account)	6/30/2025	06-2025	61.32
genops - General Operating	91978	vjustjunkit - Just Junk It LLC	6/30/2025	06-2025	2,083.40
genops - General Operating	91979	vlakeofthewo - Lake of The Woods Community Associati	6/30/2025	06-2025	667.05
genops - General Operating	91980	vlakeviewlig - Lakeview Light & Power Co.	6/30/2025	06-2025	4,733.68
genops - General Operating	91981	vlakewoodwat - Lakewood Water District	6/30/2025	06-2025	2,728.23



## Payment Summary

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genops - General Operating	91982	v0000395 - Paint Pros NW LLC	6/30/2025	06-2025	5,400.00
genops - General Operating	91983	v0000738 - Peninsula Light Co.	6/30/2025	06-2025	173.68
genops - General Operating	91984	vpcalarm - Pierce County Sheriffs Department	6/30/2025	06-2025	24.00
genops - General Operating	91985	vpse - Puget Sound Energy	6/30/2025	06-2025	66.40
genops - General Operating	91986	v0000816 - Utopia Landscaping LLC	6/30/2025	06-2025	4,800.00
genops - General Operating	91987		6/30/2025	06-2025	1,500.00
genops - General Operating	91988	v0000662 - Zillow, Inc.	6/30/2025	06-2025	1,104.00
<b>*Tenant information has been removed for privacy.</b>					<b>2,900,242.32</b>



## Payment Summary

Bank=sect8 AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

			Check	Post	Total
Bank	Check#	Vendor*	Date	Month	Amount
sect8 - Section 8	1222	v0000283 - Calfield LLC	6/2/2025	06-2025	0.00
sect8 - Section 8	1223	73058jevons - 7305 8th Ave, LLC	6/3/2025	06-2025	0.00
sect8 - Section 8	1224	castellanwap - Castellan West Apartments LLC	6/3/2025	06-2025	0.00
sect8 - Section 8	1225	metropol - Metropolitan Development Council	6/3/2025	06-2025	0.00
sect8 - Section 8	1226	parklandmano - Metropolitan Development Council	6/3/2025	06-2025	0.00
sect8 - Section 8	1227	riverglenapa - Tang LLC	6/3/2025	06-2025	0.00
sect8 - Section 8	1228	umpinvestmen - UMP Properties	6/3/2025	06-2025	0.00
sect8 - Section 8	1229	v0000189 - ADN Assets LLC	6/3/2025	06-2025	0.00
sect8 - Section 8	1230		6/17/2025	06-2025	0.00
sect8 - Section 8	1231		6/17/2025	06-2025	0.00
sect8 - Section 8	1232		6/17/2025	06-2025	0.00
sect8 - Section 8	1233	dawnapartmen - IVYHUT Realty LLC	6/18/2025	06-2025	0.00
sect8 - Section 8	1234	harborviewea - Harborview East Apartments LLC	6/18/2025	06-2025	0.00
sect8 - Section 8	1235	mackterrance - Terrance L Mack	6/18/2025	06-2025	0.00
sect8 - Section 8	1236	v0000235 - ACA WA, LLC	6/18/2025	06-2025	0.00
sect8 - Section 8	1237	weidenbacher - Kum Cha Weidenbacher	6/18/2025	06-2025	0.00
sect8 - Section 8	1238	homeandland - Homes and Land LLC	6/17/2025	06-2025	0.00
sect8 - Section 8	1239	homeandland - Homes and Land LLC	6/17/2025	06-2025	0.00
sect8 - Section 8	306468	v0000035 - Skyline Property Management LLC	6/1/2025	06-2025	586.00
sect8 - Section 8	306469	1020orentals - 1020 O Rentals LLC	6/3/2025	06-2025	2,113.00
sect8 - Section 8	306470	1130210thave - 11302 10th Ave LLC	6/3/2025	06-2025	4,930.00
sect8 - Section 8	306471	1138831 - Strilets	6/3/2025	06-2025	78.00
sect8 - Section 8	306472	11507_174th - Nancy Dumon	6/3/2025	06-2025	3,261.00
sect8 - Section 8	306473	115998 - Johnson	6/3/2025	06-2025	95.00
sect8 - Section 8	306474	12001cstllc - 12001 C St LLC	6/3/2025	06-2025	1,131.00
sect8 - Section 8	306475		6/3/2025	06-2025	186.00
sect8 - Section 8	306476		6/3/2025	06-2025	298.00
sect8 - Section 8	306477		6/3/2025	06-2025	150.00
sect8 - Section 8	306478		6/3/2025	06-2025	226.00
sect8 - Section 8	306479		6/3/2025	06-2025	87.00
sect8 - Section 8	306480		6/3/2025	06-2025	136.00
sect8 - Section 8	306481		6/3/2025	06-2025	213.00
sect8 - Section 8	306482		6/3/2025	06-2025	38.00
sect8 - Section 8	306483		6/3/2025	06-2025	92.00
sect8 - Section 8	306484		6/3/2025	06-2025	213.00
sect8 - Section 8	306485		6/3/2025	06-2025	193.00
sect8 - Section 8	306486		6/3/2025	06-2025	254.00
sect8 - Section 8	306487	1314mapleapa - Meridian Group LLC	6/3/2025	06-2025	1,387.00
sect8 - Section 8	306488		6/3/2025	06-2025	138.00
sect8 - Section 8	306489		6/3/2025	06-2025	184.00
sect8 - Section 8	306490		6/3/2025	06-2025	36.00



## Payment Summary

Bank=sect8 AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	306491		6/3/2025	06-2025 41.00
sect8 - Section 8	306492		6/3/2025	06-2025 220.00
sect8 - Section 8	306493		6/3/2025	06-2025 54.00
sect8 - Section 8	306494		6/3/2025	06-2025 74.00
sect8 - Section 8	306495		6/3/2025	06-2025 86.00
sect8 - Section 8	306496		6/3/2025	06-2025 213.00
sect8 - Section 8	306497		6/3/2025	06-2025 67.00
sect8 - Section 8	306498		6/3/2025	06-2025 35.00
sect8 - Section 8	306499		6/3/2025	06-2025 236.00
sect8 - Section 8	306500		6/3/2025	06-2025 44.00
sect8 - Section 8	306501		6/3/2025	06-2025 213.00
sect8 - Section 8	306502		6/3/2025	06-2025 60.00
sect8 - Section 8	306503		6/3/2025	06-2025 202.00
sect8 - Section 8	306504		6/3/2025	06-2025 97.00
sect8 - Section 8	306505		6/3/2025	06-2025 98.00
sect8 - Section 8	306506		6/3/2025	06-2025 66.00
sect8 - Section 8	306507		6/3/2025	06-2025 84.00
sect8 - Section 8	306508		6/3/2025	06-2025 59.00
sect8 - Section 8	306509		6/3/2025	06-2025 275.00
sect8 - Section 8	306510		6/3/2025	06-2025 44.00
sect8 - Section 8	306511		6/3/2025	06-2025 79.00
sect8 - Section 8	306512	15113_74th - Nancy Dumon	6/3/2025	06-2025 751.00
sect8 - Section 8	306513	1517148thst - 1517 148th St LLC	6/3/2025	06-2025 2,377.00
sect8 - Section 8	306514	15519garden - Nancy Dumon	6/3/2025	06-2025 2,552.00
sect8 - Section 8	306515	175208thave - 17520 8th Ave LLC	6/3/2025	06-2025 1,429.00
sect8 - Section 8	306516	20171ihborro - 2017-1 IH Borrower LP	6/3/2025	06-2025 4,568.00
sect8 - Section 8	306517	20172ihborro - 2017-2 IH Borrower LP	6/3/2025	06-2025 1,188.00
sect8 - Section 8	306518	20182ihborro - 2018-2 IH Borrower LP	6/3/2025	06-2025 14,677.00
sect8 - Section 8	306519	20183ihborro - 2018-3 IH Borrower LP	6/3/2025	06-2025 13,745.00
sect8 - Section 8	306520	2064s56thst - 2064 S 56th St LLC	6/3/2025	06-2025 1,259.00
sect8 - Section 8	306521	2dillc - 2DI, LLC	6/3/2025	06-2025 901.00
sect8 - Section 8	306522	408128thst - 408 128th St LLC	6/3/2025	06-2025 1,020.00
sect8 - Section 8	306523	6135steilaco - 6135 Steilacoom LLC	6/3/2025	06-2025 725.00
sect8 - Section 8	306524	88148815loc - 8814-8815 Lochburn Lane SW Lakewood	6/3/2025	06-2025 272.00
sect8 - Section 8	306525	absolorjames - James Absolor	6/3/2025	06-2025 1,238.00
sect8 - Section 8	306526	adamsliya - Liya Adams	6/3/2025	06-2025 1,827.00
sect8 - Section 8	306527	adamsphyllis - Phyllis Adams	6/3/2025	06-2025 1,925.00
sect8 - Section 8	306528	addisonapart - Addison Apartments LLC	6/3/2025	06-2025 1,187.00
sect8 - Section 8	306529	aeroapartmen - GRE Waverly LLC	6/3/2025	06-2025 3,551.00
sect8 - Section 8	306530	affinityreal - Affinity Real Estate Mangement	6/3/2025	06-2025 6,643.00
sect8 - Section 8	306531	agarwalabhis - Abhishek Agarwal	6/3/2025	06-2025 2,670.00
sect8 - Section 8	306532	aladdincamel - Aladdin Camelot Apartments LLC	6/3/2025	06-2025 1,203.00
sect8 - Section 8	306533	alamedawest - J Alameda West LLC	6/3/2025	06-2025 982.00



## Payment Summary

Bank=sect8 AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	306534	alderlakeren - Alder Lake Rentals LLC	6/3/2025	06-2025	1,080.00
sect8 - Section 8	306535	alderraapart - ALS Springhaven Village LLC	6/3/2025	06-2025	5,679.00
sect8 - Section 8	306536	alfonsolouis - Louis Alfonso	6/3/2025	06-2025	2,620.00
sect8 - Section 8	306537	allegraterra - 3125 West Associates	6/3/2025	06-2025	2,524.00
sect8 - Section 8	306538	allenmorehei - Allenmore Brownstones LLC	6/3/2025	06-2025	1,295.00
sect8 - Section 8	306539	alpineapartm - Boyd Daniels	6/3/2025	06-2025	1,896.00
sect8 - Section 8	306540	alpinevistas - Alpine Vistas Apartments	6/3/2025	06-2025	12,604.00
sect8 - Section 8	306541	amarnadhared - Pagidela Amarnadha Reddy	6/3/2025	06-2025	2,180.00
sect8 - Section 8	306542	americanhome - American Homes 4 Rent LP	6/3/2025	06-2025	1,215.00
sect8 - Section 8	306543	antocicarul - Ruslan Antocica	6/3/2025	06-2025	2,702.00
sect8 - Section 8	306544	applerealty - Apple Realty Inc	6/3/2025	06-2025	5,403.00
sect8 - Section 8	306545	araviaasset - Aravia Asset Management LLC	6/3/2025	06-2025	7,765.00
sect8 - Section 8	306546	arborcrestap - Arbor Crest Apartments LLC	6/3/2025	06-2025	6,479.00
sect8 - Section 8	306547	arborpointe - GRE Chateau LLC	6/3/2025	06-2025	7,067.00
sect8 - Section 8	306548	arborpropert - Arbor Properties LLC	6/3/2025	06-2025	5,384.00
sect8 - Section 8	306549	arlandrichar - Richard Arland	6/3/2025	06-2025	2,186.00
sect8 - Section 8	306550	avanachestnu - Greystar Equity Partners X REIT LLC	6/3/2025	06-2025	4,236.00
sect8 - Section 8	306551	avanahampton - Greystar Equity Partners X REIT LLC	6/3/2025	06-2025	1,116.00
sect8 - Section 8	306552	aycoxursheil - Ursheila Aycox	6/3/2025	06-2025	324.00
sect8 - Section 8	306553	baileychrist - Christopher Bailey	6/3/2025	06-2025	1,893.00
sect8 - Section 8	306554	baldiejon - Jon Baldie	6/3/2025	06-2025	1,900.00
sect8 - Section 8	306555	barayugaroll - Rolly Barayuga	6/3/2025	06-2025	1,204.00
sect8 - Section 8	306556	barnerkennet - Barner, Kenneth	6/3/2025	06-2025	1,673.00
sect8 - Section 8	306557	barnetsteve - Double B & G LLC	6/3/2025	06-2025	400.00
sect8 - Section 8	306558	barnettholli - Barnett, Hollis H	6/3/2025	06-2025	713.00
sect8 - Section 8	306559	barryenterpr - Barry Enterprises	6/3/2025	06-2025	2,304.00
sect8 - Section 8	306560	baudendistel - Gail Baudendistel	6/3/2025	06-2025	926.00
sect8 - Section 8	306561	bellamyparka - GRE Stoneridge LLC	6/3/2025	06-2025	3,899.00
sect8 - Section 8	306562	bellaoncanyo - Bella Investor JV LLC	6/3/2025	06-2025	7,146.00
sect8 - Section 8	306563	bellasonoma - KW Fife LLC	6/3/2025	06-2025	1,661.00
sect8 - Section 8	306564	bellerudthom - Thomas M Bellerud	6/3/2025	06-2025	1,474.00
sect8 - Section 8	306565	belleterrac - Rowland Trust	6/3/2025	06-2025	1,133.00
sect8 - Section 8	306566	beskopropert - Besko Properties LLC	6/3/2025	06-2025	1,495.00
sect8 - Section 8	306567	bissondarlen - Darlene Bisson	6/3/2025	06-2025	1,912.00
sect8 - Section 8	306568	blsdevelopme - BLS Development LLC	6/3/2025	06-2025	1,108.00
sect8 - Section 8	306569	blueemerald - Blue Emerald Real Estate Co	6/3/2025	06-2025	6,198.00
sect8 - Section 8	306570	bodinegary - Bodine, Gary	6/3/2025	06-2025	1,336.00
sect8 - Section 8	306571	boirejohn - John Boire	6/3/2025	06-2025	2,635.00
sect8 - Section 8	306572	bonvouloirja - Jack Bonvouloir	6/3/2025	06-2025	1,217.00
sect8 - Section 8	306573	boucheecarl - Carl Bouchee	6/3/2025	06-2025	1,193.00
sect8 - Section 8	306574	boulderparka - John Mark Co	6/3/2025	06-2025	6,967.00
sect8 - Section 8	306575	bowenkellyde - Kelly Dean Bowen	6/3/2025	06-2025	733.00
sect8 - Section 8	306576	bowenroydsr - Roy D Bowen Sr	6/3/2025	06-2025	312.00



## Payment Summary

Bank=sect8 AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	306577	boydrobert - Robert Boyd	6/3/2025	06-2025	1,386.00
sect8 - Section 8	306578	bradleygeorg - George Bradley	6/3/2025	06-2025	1,806.00
sect8 - Section 8	306579	bradleyparka - MIG RE Investors 1 LLC	6/3/2025	06-2025	3,059.00
sect8 - Section 8	306580	bramschedavi - David R Bramsche	6/3/2025	06-2025	1,003.00
sect8 - Section 8	306581	braythomas - Thomas Bray	6/3/2025	06-2025	1,496.00
sect8 - Section 8	306582	brazelrowele - Rowelette C Brazel	6/3/2025	06-2025	2,300.00
sect8 - Section 8	306583	bredlbrett - Brett Bredl	6/3/2025	06-2025	850.00
sect8 - Section 8	306584	briarviewapa - Briarview Assoc Ltd Ptrp	6/3/2025	06-2025	11,029.00
sect8 - Section 8	306585	bridgeportap - Boyd Daniels	6/3/2025	06-2025	7,488.00
sect8 - Section 8	306586	brightonplac - Brighton Place Ltd Partnership	6/3/2025	06-2025	2,502.00
sect8 - Section 8	306587	brookdalemhp - MHP Partners 2022 LLC	6/3/2025	06-2025	4,188.00
sect8 - Section 8	306588	brookridgeap - Brookridge Apartments,	6/3/2025	06-2025	6,375.00
sect8 - Section 8	306589	brooksidegar - Brookside Gardens Apartment Homes	6/3/2025	06-2025	3,855.00
sect8 - Section 8	306590	brookstone - Brookstone Venture LLC	6/3/2025	06-2025	1,720.00
sect8 - Section 8	306591	browndebora - Deborah Kaye Brown	6/3/2025	06-2025	524.00
sect8 - Section 8	306592	bruntonjames - JB And KB Properties LLC	6/3/2025	06-2025	2,745.00
sect8 - Section 8	306593	bryantproper - Bryant Properties	6/3/2025	06-2025	354.00
sect8 - Section 8	306594	brynmarvilla - Bryn Mar Village LLC	6/3/2025	06-2025	1,169.00
sect8 - Section 8	306595	bulkhakgeorg - Georgiy Bulhak	6/3/2025	06-2025	494.00
sect8 - Section 8	306596	calcotepatri - Patrick Calcote	6/3/2025	06-2025	1,084.00
sect8 - Section 8	306597	caleythornel - Lesley Caley-Thorne	6/3/2025	06-2025	1,867.00
sect8 - Section 8	306598	cambridgeapa - Cambridge Apartments LP	6/3/2025	06-2025	4,906.00
sect8 - Section 8	306599	canterbrookv - Canterbrook Village Apts, LLC	6/3/2025	06-2025	29,956.00
sect8 - Section 8	306600	canterburyap - Canterbury Apartments LLC	6/3/2025	06-2025	4,765.00
sect8 - Section 8	306601	cantonejill - Jill Cantone	6/3/2025	06-2025	3,816.00
sect8 - Section 8	306602	canyonpark56 - Canyon Park 5617 Apartments LLC	6/3/2025	06-2025	9,291.00
sect8 - Section 8	306603	canyonridge - Canyon Ridge Apartments LLC	6/3/2025	06-2025	2,405.00
sect8 - Section 8	306604	caparentals - C.A.P.A. Rentals	6/3/2025	06-2025	2,013.00
sect8 - Section 8	306605	carlsendorot - Dorothy Carlsen	6/3/2025	06-2025	1,090.00
sect8 - Section 8	306606	carpenterdav - David Carpenter	6/3/2025	06-2025	1,500.00
sect8 - Section 8	306607	carriagehous - 27th And Grandview	6/3/2025	06-2025	4,126.00
sect8 - Section 8	306608	cedarcourtco - Antonio Redoblado	6/3/2025	06-2025	1,312.00
sect8 - Section 8	306609	cedarcrestap - Ricardo Lockhart	6/3/2025	06-2025	3,433.00
sect8 - Section 8	306610	cedronacommu - Hurst & Son LLC	6/3/2025	06-2025	764.00
sect8 - Section 8	306611	centenorober - Robert Centeno	6/3/2025	06-2025	1,046.00
sect8 - Section 8	306612	chamberscree - Randall Realty Corp	6/3/2025	06-2025	16,326.00
sect8 - Section 8	306613	chamberspoin - Mork Family Limited Partnership	6/3/2025	06-2025	503.00
sect8 - Section 8	306614	chandlerjosh - Josh Chandler Jr	6/3/2025	06-2025	1,357.00
sect8 - Section 8	306615	chandlersvil - Chandlers Village	6/3/2025	06-2025	6,456.00
sect8 - Section 8	306616	chateauraini - Chateau Rainier Apts	6/3/2025	06-2025	42,380.00
sect8 - Section 8	306617	chaunaldkh - Ronald Khai Chau	6/3/2025	06-2025	602.00
sect8 - Section 8	306618	chensara - Affinity Real Estate Management Inc	6/3/2025	06-2025	887.00
sect8 - Section 8	306619	cherrytreeap - Lobs Lakewood, LLC	6/3/2025	06-2025	11,845.00



## Payment Summary

Bank=sect8 AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	306620	chinookapart - Chinook Apartments	6/3/2025	06-2025	2,025.00
sect8 - Section 8	306621	christensenj - Christensen, Jeff	6/3/2025	06-2025	990.00
sect8 - Section 8	306622	cirquewestap - Cirque West Apartments LLC	6/3/2025	06-2025	4,251.00
sect8 - Section 8	306623	citizenlake - CLPF C&O Lakewood LLC	6/3/2025	06-2025	24,647.00
sect8 - Section 8	306624	clairestover - Claire Stover RVOC Living Trust	6/3/2025	06-2025	683.00
sect8 - Section 8	306625	clemonsarlis - Arlisa A. Clemons	6/3/2025	06-2025	1,428.00
sect8 - Section 8	306626	coffeecreek - Coffee Creek TNC LLC	6/3/2025	06-2025	3,913.00
sect8 - Section 8	306627	coldwellbain - Landover Corporation	6/3/2025	06-2025	2,528.00
sect8 - Section 8	306628	colemanricha - Richard Coleman	6/3/2025	06-2025	541.00
sect8 - Section 8	306629	colonialcour - Sage-Lakewood LLC	6/3/2025	06-2025	2,084.00
sect8 - Section 8	306630	contrerasles - Lesman Contreras	6/3/2025	06-2025	4,372.00
sect8 - Section 8	306631	coonleykelly - Kelly Coonley	6/3/2025	06-2025	103.00
sect8 - Section 8	306632	coppervalley - Copper Valley Apartments LLC	6/3/2025	06-2025	33,712.00
sect8 - Section 8	306633	cornerstonea - Cornerstone Apartments LLC	6/3/2025	06-2025	973.00
sect8 - Section 8	306634	cottonwoodda - Cottonwood Davis LLC	6/3/2025	06-2025	3,124.00
sect8 - Section 8	306635	countryestat - Country Estates Apartments	6/3/2025	06-2025	1,879.00
sect8 - Section 8	306636	countrygable - Country Gables LLC	6/3/2025	06-2025	3,270.00
sect8 - Section 8	306637	crescentpark - Woodbrook TNC LLC	6/3/2025	06-2025	1,093.00
sect8 - Section 8	306638	croweronald - Ronald Crowe	6/3/2025	06-2025	1,741.00
sect8 - Section 8	306639	crownpointe - Crown Pointe Apartments LP	6/3/2025	06-2025	2,356.00
sect8 - Section 8	306640	crownpropert - WCW Management Inc	6/3/2025	06-2025	5,982.00
sect8 - Section 8	306641	daleychristi - Christian Daley	6/3/2025	06-2025	4,524.00
sect8 - Section 8	306642	damthomas - Thomas Dam	6/3/2025	06-2025	559.00
sect8 - Section 8	306643	daniellecolb - Beaumont Venture	6/3/2025	06-2025	11,841.00
sect8 - Section 8	306644	davisfrances - Frances L Davis	6/3/2025	06-2025	992.00
sect8 - Section 8	306645	davisronald - Ronald Davis	6/3/2025	06-2025	540.00
sect8 - Section 8	306646	dawnapartmen - IVYHUT Realty LLC	6/3/2025	06-2025	8,406.00
sect8 - Section 8	306647	deercreekapa - GRE Deer Creek LLC	6/3/2025	06-2025	16,380.00
sect8 - Section 8	306648	demarkapartm - Demark Apartments	6/3/2025	06-2025	17,319.00
sect8 - Section 8	306649	dillejacob - Jacob Dille	6/3/2025	06-2025	1,806.00
sect8 - Section 8	306650	dimensiontow - Dimension Townhouses LLC	6/3/2025	06-2025	16,040.00
sect8 - Section 8	306651	dkcmanagemen - DKC Management, LLC	6/3/2025	06-2025	825.00
sect8 - Section 8	306652	doanmona - Mona Doan	6/3/2025	06-2025	639.00
sect8 - Section 8	306653	dollarsun - Sun Dollar	6/3/2025	06-2025	1,276.00
sect8 - Section 8	306654	dormanjohn - John Dorman	6/3/2025	06-2025	1,549.00
sect8 - Section 8	306655	dowellrobert - Robert Dowell	6/3/2025	06-2025	2,921.00
sect8 - Section 8	306656	drexelinvest - Drexel Investments LLC	6/3/2025	06-2025	401.00
sect8 - Section 8	306657	dunbartrust - John Dunbar Trust	6/3/2025	06-2025	933.00
sect8 - Section 8	306658	dupage - DuPage Housing Authority	6/3/2025	06-2025	1,437.13
sect8 - Section 8	306659	dutkavاديم - Vadim Dutka	6/3/2025	06-2025	398.00
sect8 - Section 8	306660	duvallcraig - Craig Duvall	6/3/2025	06-2025	8,141.00
sect8 - Section 8	306661	duxburyapart - St Helens LTD Partnership	6/3/2025	06-2025	1,120.00
sect8 - Section 8	306662	eagleslair - James Lee LLC	6/3/2025	06-2025	5,284.00





## Payment Summary

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sect8 - Section 8	306663	echelonapart - ITF Lakewood Project LLC	6/3/2025	06-2025	13,232.00
sect8 - Section 8	306664	edgewoodheig - Edgewood Heights LLC	6/3/2025	06-2025	15,447.00
sect8 - Section 8	306665	edgewoodinve - Edgewood Investors LLC	6/3/2025	06-2025	1,400.00
sect8 - Section 8	306666	edmondsrandy - Randy A Edmonds	6/3/2025	06-2025	1,167.00
sect8 - Section 8	306667	eganscott - Scott Egan	6/3/2025	06-2025	1,167.00
sect8 - Section 8	306668	ellwangersie - Siegfried H. Ellwanger	6/3/2025	06-2025	2,081.00
sect8 - Section 8	306669	elmvalleyapa - Curtis Clemons	6/3/2025	06-2025	2,268.00
sect8 - Section 8	306670	emeraldvilla - Smaragdiproperties LLC	6/3/2025	06-2025	1,023.00
sect8 - Section 8	306671	emersonapart - Emerson TNC LLC	6/3/2025	06-2025	3,331.00
sect8 - Section 8	306672	enslowken - Ken Enslow	6/3/2025	06-2025	3,888.00
sect8 - Section 8	306673	epistolagide - Gideon Epistola	6/3/2025	06-2025	1,221.00
sect8 - Section 8	306674	erickinney - Eric A Kinney	6/3/2025	06-2025	2,113.00
sect8 - Section 8	306675	eustishuntap - Daniel Robert Reebs	6/3/2025	06-2025	341.00
sect8 - Section 8	306676	ewainvestmen - EWA Investments LLC	6/3/2025	06-2025	15,711.00
sect8 - Section 8	306677	fairmontpark - Fairmont Park Apts	6/3/2025	06-2025	11,514.00
sect8 - Section 8	306678	fandgllc - F and G LLC	6/3/2025	06-2025	2,347.00
sect8 - Section 8	306679	farhadfaghih - Farhad Faghihi	6/3/2025	06-2025	3,459.00
sect8 - Section 8	306680	faulkrobert - Robert Faulk Jr	6/3/2025	06-2025	1,422.00
sect8 - Section 8	306681	fernandezand - Andre Fernandez	6/3/2025	06-2025	800.00
sect8 - Section 8	306682	fetterlydani - Daniel Fetterly	6/3/2025	06-2025	1,343.00
sect8 - Section 8	306683	fidelitygrou - Fidelity Group LLC	6/3/2025	06-2025	1,508.00
sect8 - Section 8	306684	fietzmauroin - Fietz Mauro Investments	6/3/2025	06-2025	1,295.00
sect8 - Section 8	306685	fircrestfami - Fircrest Family Townhomes	6/3/2025	06-2025	455.00
sect8 - Section 8	306686	fircrestwell - Fircrest Wellington Apts. LLC	6/3/2025	06-2025	2,744.00
sect8 - Section 8	306687	firparkapart - Brink Investment Group LLC	6/3/2025	06-2025	9,358.00
sect8 - Section 8	306688	firstpointre - First Point Real Estate	6/3/2025	06-2025	3,031.00
sect8 - Section 8	306689	firviewmanor - Firview Manor LLC	6/3/2025	06-2025	2,550.00
sect8 - Section 8	306690	flommargaret - Margaret Flom	6/3/2025	06-2025	226.00
sect8 - Section 8	306691	foifualouisa - Louisa Foifua	6/3/2025	06-2025	2,658.00
sect8 - Section 8	306692	foresthillsa - Batea LLC	6/3/2025	06-2025	3,131.00
sect8 - Section 8	306693	foresthillvi - Als Pac Heights LLC	6/3/2025	06-2025	10,467.00
sect8 - Section 8	306694	forestviewap - Jennifer Young	6/3/2025	06-2025	923.00
sect8 - Section 8	306695	forestvillag - Forest Village Apartments	6/3/2025	06-2025	961.00
sect8 - Section 8	306696	fortinonicol - Nicole Fortino	6/3/2025	06-2025	1,393.00
sect8 - Section 8	306697	fowlerannie - 3508 LLC	6/3/2025	06-2025	1,675.00
sect8 - Section 8	306698	frazierrenee - Renee Lynn Frazier	6/3/2025	06-2025	1,397.00
sect8 - Section 8	306699	fruitlandapa - Fruitland Apartments LLC	6/3/2025	06-2025	2,642.00
sect8 - Section 8	306700	gardencourt - Black Rock Communities	6/3/2025	06-2025	11,116.00
sect8 - Section 8	306701	gardensquare - Garden Square LLC	6/3/2025	06-2025	1,175.00
sect8 - Section 8	306702	gatewaybyvin - Gateway By Vintage LP	6/3/2025	06-2025	33,996.00
sect8 - Section 8	306703	gatlinguy - Guy R Gatlin	6/3/2025	06-2025	2,292.00
sect8 - Section 8	306704	gebreselassi - 4715 Lakewood LLC	6/3/2025	06-2025	1,332.00
sect8 - Section 8	306705	georgeshanma - Marin Georgeshan	6/3/2025	06-2025	4,957.00





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sect8 - Section 8	306706	gettysean - Sean Getty	6/3/2025	06-2025	1,530.00
sect8 - Section 8	306707	gfirealestat - GFI Real Estate LLC	6/3/2025	06-2025	1,282.00
sect8 - Section 8	306708	gibsonchilio - Chilion Gibson	6/3/2025	06-2025	4,393.00
sect8 - Section 8	306709	gigharborvil - Van Buskirk Gig Harbor Villa Apts LLC	6/3/2025	06-2025	1,399.00
sect8 - Section 8	306710	gilbertsonro - Ronald L Gilbertson	6/3/2025	06-2025	367.00
sect8 - Section 8	306711	glenbrookapa - Fair Ave Delaware LLC	6/3/2025	06-2025	43,430.00
sect8 - Section 8	306712	gnapartments - G & N Apartments LLC	6/3/2025	06-2025	1,549.00
sect8 - Section 8	306713	goethalsdebr - Simple Spaces LLC	6/3/2025	06-2025	1,180.00
sect8 - Section 8	306714	goldengiven - Commodore Investments LLC	6/3/2025	06-2025	7,209.00
sect8 - Section 8	306715	goldenvally - Golden Valley MHC LLC	6/3/2025	06-2025	1,071.00
sect8 - Section 8	306716	grandberryja - James Grandberry	6/3/2025	06-2025	1,203.00
sect8 - Section 8	306717	grandpacific - Grand Pacific Apartments LLC	6/3/2025	06-2025	582.00
sect8 - Section 8	306718	gravellylake - Gravelly Lake Townhomes	6/3/2025	06-2025	7,165.00
sect8 - Section 8	306719	gurchetanlal - Lalli Gurchetan	6/3/2025	06-2025	3,449.00
sect8 - Section 8	306720	hadoanhtriet - Doanh-Triet Tan Ha	6/3/2025	06-2025	4,316.00
sect8 - Section 8	306721	hairedan - Mary Haire	6/3/2025	06-2025	1,350.00
sect8 - Section 8	306722	hansenbrett - Brett Hansen	6/3/2025	06-2025	1,097.00
sect8 - Section 8	306723	harborclubap - Place Properties LLC	6/3/2025	06-2025	7,364.00
sect8 - Section 8	306724	harboroakapa - Harbor Oaks Investors LLC	6/3/2025	06-2025	8,519.00
sect8 - Section 8	306725	harborviewea - Harborview East Apartments LLC	6/3/2025	06-2025	2,144.00
sect8 - Section 8	306726	harborwoodap - Park Place Asset Management	6/3/2025	06-2025	3,935.00
sect8 - Section 8	306727	harrisdavid - David E Harris	6/3/2025	06-2025	1,023.00
sect8 - Section 8	306728	havenpropert - Haven Property Management LLC	6/3/2025	06-2025	10,114.00
sect8 - Section 8	306729	hawthornlane - Hawthorne Lane Graham Associates LLP	6/3/2025	06-2025	731.00
sect8 - Section 8	306730	heathercourt - HC 12712C LLC	6/3/2025	06-2025	1,300.00
sect8 - Section 8	306731	heitmanbrend - Brenden Heitman	6/3/2025	06-2025	1,331.00
sect8 - Section 8	306732	heldrobert - Robert Held	6/3/2025	06-2025	691.00
sect8 - Section 8	306733	helpinghand - Helping Hand House	6/3/2025	06-2025	12,127.00
sect8 - Section 8	306734	hendersonjam - James Henderson	6/3/2025	06-2025	1,698.00
sect8 - Section 8	306735	henkelmark - Mark S Henkel	6/3/2025	06-2025	816.00
sect8 - Section 8	306736	heritageapar - Rhonda Wilson	6/3/2025	06-2025	3,812.00
sect8 - Section 8	306737	hidalgocarli - Carlito Hidalgo	6/3/2025	06-2025	2,696.00
sect8 - Section 8	306738	hiddenhills - Hidden Hills 2001 LP	6/3/2025	06-2025	29,308.00
sect8 - Section 8	306739	hiddenlake - Hidden Lake Apts/Inter Coop #15 USA	6/3/2025	06-2025	3,723.00
sect8 - Section 8	306740	hiddenvale - Hiddenvale Apartments LLC	6/3/2025	06-2025	1,102.00
sect8 - Section 8	306741	hiddenvillaa - Jiaqi Zhang	6/3/2025	06-2025	1,533.00
sect8 - Section 8	306742	hiddenvillag - Hidden Village Apts	6/3/2025	06-2025	3,890.00
sect8 - Section 8	306743	highlandcres - Housing Authority City of Tacoma	6/3/2025	06-2025	821.00
sect8 - Section 8	306744	ho-apotheres - Theresa Marie Apo	6/3/2025	06-2025	1,733.00
sect8 - Section 8	306745	hobaconrache - Rachel Bacon	6/3/2025	06-2025	872.00
sect8 - Section 8	306746	hoblaksleyta - Tausha A. Blaksley	6/3/2025	06-2025	898.00
sect8 - Section 8	306747	hobraymarque - Marquesa Louise Bray	6/3/2025	06-2025	624.00
sect8 - Section 8	306748	hochernichen - Anna Chernichenko	6/3/2025	06-2025	1,786.00



## Payment Summary

Bank=sect8 AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	306749	hoconradloui - Louise Conrad	6/3/2025	06-2025	896.00
sect8 - Section 8	306750	hocovingtonc - Chanelle Covington	6/3/2025	06-2025	1,486.00
sect8 - Section 8	306751	hodagostinor - Rebecca DAgostino	6/3/2025	06-2025	1,087.00
sect8 - Section 8	306752	hoguemark - Mark Hogue	6/3/2025	06-2025	2,857.00
sect8 - Section 8	306753	hokwanglee - Lee Ho Kwang	6/3/2025	06-2025	761.00
sect8 - Section 8	306754	hollowayalla - Allan Holloway	6/3/2025	06-2025	1,235.00
sect8 - Section 8	306755	holmesjonath - Jonathan Holmes	6/3/2025	06-2025	1,650.00
sect8 - Section 8	306756	homccalester - Cindy McCalester	6/3/2025	06-2025	1,356.00
sect8 - Section 8	306757	homckeeverca - Carla McKeever	6/3/2025	06-2025	1,328.00
sect8 - Section 8	306758	homeforward - Home Forward	6/3/2025	06-2025	3,752.26
sect8 - Section 8	306759	hometownprop - Hometown Property Management Inc	6/3/2025	06-2025	2,100.00
sect8 - Section 8	306760	homichelstep - Stephen Michel	6/3/2025	06-2025	836.00
sect8 - Section 8	306761	homnyagoncha - Ivan & Galina Mnyagonchak - HO	6/3/2025	06-2025	1,314.00
sect8 - Section 8	306762	hongjames - James S Hong	6/3/2025	06-2025	2,500.00
sect8 - Section 8	306763	hoosmoreshel - Shelley Osmore	6/3/2025	06-2025	599.00
sect8 - Section 8	306764	hooverrodrig - Bertha R Hoover Rodriguez	6/3/2025	06-2025	423.00
sect8 - Section 8	306765	horanmarie - Marie Horan	6/3/2025	06-2025	1,590.00
sect8 - Section 8	306766	horeadfarra - Farra Leroy Read III	6/3/2025	06-2025	730.00
sect8 - Section 8	306767	horeitmajerm - Michelle Lynn Reitmajer	6/3/2025	06-2025	640.00
sect8 - Section 8	306768	hoszynkowska - Maggie Szykowska	6/3/2025	06-2025	787.00
sect8 - Section 8	306769	hotelolympus - M&M Hotel Olympus LP	6/3/2025	06-2025	1,706.00
sect8 - Section 8	306770	hotunesuntan - Suntana Tune	6/3/2025	06-2025	227.00
sect8 - Section 8	306771	hovinogradov - Yelena Vinogradova	6/3/2025	06-2025	943.00
sect8 - Section 8	306772	hpajvborrow - HPA JV Borrower 2019-1 ML LLC	6/3/2025	06-2025	2,920.00
sect8 - Section 8	306773	hrussellchri - Christina Russell	6/3/2025	06-2025	804.00
sect8 - Section 8	306774	hudsoncourt - VDA LLC	6/3/2025	06-2025	2,934.00
sect8 - Section 8	306775	huffmasterda - Daniel Huffmaster	6/3/2025	06-2025	1,770.00
sect8 - Section 8	306776	huynnhue - Hue Huynh	6/3/2025	06-2025	1,147.00
sect8 - Section 8	306777	huynhphat - Village Court LLC	6/3/2025	06-2025	5,853.00
sect8 - Section 8	306778	hyattlinda - Linda Hyatt	6/3/2025	06-2025	1,020.00
sect8 - Section 8	306779	idlewildapar - Idlewild Apartments LLC	6/3/2025	06-2025	737.00
sect8 - Section 8	306780	ih3property - IH3 Property Borrower LP	6/3/2025	06-2025	10,971.00
sect8 - Section 8	306781	ih3propertyw - IH3 Property Washington L.P	6/3/2025	06-2025	9,311.00
sect8 - Section 8	306782	ih4propborro - IH4 Property Borrower LP	6/3/2025	06-2025	18,367.00
sect8 - Section 8	306783	ih4propwa - IH4 Property Washington LP	6/3/2025	06-2025	6,505.00
sect8 - Section 8	306784	ih5propborro - IH5 Property Borrower LP	6/3/2025	06-2025	11,833.00
sect8 - Section 8	306785	ih6propborro - IH6 Property Borrower LP	6/3/2025	06-2025	31,513.00
sect8 - Section 8	306786	inglecollc - Ingleco LLC	6/3/2025	06-2025	3,245.00
sect8 - Section 8	306787	jaindivya - Divya Jain	6/3/2025	06-2025	2,089.00
sect8 - Section 8	306788	jamesapartme - James Apartments Lakewood Owner LI	6/3/2025	06-2025	2,620.00
sect8 - Section 8	306789	janutoje - Jenet Januto	6/3/2025	06-2025	269.00
sect8 - Section 8	306790	jasb161 - JASB 161 Apartments LLC	6/3/2025	06-2025	995.00
sect8 - Section 8	306791	jchiggins - DNA Investments	6/3/2025	06-2025	2,266.00



## Payment Summary

Bank=sect8 AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	306792	jensonjareda - Jared Andrew Jensen	6/3/2025	06-2025	1,683.00
sect8 - Section 8	306793	jessicaalonz - Breit ACG MF River Trail LLC	6/3/2025	06-2025	8,705.00
sect8 - Section 8	306794	johnsoncolle - Colleen Johnson	6/3/2025	06-2025	1,013.00
sect8 - Section 8	306795	johnsonlowel - Parkwood Property Management	6/3/2025	06-2025	1,828.00
sect8 - Section 8	306796	johnsonmyria - Myriah Johnson	6/3/2025	06-2025	1,291.00
sect8 - Section 8	306797	johnstonjacq - Jacqueline Johnston	6/3/2025	06-2025	648.00
sect8 - Section 8	306798	jolusoproper - Gladeview Management LLC	6/3/2025	06-2025	2,500.00
sect8 - Section 8	306799	jonesmarshal - Marshall Jones	6/3/2025	06-2025	2,732.00
sect8 - Section 8	306800	kaedingr - Michelle Kaeding	6/3/2025	06-2025	401.00
sect8 - Section 8	306801	kallespr - Kalles Properties Inc	6/3/2025	06-2025	6,038.00
sect8 - Section 8	306802	kekelmichael - Michael C Kekel	6/3/2025	06-2025	1,034.00
sect8 - Section 8	306803	kemperdi - Kemper, Diane	6/3/2025	06-2025	1,034.00
sect8 - Section 8	306804	kensingt - Kensington Gate Apartments LLC	6/3/2025	06-2025	1,472.00
sect8 - Section 8	306805	keystoneridg - O'Hare Keystone Ridge Apts LLC	6/3/2025	06-2025	461.00
sect8 - Section 8	306806	kimyongs - Yong Suk Kim	6/3/2025	06-2025	2,606.00
sect8 - Section 8	306807	kingcountyho - King County Housing Authority	6/3/2025	06-2025	243,759.49
sect8 - Section 8	306808	kingeryj - John Kingery	6/3/2025	06-2025	859.00
sect8 - Section 8	306809	kodavati - Venkata Kodavati Satyanrayana	6/3/2025	06-2025	984.00
sect8 - Section 8	306810	kohlenbe - Jeremy Kohlenberg	6/3/2025	06-2025	2,820.00
sect8 - Section 8	306811	kopmarva - Vasiliy Kopmar	6/3/2025	06-2025	530.00
sect8 - Section 8	306812	koreanwo - Korean Women's Association	6/3/2025	06-2025	3,759.00
sect8 - Section 8	306813	kosiugaa - Alex Kosiuga	6/3/2025	06-2025	3,550.00
sect8 - Section 8	306814	kosiugap - Pavel Kosiuga	6/3/2025	06-2025	1,149.00
sect8 - Section 8	306815	krishhol - Krish Holdings, LLC	6/3/2025	06-2025	2,133.00
sect8 - Section 8	306816	krishnam - Mani Krishnamurthy	6/3/2025	06-2025	994.00
sect8 - Section 8	306817	kudrayur - Yuri Kudra	6/3/2025	06-2025	403.00
sect8 - Section 8	306818	kwichan - Lee Kwi-Chan	6/3/2025	06-2025	484.00
sect8 - Section 8	306819	laclefza - Zaire Laclef	6/3/2025	06-2025	1,503.00
sect8 - Section 8	306820	lakebowmanmh - Lake Bowman MHC LLC	6/3/2025	06-2025	892.00
sect8 - Section 8	306821	lakecenterpr - Kathleen Gano	6/3/2025	06-2025	774.00
sect8 - Section 8	306822	lakegrove - Lake Grove Properties LLC	6/3/2025	06-2025	1,698.00
sect8 - Section 8	306823	lakeland - Kenwood Drive TNC LLC	6/3/2025	06-2025	1,286.00
sect8 - Section 8	306824	lakeshoreapa - Lakeshore Apartments LLC	6/3/2025	06-2025	1,719.00
sect8 - Section 8	306825	lakeside - Lakeside Landing LLC	6/3/2025	06-2025	3,826.00
sect8 - Section 8	306826	lakeviewsout - Lakewood 92 Associates LLC	6/3/2025	06-2025	8,840.00
sect8 - Section 8	306827	lakewood16 - Lakewood 16, LLC	6/3/2025	06-2025	3,915.00
sect8 - Section 8	306828	lakewoodmead - Fairfield Lakewood Meadows LP	6/3/2025	06-2025	22,742.00
sect8 - Section 8	306829	lakewoodvill - Lakewood Village Apts	6/3/2025	06-2025	47,886.00
sect8 - Section 8	306830	lakhsupwitar - Lakhsupwitar Pal Singh Gill	6/3/2025	06-2025	2,408.00
sect8 - Section 8	306831	lambmary - Mary Lamb	6/3/2025	06-2025	921.00
sect8 - Section 8	306832	lanavil - Lanai Village Apts LLC	6/3/2025	06-2025	657.00
sect8 - Section 8	306833	lancaster - Lancaster Associates LLC	6/3/2025	06-2025	1,611.00
sect8 - Section 8	306834	landmarkcour - Landmark Court Associates	6/3/2025	06-2025	1,046.00



## Payment Summary

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sect8 - Section 8	306835	lanemarc - Marcus Lane	6/3/2025	06-2025	3,000.00
sect8 - Section 8	306836	laurelcourt - Laurel Court LLC	6/3/2025	06-2025	1,813.00
sect8 - Section 8	306837	laveyjack - Jack B Lavey	6/3/2025	06-2025	915.00
sect8 - Section 8	306838	lazarevichtr - Baker Rentals LLC	6/3/2025	06-2025	1,324.00
sect8 - Section 8	306839	lchenjie - Jie Chen	6/3/2025	06-2025	3,707.00
sect8 - Section 8	306840	leejames - James K Lee	6/3/2025	06-2025	734.00
sect8 - Section 8	306841	leekento - Kenton Lee	6/3/2025	06-2025	1,082.00
sect8 - Section 8	306842	legacyparkap - Silverwood Alliance Apartments LLC	6/3/2025	06-2025	4,542.00
sect8 - Section 8	306843	leightonchri - Christopher L Leighton	6/3/2025	06-2025	1,377.00
sect8 - Section 8	306844	letuyet - Tuyet Le	6/3/2025	06-2025	2,100.00
sect8 - Section 8	306845	lihisunsetme - LIHI Sunset Meadows LLC	6/3/2025	06-2025	5,553.00
sect8 - Section 8	306846	loetesteven - Steven D Loete	6/3/2025	06-2025	1,270.00
sect8 - Section 8	306847	louveresean - Sean Louviere	6/3/2025	06-2025	942.00
sect8 - Section 8	306848	loweddie - Eddie Low	6/3/2025	06-2025	345.00
sect8 - Section 8	306849	macintoshcou - Pacific Avenue TNC LLC	6/3/2025	06-2025	4,201.00
sect8 - Section 8	306850	mackeytodd - Todd Mackey	6/3/2025	06-2025	1,052.00
sect8 - Section 8	306851	mackterrance - Terrance L Mack	6/3/2025	06-2025	1,515.00
sect8 - Section 8	306852	madronapark - Azzurri Pueblo LLC	6/3/2025	06-2025	1,391.00
sect8 - Section 8	306853	madronapoint - GRE Madrona LLC	6/3/2025	06-2025	15,626.00
sect8 - Section 8	306854	majesticfirs - Hwa Sun So	6/3/2025	06-2025	1,237.00
sect8 - Section 8	306855	malanli - Lanli Ma	6/3/2025	06-2025	3,441.00
sect8 - Section 8	306856	malichcarla - Carla Malich	6/3/2025	06-2025	710.00
sect8 - Section 8	306857	maplesgrove - BESS Company	6/3/2025	06-2025	3,344.00
sect8 - Section 8	306858	maradasunil - MMI LLC	6/3/2025	06-2025	835.00
sect8 - Section 8	306859	marchenkotim - Timofey Marchenko	6/3/2025	06-2025	1,634.00
sect8 - Section 8	306860	marcoeastval - Marse McNaughton	6/3/2025	06-2025	8,298.00
sect8 - Section 8	306861	martinproper - Martin Properties NW	6/3/2025	06-2025	1,995.00
sect8 - Section 8	306862	masseyjim - Jim Massey	6/3/2025	06-2025	1,105.00
sect8 - Section 8	306863	matchettchri - Christina Matchett	6/3/2025	06-2025	2,021.00
sect8 - Section 8	306864	matusuka - Archdiocesan Housing Authority	6/3/2025	06-2025	7,454.00
sect8 - Section 8	306865	mccollybrian - Brian McColly	6/3/2025	06-2025	863.00
sect8 - Section 8	306866	mccoymichael - Michael McCoy	6/3/2025	06-2025	1,070.00
sect8 - Section 8	306867	mcelhanoncha - Charlie McElhanon	6/3/2025	06-2025	2,086.00
sect8 - Section 8	306868	mcgeealvin - Alvin McGee	6/3/2025	06-2025	1,342.00
sect8 - Section 8	306869	mcphersondon - Donn C McPherson	6/3/2025	06-2025	1,930.00
sect8 - Section 8	306870	mctrealestat - MCT Real Estate	6/3/2025	06-2025	2,624.00
sect8 - Section 8	306871	meachamcharl - Parkwood Property Management Inc	6/3/2025	06-2025	1,485.00
sect8 - Section 8	306872	meadowbrooka - Yuan Zhang's Meadowbrook Apartmen	6/3/2025	06-2025	2,906.00
sect8 - Section 8	306873	meridianfirs - Meridian Firs LLC	6/3/2025	06-2025	6,841.00
sect8 - Section 8	306874	meridianpoin - The Farrell Group LLC	6/3/2025	06-2025	11,118.00
sect8 - Section 8	306875	merrillcreek - Canal Office Limited Partnership	6/3/2025	06-2025	6,849.00
sect8 - Section 8	306876	millergary - Gary Miller	6/3/2025	06-2025	1,500.00
sect8 - Section 8	306877	mjjfamilyinv - MJJ Family Investments LLLP	6/3/2025	06-2025	503.00



## Payment Summary

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sect8 - Section 8	306878	montgomeeryn - Naomi Montgomery	6/3/2025	06-2025	2,100.00
sect8 - Section 8	306879	montgrove - Montgrove Manor	6/3/2025	06-2025	11,421.00
sect8 - Section 8	306880	moranscott - Scott Moran	6/3/2025	06-2025	1,774.00
sect8 - Section 8	306881	morningtree - Morningtree Park Apts LLC	6/3/2025	06-2025	33,135.00
sect8 - Section 8	306882	motewellimeh - Mehdi Motewelli	6/3/2025	06-2025	745.00
sect8 - Section 8	306883	mountainaire - Mountaire LLC	6/3/2025	06-2025	1,323.00
sect8 - Section 8	306884	mountainpark - Mountain Park Townhomes LLC	6/3/2025	06-2025	914.00
sect8 - Section 8	306885	mountainvist - Parker Road TNC LLC	6/3/2025	06-2025	2,300.00
sect8 - Section 8	306886	mttaborbapti - Mt Tabor Baptist Church	6/3/2025	06-2025	726.00
sect8 - Section 8	306887	mullenryan - Ryan Mullen	6/3/2025	06-2025	1,420.00
sect8 - Section 8	306888	narrowspoint - Narrows Pointe Apartments LLC	6/3/2025	06-2025	1,173.00
sect8 - Section 8	306889	narrowsridge - Narrows Ridge Apts	6/3/2025	06-2025	6,182.00
sect8 - Section 8	306890	neebenterpri - Neeb Enterprises	6/3/2025	06-2025	8,375.00
sect8 - Section 8	306891	nelsonedward - Edward J. Nelson	6/3/2025	06-2025	1,070.00
sect8 - Section 8	306892	nguyendungv - Dung V Nguyen	6/3/2025	06-2025	2,850.00
sect8 - Section 8	306893	nguyenhau - Hau D Nguyen	6/3/2025	06-2025	1,235.00
sect8 - Section 8	306894	nguyenhuong - Huong Nguyen	6/3/2025	06-2025	958.00
sect8 - Section 8	306895	nguyenkhoa - Khoa Nguyen	6/3/2025	06-2025	1,460.00
sect8 - Section 8	306896	nguyenletram - Tram T Nguyen-Le	6/3/2025	06-2025	653.00
sect8 - Section 8	306897	nguyenthanh - Thanh N Nguyen	6/3/2025	06-2025	2,650.00
sect8 - Section 8	306898	nguyenthilem - Minh Nguyen Thi Le	6/3/2025	06-2025	511.00
sect8 - Section 8	306899	nguyentoha - Toha Nguyen	6/3/2025	06-2025	5,197.00
sect8 - Section 8	306900	north33rdst - North 33rd Street LLC Tacoma Gardens	6/3/2025	06-2025	903.00
sect8 - Section 8	306901	notch8apartm - GRE Springhaven LLC	6/3/2025	06-2025	4,121.00
sect8 - Section 8	306902	nwbaptistchu - NW Baptist Church	6/3/2025	06-2025	998.00
sect8 - Section 8	306903	oakleafapart - Oakleaf Apartments	6/3/2025	06-2025	3,119.00
sect8 - Section 8	306904	oakparkapart - B & P Investments I LLC	6/3/2025	06-2025	3,703.00
sect8 - Section 8	306905	oakridgeapar - MOD 83 Apartments	6/3/2025	06-2025	2,612.00
sect8 - Section 8	306906	oakterraceap - Oak Terrace SS LLC	6/3/2025	06-2025	5,466.00
sect8 - Section 8	306907	oaktraceapar - VBT Oak Trace LP	6/3/2025	06-2025	2,461.00
sect8 - Section 8	306908	obrienjanetl - Janet L O'Brien	6/3/2025	06-2025	1,151.00
sect8 - Section 8	306909	oehlerichar - Richard W. Oehler	6/3/2025	06-2025	397.00
sect8 - Section 8	306910	ogienkoprope - Ogienko Properties LLC	6/3/2025	06-2025	632.00
sect8 - Section 8	306911	ohanaestates - Ohana Estates Associates	6/3/2025	06-2025	608.00
sect8 - Section 8	306912	oldfieldvirg - Virginia Oldfield	6/3/2025	06-2025	170.00
sect8 - Section 8	306913	olimbrettpat - Brett Patrick Olim	6/3/2025	06-2025	2,444.00
sect8 - Section 8	306914	oluwaleyeolu - Oluwaleye	6/3/2025	06-2025	4,106.00
sect8 - Section 8	306915	olympicterra - Targa Real Estate Services Inc	6/3/2025	06-2025	2,093.00
sect8 - Section 8	306916	olympicviewa - Drake Family Ltd Partnership	6/3/2025	06-2025	2,677.00
sect8 - Section 8	306917	onecanyonpla - Delta II LLC	6/3/2025	06-2025	5,463.00
sect8 - Section 8	306918	oneillryan - Wellington Court North LLC	6/3/2025	06-2025	3,674.00
sect8 - Section 8	306919	orchardcrest - 5802 Hannah Pierce LLC	6/3/2025	06-2025	1,378.00
sect8 - Section 8	306920	orchardterra - Orchard Terrace Apartments	6/3/2025	06-2025	9,494.00



## Payment Summary

Bank=sect8 AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	306921	orloffwalter - Walter Orloff	6/3/2025	06-2025	886.00
sect8 - Section 8	306922	ottvesley - Vesley Ott	6/3/2025	06-2025	2,136.00
sect8 - Section 8	306923	ourwaverly - Terrence A. Galligan	6/3/2025	06-2025	1,729.00
sect8 - Section 8	306924	pacificarbor - Pacific Arbor Apts LLC	6/3/2025	06-2025	2,917.00
sect8 - Section 8	306925	pacificpoint - Pacific Pointe TNC LLC	6/3/2025	06-2025	933.00
sect8 - Section 8	306926	pacificridge - Thai And Truong General Partnership	6/3/2025	06-2025	3,556.00
sect8 - Section 8	306927	pacificvilla - Van Buskirk Pacific Village Apts LLC	6/3/2025	06-2025	2,052.00
sect8 - Section 8	306928	pacificwalkt - Park Chase Associates LP	6/3/2025	06-2025	7,906.00
sect8 - Section 8	306929	palebluedot - Pale Blue Dot LLC	6/3/2025	06-2025	804.00
sect8 - Section 8	306930	palisadesapa - Thomas Graf	6/3/2025	06-2025	3,555.00
sect8 - Section 8	306931	palomocharit - Charito Palomo	6/3/2025	06-2025	949.00
sect8 - Section 8	306932	park19apartm - Park 19 Apartments LLC	6/3/2025	06-2025	975.00
sect8 - Section 8	306933	parklandmobi - Parkland LLC	6/3/2025	06-2025	768.00
sect8 - Section 8	306934	parkplaceapa - Park 6100 Apartments LLC	6/3/2025	06-2025	1,552.00
sect8 - Section 8	306935	parkwestapar - UP Apts 1 LLC	6/3/2025	06-2025	6,441.00
sect8 - Section 8	306936	pathlightmgt - SFR Borrower 2022-1 LLC	6/3/2025	06-2025	2,773.00
sect8 - Section 8	306937	pattersonjos - T Joseph Patterson	6/3/2025	06-2025	713.00
sect8 - Section 8	306938	petersaj - AJ Peters	6/3/2025	06-2025	2,730.00
sect8 - Section 8	306939	peteronbria - Brian Peterson	6/3/2025	06-2025	2,180.00
sect8 - Section 8	306940	petlovanycar - Cari Rae Petlovany	6/3/2025	06-2025	2,648.00
sect8 - Section 8	306941	phanquan - Quan Phan	6/3/2025	06-2025	1,153.00
sect8 - Section 8	306942	phasayvilayv - Vilayvanh Phasay	6/3/2025	06-2025	795.00
sect8 - Section 8	306943	phuaraymond - Raymond Li-Ming Phua	6/3/2025	06-2025	1,317.00
sect8 - Section 8	306944	pienfrancis - WPI Real Estate Services	6/3/2025	06-2025	1,625.00
sect8 - Section 8	306945	poolkristin - Kristin J Pool	6/3/2025	06-2025	1,211.00
sect8 - Section 8	306946	portugalmarg - Margie Portugal	6/3/2025	06-2025	1,779.00
sect8 - Section 8	306947	pringlejoan - Joan Rae Pringle	6/3/2025	06-2025	1,155.00
sect8 - Section 8	306948	prosperprop - Prosper Property Management LLC	6/3/2025	06-2025	2,921.00
sect8 - Section 8	306949	pspcoventryc - Pacific Shoreline Properties LLC	6/3/2025	06-2025	8,423.00
sect8 - Section 8	306950	quixotecommu - Panza	6/3/2025	06-2025	30,411.00
sect8 - Section 8	306951	rabiahmad - Tubaas Apartments LLC	6/3/2025	06-2025	592.00
sect8 - Section 8	306952	rabiferas - Feras Rabi	6/3/2025	06-2025	2,536.00
sect8 - Section 8	306953	rainiermeado - Rainier Meadow LLC	6/3/2025	06-2025	1,379.00
sect8 - Section 8	306954	rainierpoint - Rise Properties Rainier Pointe	6/3/2025	06-2025	5,973.00
sect8 - Section 8	306955	rainierrenta - Rainier Rentals	6/3/2025	06-2025	4,255.00
sect8 - Section 8	306956	rainierview - Rainier View Senior LLC	6/3/2025	06-2025	4,522.00
sect8 - Section 8	306957	randentmdc - MDC Housing LLC	6/3/2025	06-2025	11,219.00
sect8 - Section 8	306958	randevpearl - Pearl Randev	6/3/2025	06-2025	2,511.00
sect8 - Section 8	306959	rappjustins - Justin S Rapp	6/3/2025	06-2025	1,075.00
sect8 - Section 8	306960	rattysham - Sham Ratty	6/3/2025	06-2025	2,620.00
sect8 - Section 8	306961	raychenllc - Ray Chen LLC	6/3/2025	06-2025	1,817.00
sect8 - Section 8	306962	rdp1llc - RDP1 LLC	6/3/2025	06-2025	1,800.00
sect8 - Section 8	306963	redwoodjunip - Redwood Juniper Tacoma Apartments LI	6/3/2025	06-2025	1,247.00





## Payment Summary

Bank=sect8 AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	306964	reedermanage - Reeder Management Inc	6/3/2025	06-2025	9,413.00
sect8 - Section 8	306965	reisprofessi - Professional Property Management LLC	6/3/2025	06-2025	10,723.00
sect8 - Section 8	306966	reiysparklan - Reiys Parkland LLC	6/3/2025	06-2025	5,746.00
sect8 - Section 8	306967	remaxproptert - Remax Properties Property Management	6/3/2025	06-2025	599.00
sect8 - Section 8	306968	rentalsnorth - Rentals Northwest LLC	6/3/2025	06-2025	9,419.00
sect8 - Section 8	306969	rentonhousin - Renton Housing Authority	6/3/2025	06-2025	8,368.73
sect8 - Section 8	306970	renwoodllc - Renwood LLC	6/3/2025	06-2025	1,599.00
sect8 - Section 8	306971	rescuemissio - The Rescue Mission	6/3/2025	06-2025	3,171.00
sect8 - Section 8	306972	rhpartners - Amherst Residential LLC	6/3/2025	06-2025	1,153.00
sect8 - Section 8	306973	ridgedaleapa - Ridgedale Associates LLC	6/3/2025	06-2025	2,330.00
sect8 - Section 8	306974	ridgefirlc - Ridge Fir LLC	6/3/2025	06-2025	1,380.00
sect8 - Section 8	306975	ridgelanellc - Ridge Lane LLC	6/3/2025	06-2025	1,080.00
sect8 - Section 8	306976	ridgesouth - Ridge South LLC	6/3/2025	06-2025	879.00
sect8 - Section 8	306977	ridgewood - Ridge Wood LLC	6/3/2025	06-2025	677.00
sect8 - Section 8	306978	riversidepar - Riverside Park Apartments LLC	6/3/2025	06-2025	15,743.00
sect8 - Section 8	306979	robinettjohn - John Robinett	6/3/2025	06-2025	1,695.00
sect8 - Section 8	306980	robinsonraym - Raymond Fred Robinson	6/3/2025	06-2025	1,650.00
sect8 - Section 8	306981	rogersduane - Duane Rogers	6/3/2025	06-2025	2,120.00
sect8 - Section 8	306982	rollinsmicha - Michael Rollins	6/3/2025	06-2025	1,056.00
sect8 - Section 8	306983	rosesylveste - Rose, Sylvester Henry	6/3/2025	06-2025	1,999.00
sect8 - Section 8	306984	rupppatricia - Patricia J Rupp	6/3/2025	06-2025	1,423.00
sect8 - Section 8	306985	samanciouglu - Pinar Samanciouglu	6/3/2025	06-2025	2,458.00
sect8 - Section 8	306986	sandhuma - Manjit K Sandhu	6/3/2025	06-2025	2,940.00
sect8 - Section 8	306987	sandman4apar - The Stratford Company	6/3/2025	06-2025	3,475.00
sect8 - Section 8	306988	sandovaleras - Erasmo Sandoval	6/3/2025	06-2025	3,816.00
sect8 - Section 8	306989	santanaplais - Annette Santana-Plaisant	6/3/2025	06-2025	1,361.00
sect8 - Section 8	306990	santosabelar - The Ronin Company Ltd I.L.P.	6/3/2025	06-2025	778.00
sect8 - Section 8	306991	saransajeshk - Your Property Shop LLC	6/3/2025	06-2025	3,659.00
sect8 - Section 8	306992	sawyertrail - Sawyer Trail Apartments LLC	6/3/2025	06-2025	12,376.00
sect8 - Section 8	306993	sawyertrll - Sawyer Trail Apartments II LLC	6/3/2025	06-2025	5,025.00
sect8 - Section 8	306994	scenicpines - VBT Scenic Pines LLC	6/3/2025	06-2025	15,976.00
sect8 - Section 8	306995	schatzcorey - Corey Schatz	6/3/2025	06-2025	1,389.00
sect8 - Section 8	306996	schlumpfjir - Jacob F. Schlumpf JR	6/3/2025	06-2025	713.00
sect8 - Section 8	306997	schmidtalice - Alice Schmidt	6/3/2025	06-2025	1,766.00
sect8 - Section 8	306998	schmittj - Jeffrey Schmitt	6/3/2025	06-2025	2,818.00
sect8 - Section 8	306999	seattlehousi - Seattle Housing Authority	6/3/2025	06-2025	3,405.26
sect8 - Section 8	307000	sebastianpro - Sebastian Properties - Sumner LLC	6/3/2025	06-2025	1,292.00
sect8 - Section 8	307001	serranogarde - Serrano Garden Apartments LLC	6/3/2025	06-2025	2,019.00
sect8 - Section 8	307002	sheridanstre - Sheridan Street Duplexes LLC	6/3/2025	06-2025	836.00
sect8 - Section 8	307003	sherwoodterr - 42FIVE Sherwood LLC	6/3/2025	06-2025	4,969.00
sect8 - Section 8	307004	shiplett - Rhonda Shiplett	6/3/2025	06-2025	1,516.00
sect8 - Section 8	307005	shockleywill - Willis Shockley Jr	6/3/2025	06-2025	1,393.00
sect8 - Section 8	307006	siennaapartm - GRE Ainsworth LLC	6/3/2025	06-2025	5,421.00



## Payment Summary

Bank=sect8 AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	307007	siennaparkap - GFS Sienna LLC	6/3/2025	06-2025	18,591.00
sect8 - Section 8	307008	simonlinda - Linda Ann Simon	6/3/2025	06-2025	1,743.00
sect8 - Section 8	307009	simpsonricha - Richard R. Simpson Jr.	6/3/2025	06-2025	857.00
sect8 - Section 8	307010	singhsandeep - Sandeep Singh	6/3/2025	06-2025	2,000.00
sect8 - Section 8	307011	singhtarloch - Kindred Property Management	6/3/2025	06-2025	31,562.00
sect8 - Section 8	307012	sitkaheigtsa - Sitka Heights Milton 54 LLC	6/3/2025	06-2025	1,780.00
sect8 - Section 8	307013	sjcmanagemen - NW Community Brokers	6/3/2025	06-2025	12,758.00
sect8 - Section 8	307014	smentynaandr - American Remodeling & Construction In	6/3/2025	06-2025	1,520.00
sect8 - Section 8	307015	smentynayuli - Aleksandr Smentyna	6/3/2025	06-2025	1,800.00
sect8 - Section 8	307016	smithmatthew - Matthew R Smith	6/3/2025	06-2025	1,324.00
sect8 - Section 8	307017	smithnichola - Nicholas M Smith	6/3/2025	06-2025	1,641.00
sect8 - Section 8	307018	snodgrasscec - Snodgrass Retirement Investment LLC	6/3/2025	06-2025	2,100.00
sect8 - Section 8	307019	snohomishcou - Snohomish County Housing Authority	6/3/2025	06-2025	7,730.94
sect8 - Section 8	307020	soenterprise - S&O Enterprise LLC	6/3/2025	06-2025	544.00
sect8 - Section 8	307021	southhillbyv - South Hill By Vintage LLC	6/3/2025	06-2025	27,060.00
sect8 - Section 8	307022	southridgeap - Southridge Apts	6/3/2025	06-2025	13,292.00
sect8 - Section 8	307023	spanawaydupl - Deed Properties	6/3/2025	06-2025	1,374.00
sect8 - Section 8	307024	spanishhills - Spanish Hills Apartments LLP	6/3/2025	06-2025	3,851.00
sect8 - Section 8	307025	spinnakerpro - Spinnaker Property Management LLC	6/3/2025	06-2025	16,249.00
sect8 - Section 8	307026	spradleycath - Catherine M Spradley	6/3/2025	06-2025	1,800.00
sect8 - Section 8	307027	springtreeap - James Lee LLC	6/3/2025	06-2025	8,199.00
sect8 - Section 8	307028	sshpropertie - Michael A Heard	6/3/2025	06-2025	1,939.00
sect8 - Section 8	307029	stainbrookro - Ronald Dean Stainbrook	6/3/2025	06-2025	777.00
sect8 - Section 8	307030	stamfordhous - Stamford Housing Authority	6/3/2025	06-2025	3,016.13
sect8 - Section 8	307031	starksandra - Sandra Stark	6/3/2025	06-2025	414.00
sect8 - Section 8	307032	starviewapar - Jenaer International Corporation	6/3/2025	06-2025	1,490.00
sect8 - Section 8	307033	steilacoomwo - Kurtis R Mayer & Pamela R Mayer	6/3/2025	06-2025	2,617.00
sect8 - Section 8	307034	stepinvasily - VD Holdings LLC	6/3/2025	06-2025	1,276.00
sect8 - Section 8	307035	sterlingvero - Veronica Sterling	6/3/2025	06-2025	2,483.00
sect8 - Section 8	307036	stewartglenn - Glenn M Stewart	6/3/2025	06-2025	1,716.00
sect8 - Section 8	307037	stewartlena - Lena Stewart	6/3/2025	06-2025	2,000.00
sect8 - Section 8	307038	stillwaterap - Stillwater Apts	6/3/2025	06-2025	2,363.00
sect8 - Section 8	307039	stillwoodapa - Thomas Graf	6/3/2025	06-2025	2,731.00
sect8 - Section 8	307040	stilnovichge - George R Stilnovich	6/3/2025	06-2025	817.00
sect8 - Section 8	307041	stinsonave - BESS Company	6/3/2025	06-2025	993.00
sect8 - Section 8	307042	stonegateass - Stonegate Associates LLC	6/3/2025	06-2025	4,764.00
sect8 - Section 8	307043	stonepointe - BREIT Operating Partnership LP	6/3/2025	06-2025	13,264.00
sect8 - Section 8	307044	stonerrental - Stoner Rentals LLC	6/3/2025	06-2025	1,738.00
sect8 - Section 8	307045	stroupehowar - Stroupe Family LP	6/3/2025	06-2025	1,600.00
sect8 - Section 8	307046	stuttskim - Kim Stutts	6/3/2025	06-2025	1,434.00
sect8 - Section 8	307047	summitapartm - WYOSEA Summit Associate LLC	6/3/2025	06-2025	23,708.00
sect8 - Section 8	307048	sumnercommon - Archdiocesan Housing Authority	6/3/2025	06-2025	31,135.00
sect8 - Section 8	307049	sumnerparkap - Jayson Agana	6/3/2025	06-2025	2,000.00





## Payment Summary

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sect8 - Section 8	307050	sunriseterra - 8819 Pacific LLC	6/3/2025	06-2025	4,177.00
sect8 - Section 8	307051	sunsetgarden - Senior Housing Assistance Group	6/3/2025	06-2025	12,626.00
sect8 - Section 8	307052	sunsetridge - Sunset Ridge Investors	6/3/2025	06-2025	2,283.00
sect8 - Section 8	307053	sunsetviewap - Sunset View Apartments	6/3/2025	06-2025	2,564.00
sect8 - Section 8	307054	swarthoutrea - Swarthout Realty, Inc.	6/3/2025	06-2025	933.00
sect8 - Section 8	307055		6/3/2025	06-2025	229.00
sect8 - Section 8	307056		6/3/2025	06-2025	254.00
sect8 - Section 8	307057		6/3/2025	06-2025	52.00
sect8 - Section 8	307058		6/3/2025	06-2025	138.00
sect8 - Section 8	307059		6/3/2025	06-2025	114.00
sect8 - Section 8	307060		6/3/2025	06-2025	16.00
sect8 - Section 8	307061		6/3/2025	06-2025	24.00
sect8 - Section 8	307062		6/3/2025	06-2025	3.00
sect8 - Section 8	307063		6/3/2025	06-2025	291.00
sect8 - Section 8	307064		6/3/2025	06-2025	66.00
sect8 - Section 8	307065		6/3/2025	06-2025	142.00
sect8 - Section 8	307066		6/3/2025	06-2025	218.00
sect8 - Section 8	307067		6/3/2025	06-2025	10.00
sect8 - Section 8	307068		6/3/2025	06-2025	58.00
sect8 - Section 8	307069		6/3/2025	06-2025	295.00
sect8 - Section 8	307070		6/3/2025	06-2025	95.00
sect8 - Section 8	307071		6/3/2025	06-2025	25.00
sect8 - Section 8	307072		6/3/2025	06-2025	213.00
sect8 - Section 8	307073		6/3/2025	06-2025	116.00
sect8 - Section 8	307074		6/3/2025	06-2025	79.00
sect8 - Section 8	307075		6/3/2025	06-2025	172.00
sect8 - Section 8	307076		6/3/2025	06-2025	92.00
sect8 - Section 8	307077		6/3/2025	06-2025	148.00
sect8 - Section 8	307078		6/3/2025	06-2025	281.00
sect8 - Section 8	307079		6/3/2025	06-2025	14.00
sect8 - Section 8	307080		6/3/2025	06-2025	16.00
sect8 - Section 8	307081		6/3/2025	06-2025	284.00
sect8 - Section 8	307082		6/3/2025	06-2025	51.00
sect8 - Section 8	307083		6/3/2025	06-2025	291.00
sect8 - Section 8	307084		6/3/2025	06-2025	241.00
sect8 - Section 8	307085		6/3/2025	06-2025	2.00
sect8 - Section 8	307086		6/3/2025	06-2025	288.00
sect8 - Section 8	307087		6/3/2025	06-2025	151.00
sect8 - Section 8	307088		6/3/2025	06-2025	95.00
sect8 - Section 8	307089		6/3/2025	06-2025	207.00
sect8 - Section 8	307090		6/3/2025	06-2025	83.00
sect8 - Section 8	307091		6/3/2025	06-2025	8.00
sect8 - Section 8	307092		6/3/2025	06-2025	285.00



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sect8 - Section 8	307093	6/3/2025	06-2025	66.00
sect8 - Section 8	307094	6/3/2025	06-2025	95.00
sect8 - Section 8	307095	6/3/2025	06-2025	233.00
sect8 - Section 8	307096	6/3/2025	06-2025	101.00
sect8 - Section 8	307097	6/3/2025	06-2025	253.00
sect8 - Section 8	307098	6/3/2025	06-2025	11.00
sect8 - Section 8	307099	6/3/2025	06-2025	75.00
sect8 - Section 8	307100	6/3/2025	06-2025	297.00
sect8 - Section 8	307101	6/3/2025	06-2025	182.00
sect8 - Section 8	307102	6/3/2025	06-2025	189.00
sect8 - Section 8	307103	6/3/2025	06-2025	19.00
sect8 - Section 8	307104	6/3/2025	06-2025	184.00
sect8 - Section 8	307105	6/3/2025	06-2025	31.00
sect8 - Section 8	307106	6/3/2025	06-2025	171.00
sect8 - Section 8	307107	6/3/2025	06-2025	24.00
sect8 - Section 8	307108	6/3/2025	06-2025	257.00
sect8 - Section 8	307109	6/3/2025	06-2025	3.00
sect8 - Section 8	307110	6/3/2025	06-2025	233.00
sect8 - Section 8	307111	6/3/2025	06-2025	74.00
sect8 - Section 8	307112	6/3/2025	06-2025	213.00
sect8 - Section 8	307113	6/3/2025	06-2025	275.00
sect8 - Section 8	307114	6/3/2025	06-2025	23.00
sect8 - Section 8	307115	6/3/2025	06-2025	74.00
sect8 - Section 8	307116	6/3/2025	06-2025	156.00
sect8 - Section 8	307117	6/3/2025	06-2025	60.00
sect8 - Section 8	307118	6/3/2025	06-2025	82.00
sect8 - Section 8	307119	6/3/2025	06-2025	130.00
sect8 - Section 8	307120	6/3/2025	06-2025	6.00
sect8 - Section 8	307121	6/3/2025	06-2025	29.00
sect8 - Section 8	307122	6/3/2025	06-2025	74.00
sect8 - Section 8	307123	6/3/2025	06-2025	88.00
sect8 - Section 8	307124	6/3/2025	06-2025	105.00
sect8 - Section 8	307125	6/3/2025	06-2025	53.00
sect8 - Section 8	307126	6/3/2025	06-2025	32.00
sect8 - Section 8	307127	6/3/2025	06-2025	36.00
sect8 - Section 8	307128	6/3/2025	06-2025	48.00
sect8 - Section 8	307129	6/3/2025	06-2025	172.00
sect8 - Section 8	307130	6/3/2025	06-2025	14.00
sect8 - Section 8	307131	6/3/2025	06-2025	86.00
sect8 - Section 8	307132	6/3/2025	06-2025	6.00
sect8 - Section 8	307133	6/3/2025	06-2025	229.00
sect8 - Section 8	307134	6/3/2025	06-2025	33.00
sect8 - Section 8	307135	6/3/2025	06-2025	135.00



## Payment Summary

Bank=sect8 AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	307136	6/3/2025	06-2025	79.00
sect8 - Section 8	307137	6/3/2025	06-2025	233.00
sect8 - Section 8	307138	6/3/2025	06-2025	193.00
sect8 - Section 8	307139	6/3/2025	06-2025	144.00
sect8 - Section 8	307140	6/3/2025	06-2025	87.00
sect8 - Section 8	307141	6/3/2025	06-2025	1.00
sect8 - Section 8	307142	6/3/2025	06-2025	103.00
sect8 - Section 8	307143	6/3/2025	06-2025	326.00
sect8 - Section 8	307144	6/3/2025	06-2025	110.00
sect8 - Section 8	307145	6/3/2025	06-2025	233.00
sect8 - Section 8	307146	6/3/2025	06-2025	233.00
sect8 - Section 8	307147	6/3/2025	06-2025	165.00
sect8 - Section 8	307148	6/3/2025	06-2025	32.00
sect8 - Section 8	307149	6/3/2025	06-2025	29.00
sect8 - Section 8	307150	6/3/2025	06-2025	181.00
sect8 - Section 8	307151	6/3/2025	06-2025	66.00
sect8 - Section 8	307152	6/3/2025	06-2025	97.00
sect8 - Section 8	307153	6/3/2025	06-2025	227.00
sect8 - Section 8	307154	6/3/2025	06-2025	118.00
sect8 - Section 8	307155	6/3/2025	06-2025	31.00
sect8 - Section 8	307156	6/3/2025	06-2025	145.00
sect8 - Section 8	307157	6/3/2025	06-2025	22.00
sect8 - Section 8	307158	6/3/2025	06-2025	272.00
sect8 - Section 8	307159	6/3/2025	06-2025	248.00
sect8 - Section 8	307160	6/3/2025	06-2025	44.00
sect8 - Section 8	307161	6/3/2025	06-2025	47.00
sect8 - Section 8	307162	6/3/2025	06-2025	282.00
sect8 - Section 8	307163	6/3/2025	06-2025	73.00
sect8 - Section 8	307164	6/3/2025	06-2025	4.00
sect8 - Section 8	307165	6/3/2025	06-2025	201.00
sect8 - Section 8	307166	6/3/2025	06-2025	311.00
sect8 - Section 8	307167	6/3/2025	06-2025	364.00
sect8 - Section 8	307168	6/3/2025	06-2025	233.00
sect8 - Section 8	307169	6/3/2025	06-2025	2.00
sect8 - Section 8	307170	6/3/2025	06-2025	57.00
sect8 - Section 8	307171	6/3/2025	06-2025	173.00
sect8 - Section 8	307172	6/3/2025	06-2025	254.00
sect8 - Section 8	307173	6/3/2025	06-2025	337.00
sect8 - Section 8	307174	6/3/2025	06-2025	77.00
sect8 - Section 8	307175	6/3/2025	06-2025	168.00
sect8 - Section 8	307176	6/3/2025	06-2025	47.00
sect8 - Section 8	307177	6/3/2025	06-2025	100.00
sect8 - Section 8	307178	6/3/2025	06-2025	196.00



**Payment Summary**

Bank=sect8 AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	307179	6/3/2025	06-2025	11.00
sect8 - Section 8	307180	6/3/2025	06-2025	79.00
sect8 - Section 8	307181	6/3/2025	06-2025	48.00
sect8 - Section 8	307182	6/3/2025	06-2025	126.00
sect8 - Section 8	307183	6/3/2025	06-2025	164.00
sect8 - Section 8	307184	6/3/2025	06-2025	152.00
sect8 - Section 8	307185	6/3/2025	06-2025	192.00
sect8 - Section 8	307186	6/3/2025	06-2025	39.00
sect8 - Section 8	307187	6/3/2025	06-2025	11.00
sect8 - Section 8	307188	6/3/2025	06-2025	274.00
sect8 - Section 8	307189	6/3/2025	06-2025	1.00
sect8 - Section 8	307190	6/3/2025	06-2025	292.00
sect8 - Section 8	307191	6/3/2025	06-2025	71.00
sect8 - Section 8	307192	6/3/2025	06-2025	33.00
sect8 - Section 8	307193	6/3/2025	06-2025	233.00
sect8 - Section 8	307194	6/3/2025	06-2025	59.00
sect8 - Section 8	307195	6/3/2025	06-2025	244.00
sect8 - Section 8	307196	6/3/2025	06-2025	120.00
sect8 - Section 8	307197	6/3/2025	06-2025	15.00
sect8 - Section 8	307198	6/3/2025	06-2025	21.00
sect8 - Section 8	307199	6/3/2025	06-2025	45.00
sect8 - Section 8	307200	6/3/2025	06-2025	74.00
sect8 - Section 8	307201	6/3/2025	06-2025	31.00
sect8 - Section 8	307202	6/3/2025	06-2025	215.00
sect8 - Section 8	307203	6/3/2025	06-2025	76.00
sect8 - Section 8	307204	6/3/2025	06-2025	228.00
sect8 - Section 8	307205	6/3/2025	06-2025	79.00
sect8 - Section 8	307206	6/3/2025	06-2025	29.00
sect8 - Section 8	307207	6/3/2025	06-2025	291.00
sect8 - Section 8	307208	6/3/2025	06-2025	12.00
sect8 - Section 8	307209	6/3/2025	06-2025	654.00
sect8 - Section 8	307210	6/3/2025	06-2025	14.00
sect8 - Section 8	307211	6/3/2025	06-2025	94.00
sect8 - Section 8	307212	6/3/2025	06-2025	184.00
sect8 - Section 8	307213	6/3/2025	06-2025	213.00
sect8 - Section 8	307214	6/3/2025	06-2025	66.00
sect8 - Section 8	307215	6/3/2025	06-2025	88.00
sect8 - Section 8	307216	6/3/2025	06-2025	337.00
sect8 - Section 8	307217	6/3/2025	06-2025	261.00
sect8 - Section 8	307218	6/3/2025	06-2025	10.00
sect8 - Section 8	307219	6/3/2025	06-2025	254.00
sect8 - Section 8	307220	6/3/2025	06-2025	121.00
sect8 - Section 8	307221	6/3/2025	06-2025	160.00



## Payment Summary

Bank=sect8 AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	307222	6/3/2025	06-2025	19.00
sect8 - Section 8	307223	6/3/2025	06-2025	274.00
sect8 - Section 8	307224	6/3/2025	06-2025	291.00
sect8 - Section 8	307225	6/3/2025	06-2025	128.00
sect8 - Section 8	307226	6/3/2025	06-2025	186.00
sect8 - Section 8	307227	6/3/2025	06-2025	59.00
sect8 - Section 8	307228	6/3/2025	06-2025	233.00
sect8 - Section 8	307229	6/3/2025	06-2025	82.00
sect8 - Section 8	307230	6/3/2025	06-2025	233.00
sect8 - Section 8	307231	6/3/2025	06-2025	108.00
sect8 - Section 8	307232	6/3/2025	06-2025	66.00
sect8 - Section 8	307233	6/3/2025	06-2025	102.00
sect8 - Section 8	307234	6/3/2025	06-2025	188.00
sect8 - Section 8	307235	6/3/2025	06-2025	11.00
sect8 - Section 8	307236	6/3/2025	06-2025	148.00
sect8 - Section 8	307237	6/3/2025	06-2025	75.00
sect8 - Section 8	307238	6/3/2025	06-2025	258.00
sect8 - Section 8	307239	6/3/2025	06-2025	254.00
sect8 - Section 8	307240	6/3/2025	06-2025	135.00
sect8 - Section 8	307241	6/3/2025	06-2025	100.00
sect8 - Section 8	307242	6/3/2025	06-2025	74.00
sect8 - Section 8	307243	6/3/2025	06-2025	226.00
sect8 - Section 8	307244	6/3/2025	06-2025	36.00
sect8 - Section 8	307245	6/3/2025	06-2025	78.00
sect8 - Section 8	307246	6/3/2025	06-2025	19.00
sect8 - Section 8	307247	6/3/2025	06-2025	6.00
sect8 - Section 8	307248	6/3/2025	06-2025	205.00
sect8 - Section 8	307249	6/3/2025	06-2025	29.00
sect8 - Section 8	307250	6/3/2025	06-2025	69.00
sect8 - Section 8	307251	6/3/2025	06-2025	77.00
sect8 - Section 8	307252	6/3/2025	06-2025	78.00
sect8 - Section 8	307253	6/3/2025	06-2025	42.00
sect8 - Section 8	307254	6/3/2025	06-2025	332.00
sect8 - Section 8	307255	6/3/2025	06-2025	255.00
sect8 - Section 8	307256	6/3/2025	06-2025	101.00
sect8 - Section 8	307257	6/3/2025	06-2025	61.00
sect8 - Section 8	307258	6/3/2025	06-2025	136.00
sect8 - Section 8	307259	6/3/2025	06-2025	74.00
sect8 - Section 8	307260	6/3/2025	06-2025	4.00
sect8 - Section 8	307261	6/3/2025	06-2025	207.00
sect8 - Section 8	307262	6/3/2025	06-2025	186.00
sect8 - Section 8	307263	6/3/2025	06-2025	96.00
sect8 - Section 8	307264	6/3/2025	06-2025	230.00



## Payment Summary

Bank=sect8 AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	307265	6/3/2025	06-2025	239.00
sect8 - Section 8	307266	6/3/2025	06-2025	14.00
sect8 - Section 8	307267	6/3/2025	06-2025	103.00
sect8 - Section 8	307268	6/3/2025	06-2025	209.00
sect8 - Section 8	307269	6/3/2025	06-2025	63.00
sect8 - Section 8	307270	6/3/2025	06-2025	58.00
sect8 - Section 8	307271	6/3/2025	06-2025	226.00
sect8 - Section 8	307272	6/3/2025	06-2025	74.00
sect8 - Section 8	307273	6/3/2025	06-2025	141.00
sect8 - Section 8	307274	6/3/2025	06-2025	194.00
sect8 - Section 8	307275	6/3/2025	06-2025	311.00
sect8 - Section 8	307276	6/3/2025	06-2025	40.00
sect8 - Section 8	307277	6/3/2025	06-2025	251.00
sect8 - Section 8	307278	6/3/2025	06-2025	205.00
sect8 - Section 8	307279	6/3/2025	06-2025	78.00
sect8 - Section 8	307280	6/3/2025	06-2025	45.00
sect8 - Section 8	307281	6/3/2025	06-2025	213.00
sect8 - Section 8	307282	6/3/2025	06-2025	213.00
sect8 - Section 8	307283	6/3/2025	06-2025	254.00
sect8 - Section 8	307284	6/3/2025	06-2025	74.00
sect8 - Section 8	307285	6/3/2025	06-2025	125.00
sect8 - Section 8	307286	6/3/2025	06-2025	19.00
sect8 - Section 8	307287	6/3/2025	06-2025	231.00
sect8 - Section 8	307288	6/3/2025	06-2025	205.00
sect8 - Section 8	307289	6/3/2025	06-2025	82.00
sect8 - Section 8	307290	6/3/2025	06-2025	14.00
sect8 - Section 8	307291	6/3/2025	06-2025	251.00
sect8 - Section 8	307292	6/3/2025	06-2025	15.00
sect8 - Section 8	307293	6/3/2025	06-2025	74.00
sect8 - Section 8	307294	6/3/2025	06-2025	405.00
sect8 - Section 8	307295	6/3/2025	06-2025	34.00
sect8 - Section 8	307296	6/3/2025	06-2025	43.00
sect8 - Section 8	307297	6/3/2025	06-2025	213.00
sect8 - Section 8	307298	6/3/2025	06-2025	49.00
sect8 - Section 8	307299	6/3/2025	06-2025	57.00
sect8 - Section 8	307300	6/3/2025	06-2025	5.00
sect8 - Section 8	307301	6/3/2025	06-2025	291.00
sect8 - Section 8	307302	6/3/2025	06-2025	78.00
sect8 - Section 8	307303	6/3/2025	06-2025	45.00
sect8 - Section 8	307304	6/3/2025	06-2025	238.00
sect8 - Section 8	307305	6/3/2025	06-2025	5.00
sect8 - Section 8	307306	6/3/2025	06-2025	58.00
sect8 - Section 8	307307	6/3/2025	06-2025	233.00



## Payment Summary

Bank=sect8 AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	307308		6/3/2025	06-2025 237.00
sect8 - Section 8	307309		6/3/2025	06-2025 37.00
sect8 - Section 8	307310		6/3/2025	06-2025 66.00
sect8 - Section 8	307311		6/3/2025	06-2025 74.00
sect8 - Section 8	307312		6/3/2025	06-2025 236.00
sect8 - Section 8	307313		6/3/2025	06-2025 78.00
sect8 - Section 8	307314		6/3/2025	06-2025 157.00
sect8 - Section 8	307315		6/3/2025	06-2025 233.00
sect8 - Section 8	307316		6/3/2025	06-2025 186.00
sect8 - Section 8	307317		6/3/2025	06-2025 233.00
sect8 - Section 8	307318		6/3/2025	06-2025 213.00
sect8 - Section 8	307319		6/3/2025	06-2025 213.00
sect8 - Section 8	307320	tabachnayaly - Lyudmila Tabachnaya	6/3/2025	06-2025 1,209.00
sect8 - Section 8	307321	tahomaviewap - Mercy Housing Washington III	6/3/2025	06-2025 2,086.00
sect8 - Section 8	307322	talkingtonsh - Shannon Talkington	6/3/2025	06-2025 972.00
sect8 - Section 8	307323	taojin - Jin Tao	6/3/2025	06-2025 3,260.00
sect8 - Section 8	307324	targarealest - Targa Real Estate Services	6/3/2025	06-2025 1,126.00
sect8 - Section 8	307325	tdhometeam - TD Home Team Inc	6/3/2025	06-2025 2,472.00
sect8 - Section 8	307326	terraheights - Terra Heights Apartments LLC	6/3/2025	06-2025 8,202.00
sect8 - Section 8	307327	thearborsat - EPF Reit Corp	6/3/2025	06-2025 7,058.00
sect8 - Section 8	307328	theboulders - Westridges Apartments Property Owner LL	6/3/2025	06-2025 12,441.00
sect8 - Section 8	307329	thecrossing - Parkwood WPIG, LLC	6/3/2025	06-2025 12,459.00
sect8 - Section 8	307330	theharrison - The Harrison TNC LLC	6/3/2025	06-2025 4,531.00
sect8 - Section 8	307331	thejosephgro - Cedar One LLC	6/3/2025	06-2025 2,447.00
sect8 - Section 8	307332	theoryllc - Theory LLC	6/3/2025	06-2025 995.00
sect8 - Section 8	307333	theparkatfif - The Park At Fife LLC	6/3/2025	06-2025 1,464.00
sect8 - Section 8	307334	thepointeat - The Pointe TNC LLC	6/3/2025	06-2025 1,830.00
sect8 - Section 8	307335	thewillows - Willow WPIG LLC	6/3/2025	06-2025 6,217.00
sect8 - Section 8	307336	thodaydavid - David V. Thoday	6/3/2025	06-2025 1,484.00
sect8 - Section 8	307337	thurston - Thurston County Housing Authority	6/3/2025	06-2025 5,318.69
sect8 - Section 8	307338	timberlaneap - Timberlane Apartments LLC	6/3/2025	06-2025 1,386.00
sect8 - Section 8	307339	timbreapartm - GRE Medical Dental Building LLC	6/3/2025	06-2025 10,000.00
sect8 - Section 8	307340	tmtimellc - Marlena Ma	6/3/2025	06-2025 2,708.00
sect8 - Section 8	307341	totalpro - LAO LLC	6/3/2025	06-2025 947.00
sect8 - Section 8	307342	towncentre - PUG Investments LLC	6/3/2025	06-2025 1,084.00
sect8 - Section 8	307343	tranly - Ly Tran	6/3/2025	06-2025 872.00
sect8 - Section 8	307344	trantuananh - Tuan Anh H Tran	6/3/2025	06-2025 533.00
sect8 - Section 8	307345	trinhthanhlo - Thanh-Loan Trinh	6/3/2025	06-2025 1,437.00
sect8 - Section 8	307346	triparkresid - Tri-Park Residential Assoc LP	6/3/2025	06-2025 427.00
sect8 - Section 8	307347	troungsat - Sat Troung	6/3/2025	06-2025 2,495.00
sect8 - Section 8	307348	truongkevin - Kevin Truong	6/3/2025	06-2025 1,287.00
sect8 - Section 8	307349	tuscanycourt - 68th Street TNC LLC	6/3/2025	06-2025 916.00
sect8 - Section 8	307350	twinbridgesp - XARP Enterprises	6/3/2025	06-2025 1,400.00



## Payment Summary

Bank=sect8 AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	307351	universityco - University Commons	6/3/2025	06-2025	2,964.00
sect8 - Section 8	307352	unjufincham - Un Ju Fincham	6/3/2025	06-2025	1,762.00
sect8 - Section 8	307353	v0000006 - Starboard Real Estate	6/3/2025	06-2025	6,580.00
sect8 - Section 8	307354	v0000008 - Lakeside Landing Apartments LLC	6/3/2025	06-2025	2,597.00
sect8 - Section 8	307355	v0000011 - Sawyer Trail Townhomes Phase I LLV	6/3/2025	06-2025	6,724.00
sect8 - Section 8	307356	v0000014 - Red Roof Rentals LLC	6/3/2025	06-2025	4,617.00
sect8 - Section 8	307357	v0000019 - Lisa Mclemore	6/3/2025	06-2025	2,491.00
sect8 - Section 8	307358	v0000023 - American Homes 4 Rent, L.P.	6/3/2025	06-2025	45,623.00
sect8 - Section 8	307359	v0000029 - JCL Management Inc., DBA Real Property M	6/3/2025	06-2025	25,914.00
sect8 - Section 8	307360	v0000032 - Suburban Realty INC	6/3/2025	06-2025	2,953.00
sect8 - Section 8	307361	v0000035 - Skyline Property Management LLC	6/3/2025	06-2025	5,319.00
sect8 - Section 8	307362	v0000039 - Beanetta Roberts	6/3/2025	06-2025	2,406.00
sect8 - Section 8	307363	v0000040 - Glacier Management Group LLC	6/3/2025	06-2025	1,338.00
sect8 - Section 8	307364	v0000042 - Mikhail Georgeshan	6/3/2025	06-2025	1,679.00
sect8 - Section 8	307365	v0000044 - Heather Fantasia	6/3/2025	06-2025	1,683.00
sect8 - Section 8	307366	v0000051 - Wildaire Court LLC	6/3/2025	06-2025	1,792.00
sect8 - Section 8	307367	v0000057 - Fife 96, LLC	6/3/2025	06-2025	6,926.00
sect8 - Section 8	307368	v0000060 - Dan VanGasken	6/3/2025	06-2025	2,898.00
sect8 - Section 8	307369	v0000061 - The Manchester Apartments	6/3/2025	06-2025	4,672.00
sect8 - Section 8	307370	v0000064 - SP/RGA Brookstone LP	6/3/2025	06-2025	16,966.00
sect8 - Section 8	307371	v0000066 - QBM LLC	6/3/2025	06-2025	817.00
sect8 - Section 8	307372	v0000084 - Andrey Smentyna	6/3/2025	06-2025	1,140.00
sect8 - Section 8	307373	v0000090 - Joseph Atkinson	6/3/2025	06-2025	2,087.00
sect8 - Section 8	307374	v0000091 - Steve Ludden	6/3/2025	06-2025	2,465.00
sect8 - Section 8	307375	v0000092 - Inception Real Estate LLC	6/3/2025	06-2025	1,028.00
sect8 - Section 8	307376	v0000093 - Jain	6/3/2025	06-2025	1,159.00
sect8 - Section 8	307377	v0000098 - Park 52 INC	6/3/2025	06-2025	10,546.00
sect8 - Section 8	307378	v0000124 - Janell Mitton	6/3/2025	06-2025	1,639.00
sect8 - Section 8	307379	v0000131 - Jennifer Zehrung	6/3/2025	06-2025	1,081.00
sect8 - Section 8	307380	v0000135 - Homes Plus Property Management LLC	6/3/2025	06-2025	4,032.00
sect8 - Section 8	307381	v0000137 - Yashwanth Kamalanath	6/3/2025	06-2025	2,350.00
sect8 - Section 8	307382	v0000138 - Sagareus Group LLC	6/3/2025	06-2025	397.00
sect8 - Section 8	307383	v0000145 - BCI Properties LLC	6/3/2025	06-2025	15,722.00
sect8 - Section 8	307384	v0000149 - Frank Chavez	6/3/2025	06-2025	2,549.00
sect8 - Section 8	307385	v0000150 - Anuradha Agarwal	6/3/2025	06-2025	2,400.00
sect8 - Section 8	307386	v0000155 - 5 Star Real Estate Services, INC	6/3/2025	06-2025	4,823.00
sect8 - Section 8	307387	v0000165 - Srinivasan Varippreddy	6/3/2025	06-2025	1,759.00
sect8 - Section 8	307388	v0000167 - Mohammed Anas Shaikh	6/3/2025	06-2025	1,989.00
sect8 - Section 8	307389	v0000170 - Canyon Grove Townhomes, LLC	6/3/2025	06-2025	1,877.00
sect8 - Section 8	307390	v0000171 - Jevons Property Management	6/3/2025	06-2025	4,563.00
sect8 - Section 8	307391	v0000173 - Lee Colonial Village LLC	6/3/2025	06-2025	3,523.00
sect8 - Section 8	307392	v0000181 - Manresa - Archdiocesan Housing Authority	6/3/2025	06-2025	2,933.00
sect8 - Section 8	307393	v0000182 - Eldredge NW, LLC	6/3/2025	06-2025	2,551.00





## Payment Summary

Bank=sect8 AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	307394	v0000191 - Jordan Epistola	6/3/2025	06-2025	2,935.00
sect8 - Section 8	307395	v0000197 - PURE Property Management of WA	6/3/2025	06-2025	20,467.00
sect8 - Section 8	307396	v0000200 - Mark Holman	6/3/2025	06-2025	1,425.00
sect8 - Section 8	307397	v0000209 - Johnnie Horn	6/3/2025	06-2025	2,795.00
sect8 - Section 8	307398	v0000210 - Oudomsouk Vongthavady	6/3/2025	06-2025	2,518.00
sect8 - Section 8	307399	v0000213 - Ninth Street Apartments LLC	6/3/2025	06-2025	4,281.00
sect8 - Section 8	307400	v0000217 - 3841 S Park Ave LLC	6/3/2025	06-2025	1,300.00
sect8 - Section 8	307401	v0000224 - Key Renter Tacoma Property Management	6/3/2025	06-2025	7,696.00
sect8 - Section 8	307402	v0000227 - Westmall Court Pine St LLC	6/3/2025	06-2025	2,487.00
sect8 - Section 8	307403	v0000230 - Narrows Property Management	6/3/2025	06-2025	7,756.00
sect8 - Section 8	307404	v0000235 - ACA WA, LLC	6/3/2025	06-2025	5,726.00
sect8 - Section 8	307405	v0000237 - Pacific Meridian WA, LLC	6/3/2025	06-2025	5,305.00
sect8 - Section 8	307406	v0000239 - Murray Road Apartments LLC	6/3/2025	06-2025	1,869.00
sect8 - Section 8	307407	v0000240 - Jessica Vasquez-Soltero	6/3/2025	06-2025	1,188.00
sect8 - Section 8	307408	v0000241 - Edgar Esquivel Canales	6/3/2025	06-2025	2,089.00
sect8 - Section 8	307409	v0000242 - Tarmigan at Wapato Creek	6/3/2025	06-2025	3,216.00
sect8 - Section 8	307410	v0000245 - Imran Farhat	6/3/2025	06-2025	3,000.00
sect8 - Section 8	307411	v0000250 - The Making A Difference Foundation	6/3/2025	06-2025	2,387.00
sect8 - Section 8	307412	v0000251 - Renters Warehouse Washington, LLC	6/3/2025	06-2025	1,095.00
sect8 - Section 8	307413	v0000256 - Patricia Gilliland & Christopher Smith	6/3/2025	06-2025	2,000.00
sect8 - Section 8	307414	v0000265 - Thomas Moetaz	6/3/2025	06-2025	2,155.00
sect8 - Section 8	307415	v0000268 - Tiffany Johnson	6/3/2025	06-2025	2,957.00
sect8 - Section 8	307416	v0000270 - Bella SPE Owner LLC	6/3/2025	06-2025	3,216.00
sect8 - Section 8	307417	v0000271 - Nathan Hutchison	6/3/2025	06-2025	1,772.00
sect8 - Section 8	307418	v0000275 - Sandesh Sadalge	6/3/2025	06-2025	2,882.00
sect8 - Section 8	307419	v0000282 - Highland Manor Apartments LP	6/3/2025	06-2025	474.00
sect8 - Section 8	307420	v0000285 - Operation Red Dot, LLC	6/3/2025	06-2025	6,040.00
sect8 - Section 8	307421	v0000287 - Rainier Ridge Owner LLC	6/3/2025	06-2025	8,728.00
sect8 - Section 8	307422	v0000292 - Heather Clark	6/3/2025	06-2025	386.00
sect8 - Section 8	307423	v0000295 - 140th St LLC	6/3/2025	06-2025	1,121.00
sect8 - Section 8	307424	v0000302 - Pacific Apartment Investors LLC	6/3/2025	06-2025	1,011.00
sect8 - Section 8	307425	v0000303 - D2 Comm Lending, LLC	6/3/2025	06-2025	1,295.00
sect8 - Section 8	307426	v0000307 - Mohamed Dobashi	6/3/2025	06-2025	1,623.00
sect8 - Section 8	307427	v0000310 - Double Z Inc. Property Management	6/3/2025	06-2025	11,195.00
sect8 - Section 8	307428	v0000311 - Arrowhead Park Lakewood LLC	6/3/2025	06-2025	10,421.00
sect8 - Section 8	307429	v0000319 - Spencer	6/3/2025	06-2025	2,199.00
sect8 - Section 8	307430	v0000323 - Meadow Park Brownstones LLC	6/3/2025	06-2025	6,016.00
sect8 - Section 8	307431	v0000324 - KT DV LLC	6/3/2025	06-2025	1,895.00
sect8 - Section 8	307432	v0000337 - Hall Northwest LLC	6/3/2025	06-2025	1,185.00
sect8 - Section 8	307433	v0000339 - Amoriss PNW Inc.	6/3/2025	06-2025	4,777.00
sect8 - Section 8	307434	v0000341 - Skyliner LLC	6/3/2025	06-2025	1,295.00
sect8 - Section 8	307435	v0000343 - MacPherson's IV LLC	6/3/2025	06-2025	1,605.00
sect8 - Section 8	307436	v0000351 - Leopold Dudley	6/3/2025	06-2025	692.00



## Payment Summary

Bank=sect8 AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	307437	v0000353 - Lori Bish	6/3/2025	06-2025	1,575.00
sect8 - Section 8	307438	v0000354 - Abbey Lane Apartments LLC	6/3/2025	06-2025	1,323.00
sect8 - Section 8	307439	v0000355 - Raynee Branch	6/3/2025	06-2025	663.00
sect8 - Section 8	307440	v0000357 - Octavio Serrano	6/3/2025	06-2025	1,410.00
sect8 - Section 8	307441	v0000360 - Harinath Babu Sakamuri	6/3/2025	06-2025	3,493.00
sect8 - Section 8	307442	v0000364 - TLUS RISE Milton Copper Limited Partnershi	6/3/2025	06-2025	6,183.00
sect8 - Section 8	307443	v0000368 - Allenmore Brownstones LLC	6/3/2025	06-2025	1,927.00
sect8 - Section 8	307444	v0000372 - Rito G Ponce	6/3/2025	06-2025	1,138.00
sect8 - Section 8	307445	v0000375 - Orchard View	6/3/2025	06-2025	1,278.00
sect8 - Section 8	307446	v0000383 - Spartan Agency	6/3/2025	06-2025	4,086.00
sect8 - Section 8	307447	v0000389 - Nicholas Schwartz	6/3/2025	06-2025	828.00
sect8 - Section 8	307448	v0000390 - Correne Hall	6/3/2025	06-2025	1,266.00
sect8 - Section 8	307449	v0000392 - Ragaey Elbasiony	6/3/2025	06-2025	2,091.00
sect8 - Section 8	307450	v0000399 - University Crossings LLC	6/3/2025	06-2025	1,222.00
sect8 - Section 8	307451	v0000407 - Boylston WPIG LLC	6/3/2025	06-2025	3,672.00
sect8 - Section 8	307452	v0000408 - Andre Kravchenko	6/3/2025	06-2025	1,150.00
sect8 - Section 8	307453	v0000410 - Yanka Boyadzhieva	6/3/2025	06-2025	1,909.00
sect8 - Section 8	307454	v0000416 - Fircrest Star LLC	6/3/2025	06-2025	2,824.00
sect8 - Section 8	307455	v0000419 - Fairways TIC Manager LLC	6/3/2025	06-2025	5,928.00
sect8 - Section 8	307456	v0000421 - Tajinder Singh Dhillon	6/3/2025	06-2025	2,824.00
sect8 - Section 8	307457	v0000428 - Plateau 176 LLC	6/3/2025	06-2025	6,822.00
sect8 - Section 8	307458	v0000431 - Spanaway Collective Estates LLC	6/3/2025	06-2025	1,210.00
sect8 - Section 8	307459	v0000433 - Amyson Varughese	6/3/2025	06-2025	1,843.00
sect8 - Section 8	307460	v0000438 - SG MF Sierra Sun Investors LLC	6/3/2025	06-2025	5,172.00
sect8 - Section 8	307461	v0000444 - Lena M Williams	6/3/2025	06-2025	2,520.00
sect8 - Section 8	307462	v0000445 - RGPD LLC dba Ruby Apartments	6/3/2025	06-2025	2,806.00
sect8 - Section 8	307463	v0000446 - Jonathan Clark	6/3/2025	06-2025	1,163.00
sect8 - Section 8	307464	v0000449 - Rayco Alliance Company LLC	6/3/2025	06-2025	1,286.00
sect8 - Section 8	307465	v0000453 - Valentin Vakebila	6/3/2025	06-2025	1,678.00
sect8 - Section 8	307466	v0000455 - Rochelle Dabney	6/3/2025	06-2025	1,972.00
sect8 - Section 8	307467	v0000461 - Winsor Square Apartments LLC	6/3/2025	06-2025	1,287.00
sect8 - Section 8	307468	v0000465 - Aster Townhomes LLC	6/3/2025	06-2025	2,764.00
sect8 - Section 8	307469	v0000466 - Arav Ventures LLC	6/3/2025	06-2025	2,616.00
sect8 - Section 8	307470	v0000479 - Kenneth R Ferguson	6/3/2025	06-2025	3,083.00
sect8 - Section 8	307471	v0000484 - Vicky L Wyatt	6/3/2025	06-2025	1,258.00
sect8 - Section 8	307472	v0000486 - Peoples Real Estate	6/3/2025	06-2025	1,874.00
sect8 - Section 8	307473	v0000490 - Mark C Reid	6/3/2025	06-2025	756.00
sect8 - Section 8	307474	v0000503 - Utopia Property Management	6/3/2025	06-2025	6,426.00
sect8 - Section 8	307475	v0000504 - Hong Phuong Truong	6/3/2025	06-2025	2,968.00
sect8 - Section 8	307476	v0000515 - Douglas Haugh	6/3/2025	06-2025	1,560.00
sect8 - Section 8	307477	v0000517 - LASA	6/3/2025	06-2025	17,800.00
sect8 - Section 8	307478	v0000532 - Alik Gushevatty	6/3/2025	06-2025	1,420.00
sect8 - Section 8	307479	v0000537 - Gael Yimen Yimga	6/3/2025	06-2025	2,419.00



## Payment Summary

Bank=sect8 AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	307480	v0000539 - Roxanne Metcalf	6/3/2025	06-2025	3,232.00
sect8 - Section 8	307481	v0000541 - BNB Securities LLC	6/3/2025	06-2025	990.00
sect8 - Section 8	307482	v0000544 - Bella Vista Business	6/3/2025	06-2025	1,695.00
sect8 - Section 8	307483	v0000547 - Mynd Management Inc	6/3/2025	06-2025	2,862.00
sect8 - Section 8	307484	v0000549 - Foothill Properties Management LLC	6/3/2025	06-2025	5,081.00
sect8 - Section 8	307485	v0000553 - Country Mobile MHC LLC	6/3/2025	06-2025	1,861.00
sect8 - Section 8	307486	v0000563 - Brandee Percosky	6/3/2025	06-2025	1,563.00
sect8 - Section 8	307487	v0000564 - Nordic Real Estate LLC	6/3/2025	06-2025	5,667.00
sect8 - Section 8	307488	v0000566 - PPS Homes LLC	6/3/2025	06-2025	3,025.00
sect8 - Section 8	307489	v0000567 - VBT The Lookout LLC	6/3/2025	06-2025	4,717.00
sect8 - Section 8	307490	v0000570 - CR Hanna Midtown Communities	6/3/2025	06-2025	1,403.00
sect8 - Section 8	307491	v0000577 - Mahmoud Ahmed	6/3/2025	06-2025	1,360.00
sect8 - Section 8	307492	v0000591 - ELink Realty	6/3/2025	06-2025	1,116.00
sect8 - Section 8	307493	v0000598 - GRE River Grove LLC	6/3/2025	06-2025	1,423.00
sect8 - Section 8	307494	v0000600 - Fircrest Gardens Apartments LLC	6/3/2025	06-2025	1,321.00
sect8 - Section 8	307495	v0000602 - Tony & Barbara Patrinicola	6/3/2025	06-2025	1,979.00
sect8 - Section 8	307496	v0000604 - Xun Kang	6/3/2025	06-2025	2,456.00
sect8 - Section 8	307497	v0000605 - Germain Frantz	6/3/2025	06-2025	1,649.00
sect8 - Section 8	307498	v0000609 - Sundance 7427 LLC	6/3/2025	06-2025	11,493.00
sect8 - Section 8	307499	v0000611 - Joshua Kirkbride	6/3/2025	06-2025	770.00
sect8 - Section 8	307500	v0000617 - Vantage Real Estate	6/3/2025	06-2025	2,255.00
sect8 - Section 8	307501	v0000620 - Deborah Simpson	6/3/2025	06-2025	3,116.00
sect8 - Section 8	307502	v0000621 - JD & JB Enterprises LLC	6/3/2025	06-2025	2,150.00
sect8 - Section 8	307503	v0000623 - Marissa Eyon	6/3/2025	06-2025	485.00
sect8 - Section 8	307504	v0000628 - Tam Mai	6/3/2025	06-2025	2,522.00
sect8 - Section 8	307505	v0000629 - John Brodie	6/3/2025	06-2025	2,723.00
sect8 - Section 8	307506	v0000637 - Twenty Four Apartments LLC	6/3/2025	06-2025	9,505.00
sect8 - Section 8	307507	v0000638 - Pa-Foday Jaiteh	6/3/2025	06-2025	1,700.00
sect8 - Section 8	307508	v0000642 - Sage Lakewood LLC	6/3/2025	06-2025	962.00
sect8 - Section 8	307509	v0000646 - dba Bellamonte Apartments LLC	6/3/2025	06-2025	8,186.00
sect8 - Section 8	307510	v0000647 - dba Briarstone Apartments LLC	6/3/2025	06-2025	16,310.00
sect8 - Section 8	307511	v0000648 - DBA Terravista Apts LLC	6/3/2025	06-2025	33,061.00
sect8 - Section 8	307512	v0000649 - 97th St LLC	6/3/2025	06-2025	2,850.00
sect8 - Section 8	307513	v0000655 - Southern Pines 50 LLC	6/3/2025	06-2025	3,914.00
sect8 - Section 8	307514	v0000663 - Kapowsin Country Park LLC	6/3/2025	06-2025	1,068.00
sect8 - Section 8	307515	v0000664 - Beyond Seattle Realty LLC	6/3/2025	06-2025	1,319.00
sect8 - Section 8	307516	v0000670 - Gavin Chan	6/3/2025	06-2025	2,655.00
sect8 - Section 8	307517	v0000675 - Dennis Ruff	6/3/2025	06-2025	1,967.00
sect8 - Section 8	307518	v0000678 - dba The Dock at Surprise Lake	6/3/2025	06-2025	3,978.00
sect8 - Section 8	307519	v0000685 - Jerry Wolfe	6/3/2025	06-2025	743.00
sect8 - Section 8	307520	v0000699 - GyG Golden Gates LLC	6/3/2025	06-2025	1,275.00
sect8 - Section 8	307521	v0000703 - Kyle Denbrook	6/3/2025	06-2025	1,255.00
sect8 - Section 8	307522	v0000709 - Alvin Nguyen	6/3/2025	06-2025	1,054.00



## Payment Summary

Bank=sect8 AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	307523	v0000711 - Robert Perez	6/3/2025	06-2025	1,294.00
sect8 - Section 8	307524	v0000718 - SunFire Property Management	6/3/2025	06-2025	1,513.00
sect8 - Section 8	307525	v0000720 - Sione Unga	6/3/2025	06-2025	1,339.00
sect8 - Section 8	307526	v0000721 - Seattle Rental Boat LLC	6/3/2025	06-2025	747.00
sect8 - Section 8	307527	v0000723 - Sumaira Qureshi	6/3/2025	06-2025	1,867.00
sect8 - Section 8	307528	v0000728 - Kevin Wurn	6/3/2025	06-2025	2,099.00
sect8 - Section 8	307529	v0000735 - Kim Dang	6/3/2025	06-2025	2,900.00
sect8 - Section 8	307530	v0000741 - ORO Altitude Owner LLC	6/3/2025	06-2025	7,707.00
sect8 - Section 8	307531	v0000756 - Graham Legacy LLC	6/3/2025	06-2025	3,200.00
sect8 - Section 8	307532	v0000757 - Hidden Firs Apartments	6/3/2025	06-2025	2,070.00
sect8 - Section 8	307533	v0000758 - Venture Development LLC	6/3/2025	06-2025	1,382.00
sect8 - Section 8	307534	v0000760 - Dung Trinh	6/3/2025	06-2025	2,455.00
sect8 - Section 8	307535	v0000764 - Ewayne Solutions LLC	6/3/2025	06-2025	2,035.00
sect8 - Section 8	307536	v0000766 - Avalon Invest LLC	6/3/2025	06-2025	798.00
sect8 - Section 8	307537	v0000771 - Mica Bay Investments LLC	6/3/2025	06-2025	2,600.00
sect8 - Section 8	307538	v0000776 - Myles Hirahara	6/3/2025	06-2025	838.00
sect8 - Section 8	307539	valleyviewap - Dominion Valley View Associates	6/3/2025	06-2025	5,100.00
sect8 - Section 8	307540	vanbuskirkfa - Van Buskirk Family LLC	6/3/2025	06-2025	1,158.00
sect8 - Section 8	307541	vancouve - Vancouver Housing Authority	6/3/2025	06-2025	8,934.50
sect8 - Section 8	307542	vanessaview - KEI Apartment Fund 6 LLC	6/3/2025	06-2025	5,129.00
sect8 - Section 8	307543	vhcresidenti - VHC Residential LLC	6/3/2025	06-2025	564.00
sect8 - Section 8	307544	viewbyvintag - View By Vintage LP	6/3/2025	06-2025	18,658.00
sect8 - Section 8	307545	villageatsee - Inland Residential Real Estate Services	6/3/2025	06-2025	17,148.00
sect8 - Section 8	307546	villagesquar - Village Square Apartments	6/3/2025	06-2025	1,869.00
sect8 - Section 8	307547	villaplazaap - Villa Plaza Apartments	6/3/2025	06-2025	883.00
sect8 - Section 8	307548	vintageattac - Vintage At Tacoma, LLC	6/3/2025	06-2025	2,298.00
sect8 - Section 8	307549	vistapropert - Vista Property Management LLC	6/3/2025	06-2025	6,725.00
sect8 - Section 8	307550	vistaviewtow - Puget Sound TNC LLC	6/3/2025	06-2025	3,397.00
sect8 - Section 8	307551	vuongtam - Tam Vuong	6/3/2025	06-2025	6,458.00
sect8 - Section 8	307552	wa003bremert - Bremerton Housing Authority	6/3/2025	06-2025	1,004.34
sect8 - Section 8	307553	waichanleung - Leung Wai Chan	6/3/2025	06-2025	1,629.00
sect8 - Section 8	307554	waldmeister - Robert Bonneville	6/3/2025	06-2025	1,066.00
sect8 - Section 8	307555	wangjie - Lacey Invest LLC	6/3/2025	06-2025	1,291.00
sect8 - Section 8	307556	waterfallapa - Jacob Cohen	6/3/2025	06-2025	1,346.00
sect8 - Section 8	307557	waverlymanor - BESS Company Inc	6/3/2025	06-2025	3,355.00
sect8 - Section 8	307558	weidenbacher - Kum Cha Weidenbacher	6/3/2025	06-2025	1,330.00
sect8 - Section 8	307559	westmainapar - Northshore Associates LLC	6/3/2025	06-2025	845.00
sect8 - Section 8	307560	westminstert - PCS Kent LP	6/3/2025	06-2025	12,376.00
sect8 - Section 8	307561	westsidestat - North Pearl Street Limited Partnership	6/3/2025	06-2025	1,107.00
sect8 - Section 8	307562	westwoodapar - Northshore Associates LLC	6/3/2025	06-2025	1,179.00
sect8 - Section 8	307563	westwoodpark - Westwood Park 815 LLC	6/3/2025	06-2025	1,343.00
sect8 - Section 8	307564	westwoodsqua - Peninsula Properties LLC	6/3/2025	06-2025	2,384.00
sect8 - Section 8	307565	whalenmichae - Michael Whalen	6/3/2025	06-2025	4,900.00



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sect8 - Section 8	307566	wiedersc - Scott Wieder	6/3/2025	06-2025	1,753.00
sect8 - Section 8	307567	wilcoxnick - Nick Wilcox	6/3/2025	06-2025	2,147.00
sect8 - Section 8	307568	williamsmarc - Williams, Marcy A.	6/3/2025	06-2025	484.00
sect8 - Section 8	307569	williamsmark - Mark Williams	6/3/2025	06-2025	488.00
sect8 - Section 8	307570	williamsrene - Renee Williams-Ivery	6/3/2025	06-2025	1,702.00
sect8 - Section 8	307571	willowgreenv - Willow Green Village Apartments LLC	6/3/2025	06-2025	2,783.00
sect8 - Section 8	307572	willowspring - Willow Diamond LLC	6/3/2025	06-2025	2,860.00
sect8 - Section 8	307573	wilsondave - Dave Wilson	6/3/2025	06-2025	2,340.00
sect8 - Section 8	307574	windermere - View Road LLC	6/3/2025	06-2025	1,194.00
sect8 - Section 8	307575	windridgeapa - Windridge Apartment, LLC	6/3/2025	06-2025	2,401.00
sect8 - Section 8	307576	wisteriawalk - Wisteria Housing LP	6/3/2025	06-2025	18,297.00
sect8 - Section 8	307577	wonderlandap - Yuan Zhang	6/3/2025	06-2025	1,305.00
sect8 - Section 8	307578	wongdaniel - Daniel Wong	6/3/2025	06-2025	3,919.00
sect8 - Section 8	307579	woodlakeesta - Williamswood Estates LLC	6/3/2025	06-2025	1,528.00
sect8 - Section 8	307580	woodmarkapar - CR Woodmark Communities LLC	6/3/2025	06-2025	42,044.00
sect8 - Section 8	307581	woodshireapa - S & B Rental Properties	6/3/2025	06-2025	3,078.00
sect8 - Section 8	307582	wrightcarl - Carl Wright	6/3/2025	06-2025	2,341.00
sect8 - Section 8	307583	wrightmark - Mark Wright	6/3/2025	06-2025	738.00
sect8 - Section 8	307584	yichung - Chung H Yi	6/3/2025	06-2025	1.00
sect8 - Section 8	307585	yokestimothy - Timothy Yokes	6/3/2025	06-2025	882.00
sect8 - Section 8	307586	yorkerbrian - Brian Yorker	6/3/2025	06-2025	960.00
sect8 - Section 8	307587	yzinternatio - Hailing Zhang	6/3/2025	06-2025	1,107.00
sect8 - Section 8	307588	zessin Debbie - Debbie M Zessin	6/3/2025	06-2025	1,047.00
sect8 - Section 8	307589	zurichhouse - Penninsula Properties LLC	6/3/2025	06-2025	3,465.00
sect8 - Section 8	307590		6/18/2025	06-2025	56.00
sect8 - Section 8	307591		6/18/2025	06-2025	60.00
sect8 - Section 8	307592	20182ihborro - 2018-2 IH Borrower LP	6/18/2025	06-2025	4,845.00
sect8 - Section 8	307593	73058jevons - 7305 8th Ave, LLC	6/18/2025	06-2025	1,493.00
sect8 - Section 8	307594	affinityreal - Affinity Real Estate Mangement	6/18/2025	06-2025	189.00
sect8 - Section 8	307595	americanhome - American Homes 4 Rent LP	6/18/2025	06-2025	874.00
sect8 - Section 8	307596	barryenterpr - Barry Enterprises	6/18/2025	06-2025	297.00
sect8 - Section 8	307597	bradleyparka - MIG RE Investors 1 LLC	6/18/2025	06-2025	147.00
sect8 - Section 8	307598	cedarcrestap - Ricardo Lockhart	6/18/2025	06-2025	1,051.00
sect8 - Section 8	307599	cherrytreeap - Lobs Lakewood, LLC	6/18/2025	06-2025	961.00
sect8 - Section 8	307600	citizennoake - CLPF C&O Lakewood LLC	6/18/2025	06-2025	3,515.00
sect8 - Section 8	307601	corvinproper - Corvin Properties LLC	6/18/2025	06-2025	734.00
sect8 - Section 8	307602	cottonwoodda - Cottonwood Davis LLC	6/18/2025	06-2025	818.00
sect8 - Section 8	307603	countryestat - Country Estates Apartments	6/18/2025	06-2025	40.00
sect8 - Section 8	307604	dutkavadam - Vadim Dutka	6/18/2025	06-2025	902.00
sect8 - Section 8	307605	edgewoodheig - Edgewood Heights LLC	6/18/2025	06-2025	2,655.00
sect8 - Section 8	307606	fairmontpark - Fairmont Park Apts	6/18/2025	06-2025	298.00
sect8 - Section 8	307607	firparkapart - Brink Investment Group LLC	6/18/2025	06-2025	1,326.00
sect8 - Section 8	307608	foresthillvi - Als Pac Heights LLC	6/18/2025	06-2025	66.00



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sect8 - Section 8	307609	glenbrookapa - Fair Ave Delaware LLC	6/18/2025	06-2025	1,190.00
sect8 - Section 8	307610	havenpropert - Haven Property Management LLC	6/18/2025	06-2025	473.00
sect8 - Section 8	307611	kingcountyho - King County Housing Authority	6/18/2025	06-2025	1,096.31
sect8 - Section 8	307612	koreanwo - Korean Women's Association	6/18/2025	06-2025	2,281.00
sect8 - Section 8	307613	krishnam - Mani Krishnamurthy	6/18/2025	06-2025	1,092.00
sect8 - Section 8	307614	merrillcreek - Canal Office Limited Partnership	6/18/2025	06-2025	946.00
sect8 - Section 8	307615	rentalsnorth - Rentals Northwest LLC	6/18/2025	06-2025	264.00
sect8 - Section 8	307616	sheridanstre - Sheridan Street Duplexes LLC	6/18/2025	06-2025	368.00
sect8 - Section 8	307617	singhsandeep - Sandeep Singh	6/18/2025	06-2025	3,594.00
sect8 - Section 8	307618		6/18/2025	06-2025	73.00
sect8 - Section 8	307619		6/18/2025	06-2025	96.00
sect8 - Section 8	307620		6/18/2025	06-2025	213.00
sect8 - Section 8	307621		6/18/2025	06-2025	12.00
sect8 - Section 8	307622		6/18/2025	06-2025	28.00
sect8 - Section 8	307623	thejosephgro - Cedar One LLC	6/18/2025	06-2025	845.00
sect8 - Section 8	307624	thurston - Thurston County Housing Authority	6/18/2025	06-2025	26,087.11
sect8 - Section 8	307625	v0000023 - American Homes 4 Rent, L.P.	6/18/2025	06-2025	385.00
sect8 - Section 8	307626	v0000035 - Skyline Property Management LLC	6/18/2025	06-2025	84.00
sect8 - Section 8	307627	v0000171 - Jevons Property Management	6/18/2025	06-2025	3,511.00
sect8 - Section 8	307628	v0000177 - Royal 2 NWI TIC, LLC	6/18/2025	06-2025	1,268.00
sect8 - Section 8	307629	v0000189 - ADN Assets LLC	6/18/2025	06-2025	2,371.00
sect8 - Section 8	307630	v0000224 - Key Renter Tacoma Property Management	6/18/2025	06-2025	1,509.00
sect8 - Section 8	307631	v0000310 - Double Z Inc. Property Management	6/18/2025	06-2025	3,408.00
sect8 - Section 8	307632	v0000311 - Arrowhead Park Lakewood LLC	6/18/2025	06-2025	916.00
sect8 - Section 8	307633	v0000323 - Meadow Park Brownstones LLC	6/18/2025	06-2025	1,663.00
sect8 - Section 8	307634	v0000455 - Rochelle Dabney	6/18/2025	06-2025	952.00
sect8 - Section 8	307635	v0000503 - Utopia Property Management	6/18/2025	06-2025	981.00
sect8 - Section 8	307636	v0000517 - LASA	6/18/2025	06-2025	1,161.00
sect8 - Section 8	307637	v0000547 - Mynd Management Inc	6/18/2025	06-2025	623.00
sect8 - Section 8	307638	v0000563 - Brandee Percosky	6/18/2025	06-2025	234.00
sect8 - Section 8	307639	v0000567 - VBT The Lookout LLC	6/18/2025	06-2025	200.00
sect8 - Section 8	307640	v0000605 - Germain Frantz	6/18/2025	06-2025	1,120.00
sect8 - Section 8	307641	v0000648 - DBA Terravista Apts LLC	6/18/2025	06-2025	2,317.00
sect8 - Section 8	307642	v0000778 - Nicholas Bostwick	6/18/2025	06-2025	646.00
sect8 - Section 8	307643	v0000798 - Sukhwinder Singh	6/18/2025	06-2025	2,199.00
sect8 - Section 8	307644	vancouve - Vancouver Housing Authority	6/18/2025	06-2025	2,554.97
sect8 - Section 8	307645	woodmarkapar - CR Woodmark Communities LLC	6/18/2025	06-2025	516.00
sect8 - Section 8	307646	yichung - Chung H Yi	6/18/2025	06-2025	2,276.00
sect8 - Section 8	351067		6/5/2025	06-2025	-195.00
sect8 - Section 8	352852	pcha - Pierce County Housing Authority	6/5/2025	06-2025	-1,012.00
sect8 - Section 8	355476	v0000230 - Narrows Property Management	6/16/2025	06-2025	-2,475.00
sect8 - Section 8	357145	v0000288 - Solace at Rainier Ridge	6/3/2025	06-2025	-2,306.00
sect8 - Section 8	357150	v0000346 - Hidden Glen MHC LLC	6/20/2025	06-2025	-488.00





## Payment Summary

Bank=sect8 AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	357154	v0000367 - Sandco Properties, Inc	6/10/2025	06-2025	-2,931.00
sect8 - Section 8	357215	v0000700 - Properties HR LLC	6/3/2025	06-2025	-1,660.00
sect8 - Section 8	357248	v0000708 - Landon Payne	6/16/2025	06-2025	-1,860.00
sect8 - Section 8	357253	belaraapartm - KW Lakeland LLC	6/2/2025	06-2025	2,466.00
sect8 - Section 8	357254	harborviewma - Harbor View Manor LLP	6/2/2025	06-2025	2,592.00
sect8 - Section 8	357255	harriscounty - Harris County Housing Authority	6/2/2025	06-2025	2,689.34
sect8 - Section 8	357256	hochahalbalb - Balbir Chahal	6/2/2025	06-2025	968.00
sect8 - Section 8	357257	johnsonfrank - Frank Johnson	6/2/2025	06-2025	1,450.00
sect8 - Section 8	357258	legacyapartm - The Legacy Associates	6/2/2025	06-2025	886.00
sect8 - Section 8	357259	montgom - HOC Of Montgomery County	6/2/2025	06-2025	624.13
sect8 - Section 8	357260	swidaho - SW Idaho Coop., H A	6/2/2025	06-2025	1,743.34
sect8 - Section 8	357261		6/2/2025	06-2025	134.00
sect8 - Section 8	357262		6/2/2025	06-2025	43.00
sect8 - Section 8	357263		6/2/2025	06-2025	92.00
sect8 - Section 8	357264		6/2/2025	06-2025	188.00
sect8 - Section 8	357265		6/2/2025	06-2025	5.00
sect8 - Section 8	357266		6/2/2025	06-2025	450.00
sect8 - Section 8	357267	townhomesmou - TA Sumner Fee Owner LLC	6/2/2025	06-2025	896.00
sect8 - Section 8	357268	v0000010 - Grand Prairie Housing	6/2/2025	06-2025	1,416.34
sect8 - Section 8	357269	v0000013 - KTM Properties	6/2/2025	06-2025	420.00
sect8 - Section 8	357270	v0000025 - vSJC Management	6/2/2025	06-2025	1,805.00
sect8 - Section 8	357271	v0000033 - Hidden Villa Apartments LLC	6/2/2025	06-2025	877.00
sect8 - Section 8	357272	v0000048 - Glacier Run Apartments	6/2/2025	06-2025	7,330.00
sect8 - Section 8	357273	v0000059 - 168 Norpoint LLC	6/2/2025	06-2025	1,420.00
sect8 - Section 8	357274	v0000080 - Re/Max Northwest	6/2/2025	06-2025	1,714.00
sect8 - Section 8	357275	v0000102 - Avana Chestnut Hills	6/2/2025	06-2025	1,482.00
sect8 - Section 8	357276	v0000132 - Randall Realty Corp	6/2/2025	06-2025	1,343.00
sect8 - Section 8	357277	v0000144 - Melissa Koenig	6/2/2025	06-2025	3,007.00
sect8 - Section 8	357278	v0000151 - One Way Properties, LLC	6/2/2025	06-2025	2,595.00
sect8 - Section 8	357279	v0000164 - Big Sis Little Sis Enterprises, LLC	6/2/2025	06-2025	1,334.00
sect8 - Section 8	357280	v0000169 - Curtis Clemons	6/2/2025	06-2025	492.00
sect8 - Section 8	357281	v0000183 - IH6 Property Borrower LP - AP	6/2/2025	06-2025	10,279.00
sect8 - Section 8	357282	v0000202 - Richard Rolle	6/2/2025	06-2025	1,466.00
sect8 - Section 8	357283	v0000215 - Remax Honors	6/2/2025	06-2025	4,249.00
sect8 - Section 8	357284	v0000223 - 40th Street TNC LLC	6/2/2025	06-2025	1,490.00
sect8 - Section 8	357285	v0000248 - Eagle Mountain Properties LLC	6/2/2025	06-2025	2,317.00
sect8 - Section 8	357286	v0000258 - Pacific Ridge CMS LLC	6/2/2025	06-2025	1,509.00
sect8 - Section 8	357287	v0000264 - Latitude 47 Mixed Use Building LLC	6/2/2025	06-2025	2,067.00
sect8 - Section 8	357288	v0000272 - Mark Twain Apartments LLC	6/2/2025	06-2025	989.00
sect8 - Section 8	357289	v0000274 - Vista Del Rey Apartments	6/2/2025	06-2025	903.00
sect8 - Section 8	357290	v0000279 - Property Management Group LLC	6/2/2025	06-2025	1,255.00
sect8 - Section 8	357291	v0000305 - Yong Ahn	6/2/2025	06-2025	3,336.00
sect8 - Section 8	357292	v0000309 - Tecton Corporation	6/2/2025	06-2025	1,536.00





## Payment Summary

Bank=sect8 AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	357293	v0000322 - Palermo at Lakeland LLC	6/2/2025	06-2025	2,205.00
sect8 - Section 8	357294	v0000331 - Trimark-Hoyt Road, LLC	6/2/2025	06-2025	1,509.00
sect8 - Section 8	357295	v0000346 - Hidden Glen MHC LLC	6/2/2025	06-2025	488.00
sect8 - Section 8	357296	v0000349 - NWI R1, LLC	6/2/2025	06-2025	2,011.00
sect8 - Section 8	357297	v0000361 - W & W Investment Properties	6/2/2025	06-2025	1,281.00
sect8 - Section 8	357298	v0000363 - Surat Chatha	6/2/2025	06-2025	955.00
sect8 - Section 8	357299	v0000367 - Sandco Properties, Inc	6/2/2025	06-2025	2,788.00
sect8 - Section 8	357300	v0000370 - Ironridge Capital LLC	6/2/2025	06-2025	1,795.00
sect8 - Section 8	357301	v0000374 - MJ Development LLC	6/2/2025	06-2025	1,204.00
sect8 - Section 8	357302	v0000379 - Denton Housing Authority	6/2/2025	06-2025	1,433.13
sect8 - Section 8	357303	v0000396 - Dallas County	6/2/2025	06-2025	2,129.34
sect8 - Section 8	357304	v0000401 - Deerfield LLC	6/2/2025	06-2025	1,573.00
sect8 - Section 8	357305	v0000405 - Lawndale Apartments LLC	6/2/2025	06-2025	1,950.00
sect8 - Section 8	357306	v0000415 - McKinney Housing Authority	6/2/2025	06-2025	1,268.00
sect8 - Section 8	357307	v0000418 - Christina M Campbell	6/2/2025	06-2025	2,700.00
sect8 - Section 8	357308	v0000423 - Olympic Management Company	6/2/2025	06-2025	4,530.00
sect8 - Section 8	357308	v0000423 - Olympic Management Company	6/25/2025	06-2025	-4,530.00
sect8 - Section 8	357309	v0000426 - American Lake Townhomes, LLLP	6/2/2025	06-2025	1,249.00
sect8 - Section 8	357310	v0000437 - Fort Worth Housing Solutions	6/2/2025	06-2025	1,950.34
sect8 - Section 8	357311	v0000451 - Evergreen Acres Family LLC	6/2/2025	06-2025	1,439.00
sect8 - Section 8	357312	v0000457 - Radimir Mandzyuk	6/2/2025	06-2025	813.00
sect8 - Section 8	357313	v0000460 - Giovanna Iovino	6/2/2025	06-2025	1,140.00
sect8 - Section 8	357314	v0000473 - Lincoln Court TNC LLC	6/2/2025	06-2025	1,016.00
sect8 - Section 8	357315	v0000482 - Bradley Park Apartment LLC	6/2/2025	06-2025	1,885.00
sect8 - Section 8	357316	v0000487 - Four Lakes Apartments LLC	6/2/2025	06-2025	991.00
sect8 - Section 8	357317	v0000495 - David Asher	6/2/2025	06-2025	541.00
sect8 - Section 8	357318	v0000510 - Marco Sound LLC	6/2/2025	06-2025	1,671.00
sect8 - Section 8	357319	v0000511 - Copper Way Apartments LLC	6/2/2025	06-2025	4,989.00
sect8 - Section 8	357320	v0000513 - Marc Jerry Estinville	6/2/2025	06-2025	3,395.00
sect8 - Section 8	357320	v0000513 - Marc Jerry Estinville	6/25/2025	06-2025	-3,395.00
sect8 - Section 8	357321	v0000522 - VBC Mason Avenue III LP	6/2/2025	06-2025	1,246.00
sect8 - Section 8	357322	v0000525 - Vacation Villas LLC	6/2/2025	06-2025	8,059.00
sect8 - Section 8	357323	v0000529 - TA Main Fee Owner LLC	6/2/2025	06-2025	2,840.00
sect8 - Section 8	357324	v0000536 - Marqise Allen	6/2/2025	06-2025	2,710.00
sect8 - Section 8	357325	v0000538 - Sasikanth Reddy	6/2/2025	06-2025	1,530.00
sect8 - Section 8	357326	v0000543 - Margarita Sedrakyan	6/2/2025	06-2025	2,859.00
sect8 - Section 8	357327	v0000545 - Sparq Living LLC	6/2/2025	06-2025	9,420.00
sect8 - Section 8	357328	v0000561 - 2024-1 IH Borrower LP	6/2/2025	06-2025	1,396.00
sect8 - Section 8	357329	v0000579 - Josephine Heany	6/2/2025	06-2025	1,634.00
sect8 - Section 8	357330	v0000581 - Washington County Department of Housing	6/2/2025	06-2025	2,000.34
sect8 - Section 8	357331	v0000582 - Housing Hilltop	6/2/2025	06-2025	7,244.00
sect8 - Section 8	357332	v0000584 - HPA CL1 LLC	6/2/2025	06-2025	2,307.00
sect8 - Section 8	357333	v0000587 - Cavalier Park Investment Homes LLC	6/2/2025	06-2025	1,333.00



## Payment Summary

Bank=sect8 AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	357334	v0000590 - Jen Family Properties LLC	6/2/2025	06-2025	741.00
sect8 - Section 8	357335	v0000593 - Targa Real Estate	6/2/2025	06-2025	2,787.00
sect8 - Section 8	357336	v0000594 - HPA II Borrower 2021-1LLC	6/2/2025	06-2025	10,647.00
sect8 - Section 8	357337	v0000596 - Condo Group One LLC	6/2/2025	06-2025	1,800.00
sect8 - Section 8	357338	v0000607 - TA Pearl Fee Owner LLC	6/2/2025	06-2025	6,836.00
sect8 - Section 8	357339	v0000610 - The Landing at Lake Tapps LLC	6/2/2025	06-2025	1,523.00
sect8 - Section 8	357340	v0000612 - GRE Northpoint LLC	6/2/2025	06-2025	1,087.00
sect8 - Section 8	357341	v0000614 - The Douglas at Sunrise	6/2/2025	06-2025	2,335.00
sect8 - Section 8	357342	v0000619 - Ad-West Realty Service	6/2/2025	06-2025	1,514.00
sect8 - Section 8	357343	v0000625 - Renew Property Management	6/2/2025	06-2025	2,528.00
sect8 - Section 8	357344	v0000632 - Davon Jones	6/2/2025	06-2025	1,686.00
sect8 - Section 8	357345	v0000636 - Justin Yu	6/2/2025	06-2025	2,624.00
sect8 - Section 8	357346	v0000639 - Lakewood Investors LLC	6/2/2025	06-2025	679.00
sect8 - Section 8	357347	v0000640 - Pathfinder Milton Holdings LLC	6/2/2025	06-2025	3,737.00
sect8 - Section 8	357348	v0000641 - Tapps Rentals LLC	6/2/2025	06-2025	2,704.00
sect8 - Section 8	357349	v0000645 - Towers Business Explorations LLC	6/2/2025	06-2025	1,135.00
sect8 - Section 8	357350	v0000646 - dba Bellamonte Apartments LLC	6/2/2025	06-2025	8,186.00
sect8 - Section 8	357351	v0000648 - DBA Terravista Apts LLC	6/2/2025	06-2025	36,971.00
sect8 - Section 8	357352	v0000650 - Gams Creekside 2 LLC	6/2/2025	06-2025	624.00
sect8 - Section 8	357353	v0000656 - Garden Square	6/2/2025	06-2025	1,047.00
sect8 - Section 8	357354	v0000658 - Krubale Mulugeta	6/2/2025	06-2025	1,250.00
sect8 - Section 8	357355	v0000665 - Erickson Forest Grove LLC	6/2/2025	06-2025	1,596.00
sect8 - Section 8	357356	v0000679 - Vanessa Kuhlman	6/2/2025	06-2025	9,214.00
sect8 - Section 8	357357	v0000683 - 245 Stadium LLC	6/2/2025	06-2025	1,227.00
sect8 - Section 8	357358	v0000697 - 916 S I Duplexes LLC	6/2/2025	06-2025	1,041.00
sect8 - Section 8	357359	v0000698 - Lobs Tacoma LLC	6/2/2025	06-2025	1,601.00
sect8 - Section 8	357360	v0000705 - MKM Heritage LL	6/2/2025	06-2025	3,903.00
sect8 - Section 8	357361	v0000708 - Landon Payne	6/2/2025	06-2025	703.00
sect8 - Section 8	357362	v0000712 - Ramallah Apartments LLC	6/2/2025	06-2025	1,237.00
sect8 - Section 8	357363	v0000726 - The Woodlands	6/2/2025	06-2025	2,158.00
sect8 - Section 8	357364	v0000730 - MJJ Family Investments LLLP	6/2/2025	06-2025	1,170.00
sect8 - Section 8	357365	v0000731 - Ying Xu	6/2/2025	06-2025	2,537.00
sect8 - Section 8	357366	v0000739 - Lubbock Housing Authority	6/2/2025	06-2025	2,679.98
sect8 - Section 8	357367	v0000743 - Equity Realty Inc	6/2/2025	06-2025	1,725.00
sect8 - Section 8	357368	v0000744 - Malibu Apartments LLC	6/2/2025	06-2025	1,977.00
sect8 - Section 8	357369	v0000755 - Trellis Pointe LLC	6/2/2025	06-2025	2,660.00
sect8 - Section 8	357370	v0000759 - Jeffrey Davis	6/2/2025	06-2025	3,605.00
sect8 - Section 8	357371	v0000765 - Vasiliy Andriyuk	6/2/2025	06-2025	1,374.00
sect8 - Section 8	357372	v0000772 - PAM Group Home	6/2/2025	06-2025	680.00
sect8 - Section 8	357373	vaz001 - Phoenix Housing Department	6/2/2025	06-2025	480.34
sect8 - Section 8	357374	vaz028 - City of Chandler Housing and Redev.	6/2/2025	06-2025	2,397.34
sect8 - Section 8	357375	vfl201 - Osceola County Human Services Department	6/2/2025	06-2025	1,150.14
sect8 - Section 8	357376	vynguyen - Vy Nguyen	6/2/2025	06-2025	1,725.00



## Payment Summary

Bank=sect8 AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

sect8 - Section 8	357377		6/17/2025	06-2025	16.00
sect8 - Section 8	357378	sandiego - San Diego Housing Commission	6/17/2025	06-2025	8,503.02
sect8 - Section 8	357379		6/17/2025	06-2025	310.00
sect8 - Section 8	357380		6/17/2025	06-2025	12.00
sect8 - Section 8	357381		6/17/2025	06-2025	17.00
sect8 - Section 8	357382		6/17/2025	06-2025	16.00
sect8 - Section 8	357383	v0000230 - Narrows Property Management	6/17/2025	06-2025	2,475.00
sect8 - Section 8	357384	v0000288 - Solace at Rainier Ridge	6/17/2025	06-2025	2,306.00
sect8 - Section 8	357385	v0000330 - Schertz Housing Authority	6/17/2025	06-2025	9,808.02
sect8 - Section 8	357386	v0000367 - Sandco Properties, Inc	6/17/2025	06-2025	2,931.00
sect8 - Section 8	357387	v0000443 - Oklahoma Housing Finance Agency	6/17/2025	06-2025	8,178.95
sect8 - Section 8	357388	v0000545 - Sparq Living LLC	6/17/2025	06-2025	135.00
sect8 - Section 8	357389	v0000582 - Housing Hilltop	6/17/2025	06-2025	881.00
sect8 - Section 8	357390	v0000700 - Properties HR LLC	6/17/2025	06-2025	1,660.00
sect8 - Section 8	357391	v0000706 - Lincoln Senior Housing LLP	6/17/2025	06-2025	18,015.00
sect8 - Section 8	357392	v0000708 - Landon Payne	6/17/2025	06-2025	1,860.00
sect8 - Section 8	357393	v0000794 - Msquared Enterprises LLC	6/17/2025	06-2025	1,231.00
sect8 - Section 8	357394	v0000795 - Op Outlook LLC	6/17/2025	06-2025	1,785.00
<b>*Tenant information has been removed for privacy.</b>					<b>3,877,185.95</b>



## Payment Summary

Bank=lipmgmt AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

			Check	Post	Total
Bank	Check#	Vendor*	Date	Month	Amount
lipmgmt - LIPH Management	1182		6/3/2025	06-2025	34.00
lipmgmt - LIPH Management	1183		6/3/2025	06-2025	53.00
lipmgmt - LIPH Management	1184		6/3/2025	06-2025	582.00
lipmgmt - LIPH Management	1185		6/3/2025	06-2025	114.00
lipmgmt - LIPH Management	1186		6/3/2025	06-2025	81.00
<b>*Tenant information has been removed for privacy.</b>					<b>864.00</b>





## **HOUSING PIERCE COUNTY**

11515 Canyon Road E, Puyallup, WA, 98373 | 253-620-5400 | [www.HousingPC.org](http://www.HousingPC.org)

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## **NEW BUSINESS**

JULY 30<sup>TH</sup>, 2025



11515 Canyon Road E, Puyallup, WA, 98373 | 253-620-5400 | [www.HousingPC.org](http://www.HousingPC.org)

## RESOLUTION 1971

### TO APPROVE THE UPDATED 2025 ADMINISTRATIVE PLAN

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has entered into contracts with the Pierce County Housing Authority (the "Authority") to provide housing assistance through the Housing Choice Voucher (HCV) Program, and;

WHEREAS, in accordance with federal regulations under 24 CFR Part 982 and 24 CFR Part 903, the Authority is required to maintain and regularly update an Administrative Plan that establishes policies for administering the HCV Program in compliance with HUD requirements and in alignment with local goals and objectives, and;

WHEREAS, the Authority has completed a comprehensive review and update of its Administrative Plan to reflect recent federal regulatory changes, including those introduced under the Housing Opportunity Through Modernization Act (HOTMA), and to improve clarity, compliance, and operational effectiveness, and;

WHEREAS, the Authority utilized compliance resources from Nan McKay & Associates and engaged staff across department, including leadership, HCV Department personnel, to ensure that revisions align with current HUD requirements and industry best practices, and;

WHEREAS, the updated Administrative Plan was made available for a 45-day public comment period beginning on April 3, 2025, and concluding on May 19, 2025, during which 12 public comments were received and reviewed, and;

WHEREAS, the Authority recognizes the importance of transparency, community input, and ongoing improvement in the administration of its programs;

NOW THEREFORE LET IT BE RESOLVED THAT the Board of Commissioners hereby approves and adopts the 2025 Administrative Plan as revised, and directs that it be implemented effective immediately wherever possible, and the rest implemented as updates to HUD documents make changes feasible, and incorporated into the Authority's governing policies.

So signed and approved:

\_\_\_\_\_  
**Mark Martinez**  
Chair of the Board

\_\_\_\_\_  
Date

\_\_\_\_\_  
**James Stretz**  
Executive Director

\_\_\_\_\_  
Date



Public Comment ID#	Received Date	Name	Email	Comment
7151	4/19/2025	Jesse McGowan	jdmac1062@yahoo.com	When will the waiting list for rent vouchers open? Thank you.
7175	4/25/2025	Carrie Conner	connorcarrie333@yahoo.com	I have been waiting for your to receive or even have the opportunity for a section 8 voucher. My number was pulled last year but placed back on the list due to lack of funding. When will this be addressed? It is not fair for the people who need assistance and have been promised services.
7182	4/27/2025	Jaime Rittinger	jme1979@gmail.com	My family of 4 has been separated for about a year and half. I want nothing more than to be under the same roof as my kids and our family reunite. Please help us! I had a stroke about 5 years ago and lost my whole right side and is been a long road but Im finally getting back to normal. I miss my kids though, and tired of sleeping in my car. Help a girl out, please I beg of you!!!
7185	4/29/2025	David Salo	salodave66@msn.com	The lottery system is not fair to those who have been on the wait list for many years. I have been on the wait list for 10 years and know people who were on the list for only 4 years who were chosen for housing assistance. i say we put your pay on a lottery system, if your name is pulled you get a check if your name isn't pulled you just wait. sounds as fare to me.
7187	4/30/2025	Tara Hocking	tarahocking70@gmail.com	When can I get housing
7195	5/1/2025	Amy McGee	amymcgee@gmail.com	I have been trying to contact peirce county housing authority since last year I have had life threatening medical issues and need to speak to someone
7190	5/1/2025	Heather Hamling	h3yesthatsme@gmail.com	How do I apply and do I make to much I made 45000 last tax year 2025?
7209	5/4/2025	Brian Harris	brianbribriharris@gmail.com	Hi my name is brian harris. I've been homeless for about 1-2 years now living in my car. I was abused growing up by my family and then after i turned 18 they kicked me out with nothing. I am now 22 years old and finally found a good paying job. My uncle abused me to the point were he would pick me up by the throat and choke me to the point i would pass out. Since that was going on my whole life he messed up my throat so everytime i drink my spit it makes a big sound which people can hear. I love apartments but they always get annoyed because when i drink my spit it like echoes thru the whole apartment. I tired offing myself 3 times before because of it but i will never be like that again. All I want to be is happy again. I finally found a job which im so blessed for. Im 22 and everyone gave up on me including my family. No one likes helping homeless people sadly. My one dream is to get into like a mini house or something of my own so people dont get annoyed of me. God bless you if you made it this far. Gave a good day.





<b>7251</b>	5/14/2025	Dianna Root	diannaroot@yahoo.com	Good morning, I am 72 years old and live in Sequim, far away from family. I am acquiring health issues and need to find affordable housing as I live on SS. I want to live in either Pierce or Thurston County as I have family in both. Out here I have NO ONE and starting to get nervous about being so far away from support. Please, if you can help me by directing me to where I need to be to find affordable housing apartmetns for seniors or even family apartments. kids and noise don't bother me. I take out my hearing aids and barely hear noise on the oustide but hear okay otherwise. Patiently waiting Dianna Root
<b>7263</b>	5/16/2025	Romeo Villafuerte	Romedawgcuts@gmail.com	"Hello my name is Romeo Villafuerte I'm a student in barber school at bates technical college, I'm really in need for housing my girlfriend is pregnant n we're in desperate need of an apartment"
<b>7260</b>	5/16/2025	Walter Ricketts	walterricketts960@gmail.com	"My time need to move out before (home-owner), will getting old. I need to get ready to move out asap this Summer. I would ask that I loves live on country with trees and animals. Bee of I always go camping Kapowsin area. May need to have small housing building next to their house? I may like some kind to work for them as farm? I heard .... its good for me as to keep me activity as well! asfar as I tell you that; I can only pay rent room for between \$500 to \$650? Looking own room, own bathroom and kitchen. I so not want sharing bathroom or sharing kitchen.
<b>7274</b>	5/19/2025	Melanie Burke	Tizmelanie@hotmail.com	"I'm having an issue trying to get a Section 8 application"



## HOUSING PIERCE COUNTY

11515 Canyon Road E, Puyallup, WA, 98373 | 253-620-5400 | [www.HousingPC.org](http://www.HousingPC.org)

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# STRATEGIC FOCUS

JULY 30TH, 2025

<b>Streamlined Annual PHA Plan (Small PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 09/30/2027</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

**Applicability.** The Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p>PHA Name: _____ PHA Code: _____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units _____ Number of Housing Choice Vouchers (HCVs) _____</p> <p>Total Combined _____</p> <p>PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Public Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p>





	<p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
<p><b>B.2</b></p>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s applicable Fiscal Year?</p> <p>Y    N</p> <p><input type="checkbox"/> <input type="checkbox"/> Choice Neighborhoods Grants.</p> <p><input type="checkbox"/> <input type="checkbox"/> Modernization or Development.</p> <p><input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input type="checkbox"/> Homeownership Program under Section 32, 9 or 8(Y)</p> <p><input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>

<b>B.3</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p>
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<b>B.4</b>	<b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N  <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>Plan Elements Submitted All Other Years (Years 1-4).</b> Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.</p>	
<b>B.1</b>	<p><b>New Activities</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?</p> <p>Y   N</p> <p> <input type="checkbox"/> <input type="checkbox"/> Choice Neighborhoods Grants.  <input type="checkbox"/> <input type="checkbox"/> Modernization or Development.  <input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.  <input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.  <input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.  <input type="checkbox"/> <input type="checkbox"/> Homeownership Program under Section 32, 9 or 8(Y)  <input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.  <input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.  <input type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). </p> <p>(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process.</p>





(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.

(d) The PHA must submit its Deconcentration Policy for Field Office Review.



<b>B.2</b>	<b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
<b>C</b>	<b>Other Document or Certification Requirements for Annual Plan Submissions.</b> Required in all submission years.
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y    N  <input type="checkbox"/>   <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.3</b>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-CRT-SM, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>



**C.4**

**Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

(a) Did the public challenge any elements of the Plan?

Y    N  
☐ ☐

(b) If yes, include Challenged Elements.



# **Instructions for Preparation of Form HUD-50075-SM Annual Plan for Small PHAs**

## **A. PHA Information.** All PHAs must complete this section (24 CFR 903.4).

**A.1** Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or HCVs, PHA Plan Submission Type,** and the **Availability of Information,** specific location(s) of all information relevant to the public hearing and proposed PHA Plan (24 CFR 903.23(e)).

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

## **B. Plan Elements.** PHAs must complete this section during the years where the 5-Year Plan is also due (24 CFR 903.12).

**B.1 Revision of Existing PHA Plan Elements.** PHAs must: Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR 903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements (24 CFR 903.7(b)). Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists (24 CFR 903.7(b)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV (24 CFR 903.7(b)). Describe the unit assignment policies for public housing (24 CFR 903.7(b)).

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources (24 CFR 903.7(c)).

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies (24 CFR 903.7(d)).

☐ **Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act (24 CFR 903.7(k) and 24 CFR 903.12(b)).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)).

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements or discretionary policies in the applicable Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

☐ **Choice Neighborhoods Grants.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD’s website at: <https://www.hud.gov/cn> (Notice PIH 2011-47).

☐ **Modernization or Development (Conventional & Mixed-Finance).** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and 2) A timetable for the submission of applications or proposals. The



application and approval process for modernization or development is a separate process. See 24 CFR part 905 and guidance on HUD's website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6/mfph#4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4).

☐ **Demolition and/or Disposition.** With respect to public housing only, describe (1) any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) a timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/centers/sac/demo\\_dispo/](https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/) and 24 CFR 903.7(h).

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe (1) any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; (2) An analysis of the projects or buildings required to be converted; and (3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at the Special Applications Center (SAC) (<https://www.hud.gov/sac>) and 24 CFR 903.7(j).

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD).** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment 1D of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: <https://www.hud.gov/RAD/library/notices>.

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

☐ **Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3)).

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 990.145(a)(1).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

**B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan (24 CFR 903.7(s)(1)).

**B.4 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

**B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided (24 CFR 903.7(p)).

**B. Annual Plan Elements Submitted All Other Years (Years 1-4).** PHAs must complete this section during the years where the 5-Year Plan is also due (24 CFR 903.12).

**B.1 New Activities.** If the PHA intends to undertake any new activities related to these elements in the applicable Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **Choice Neighborhoods Grants.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD's website at: <https://www.hud.gov/cn> (Notice PIH 2011-47).

☐ **Modernization or Development (Conventional & Mixed-Finance).** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and 2) A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. See 24 CFR part 905 and guidance on HUD's website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6/mfph#4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4).

☐ **Demolition and/or Disposition.** With respect to public housing only, (1) describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) a timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/centers/sac/demo\\_dispo/](https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/) and 24 CFR 903.7(h).

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe (1) any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; (2) An



analysis of the projects or buildings required to be converted; and (3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at the Special Applications Center (SAC) (<https://www.hud.gov/sac>) and 24 CFR 903.7(j).

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD).** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment 1D of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: <https://www.hud.gov/RAD/library/notices>.

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

☐ **Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 990.145(a)(1).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

**B.2 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

#### C. Other Document and/or Certification Requirements.

**C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.13(c), 24 CFR 903.19).

**C.2 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR 903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077 CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 et. seq., 24 CFR 903.7(o)(1), and 903.15.

**C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low- income, very low- income, and extremely low-income families.

Public reporting burden for this information collection is estimated to average 2.67 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.





## HOUSING PIERCE COUNTY

11515 Canyon Road E, Puyallup, WA, 98373 | 253-620-5400 | [www.HousingPC.org](http://www.HousingPC.org)

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# EXECUTIVE & DIVISION REPORTS

JULY 30<sup>TH</sup>, 2025





## EXECUTIVE REPORT

Tamara Meade | *Deputy Executive Director*

### HIGHLIGHTS - UPDATES

#### **\*\*Veterans Administration Supported Housing (VASH) Partnership with Pierce County Housing Authority (PCHA)\*\***

On July 18th, HUD published the notice “2025 Registration of Interest for HUD-VASH vouchers.” This announcement includes an additional \$34 million in HAP funding for HUD-VASH vouchers, along with \$10 million in administrative fees.

To qualify, the Public Housing Authority (PHA) must have at least 25 existing HUD-VASH vouchers. PCHA currently has 319 vouchers allocated, with a utilization rate of 91%, well above the 60% minimum requirement.

We have reached out to our partnering VA facility to verify their staffing capacity for additional vouchers in our area. We hope they will be providing a letter of support for our application, as required. Given our robust utilization rate and the potential to distribute the remaining 25 vouchers, we believe PCHA is an excellent candidate for this additional allocation of HUD-VASH vouchers.

As part of our outreach efforts, the PCHA-VASH team will collaborate with the VA housing team during the Pierce County Outreach Surge. This event is scheduled for July 30th and July 31st at Pierce County Veterans (PC Human Services). The goal of this surge is to assist as many unhoused veterans as possible by processing them through the VA vetting system on-site. We anticipate the participation of 26 community organizations that will provide various services as necessary.

#### **\*\*Housing Choice Voucher (HCV)\*\***

On July 17, 2025, the House Appropriations Committee approved the 2026 THUD (Transportation, Housing and Urban Development) Appropriations bill with a vote of 35-28. The bill proposes to allocate \$67.751 billion for HUD in FY26, reflecting a decrease of \$940 million from the enacted FY25 budget.

The Tenant-Based Rental Assistance program will face the most significant





reduction, with a cut of \$773 million. This reduction will further strain a program already facing challenges in keeping pace with rising rents and costs, impacting the vouchers we can issue in 2026.

Conversely, the proposed budget suggests an increase of \$237 million for Project-Based rental assistance. Additionally, funding levels for the Section 811 Housing for Persons with Disabilities program and the 202 Housing for the Elderly program are proposed to increase by \$5.1 million and \$18.6 million, respectively.

There are also discussions regarding increased funding for the Tenant Protection Voucher program to address the Emergency Housing Voucher (EHV) funding gap.

The Senate's budget proposal is anticipated to release their markup of the bill on Thursday, July 23rd. We are currently awaiting news on whether this budget will advance or if a long-term continuing resolution is needed.

### **\*\*Public Housing (LIPH)\*\***

We are in the process of reconciling our data with HUD's by July 31st to ensure accurate calculations for our 2026 Asset Repositioning Fee (ARF), along with Operating and Capital Grants.



## WA054 Two-Year Voucher Forecasting Summary

7/29/2025

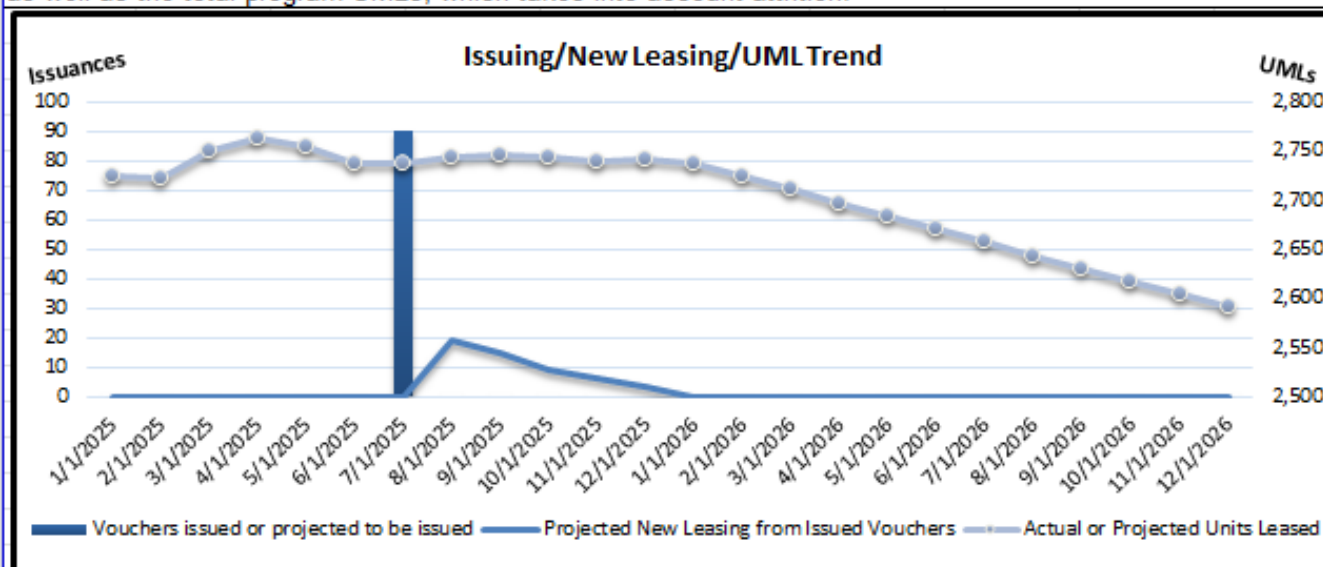
Prepared for: June 2025 Board Report

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 \$369,331, or 1% 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 \$168,755, or 0% 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%
\$1,350	\$1,396	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 90 vouchers in the first year and 0 in the second year. In addition, the tool includes 50 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 53 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 (89.5%) or dollars (102.4%) is 102.4%, indicating full leasing indicator points in SEMAP. This is an estimate. Next year, the higher of leased units (86.3%) or dollars (100.9%) is 100.9%, 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 \$3,863,084 (or 129% of CY 2025 Earned Admin Fees) and a 2026 CYE UNP of \$4,607,015 (or 158.7% of CY 2026 Earned Admin Fees). This projection uses average monthly administrative expense and carries it forward for the remaining months.



## Utilization Report:

UtilizationReport(1)

PHA Name	HA of Pierce County	PHA Number	WA054	Leasing and Spending Outcomes: Current and Following Year Projections			Program Projection Variables						
ACC/Funding Information				Time from Issuance to HAP Effective Date (Current: 2.26 months)		2025	2026	Success Rate	59%	Annual Turnover Rate	6.5%		
ACC	Current Year (2025)	Year 2 (2026)	Year 3 (2027)	% leased in 30 days	36%	UML % of ACC (UMA)	87.4%	84.6%	EOP Rate as of 06/17/2025 (150 TB,PB EOPs): 5.69%				
Beginning ACC Vouchers	3,119	3,148	3,148	% leased in 30 to 60 days	28%	HAP Exp as % of All Funds	99.2%	99.6%					
Funding Components	Current Year (2025)	Year 2 (2026)	Year 3 (2027)	% leased in 60 to 90 days	17%	HAP Exp as % of Eligibility only	102.7%	100.5%	HUD-Held Reconciliation - 12/31/2024 Cash Sufficiency Check				
Initial BA Funding (net offset)	\$42,739,478	\$44,426,883	\$44,627,459	% leased in 90 to 120 days	12%	End of Year Results			HUD-established CYE HHR	\$1,880,422	HUD-established CYE HHR		
Offset of HAP Reserves	\$0			% leased in 120 to 150 days	7%	Projected 12/31 Total HAP Reserves	\$369,331	\$168,755	HUD-Calculated Restricted Net Position	(\$362,006)	\$3,119,153	PHA-Held Cash 12/31/2024 (VMS)	
Set Aside Funding	\$0					HAP Reserves as % of ABA (Start: 3.5%)	0.9%	0.4%	HUD- Reconciled	\$1,518,416	\$4,999,575	HUD- Reconciled (Cash Capped)	
New ACC Units Funding	\$521,427	\$0	\$0	Funding Proration Levels		End of Year 3 Results (2027)			Lower of H17/H17 (May Override)	\$1,535,309	Lower of H17/H17 (May Override)	Reserve Adjustment due to PY VMS Changes.	
Total ABA unding Provided	\$43,260,905	\$44,426,883	\$44,627,459	HAP		\$1,967,111	4.4%	Projected Total HAP Reserves ===== Reserves % BA	HUD-Reconciled RNP v PHA-Reported RNP				
PHA Income	\$0	\$0		Year 2 (2026) Rebenchmark	100.0%				HUD v. PHA difference: (\$362,006.00) or -0.8% of Eligibility	\$0	<--EOY VMS RNP ===== HUD-estimated RNP-->	(\$362,006)	
Total Cash- Supported Prior Year-End Reserves	\$1,535,309	\$369,331	\$168,755	Year 3 (2027) Rebenchmark	100.0%	Administrative Fees			Administrative Fees Analysis				
Total Funding									<= 7,200 UMLs (No Proration)	> 7,200 UMLs (No Proration)	Admin Fees Earned (PY: \$3,085,874)	2025	2026
Total Funding Available	\$44,796,214	\$44,796,214	\$44,796,214	Year 1 (2025)	90.0%	WA054 has a cost per UML of \$71.92 compared to its Earnings/UML & Size peer group of \$83.46 (a difference of -16%) and its state peer group (of all PHAs in the state) of \$77.43 (a difference of -7.7%).			\$117.58	\$109.76	Expense	\$2,994,974	\$2,902,886
				Year 2 (2026)	90.0%						Expense %	\$2,251,043	\$2,357,832
												75.2%	81.2%
									Based on the most recent, official (end of fiscal year) UNP, WA054 has a 2025 Calendar Year-End (CYE) UNP of \$3,863,084 (or 129% of CY 2025 Earned Admin Fees) and a 2026 CYE UNP of \$4,607,015 (or 158.7% of CY 2026 Earned Admin Fees).				

Utilization Report:

UtilizationReport(1)

Year-End Outcomes		
UML % of ACC (UMA)	2025 87.4%	2026 84.6%
HAP Exp as % All Funds	99.2%	99.6%
HAP Exp as % of Elig.	102.7%	100.5%
Proj. 12/31 Total Reserves	\$369,331	\$168,755
HAP Reserves - % ABA	0.9%	0.4%

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	\$3,642,827					2,724	\$3,642,827	\$1,337		87.3%	101.0%	87.3%	101.0%
Feb-25	3,121	2,723	\$3,689,436					2,723	\$3,689,436	\$1,355		87.3%	101.7%	87.2%	102.3%
Mar-25	3,126	2,749	\$3,724,275					2,749	\$3,724,275	\$1,355		87.5%	102.2%	87.9%	103.3%
Apr-25	3,129	2,763	\$3,711,708					2,763	\$3,711,708	\$1,343		87.7%	102.4%	88.3%	103.0%
May-25	3,133	2,754	\$3,709,704					2,754	\$3,709,704	\$1,347		87.7%	102.5%	87.9%	102.9%
Jun-25	3,138	2,736	\$3,673,439					2,736	\$3,673,439	\$1,343		87.7%	102.4%	87.2%	101.9%
Jul-25	3,144	2,736	\$3,673,439	90				2,736	\$3,673,439	\$1,343		87.6%	102.3%	87.0%	101.9%
Aug-25	3,148	0	\$0		3	19	-14.7	2,743	\$3,695,899	\$1,347	\$1,347	87.5%	102.4%	87.1%	102.5%
Sep-25	3,148	0	\$0		3	15	-14.8	2,746	\$3,712,672	\$1,352	\$1,352	87.5%	102.4%	87.2%	103.0%
Oct-25	3,148	0	\$0		3	9	-14.8	2,744	\$3,721,572	\$1,356	\$1,356	87.4%	102.5%	87.2%	103.2%
Nov-25	3,148	0	\$0		3	6	-14.8	2,738	\$3,726,896	\$1,361	\$1,361	87.4%	102.6%	87.0%	103.4%
Dec-25	3,148	0	\$0		15	4	-14.8	2,742	\$3,745,016	\$1,366	\$1,366	87.4%	102.7%	87.1%	103.9%
Total	37,650	19,185	\$25,824,828	90	27	53	-73.9	32,899	\$44,426,883	\$1,350		87.4%	102.7%		
2026															
Jan-26	3,148				10	0	-14.8	2,737	\$3,751,241	\$1,370	\$1,370	87.0%	101.3%	87.0%	101.3%
Feb-26	3,148				1	0	-14.8	2,724	\$3,745,314	\$1,375	\$1,375	86.7%	101.2%	86.5%	101.2%
Mar-26	3,148				1	0	-14.7	2,710	\$3,739,403	\$1,380	\$1,380	86.5%	101.2%	86.1%	101.0%
Apr-26	3,148				1	0	-14.6	2,697	\$3,733,510	\$1,384	\$1,384	86.3%	101.1%	85.7%	100.8%
May-26	3,148				1	0	-14.5	2,683	\$3,727,635	\$1,389	\$1,389	86.1%	101.0%	85.2%	100.7%
Jun-26	3,148				1	0	-14.5	2,670	\$3,721,776	\$1,394	\$1,394	85.9%	100.9%	84.8%	100.5%
Jul-26	3,148				1	0	-14.4	2,657	\$3,715,934	\$1,399	\$1,399	85.7%	100.8%	84.4%	100.4%
Aug-26	3,148				1	0	-14.3	2,644	\$3,710,110	\$1,403	\$1,403	85.5%	100.8%	84.0%	100.2%
Sep-26	3,148				1	0	-14.2	2,631	\$3,704,302	\$1,408	\$1,408	85.3%	100.7%	83.6%	100.1%
Oct-26	3,148				1	0	-14.2	2,618	\$3,698,512	\$1,413	\$1,413	85.0%	100.6%	83.1%	99.9%
Nov-26	3,148				1	0	-14.1	2,605	\$3,692,739	\$1,418	\$1,418	84.8%	100.5%	82.7%	99.7%
Dec-26	3,148				1	0	-14.0	2,592	\$3,686,982	\$1,423	\$1,423	84.6%	100.5%	82.3%	99.6%
Total	37,776	0	\$0	0	23	0	-173.1	31,967	\$44,627,459	\$1,396		84.6%	100.5%		

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.

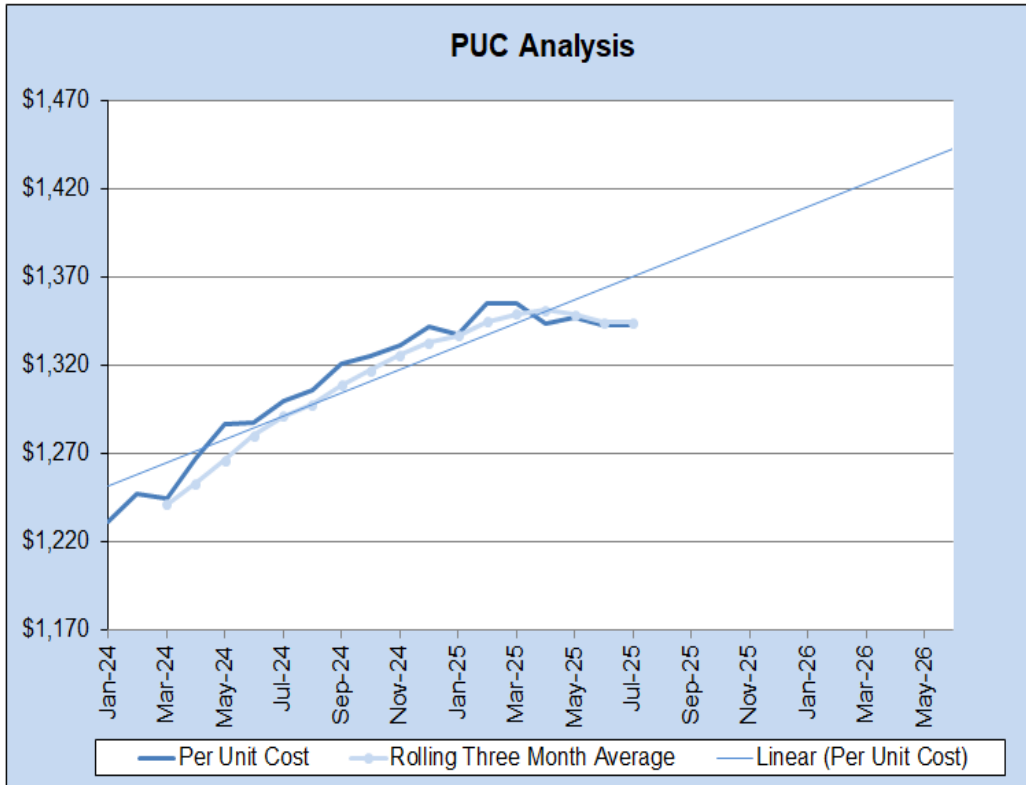
Comments  
(Hover for VMS  
Comments)





### 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	\$3,642,827	\$1,337.31	👇 -0.32%	\$1,336.76
2025	February	2,723	\$3,689,436	\$1,354.92	👆 1.32%	\$1,344.61
2025	March	2,749	\$3,724,275	\$1,354.77	👇 -0.01%	\$1,349.02
2025	April	2,763	\$3,711,708	\$1,343.36	👇 -0.84%	\$1,350.99
2025	May	2,754	\$3,709,704	\$1,347.02	👆 0.27%	\$1,348.38
2025	June	2,736	\$3,673,439	\$1,342.63	👇 -0.33%	\$1,344.34
2025	July	2,736	\$3,673,439	\$1,342.63	👉 0.00%	\$1,344.10
2025	August					



Remove

R-Squared, last 6 months 73.6%

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		N o t i c e  P 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.		

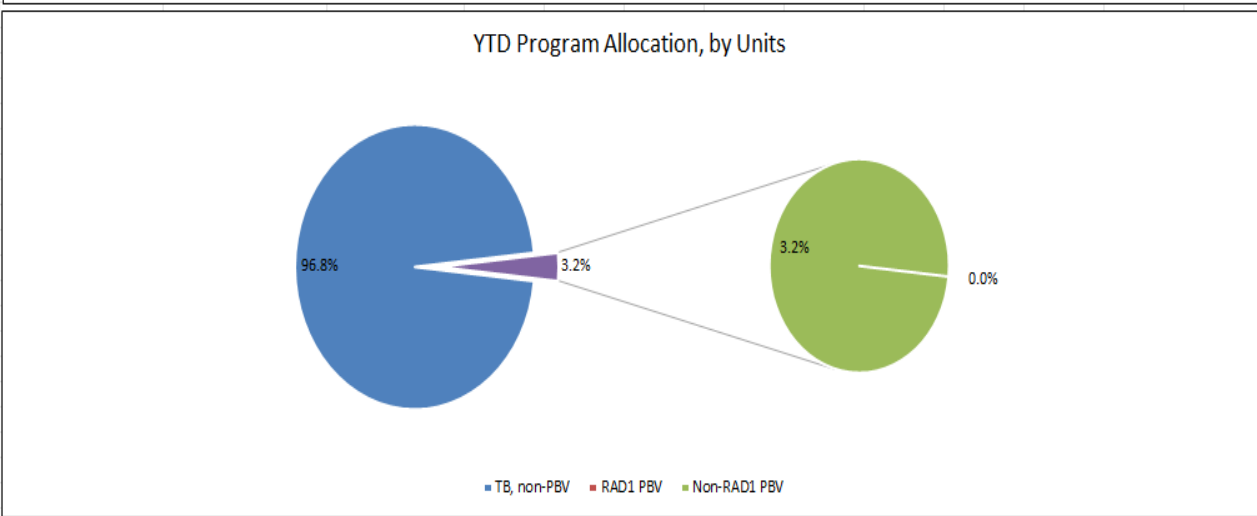
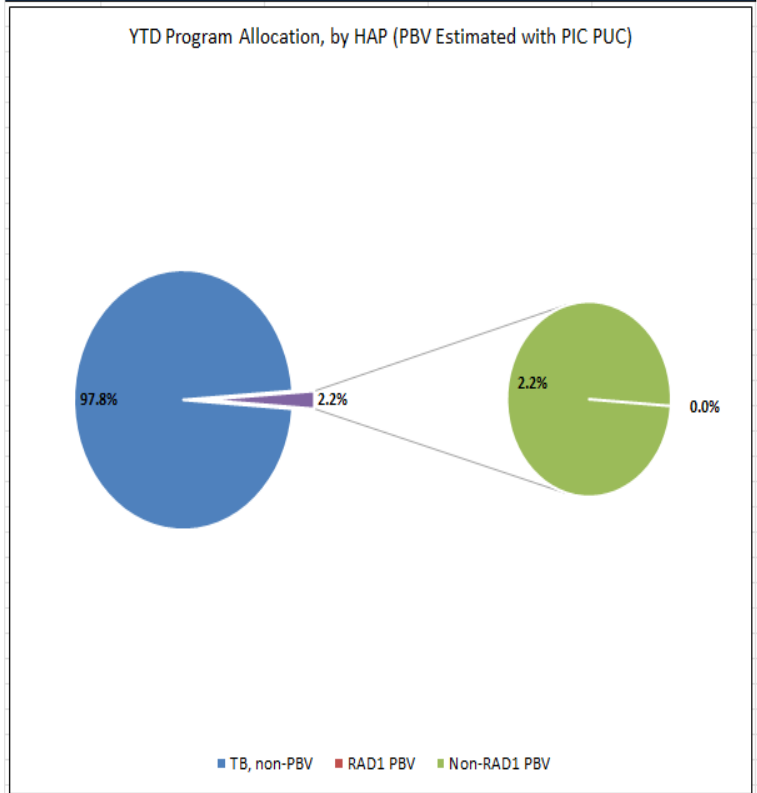
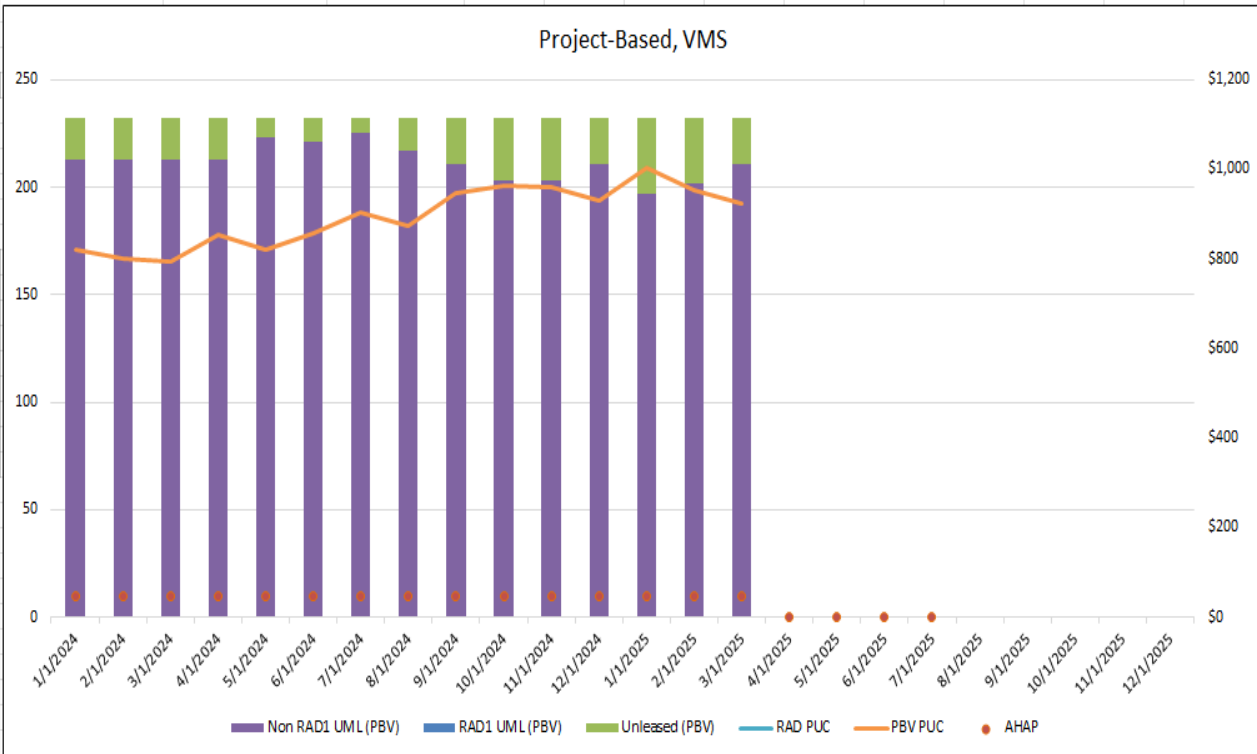


Project-Based Information

VMS Fields	CURRENT		
Number of PBV Under AHAP	10		
PBV Under HAP - Leased	211		
PBV Under HAP - Not Leased	21	9.1% Vacant PBV	
PBV Vacancy Payments	0		
PBV HAP	\$194,504		
RAD - Comp 1 UMLs	0		
RAD - Comp 1 HAP	\$0		
RAD - Comp 2 UMLs	0		
RAD - Comp 2 HAP	\$0		

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

PIC Data Analysis			
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## 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)								Actual/Projected UMLs
	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	
Years	2025/2026								
January-25	(\$362,006)	\$3,445,748	\$3,642,827	(\$197,079)	\$0	(\$559,085)	(\$581,841)	\$22,756	2,724
February-25	(\$559,085)	\$3,441,382	\$3,689,436	(\$248,054)	\$0	(\$807,139)	(\$832,176)	\$25,037	2,723
March-25	(\$807,139)	\$3,497,218	\$3,724,275	(\$227,057)	\$0	(\$1,034,196)	(\$1,040,617)	\$6,421	2,749
April-25	(\$1,034,196)	\$4,504,440	\$3,711,708	\$792,732	\$0	(\$241,464)	\$0	(\$241,464)	2,763
May-25	(\$241,464)	\$3,611,341	\$3,709,704	(\$98,363)	\$0	(\$339,827)	\$0	(\$339,827)	2,754
June-25	(\$339,827)	\$0	\$3,673,439	(\$3,673,439)	\$0	(\$4,013,266)	\$0	(\$4,013,266)	2,736
July-25	(\$4,013,266)	\$0	\$3,673,439	(\$3,673,439)	\$0	(\$7,686,705)	\$0	(\$7,686,705)	2,736
August-25	(\$7,686,705)	\$0	\$3,695,899	(\$3,695,899)	\$0	(\$11,382,604)	\$0	(\$11,382,604)	2,743
September-25	(\$11,382,604)	\$0	\$3,712,672	(\$3,712,672)	\$0	(\$15,095,276)	\$0	(\$15,095,276)	2,746
October-25	(\$15,095,276)	\$0	\$3,721,572	(\$3,721,572)	\$0	(\$18,816,848)	\$0	(\$18,816,848)	2,744
November-25	(\$18,816,848)	\$0	\$3,726,896	(\$3,726,896)	\$0	(\$22,543,744)	\$0	(\$22,543,744)	2,738
December-25	(\$22,543,744)	\$0	\$3,745,016	(\$3,745,016)	\$0	(\$26,288,760)	\$0	(\$26,288,760)	2,742
January-26	(\$1,482,694)	\$0	\$3,751,241	(\$3,751,241)	\$0	(\$5,233,935)	\$0	(\$5,233,935)	2,737
February-26	(\$5,233,935)	\$0	\$3,745,314	(\$3,745,314)	\$0	(\$8,979,249)	\$0	(\$8,979,249)	2,724
March-26	(\$8,979,249)	\$0	\$3,739,403	(\$3,739,403)	\$0	(\$12,718,652)	\$0	(\$12,718,652)	2,710
April-26	(\$12,718,652)	\$0	\$3,733,510	(\$3,733,510)	\$0	(\$16,452,163)	\$0	(\$16,452,163)	2,697
May-26	(\$16,452,163)	\$0	\$3,727,635	(\$3,727,635)	\$0	(\$20,179,797)	\$0	(\$20,179,797)	2,683
June-26	(\$20,179,797)	\$0	\$3,721,776	(\$3,721,776)	\$0	(\$23,901,573)	\$0	(\$23,901,573)	2,670
Total for CY 2025		\$18,500,129	\$44,426,883		\$0				
Total		\$18,500,129	\$66,845,762		\$0				
Color Key:	= Beginning Balance for the Year				= Calculated Fields		= VMS Data / or Projected Data		

Category	Amount	Comments	
Proposed Advance:	\$7,686,705		
		Adjustments	Carry Forward?
Prior Period	(\$16,893)		
HUD	\$0		
PHA	\$0		
BA Detail	SPVs	\$0	
Actual Advance:	\$7,669,900		



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	

<b>SPT Status:</b>	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
<b>Delta</b>			<b>(\$16,893)</b>



## HOUSING PIERCE COUNTY

11515 Canyon Road E, Puyallup, WA, 98373 | 253-620-5400 | [www.HousingPC.org](http://www.HousingPC.org)

# AFFORDABLE HOUSING REPORT

Christina McLeod | *Director of Operations*

## RESIDENTS/TENANCIES – JUNE 2025 HIGHLIGHTS

### Move-Ins (June 2025)

- 10 new move-ins
  - 3 Project Based Voucher (PBV) at DeMark with YWCA
  - 1 Permanent Supportive Housing with Share & Care House
  - 6 public move-ins: 1 at Chateau, 4 at DeMark, and 1 at Village Square
- 1 transfer – disability reasonable accommodation from 2<sup>nd</sup> floor to ground floor at Chateau Rainier

### Move-Outs (June 2025)

- 6 apartments were vacated
  - Reasons for vacating: Relocation (2), Disability Reasonable Accommodation Transfer (1), Skip Unit (1), Eviction (1) and Other (1).
    - Skip/Abandonment – resident who had not paid rent since November 2024 and eviction in process; abandoned unit without notifying or turning in keys; owed \$7492
    - Other – vacated after receiving a Non-Renewal Notice from Village Square; non-renewal is a landlord option that must be served at least 60 days prior to end of first lease period or if there has been no lapse in leases; this was first six-month lease
    - Skip - 1 resident vacated without notice, rent was paid through April 2025
    - Eviction – Non-Payment of Rent; court ordered judgement of \$13,239.50 with move-out date of May 15, 2025; resident did not vacate as ordered; when Sheriff Office came out on 6/9/2025 resident was not there, and it was determined resident had vacated; the judgement does not include move-out charges

## NOW RENTING

- 13 apartments being marketed to the public as of this report, see Unit Availability List included with this report.
  - 3 applicants/future residents approved; move-in dates being scheduled; 2 of these 3 are Housing Choice Voucher and thus must pass inspection prior to a move-in
- In addition, we have 3 apartments that have approved applicants as part of the Permanent Supportive Housing (PSH) program at Share & Care House

Property	Total Units	Down Units	Leased-Up Rate	# PBV	Rent Ready	Notes
AH Portfolio	727	10 (1.4%)	89%	94	13 Apt "For Rent"	Consistent % as past 2 months
Brookridge	68	1	85%	--	1	1 on market; 1 PSH approved
Chateau Rainier	248	0	93.5%	22	7 for rent	7 on market; 1 unit transfer
DeMark	93	1-Mgr/Admin	83%	18	3 for rent/5-PBV	
Hidden Firs	56	1-Office	89%	--	--	4-vacant/turn; 1-admin/office
Hidden Village	30	4	83%	--	1*	*on hold until window fixed
Lakewood Village	136	0	91%	24	2	
Montgrove Manor	32 SROs	2=Office	87.5%	30	0	All apartments are PVB; 2 in turn stage from recent vacates
Oakleaf	26	1	92.3%	--	0	
Village Square	38	1=Office	76%	--		All vacancies in turn status





## HIGHLIGHTS

### Chateau Rainier

- New Mailboxes installed ; completing coordination work with USPS; mailboxes will be in use first week of August
- Building F Flood – Saturday 7/12/2025 – (not a pipe issue) affected 6 apartments of which 4 residents (all single person households) were temporarily displaced for a few days until contracted vendor deemed dry; filed insurance claim. Assessment and restoration work is occurring now.

### Outdoor Pools

- Brookridge, DeMark, and Lakewood Village outdoor pools are open. We have adjusted staff schedule on Saturdays for opening/closing of pools; and On-Call property management staff is opening/closing on Sundays

### Greystone Inspections

- Annual inspections at Chateau, DeMark, and Lakewood Village by vendor contracted by our Greystone mortgage company are scheduled for July 29<sup>th</sup> & 30<sup>th</sup> 2025

### Project to Separate PBV and Publicly Available Apartments in Yardi

- New Effective Date: January 1, 2025
- Following with work with Wise Consulting and PCHA Finance Controller it was determined that making this change mid-year may have unintended financial reporting impacts, thus project has been extended and will be completed in December 2025, and the data will be separated for the 2026 year.
- Manual data calculations will need to be done for future leased-up reporting to separate the publicly available apartments for which we have a goal of 95% leased up in August and the Project Based Voucher leased-up rates.

## 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
  - Two staff members 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
  - 1 Goodwill Intern at Lakewood Village for 20-hours/week





## Apartments for Rent

	Date	Complex	Size	Location/Floor	Rent	WSG	Leasing Specials	Features	Status
1	6/10/2025	Brookridge	2x1	Ground Floor	\$1,300	\$120	July Jump Into Your New Home*	Freshly painted, updated counter tops, planking and vinyl, AC units	
2	5/6/2025	Chateau Rainier	2x2	Ground Floor	\$1,700	\$150	July Jump Into Your New Home*	Corner unit, freshly painted, updated counter tops, new vinyl planking flooring, in-unit washer and dryer	Application received 7/23/2025
3	6/9/2025	Chateau Rainier	2x1	Ground Floor	\$1,600	\$150	July Jump Into Your New Home*	Corner unit, freshly painted, refinished counter tops, new vinyl planking flooring, in-unit washing and dryer, dual entrances	
4	6/9/2025	Chateau Rainier	2x1	Ground Floor	\$1,600	\$150	July Jump Into Your New Home*	Corner unit, freshly painted, refinished counter tops, new vinyl planking flooring, in-unit washing and dryer, dual entrances	
5	6/9/2025	Chateau Rainier	3x2	2 <sup>nd</sup> Floor	\$2,300	\$200	July Jump Into Your New Home*	Freshly painted, refinished counter tops, new vinyl planking flooring, in unit washer and dryer, dual entrances	Application Approved (LIPH) 7/17/2025. EM/MF. Pending HQS Inspection
6	6/23/2025	Chateau Rainier	1x1	3 <sup>rd</sup> Floor	\$1,300	\$100	July Jump Into Your New Home*	Freshly painted, refinished counter tops, new carpet flooring, in-unit washer and dryer	
7	7/18/2025	Chateau Rainier	2x1	2 <sup>nd</sup> Floor	\$1,600	\$150		Freshly painted, refinished counter tops, new vinyl planking flooring, in unit washer and dryer	
8	7/18/2025	Chateau Rainier	2x1	Ground Floor	\$1,600	\$150		Freshly painted, refinished counter tops, new vinyl planking flooring, in-unit washer and dryer	
9	6/18/2025	DeMark	2x1	2 <sup>nd</sup> Floor	\$1,600	\$150	July Jump Into Your New Home*	Freshly painted, refinished counter tops, freshly cleaned carpet flooring, in-unit washer and dryer	
10	6/18/2025	DeMark	2x1	Ground Floor	\$1,600	\$150	July Jump Into Your New Home*	Freshly painted, refinished counter tops, freshly cleaned carpet flooring, in-unit washer and dryer	
11	6/30/2025	DeMark	1x1	2 <sup>nd</sup> Floor	\$1,300	\$100		Freshly painted, refinished counter tops, freshly cleaned carpet flooring, in unit washer and dryer	Approved 7/3/2025. Pending HQS 8/4/2025
12	6/20/2025	Lakewood Village	2x1	2 <sup>nd</sup> Floor	\$1,600	\$150		Freshly painted, new countertops, new carpet and vinyl, new appliances, washer and dryer in-unit, updated light fixtures	Application Approved 7/22/2025
13	7/15/2025	Lakewood Village	3x2	Ground Floor	\$2,300	\$200		Freshly painted, new luxury vinyl planking throughout, new appliances, washer and dryer in-unit, updated light fixtures	
Note*: "JULY JUMP INTO YOUR NEW HOME" ½ off July Rent when you sign lease within 5 calendar days of approval									



## FINANCE REPORT

Joanna Nieto | *Controller*

### DISCUSSION

#### Overview

June 2025 – Financial Statements

#### Statement of Net Position

- June 2025 Collections (past tenants):
  - \$12,734 Sent to Collections
  - \$97,808 Written off
- Cash position \$11.5M
  - Unrestricted Cash and Equivalents \$8.3M
  - Restricted Cash and Equivalents \$3.2M
    - Includes funds held by Greystone for Chateau, DeMark, and Lakewood Village
    - \$850K Reserve for replacement
    - \$106K Restabilization
    - \$170K Taxes and Insurance
  - Tenant Security Deposits \$536K
- Accounts Receivable – Tenant \$1.75M (allowance \$755K)
- Other Current Assets \$19.6M
  - Prepaid Expenses \$745K – includes amortized expenses for insurance and taxes
  - Restricted investments \$18.9M – LIPH Section 18 LGIP & CD through Kitsap Bank
- Unearned Revenue \$286K – tenant prepaid rents balance from 2022 is 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 \$643K, and year-to-date (YTD) revenues exceeded budget by \$2M mostly due to an increase in tenant revenue, use of capital funds toward LIPH, and higher than expected HUD admin fees.
- Operating Expenses month-to-date are over budget by \$245K or 5% with year-to-date expenses over budget by \$1.4M or 5% in the following categories:
  - Utilities are over budget by \$139K or 20% YTD
  - Maintenance Costs over budget \$228K or 22% YTD. \$134K of that is a result of the LIPH disposition expenses.
    - Materials over budget \$60K YTD
    - Contract costs over budget \$168K YTD
  - Housing Assistance Payments (HAP) over budget \$1.3M YTD
  - General Taxes, Insurance over budget \$26k
    - Total wages and benefits under budget year to date \$203k or 6.77%
  - Profit (Loss) before Non-Operating Revenues/Expenses is \$1.37M





- Net Operating Income After Non-Operating Costs is \$10.4M

## 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, maintaining day-to-day operations.

## Investments

As of June, there is approximately \$18.2M restricted cash in the Local Government Investment Pool account 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 4.38%.

## 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 2024 Single Audit began in July.



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

Account Name	Bank	Balance		
		June	May	Variance
General Operating Accounts				
Apartments General	US Bank	2,664,979.11	2,618,820.00	46,159.11
Payroll Account	US Bank	187,826.21	26,573.46	161,252.75
General Operating	US Bank	696,414.69	862,078.29	(165,663.60)
PHA Reserve	US Bank	744,379.14	744,324.08	55.06
Homeownership	US Bank	567,962.38	567,479.38	483.00
Tenant Trust Accounts				
Tenant Trust Security Deposit	US Bank	525,315.24	526,410.56	(1,095.32)
HUD Trust Accounts				
Section 8	US Bank	3,043,856.96	2,719,335.08	324,521.88
Low Income Public Housing Management	US Bank	870,558.00	1,006,105.54	(135,547.54)
Low Income Public Housing Damage Security	US Bank	11,000.00	11,300.00	(300.00)
Family Self Sufficiency	US Bank	513,781.49	503,934.58	9,846.91
LIPH Family Self Sufficiency	US Bank	47,755.65	46,979.14	776.51
Low Income Public Housing Section 18	US Bank	791,556.24	1,826,051.43	(1,034,495.19)
Local Government Investment Pool	WSIB	18,252,071.65	15,957,578.83	2,294,492.82
Rural Development Funds				
Orting Reserve	US Bank	94,380.43	94,373.45	6.98
FNMA Loan Reserve Account (Restricted)				
Cash Restricted - CR Reserve for replacement	Greystone (TTE)	589,942.60	581,900.84	8,041.76
Cash Restricted - CR Reserve for restabilization	Greystone (TTE)	60,469.34	60,438.52	30.82
Cash Restricted - CR Taxes and Insurance	Greystone (TTE)	71,074.33	71,849.76	(775.43)
Cash Restricted - DM Reserve for replacement	Greystone (TTE)	65,894.17	65,860.59	33.58
Cash Restricted - DM Reserve for restabilization	Greystone (TTE)	19,173.24	19,163.47	9.77
Cash Restricted - DM Taxes and Insurance	Greystone (TTE)	40,436.55	34,242.26	6,194.29
Cash Restricted - LV Reserve for replacement	Greystone (TTE)	100,248.52	100,197.43	51.09
Cash Restricted - LV Reserve for restabilization	Greystone (TTE)	26,652.09	26,638.50	13.59
Cash Restricted - LV Taxes and Insurance	Greystone (TTE)	59,331.34	51,479.80	7,851.54
FNMA Reserve Total		1,033,222.18	1,011,771.17	21,451.01
TOTAL PCHA CASH		30,045,059.37	28,523,114.99	1,521,944.38



# Pierce County Housing Authority

## Statement of Net Position (With Period Change)

Period = Jun 2025

### PCHA Wide

	Balance	Beginning	Net
	Current Period	Balance	Change
<b>CURRENT ASSETS</b>			
Cash and Equivalents	8,326,295	8,369,180	-42,884
Cash Restricted	2,193,605	3,023,773	-830,168
Tenant Security Deposits	536,697	538,373	-1,676
Accounts Receivable Net	2,085,115	1,980,045	105,070
Accounts Receivable HUD	-56,311	-48,483	-7,828
Other Current Assets	19,672,652	17,374,649	2,298,003
Due from Intercompany	536,696	606,255	-69,559
<b>TOTAL CURRENT ASSETS</b>	<b>33,294,750</b>	<b>31,843,792</b>	<b>1,450,958</b>
<b>NON CURRENT ASSETS</b>			
Cash Restricted-FSS Escrow	487,604	476,980	10,623
Capital Assets Net	26,622,936	26,793,368	-170,432
Other Non Current Assets	790,056	790,056	0
<b>TOTAL NON CURRENT ASSETS</b>	<b>27,900,596</b>	<b>28,060,404</b>	<b>-159,808</b>
<b>TOTAL ASSETS</b>	<b>61,195,345</b>	<b>59,904,196</b>	<b>1,291,149</b>
<b>DEFERRED OUTFLOW OF RESOURCES</b>	<b>998,658</b>	<b>998,658</b>	<b>0</b>
<b>CURRENT LIABILITIES</b>			
Accounts Payable	65,245	102,705	-37,460
Accrued Payroll	-31,425	-32,694	1,269
Compensated Absences and Benefits	170,813	170,813	0
Security Deposits	573,755	568,386	5,369
Accrued Interest Payable	72,460	72,460	0
Notes Payable - Current Position	198,644	231,210	-32,565
Funds held for FSS	494,904	489,694	5,210
Other Liabilities	260,941	260,941	0
Due to Intercompany	536,696	606,255	-69,559
Unearned Revenue	268,363	269,638	-1,275
<b>TOTAL CURRENT LIABILITIES</b>	<b>2,610,396</b>	<b>2,739,408</b>	<b>-129,011</b>
<b>NONCURRENT LIABILITIES</b>			
Net Pension and OPEB Liability	1,305,602	1,305,602	0
Compensated Absences and Benefits	25,163	25,163	0
Notes Payable Net of Current Portion	21,978,897	21,985,991	-7,094
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>23,309,663</b>	<b>23,316,757</b>	<b>-7,094</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>	<b>532,284</b>	<b>532,284</b>	<b>0</b>
<b>TOTAL NET POSITION</b>	<b>35,741,660</b>	<b>34,314,406</b>	<b>1,427,255</b>





**PIERCE COUNTY HOUSING AUTHORITY**  
**Comparitive Income Statement**  
**June 2025 and June 2024**

PCHA WIDE

Description	Jun-25	Jun-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
<b>OPERATING REVENUES</b>								
Rental Income	613,119	517,639	95,480	18	3,469,400	3,013,119	456,281	15
Other Tenant Revenue	127,257	95,313	31,944	34	697,548	559,345	138,203	25
HUD Subsidy	4,188,696	3,486,228	702,468	20	23,484,324	21,369,323	2,115,001	10
LIPH Operating Grant	30,684	211,549	-180,865	-86	625,238	893,922	-268,683	-30
FSS Subsidy	31,204	17,892	13,312	74	101,808	48,559	53,250	110
Admin Subsidy	323,514	249,777	73,737	30	1,716,674	1,497,596	219,078	15
<b>TOTAL OPERATING REVENUES</b>	<b>5,314,474</b>	<b>4,578,398</b>	<b>736,076</b>	<b>16</b>	<b>30,094,992</b>	<b>27,381,863</b>	<b>2,713,129</b>	<b>10</b>
<b>OPERATING EXPENSES</b>								
Central Administration	98,764	64,595	-34,169	-53	706,673	780,988	74,315	10
Utilities	112,421	181,102	68,681	38	829,835	785,461	-44,373	-6
Maintenance Costs	237,980	270,344	32,365	12	1,270,732	1,305,348	34,616	3
Wages & Benefits Onsite	468,817	430,609	-38,208	-9	2,800,573	2,557,674	-242,900	-10
FSS Expense	10,736	14,133	3,397	24	53,698	88,744	35,046	39
Housing Assistance Payments	3,817,804	3,329,389	-488,415	-15	22,751,099	19,874,202	-2,876,897	-14
General-Taxes Lender	39,311	22,304	-17,008	-76	246,346	137,500	-108,846	-79
Independent Audit Costs	765	0	-765	-100	16,421	3,895	-12,526	-322
Vendor Lender	8,914	4,026	-4,888	-121	45,162	20,347	-24,815	-122
<b>TOTAL OPERATING EXPENSES</b>	<b>4,795,513</b>	<b>4,316,502</b>	<b>-479,010</b>	<b>-11</b>	<b>28,720,538</b>	<b>25,554,158</b>	<b>-3,166,380</b>	<b>-12</b>
<b>PROFIT/LOSS AFTER OPERATING COSTS</b>	<b>518,961</b>	<b>261,896</b>	<b>257,065</b>	<b>98</b>	<b>1,374,454</b>	<b>1,827,705</b>	<b>-453,251</b>	<b>-25</b>
<b>NON OPERATING REVENUES (EXPENSES)</b>								
Gain (Loss) Disposition of Assets	1,182,982	394,362	788,620	200	10,130,702	6,039,893	4,090,810	68
Special Items	-77,384	-20,537	-56,847	-277	-203,080	-130,521	-72,558	-56
Investments/Interest Earnings	71,077	1,873	69,204	3,695	348,139	10,051	338,088	3,364
Depreciation	-157,579	-111,957	-45,622	-41	-756,215	-690,987	-65,228	-9
Interest Expense	-110,803	-75,675	-35,127	-46	-555,384	-382,008	-173,376	-45
<b>NET OPERATING INCOME (NOI)</b>	<b>1,427,255</b>	<b>449,961</b>	<b>977,293</b>	<b>217</b>	<b>10,338,616</b>	<b>6,674,131</b>	<b>3,664,485</b>	<b>55</b>
Operating Transfers In(Out)	91,601	15,731	-75,870	-482	755,938	315,801	-440,137	-139
<b>YTD CHANGE TO NET ASSETS</b>	<b>-1,335,654</b>	<b>-434,230</b>	<b>901,423</b>	<b>208</b>	<b>-9,582,679</b>	<b>-6,358,330</b>	<b>3,224,349</b>	<b>51</b>
<b>ENDING NET POSITION</b>	<b>-1,335,654</b>	<b>-434,230</b>	<b>901,423</b>	<b>208</b>	<b>-9,582,679</b>	<b>-6,358,330</b>	<b>3,224,349</b>	<b>51</b>



**PIERCE COUNTY HOUSING AUTHORITY  
BUDGET COMPARISON**

Jun-25

PCHA WIDE

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
<b>OPERATING REVENUES</b>								
Rental Income	613,119	494,083	119,036	24	3,469,400	2,964,497	504,902	17
Other Tenant Revenue	127,257	84,249	43,009	51	697,548	505,492	192,056	38
HUD Subsidy	4,188,696	3,732,842	455,854	12	23,484,324	22,397,049	1,087,275	5
LIPH Operating Grant	30,684	86,003	-55,318	-64	625,238	516,015	109,223	21
FSS Subsidy	31,204	23,200	8,004	35	101,808	139,199	-37,390	-27
Admin Subsidy	323,514	250,903	72,611	29	1,716,674	1,505,420	211,254	14
<b>TOTAL OPERATING REVENUES</b>	5,314,474	4,671,279	643,196	14	30,094,992	28,027,672	2,067,320	7
<b>OPERATING EXPENSES</b>								
Central Administration	98,764	130,505	31,741	24	706,673	783,030	76,357	10
Utilities	112,421	115,058	2,637	2	829,835	690,350	-139,485	-20
Maintenance Costs	237,980	173,738	-64,241	-37	1,270,732	1,042,430	-228,302	-22
Wages & Benefits Onsite	468,817	500,640	31,823	6	2,800,573	3,003,838	203,265	7
FSS Expense	10,736	14,302	3,565	25	53,698	85,809	32,111	37
Housing Assistance Payments	3,817,804	3,565,833	-251,971	-7	22,751,099	21,395,000	-1,356,099	-6
General-Taxes Lender	39,311	35,513	-3,798	-11	246,346	213,079	-33,267	-16
Independent Audit Costs	765	8,333	7,568	91	16,421	50,000	33,579	67
Vendor Lender	8,914	6,008	-2,906	-48	45,162	36,050	-9,112	-25
<b>TOTAL OPERATING EXPENSES</b>	4,795,513	4,549,931	-245,582	-5	28,720,538	27,299,586	-1,420,952	-5
<b>PROFIT/LOSS AFTER OPERATING COSTS</b>	518,961	121,348	397,614	328	1,374,454	728,086	646,368	89
<b>NON OPERATING REVENUES (EXPENSES)</b>								
Gain (Loss) Disposition of Assets	1,182,982	1,917,575	-734,594	-38	10,130,702	11,505,452	-1,374,749	-12
Special Items	-77,384	-42,091	-35,293	-84	-203,080	-252,544	49,465	20
Investments/Interest Earnings	71,077	73,492	-2,415	-3	348,139	440,950	-92,811	-21
Depreciation	-157,579	-111,745	-45,834	-41	-756,215	-670,470	-85,745	-13
Interest Expense	-110,803	-80,995	-29,808	-37	-555,384	-485,970	-69,414	-14
<b>NET OPERATING INCOME (NOI)</b>	1,427,255	1,877,584	-450,329	-24	10,338,616	11,265,503	-926,886	-8
Operating Transfers In(Out)	91,601	0	-91,601	-100	755,938	0	-755,938	-100
<b>YTD CHANGE TO NET ASSETS</b>	-1,335,654	-1,877,584	-541,930	-29	-9,582,679	-11,265,503	-1,682,824	-15
<b>ENDING NET POSITION</b>	-1,335,654	-1,877,584	-541,930	-29	-9,582,679	-11,265,503	-1,682,824	-15



# Pierce County Housing Authority Statement of Net Position (With Period Change)

Period = Jun 2025

## Affordable Housing

	Balance	Beginning	Net
	Current Period	Balance	Change
<b>CURRENT ASSETS</b>			
Cash and Equivalents	2,308,246	2,353,539	-45,293
Cash Restricted	1,033,228	1,011,771	21,457
Tenant Security Deposits	516,660	518,056	-1,396
Accounts Receivable Net	559,119	464,139	94,980
Accounts Receivable HUD	-24,580	-16,752	-7,828
Other Current Assets	257,129	269,930	-12,802
Due from Intercompany	-7,073	-7,073	0
<b>TOTAL CURRENT ASSETS</b>	<b>4,642,729</b>	<b>4,593,610</b>	<b>49,118</b>
<b>NON CURRENT ASSETS</b>			
Capital Assets Net	20,224,878	20,283,391	-58,513
Other Non Current Assets	20,249	20,249	0
<b>TOTAL NON CURRENT ASSETS</b>	<b>20,245,127</b>	<b>20,303,640</b>	<b>-58,513</b>
<b>TOTAL ASSETS</b>	<b>24,887,855</b>	<b>24,897,250</b>	<b>-9,395</b>
<b>DEFERRED OUTFLOW OF RESOURCES</b>	<b>42,391</b>	<b>42,391</b>	<b>0</b>
<b>CURRENT LIABILITIES</b>			
Accounts Payable	-1,680	1,158	-2,838
Accrued Payroll	784	784	0
Compensated Absences and Benefits	19,741	19,741	0
Security Deposits	556,605	550,936	5,669
Accrued Interest Payable	72,460	72,460	0
Notes Payable - Current Position	198,644	231,210	-32,565
Other Liabilities	32,947	32,947	0
Due to Intercompany	252,058	293,639	-41,581
Unearned Revenue	236,895	233,526	3,369
<b>TOTAL CURRENT LIABILITIES</b>	<b>1,368,453</b>	<b>1,436,401</b>	<b>-67,947</b>
<b>NONCURRENT LIABILITIES</b>			
Net Pension and OPEB Liability	137,236	137,236	0
Compensated Absences and Benefits	2,908	2,908	0
Notes Payable Net of Current Portion	19,504,070	19,504,070	0
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>19,644,214</b>	<b>19,644,214</b>	<b>0</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>	<b>-1,028</b>	<b>-1,028</b>	<b>0</b>
<b>TOTAL NET POSITION</b>	<b>3,918,607</b>	<b>3,860,055</b>	<b>58,552</b>



**PIERCE COUNTY HOUSING AUTHORITY**  
**Comparative Income Statement**  
**June 2025 and June 2024**  
**AFFORDABLE HOUSING**

Description	Comparative	Baseline	Variance	Variance %	YTD Comparative	YTD Baseline	Variance	Variance %
<b>OPERATING REVENUES</b>								
Rental Income	584,412	472,156	112,256	24	3,276,074	2,732,644	543,430	20
Other Tenant Revenue	97,497	88,513	8,985	10	551,475	503,060	48,415	10
HUD Subsidy	158,822	178,975	-20,153	-11	984,454	973,322	11,132	1
<b>TOTAL OPERATING REVENUES</b>	<b>840,731</b>	<b>739,644</b>	<b>101,088</b>	<b>14</b>	<b>4,812,002</b>	<b>4,209,025</b>	<b>602,977</b>	<b>14</b>
<b>OPERATING EXPENSES</b>								
Central Administration	198,709	200,057	1,348	1	1,159,622	1,013,678	-145,945	-14
Utilities	100,962	168,930	67,969	40	720,375	696,045	-24,330	-4
Maintenance Costs	147,235	156,687	9,452	6	739,700	828,691	88,992	11
Wages & Benefits Onsite	80,316	108,967	28,651	26	612,670	643,782	31,111	5
General-Taxes Lender	24,886	863	-24,022	-2,783	159,802	8,783	-151,019	-1,719
Independent Audit Costs	394	0	-394	-100	8,448	1,792	-6,656	-372
Vendor Lender	3,877	4,026	149	4	18,092	19,785	1,692	9
<b>TOTAL OPERATING EXPENSES</b>	<b>556,378</b>	<b>639,531</b>	<b>83,153</b>	<b>13</b>	<b>3,418,709</b>	<b>3,212,555</b>	<b>-206,154</b>	<b>-6</b>
<b>PROFIT/LOSS AFTER OPERATING COSTS</b>	<b>284,353</b>	<b>100,113</b>	<b>184,241</b>	<b>184</b>	<b>1,393,293</b>	<b>996,470</b>	<b>396,823</b>	<b>40</b>
<b>NON OPERATING REVENUES (EXPENSES)</b>								
Gain (Loss) Disposition of Assets	0	0	0	0	0	-68	68	100
Investments/Interest Earnings	699	579	120	21	4,019	3,278	742	23
Depreciation	-129,314	-82,849	-46,465	-56	-579,850	-502,696	-77,154	-15
Interest Expense	-97,186	-73,341	-23,845	-33	-486,172	-368,002	-118,169	-32
<b>NET OPERATING INCOME (NOI)</b>	<b>58,552</b>	<b>-55,498</b>	<b>114,051</b>	<b>206</b>	<b>331,291</b>	<b>128,981</b>	<b>202,309</b>	<b>157</b>
<b>YTD CHANGE TO NET ASSETS</b>	<b>-58,552</b>	<b>55,498</b>	<b>114,051</b>	<b>206</b>	<b>-331,291</b>	<b>-128,981</b>	<b>202,309</b>	<b>157</b>
<b>ENDING NET POSITION</b>	<b>-58,552</b>	<b>55,498</b>	<b>114,051</b>	<b>206</b>	<b>-331,291</b>	<b>-128,981</b>	<b>202,309</b>	<b>157</b>



**PIERCE COUNTY HOUSING AUTHORITY  
BUDGET COMPARISON**

Jun-25

**Affordable Housing**

<b>Description</b>	<b>Actual</b>	<b>Budgeted</b>	<b>Variance</b>	<b>Variance %</b>	<b>YTD Actual</b>	<b>YTD Budgeted</b>	<b>Variance</b>	<b>Variance %</b>
<b>OPERATING REVENUES</b>								
Rental Income	584,412	473,341	111,071	23	3,276,074	2,840,048	436,025	15
Other Tenant Revenue	97,497	71,004	26,493	37	551,475	426,025	125,450	29
HUD Subsidy	158,822	167,008	-8,186	-5	984,454	1,002,049	-17,596	-2
<b>TOTAL OPERATING REVENUES</b>	<b>840,731</b>	<b>711,354</b>	<b>129,378</b>	<b>18</b>	<b>4,812,002</b>	<b>4,268,122</b>	<b>543,879</b>	<b>13</b>
<b>OPERATING EXPENSES</b>								
Central Administration	198,709	16,353	-182,356	-1,115	1,159,622	98,119	-1,061,503	-1,082
Utilities	100,962	102,438	1,476	1	720,375	614,625	-105,750	-17
Maintenance Costs	147,235	111,008	-36,227	-33	739,700	666,045	-73,655	-11
Wages & Benefits Onsite	80,316	118,610	38,294	32	612,670	711,660	98,990	14
General-Taxes Lender	24,886	16,734	-8,152	-49	159,802	100,404	-59,398	-59
Independent Audit Costs	394	4,333	3,940	91	8,448	26,000	17,552	68
Vendor Lender	3,877	3,450	-427	-12	18,092	20,700	2,607	13
<b>TOTAL OPERATING EXPENSES</b>	<b>556,378</b>	<b>372,926</b>	<b>-183,452</b>	<b>-49</b>	<b>3,418,709</b>	<b>2,237,553</b>	<b>-1,181,156</b>	<b>-53</b>
<b>PROFIT/LOSS AFTER OPERATING COSTS</b>	<b>284,353</b>	<b>338,428</b>	<b>-54,075</b>	<b>-16</b>	<b>1,393,293</b>	<b>2,030,569</b>	<b>-637,276</b>	<b>-31</b>
<b>NON OPERATING REVENUES (EXPENSES)</b>								
Investments/Interest Earnings	699	595	104	17	4,019	3,573	447	13
Depreciation	-129,314	-78,284	-51,030	-65	-579,850	-469,706	-110,143	-23
Interest Expense	-97,186	-62,917	-34,270	-54	-486,172	-377,500	-108,672	-29
<b>NET OPERATING INCOME (NOI)</b>	<b>58,552</b>	<b>197,823</b>	<b>-139,270</b>	<b>-70</b>	<b>331,291</b>	<b>1,186,935</b>	<b>-855,645</b>	<b>-72</b>
<b>YTD CHANGE TO NET ASSETS</b>	<b>-58,552</b>	<b>-197,823</b>	<b>-139,270</b>	<b>-70</b>	<b>-331,291</b>	<b>-1,186,935</b>	<b>-855,645</b>	<b>-72</b>
<b>ENDING NET POSITION</b>	<b>-58,552</b>	<b>-197,823</b>	<b>-139,270</b>	<b>-70</b>	<b>-331,291</b>	<b>-1,186,935</b>	<b>-855,645</b>	<b>-72</b>



# Pierce County Housing Authority Statement of Net Position (With Period Change)

Period = Jun 2025

## Section 8

	Balance	Beginning	Net
	Current Period	Balance	Change
<b>CURRENT ASSETS</b>			
Cash and Equivalents	4,046,953	3,926,904	120,049
Cash Restricted	-1,058,976	-1,241,661	182,686
Accounts Receivable Net	272,763	272,448	315
Accounts Receivable HUD	-2,388	-2,388	0
Other Current Assets	-9,988	-9,354	-634
Due from Intercompany	-3,317	-3,317	0
<b>TOTAL CURRENT ASSETS</b>	<b>3,245,047</b>	<b>2,942,631</b>	<b>302,416</b>
<b>NON CURRENT ASSETS</b>			
Cash Restricted-FSS Escrow	460,907	451,060	9,847
Capital Assets Net	7,128	7,967	-839
Other Non Current Assets	259,553	259,553	0
<b>TOTAL NON CURRENT ASSETS</b>	<b>727,588</b>	<b>718,580</b>	<b>9,008</b>
<b>TOTAL ASSETS</b>	<b>3,972,636</b>	<b>3,661,211</b>	<b>311,424</b>
<b>DEFERRED OUTFLOW OF RESOURCES</b>	<b>331,520</b>	<b>331,520</b>	<b>0</b>
<b>CURRENT LIABILITIES</b>			
Accounts Payable	-263,915	-224,228	-39,687
Accrued Payroll	33	33	0
Compensated Absences and Benefits	5,428	5,428	0
Funds held for FSS	469,724	459,877	9,847
Other Liabilities	24,743	24,743	0
Due to Intercompany	213,311	222,038	-8,727
Unearned Revenue	12,426	17,133	-4,707
<b>TOTAL CURRENT LIABILITIES</b>	<b>461,749</b>	<b>505,024</b>	<b>-43,274</b>
<b>NONCURRENT LIABILITIES</b>			
Net Pension and OPEB Liability	294,281.67	294,281.67	0.00
Compensated Absences and Benefits	799.66	799.66	0.00
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>295,081.33</b>	<b>295,081.33</b>	<b>0.00</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>	<b>167,267.01</b>	<b>167,267.01</b>	<b>0.00</b>
<b>TOTAL NET POSITION</b>	<b>3,380,057.95</b>	<b>3,025,359.39</b>	<b>354,698.56</b>



**PIERCE COUNTY HOUSING AUTHORITY**  
**Comparative Income Statement**  
**June 2025 and June 2024**

Section 8

Description	Jun-25	Jun-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
<b>OPERATING REVENUES</b>								
Rental Income	0	0	0	0	0	-332	332	100
Other Tenant Revenue	28,240	5,380	22,860	425	126,562	28,084	98,478	351
HUD Subsidy	4,029,874	3,307,253	722,621	22	22,499,871	20,396,001	2,103,870	10
Admin Subsidy	319,614	247,443	72,171	29	1,693,272	1,483,590	209,682	14
<b>TOTAL OPERATING REVENUES</b>	<b>4,377,728</b>	<b>3,560,076</b>	<b>817,652</b>	<b>23</b>	<b>24,319,704</b>	<b>21,907,343</b>	<b>2,412,362</b>	<b>11</b>
<b>OPERATING EXPENSES</b>								
Central Administration	69,757	92,951	23,194	25	479,815	657,892	178,077	27
Utilities	0	0	0	0	0	124	124	100
Maintenance Costs	2,362	0	-2,362	-100	13,700	7,484	-6,216	-83
Wages & Benefits Onsite	122,365	82,693	-39,672	-48	740,457	548,744	-191,712	-35
FSS Expense	9,963	11,436	1,473	13	51,336	73,514	22,178	30
Housing Assistance Payments	3,817,804	3,329,389	-488,415	-15	22,751,099	19,874,202	-2,876,897	-14
Independent Audit Costs	185	0	-185	-100	3,962	1,558	-2,404	-154
Vendor Lender	0	0	0	0	0	389	389	100
<b>TOTAL OPERATING EXPENSES</b>	<b>4,022,437</b>	<b>3,516,470</b>	<b>-505,967</b>	<b>-14</b>	<b>24,040,369</b>	<b>21,163,906</b>	<b>-2,876,463</b>	<b>-14</b>
<b>PROFIT/LOSS AFTER OPERATING COSTS</b>	<b>355,292</b>	<b>43,606</b>	<b>311,685</b>	<b>715</b>	<b>279,335</b>	<b>743,436</b>	<b>-464,101</b>	<b>-62</b>
<b>NON OPERATING REVENUES (EXPENSES)</b>								
Investments/Interest Earnings	246	264	-18	-7	1,345	1,934	-589	-30
Depreciation	-839	-839	0	0	-5,032	-5,032	0	0
<b>NET OPERATING INCOME (NOI)</b>	<b>354,699</b>	<b>43,031</b>	<b>311,667</b>	<b>724</b>	<b>275,649</b>	<b>740,338</b>	<b>-464,690</b>	<b>-63</b>
<b>YTD CHANGE TO NET ASSETS</b>	<b>-354,699</b>	<b>-43,031</b>	<b>311,667</b>	<b>724</b>	<b>-275,649</b>	<b>-740,338</b>	<b>-464,690</b>	<b>-63</b>
<b>ENDING NET POSITION</b>	<b>-354,699</b>	<b>-43,031</b>	<b>311,667</b>	<b>724</b>	<b>-275,649</b>	<b>-740,338</b>	<b>-464,690</b>	<b>-63</b>



**PIERCE COUNTY HOUSING AUTHORITY  
BUDGET COMPARISON**

Jun-25

Section 8

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
<b>OPERATING REVENUES</b>								
Other Tenant Revenue	28,240	12,131	16,109	133	126,562	72,787	53,775	74
HUD Subsidy	4,029,874	3,565,833	464,041	13	22,499,871	21,395,000	1,104,871	5
Admin Subsidy	319,614	247,379	72,235	29	1,693,272	1,484,274	208,998	14
<b>TOTAL OPERATING REVENUES</b>	<b>4,377,728</b>	<b>3,825,344</b>	<b>552,385</b>	<b>14</b>	<b>24,319,704</b>	<b>22,952,061</b>	<b>1,367,643</b>	<b>6</b>
<b>OPERATING EXPENSES</b>								
Central Administration	69,757	32,852	-36,905	-112	479,815	197,114	-282,702	-143
Maintenance Costs	2,362	1,875	-487	-26	13,700	11,250	-2,450	-22
Wages & Benefits Onsite	122,365	103,075	-19,290	-19	740,457	618,452	-122,004	-20
FSS Expense	9,963	12,752	2,788	22	51,336	76,509	25,173	33
Housing Assistance Payments	3,817,804	3,565,833	-251,971	-7	22,751,099	21,395,000	-1,356,099	-6
Independent Audit Costs	185	3,167	2,982	94	3,962	19,000	15,038	79
Vendor Lender	0	25	25	100	0	150	150	100
<b>TOTAL OPERATING EXPENSES</b>	<b>4,022,437</b>	<b>3,719,579</b>	<b>-302,858</b>	<b>-8</b>	<b>24,040,369</b>	<b>22,317,475</b>	<b>-1,722,894</b>	<b>-8</b>
<b>PROFIT/LOSS AFTER OPERATING COSTS</b>	<b>355,292</b>	<b>105,764</b>	<b>249,527</b>	<b>236</b>	<b>279,335</b>	<b>634,586</b>	<b>-355,251</b>	<b>-56</b>
<b>NON OPERATING REVENUES (EXPENSES)</b>								
Investments/Interest Earnings	246	332	-87	-26	1,345	1,994	-649	-33
Depreciation	-839	-12,094	11,255	93	-5,032	-72,561	67,530	93
<b>NET OPERATING INCOME (NOI)</b>	<b>354,699</b>	<b>94,003</b>	<b>260,695</b>	<b>277</b>	<b>275,649</b>	<b>564,019</b>	<b>-288,371</b>	<b>-51</b>
<b>YTD CHANGE TO NET ASSETS</b>	<b>-354,699</b>	<b>-94,003</b>	<b>260,695</b>	<b>277</b>	<b>-275,649</b>	<b>-564,019</b>	<b>-288,371</b>	<b>-51</b>
<b>ENDING NET POSITION</b>	<b>-354,699</b>	<b>-94,003</b>	<b>260,695</b>	<b>277</b>	<b>-275,649</b>	<b>-564,019</b>	<b>-288,371</b>	<b>-51</b>





**Pierce County Housing Authority**  
**Statement of Net Position (With Period Change)**

Period = Jun 2025

**Low Income Public Housing (LIPH)**

	Balance	Beginning	Net
	Current Period	Balance	Change
<b>CURRENT ASSETS</b>			
Cash and Equivalents	900,283	1,044,319	-144,036
Cash Restricted	812,613	1,847,469	-1,034,856
Tenant Security Deposits	11,300	11,600	-300
Accounts Receivable Net	205,805	204,414	1,391
Other Current Assets	18,266,633	15,973,419	2,293,214
Due from Intercompany	-3,358	-3,358	0
<b>TOTAL CURRENT ASSETS</b>	<b>20,193,276</b>	<b>19,077,863</b>	<b>1,115,413</b>
<b>NON CURRENT ASSETS</b>			
Cash Restricted-FSS Escrow	26,693	25,917	777
Capital Assets Net	2,236,606	2,348,095	-111,489
Other Non Current Assets	62,999	62,999	0
<b>TOTAL NON CURRENT ASSETS</b>	<b>2,326,297</b>	<b>2,437,010</b>	<b>-110,713</b>
<b>TOTAL ASSETS</b>	<b>22,519,574</b>	<b>21,514,873</b>	<b>1,004,701</b>
<b>DEFERRED OUTFLOW OF RESOURCES</b>	<b>79,044</b>	<b>79,044</b>	<b>0</b>
<b>CURRENT LIABILITIES</b>			
Accounts Payable	9,839	4,426	5,413
Accrued Payroll	1,022	1,022	0
Compensated Absences and Benefits	13,736	13,736	0
Security Deposits	12,050	12,350	-300
Funds held for FSS	25,177	29,813	-4,637
Other Liabilities	14,350	14,350	0
Due to Intercompany	62,153	79,630	-17,476
Unearned Revenue	11,959	11,953	6
<b>TOTAL CURRENT LIABILITIES</b>	<b>150,286</b>	<b>167,280</b>	<b>-16,994</b>
<b>NONCURRENT LIABILITIES</b>			
Net Pension and OPEB Liability	115,969.18	115,969.18	0.00
Compensated Absences and Benefits	2,023.51	2,023.51	0.00
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>117,992.69</b>	<b>117,992.69</b>	<b>0.00</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>	<b>42,121.00</b>	<b>42,121.00</b>	<b>0.00</b>
<b>TOTAL NET POSITION</b>	<b>22,288,218.44</b>	<b>21,266,523.73</b>	<b>1,021,694.71</b>



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

Description	Jun-25	Jun-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
<b>OPERATING REVENUES</b>								
Rental Income	17,637	0	17,637	100	126,906	-332	127,238	38,325
Other Tenant Revenue	209	5,380	-5,170	-96	4,353	28,084	-23,731	-85
HUD Subsidy	0	3,307,253	-3,307,253	-100	0	20,396,001	-20,396,001	-100
LIPH Operating Grant	30,684	0	30,684	100	625,238	0	625,238	100
Admin Subsidy	0	247,443	-247,443	-100	0	1,483,590	-1,483,590	-100
<b>TOTAL OPERATING REVENUES</b>	<b>48,531</b>	<b>3,560,076</b>	<b>-3,511,545</b>	<b>-99</b>	<b>756,497</b>	<b>21,907,343</b>	<b>-21,150,846</b>	<b>-97</b>
<b>OPERATING EXPENSES</b>								
Central Administration	67,978	92,951	24,973	27	382,196	657,892	275,696	42
Utilities	5,106	0	-5,106	-100	61,117	124	-60,993	-49,236
Maintenance Costs	66,967	0	-66,967	-100	444,272	7,484	-436,789	-5,837
Wages & Benefits Onsite	29,735	82,693	52,958	64	178,425	548,744	370,319	67
FSS Expense	773	11,436	10,663	93	2,362	73,514	71,152	97
Housing Assistance Payments	0	3,329,389	3,329,389	100	0	19,874,202	19,874,202	100
General-Taxes Lender	1,057	0	-1,057	-100	6,342	0	-6,342	-100
Independent Audit Costs	187	0	-187	-100	4,011	1,558	-2,453	-157
Vendor Lender	3,520	0	-3,520	-100	15,889	389	-15,500	-3,985
<b>TOTAL OPERATING EXPENSES</b>	<b>175,323</b>	<b>3,516,470</b>	<b>3,341,146</b>	<b>95</b>	<b>1,094,614</b>	<b>21,163,906</b>	<b>20,069,293</b>	<b>95</b>
<b>PROFIT/LOSS AFTER OPERATING COSTS</b>	<b>-126,793</b>	<b>43,606</b>	<b>-170,399</b>	<b>-391</b>	<b>-338,117</b>	<b>743,436</b>	<b>-1,081,553</b>	<b>-145</b>
<b>NON OPERATING REVENUES (EXPENSES)</b>								
Gain (Loss) Disposition of Assets	1,182,982	0	1,182,982	100	10,130,702	0	10,130,702	100
Special Items	-77,384	0	-77,384	-100	-203,080	0	-203,080	-100
Investments/Interest Earnings	63,246	264	62,982	23,882	334,930	1,934	332,996	17,221
Depreciation	-20,356	-839	-19,518	-2,327	-130,015	-5,032	-124,983	-2,484
<b>NET OPERATING INCOME (NOI)</b>	<b>1,021,695</b>	<b>43,031</b>	<b>978,663</b>	<b>2,274</b>	<b>9,794,421</b>	<b>740,338</b>	<b>9,054,083</b>	<b>1,223</b>
Operating Transfers In(Out)	91,601	0	-91,601	-100	755,938	0	-755,938	-100
<b>YTD CHANGE TO NET ASSETS</b>	<b>-930,094</b>	<b>-43,031</b>	<b>887,062</b>	<b>2,061</b>	<b>-9,038,484</b>	<b>-740,338</b>	<b>8,298,145</b>	<b>1,121</b>
<b>ENDING NET POSITION</b>	<b>-930,094</b>	<b>-43,031</b>	<b>887,062</b>	<b>2,061</b>	<b>-9,038,484</b>	<b>-740,338</b>	<b>8,298,145</b>	<b>1,121</b>



**PIERCE COUNTY HOUSING AUTHORITY  
BUDGET COMPARISON**

Jun-25

**Low Income Public Housing (LIPH)**

<b>Description</b>	<b>Actual</b>	<b>Budgeted</b>	<b>Variance</b>	<b>Variance %</b>	<b>YTD Actual</b>	<b>YTD Budgeted</b>	<b>Variance</b>	<b>Variance %</b>
<b>OPERATING REVENUES</b>								
Rental Income	17,637.19	10,991.58	6,645.61	60.46	126,905.99	65,949.48	60,956.51	92.43
Other Tenant Revenue	209.43	267.50	-58.07	-21.71	4,352.58	1,605.00	2,747.58	171.19
LIPH Operating Grant	30,684.02	86,002.50	-55,318.48	-64.32	625,238.43	516,015.00	109,223.43	21.17
<b>TOTAL OPERATING REVENUES</b>	<b>48,530.64</b>	<b>97,261.58</b>	<b>-48,730.94</b>	<b>-50.10</b>	<b>756,497.00</b>	<b>583,569.48</b>	<b>172,927.52</b>	<b>29.63</b>
<b>OPERATING EXPENSES</b>								
Central Administration	67,978.16	34,385.00	-33,593.16	-97.70	382,196.03	206,310.00	-175,886.03	-85.25
Utilities	5,105.99	6,450.00	1,344.01	20.84	61,117.09	38,700.00	-22,417.09	-57.93
Maintenance Costs	66,967.31	51,630.00	-15,337.31	-29.71	444,272.21	309,780.00	-134,492.21	-43.42
Wages & Benefits Onsite	29,734.91	48,094.62	18,359.71	38.17	178,424.84	288,567.72	110,142.88	38.17
FSS Expense	773.00	1,550.00	777.00	50.13	2,361.99	9,300.00	6,938.01	74.60
General-Taxes Lender	1,057.01	1,450.00	392.99	27.10	6,342.06	8,700.00	2,357.94	27.10
Independent Audit Costs	186.86	833.33	646.47	77.58	4,010.68	4,999.98	989.30	19.79
Vendor Lender	3,520.00	2,500.00	-1,020.00	-40.80	15,888.75	15,000.00	-888.75	-5.92
<b>TOTAL OPERATING EXPENSES</b>	<b>175,323.24</b>	<b>146,892.95</b>	<b>-28,430.29</b>	<b>-19.35</b>	<b>1,094,613.65</b>	<b>881,357.70</b>	<b>-213,255.95</b>	<b>-24.20</b>
<b>PROFIT/LOSS AFTER OPERATING COSTS</b>	<b>-126,792.60</b>	<b>-49,631.37</b>	<b>-77,161.23</b>	<b>-155.47</b>	<b>-338,116.65</b>	<b>-297,788.22</b>	<b>-40,328.43</b>	<b>-13.54</b>
<b>NON OPERATING REVENUES (EXPENSES)</b>								
Gain (Loss) Disposition of Assets	1,182,981.60	1,917,575.31	-734,593.71	-38.31	10,130,702.41	11,505,451.86	-1,374,749.45	-11.95
Special Items	-77,383.87	-42,090.73	-35,293.14	-83.85	-203,079.50	-252,544.38	49,464.88	19.59
Investments/Interest Earnings	63,246.01	72,515.50	-9,269.49	-12.78	334,929.93	435,093.00	-100,163.07	-23.02
Depreciation	-20,356.43	-19,719.01	-637.42	-3.23	-130,015.02	-118,314.06	-11,700.96	-9.89
<b>NET OPERATING INCOME (NOI)</b>	<b>1,021,694.71</b>	<b>1,878,649.70</b>	<b>-856,954.99</b>	<b>-45.62</b>	<b>9,794,421.17</b>	<b>11,271,898.20</b>	<b>-1,477,477.03</b>	<b>-13.11</b>
Operating Transfers In(Out)	91,601.02	0.00	-91,601.02	-100.00	755,937.57	0.00	-755,937.57	-100.00
<b>YTD CHANGE TO NET ASSETS</b>	<b>-930,093.69</b>	<b>-1,878,649.70</b>	<b>-948,556.01</b>	<b>-50.49</b>	<b>-9,038,483.60</b>	<b>-11,271,898.20</b>	<b>-2,233,414.60</b>	<b>-19.81</b>
<b>ENDING NET POSITION</b>	<b>-930,093.69</b>	<b>-1,878,649.70</b>	<b>-948,556.01</b>	<b>-50.49</b>	<b>-9,038,483.60</b>	<b>-11,271,898.20</b>	<b>-2,233,414.60</b>	<b>-19.81</b>



**Pierce County Housing Authority**  
**Statement of Net Position (With Period Change)**

Period = Jun 2025

**Brookridge**

	Balance	Beginning	Net
	Current Period	Balance	Change
<b>CURRENT ASSETS</b>			
Cash and Equivalents	686,515	690,611	-4,096
Tenant Security Deposits	54,564	55,634	-1,070
Accounts Receivable Net	100,747	93,725	7,023
Accounts Receivable HUD	-2,316	-1,823	-493
Other Current Assets	2,335	2,740	-405
Due from Intercompany	-717	-717	0
<b>TOTAL CURRENT ASSETS</b>	<b>841,128</b>	<b>840,169</b>	<b>959</b>
<b>NON CURRENT ASSETS</b>			
Capital Assets Net	1,014,858	1,026,064	-11,206
Other Non Current Assets	2,857	2,857	0
<b>TOTAL NON CURRENT ASSETS</b>	<b>1,017,714</b>	<b>1,028,920</b>	<b>-11,206</b>
<b>TOTAL ASSETS</b>	<b>1,858,842</b>	<b>1,869,090</b>	<b>-10,247</b>
<b>DEFERRED OUTFLOW OF RESOURCES</b>	<b>4,810</b>	<b>4,810</b>	<b>0</b>
<b>CURRENT LIABILITIES</b>			
Accounts Payable	80	80	0
Accrued Payroll	26	26	0
Compensated Absences and Benefits	2,228	2,228	0
Security Deposits	54,316	55,390	-1,074
Other Liabilities	6,907	6,907	0
Due to Intercompany	25,714	30,409	-4,695
Unearned Revenue	31,470	31,139	330
<b>TOTAL CURRENT LIABILITIES</b>	<b>120,741</b>	<b>126,180</b>	<b>-5,439</b>
<b>NONCURRENT LIABILITIES</b>			
Net Pension and OPEB Liability	8,749	8,749	0
Compensated Absences and Benefits	328	328	0
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>9,077</b>	<b>9,077</b>	<b>0</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>	<b>-489</b>	<b>-489</b>	<b>0</b>
<b>TOTAL NET POSITION</b>	<b>1,734,324</b>	<b>1,739,132</b>	<b>-4,809</b>



**PIERCE COUNTY HOUSING AUTHORITY**  
**Comparative Income Statement**  
**June 2025 and June 2024**

Brookridge

Description	Jun-25	Jun-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
<b>OPERATING REVENUES</b>								
Rental Income	52,763	41,739	11,024	26	340,596	256,451	84,145	33
Other Tenant Revenue	5,360	13,554	-8,194	-60	39,493	46,886	-7,393	-16
HUD Subsidy	6,861	6,398	463	7	43,212	33,118	10,094	30
<b>TOTAL OPERATING REVENUES</b>	64,984	61,691	3,294	5	423,301	336,455	86,846	26
<b>OPERATING EXPENSES</b>								
Central Administration	20,475	17,229	-3,246	-19	115,357	87,945	-27,412	-31
Utilities	11,915	11,067	-848	-8	66,102	61,574	-4,527	-7
Maintenance Costs	17,089	35,898	18,809	52	77,059	115,146	38,087	33
Wages & Benefits Onsite	8,752	8,921	169	2	63,263	59,040	-4,223	-7
General-Taxes Lender	341	341	0	0	2,624	2,592	-32	-1
Independent Audit Costs	40	0	-40	-100	856	156	-700	-450
Vendor Lender	0	1,292	1,292	100	0	6,462	6,462	100
<b>TOTAL OPERATING EXPENSES</b>	58,613	74,748	16,136	22	325,261	332,915	7,653	2
<b>PROFIT/LOSS AFTER OPERATING COSTS</b>	6,372	-13,058	19,430	149	98,040	3,540	94,500	2,670
<b>NON OPERATING REVENUES (EXPENSES)</b>								
Investments/Interest Earnings	25	156	-131	-84	141	879	-738	-84
Depreciation	-11,206	-11,400	194	2	-67,504	-68,727	1,223	2
<b>NET OPERATING INCOME (NOI)</b>	-4,809	-24,302	19,493	80	30,676	-64,309	94,985	148
<b>YTD CHANGE TO NET ASSETS</b>	4,809	24,302	19,493	80	-30,676	64,309	94,985	148
<b>ENDING NET POSITION</b>	4,809	24,302	19,493	80	-30,676	64,309	94,985	148



**PIERCE COUNTY HOUSING AUTHORITY  
BUDGET COMPARISON**

Jun-25

Brookridge

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
<b>OPERATING REVENUES</b>								
Rental Income	52,763	43,750	9,013	21	340,596	262,500	78,096	30
Other Tenant Revenue	5,360	6,517	-1,157	-18	39,493	39,100	393	1
HUD Subsidy	6,861	6,042	819	14	43,212	36,250	6,962	19
<b>TOTAL OPERATING REVENUES</b>	64,984	56,308	8,676	15	423,301	337,850	85,451	25
<b>OPERATING EXPENSES</b>								
Central Administration	20,475	1,060	-19,414	-1,831	115,357	6,362	-108,994	-1,713
Utilities	11,915	9,167	-2,749	-30	66,102	55,000	-11,102	-20
Maintenance Costs	17,089	13,646	-3,443	-25	77,059	81,875	4,816	6
Wages & Benefits Onsite	8,752	10,724	1,972	18	63,263	64,345	1,082	2
General-Taxes Lender	341	333	-8	-2	2,624	2,000	-624	-31
Independent Audit Costs	40	417	377	90	856	2,500	1,644	66
Vendor Lender	0	1,083	1,083	100	0	6,500	6,500	100
<b>TOTAL OPERATING EXPENSES</b>	58,613	36,430	-22,182	-61	325,261	218,583	-106,678	-49
<b>PROFIT/LOSS AFTER OPERATING COSTS</b>	6,372	19,878	-13,506	-68	98,040	119,267	-21,227	-18
<b>NON OPERATING REVENUES (EXPENSES)</b>								
Investments/Interest Earnings	25	188	-162	-87	141	1,125	-984	-87
Depreciation	-11,206	-10,807	-399	-4	-67,504	-64,844	-2,660	-4
<b>NET OPERATING INCOME (NOI)</b>	-4,809	9,258	-14,067	-152	30,676	55,548	-24,872	-45
<b>YTD CHANGE TO NET ASSETS</b>	4,809	-9,258	-14,067	-152	-30,676	-55,548	-24,872	-45
<b>ENDING NET POSITION</b>	4,809	-9,258	-14,067	-152	-30,676	-55,548	-24,872	-45



**Pierce County Housing Authority**  
**Statement of Net Position (With Period Change)**

Period = Jun 2025

**Chateau Rainier**

	Balance	Beginning	Net
	Current Period	Balance	Change
<b>CURRENT ASSETS</b>			
Cash and Equivalents	1,163,181.15	1,147,344.24	15,836.91
Cash Restricted	721,488.87	714,189.12	7,299.75
Tenant Security Deposits	178,046.19	179,600.20	-1,554.01
Accounts Receivable Net	235,760.17	203,725.07	32,035.10
Accounts Receivable HUD	25,041.81	24,156.81	885.00
Other Current Assets	145,931.92	143,948.73	1,983.19
Due from Intercompany	-2,613.99	-2,613.99	0.00
<b>TOTAL CURRENT ASSETS</b>	<b>2,466,836.12</b>	<b>2,410,350.18</b>	<b>56,485.94</b>
<b>NON CURRENT ASSETS</b>			
Capital Assets Net	3,507,688.13	3,533,343.91	-25,655.78
Other Non Current Assets	8,438.98	8,438.98	0.00
<b>TOTAL NON CURRENT ASSETS</b>	<b>3,516,127.11</b>	<b>3,541,782.89</b>	<b>-25,655.78</b>
<b>TOTAL ASSETS</b>	<b>5,982,963.23</b>	<b>5,952,133.07</b>	<b>30,830.16</b>
<b>DEFERRED OUTFLOW OF RESOURCES</b>	<b>19,962.02</b>	<b>19,962.02</b>	<b>0.00</b>
<b>CURRENT LIABILITIES</b>			
Accounts Payable	-124.63	-124.63	0.00
Accrued Payroll	231.75	231.75	0.00
Compensated Absences and Benefits	12,855.99	12,855.99	0.00
Security Deposits	185,824.88	187,036.88	-1,212.00
Accrued Interest Payable	41,221.21	41,221.21	0.00
Notes Payable - Current Position	113,005.53	131,531.53	-18,526.00
Other Liabilities	19,231.98	19,231.98	0.00
Due to Intercompany	92,670.95	106,534.42	-13,863.47
Unearned Revenue	76,924.23	73,771.94	3,152.29
<b>TOTAL CURRENT LIABILITIES</b>	<b>541,841.89</b>	<b>572,291.07</b>	<b>-30,449.18</b>
<b>NONCURRENT LIABILITIES</b>			
Net Pension and OPEB Liability	59,104.36	59,104.36	0.00
Compensated Absences and Benefits	1,893.87	1,893.87	0.00
Notes Payable Net of Current Portion	8,498,604.52	8,498,604.52	0.00
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>8,559,602.75</b>	<b>8,559,602.75</b>	<b>0.00</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>	<b>249.89</b>	<b>249.89</b>	<b>0.00</b>
<b>TOTAL NET POSITION</b>	<b>-3,098,769.28</b>	<b>-3,160,048.62</b>	<b>61,279.34</b>



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

Description	Jun-25	Jun-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
<b>OPERATING REVENUES</b>								
Rental Income	229,114	218,830	10,284	5	1,360,872	1,302,991	57,881	4
Other Tenant Revenue	44,043	32,107	11,936	37	228,669	208,764	19,905	10
HUD Subsidy	44,617	43,138	1,479	3	269,134	241,506	27,628	11
<b>TOTAL OPERATING REVENUES</b>	<b>317,774</b>	<b>294,075</b>	<b>23,699</b>	<b>8</b>	<b>1,858,675</b>	<b>1,753,261</b>	<b>105,414</b>	<b>6</b>
<b>OPERATING EXPENSES</b>								
Central Administration	69,720	64,728	-4,992	-8	420,814	328,891	-91,923	-28
Utilities	17,465	96,579	79,113	82	280,600	306,310	25,710	8
Maintenance Costs	61,439	45,788	-15,651	-34	244,660	303,305	58,645	19
Wages & Benefits Onsite	31,202	36,935	5,732	16	208,417	238,878	30,461	13
General-Taxes Lender	10,592	0	-10,592	-100	65,393	1,736	-63,657	-3,667
Independent Audit Costs	145	0	-145	-100	3,122	584	-2,538	-434
Vendor Lender	0	0	0	0	0	251	251	100
<b>TOTAL OPERATING EXPENSES</b>	<b>190,564</b>	<b>244,029</b>	<b>53,465</b>	<b>22</b>	<b>1,223,005</b>	<b>1,179,955</b>	<b>-43,050</b>	<b>-4</b>
<b>PROFIT/LOSS AFTER OPERATING COSTS</b>	<b>127,210</b>	<b>50,046</b>	<b>77,164</b>	<b>154</b>	<b>635,669</b>	<b>573,305</b>	<b>62,364</b>	<b>11</b>
<b>NON OPERATING REVENUES (EXPENSES)</b>								
Investments/Interest Earnings	430	305	125	41	2,474	1,714	760	44
Depreciation	-25,656	-26,833	1,178	4	-155,136	-161,903	6,767	4
Interest Expense	-40,705	-41,723	1,017	2	-245,529	-209,351	-36,179	-17
<b>NET OPERATING INCOME (NOI)</b>	<b>61,279</b>	<b>-18,205</b>	<b>79,484</b>	<b>437</b>	<b>237,478</b>	<b>203,766</b>	<b>33,712</b>	<b>17</b>
<b>YTD CHANGE TO NET ASSETS</b>	<b>-61,279</b>	<b>18,205</b>	<b>79,484</b>	<b>437</b>	<b>-237,478</b>	<b>-203,766</b>	<b>33,712</b>	<b>17</b>
<b>ENDING NET POSITION</b>	<b>-61,279</b>	<b>18,205</b>	<b>79,484</b>	<b>437</b>	<b>-237,478</b>	<b>-203,766</b>	<b>33,712</b>	<b>17</b>





# PIERCE COUNTY HOUSING AUTHORITY BUDGET COMPARISON

Jun-25

Chateau Rainier

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
<b>OPERATING REVENUES</b>								
Rental Income	229,114	221,430	7,684	3	1,360,872	1,328,582	32,290	2
Other Tenant Revenue	44,043	29,033	15,010	52	228,669	174,200	54,469	31
HUD Subsidy	44,617	44,836	-219	0	269,134	269,013	120	0
<b>TOTAL OPERATING REVENUES</b>	317,774	295,299	22,475	8	1,858,675	1,771,795	86,880	5
<b>OPERATING EXPENSES</b>								
Central Administration	69,720	5,546	-64,174	-1,157	420,814	33,275	-387,539	-1,165
Utilities	17,465	45,542	28,076	62	280,600	273,250	-7,350	-3
Maintenance Costs	61,439	37,422	-24,017	-64	244,660	224,530	-20,130	-9
Wages & Benefits Onsite	31,202	45,685	14,483	32	208,417	274,111	65,694	24
General-Taxes Lender	10,592	9,417	-1,175	-12	65,393	56,500	-8,893	-16
Independent Audit Costs	145	1,667	1,521	91	3,122	10,000	6,878	69
Vendor Lender	0	188	188	100	0	1,125	1,125	100
<b>TOTAL OPERATING EXPENSES</b>	190,564	145,465	-45,098	-31	1,223,005	872,791	-350,214	-40
<b>PROFIT/LOSS AFTER OPERATING COSTS</b>	127,210	149,834	-22,624	-15	635,669	899,004	-263,334	-29
<b>NON OPERATING REVENUES (EXPENSES)</b>								
Investments/Interest Earnings	430	275	155	57	2,474	1,650	824	50
Depreciation	-25,656	-25,063	-593	-2	-155,136	-150,378	-4,758	-3
Interest Expense	-40,705	-35,833	-4,872	-14	-245,529	-215,000	-30,529	-14
<b>NET OPERATING INCOME (NOI)</b>	61,279	89,213	-27,933	-31	237,478	535,276	-297,797	-56
<b>YTD CHANGE TO NET ASSETS</b>	-61,279	-89,213	-27,933	-31	-237,478	-535,276	-297,797	-56
<b>ENDING NET POSITION</b>	-61,279	-89,213	-27,933	-31	-237,478	-535,276	-297,797	-56



**Pierce County Housing Authority**  
**Statement of Net Position (With Period Change)**

Period = Jun 2025

**DeMark**

	<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
	<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
<b>CURRENT ASSETS</b>			
Cash and Equivalents	-602,424	-544,572	-57,853
Cash Restricted	125,505	119,266	6,239
Tenant Security Deposits	71,921	69,315	2,606
Accounts Receivable Net	118,350	94,786	23,565
Accounts Receivable HUD	-47,874	-46,895	-979
Other Current Assets	27,139	33,250	-6,111
Due from Intercompany	-980	-980	0
<b>TOTAL CURRENT ASSETS</b>	<b>-308,363</b>	<b>-275,830</b>	<b>-32,533</b>
<b>NON CURRENT ASSETS</b>			
Capital Assets Net	1,138,044	1,108,990	29,053
Other Non Current Assets	2,881	2,881	0
<b>TOTAL NON CURRENT ASSETS</b>	<b>1,140,925</b>	<b>1,111,872</b>	<b>29,053</b>
<b>TOTAL ASSETS</b>	<b>832,562</b>	<b>836,042</b>	<b>-3,480</b>
<b>DEFERRED OUTFLOW OF RESOURCES</b>	<b>4,093</b>	<b>4,093</b>	<b>0</b>
<b>CURRENT LIABILITIES</b>			
Accounts Payable	630	630	0
Accrued Payroll	284	284	0
Compensated Absences and Benefits	1,533	1,533	0
Security Deposits	78,158	67,108	11,050
Accrued Interest Payable	13,070	13,070	0
Notes Payable - Current Position	35,831	41,705	-5,874
Other Liabilities	-5,002	-5,002	0
Due to Intercompany	37,957	45,130	-7,172
Unearned Revenue	63,282	63,625	-343
<b>TOTAL CURRENT LIABILITIES</b>	<b>225,744</b>	<b>228,083</b>	<b>-2,339</b>
<b>NONCURRENT LIABILITIES</b>			
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
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>2,713,889</b>	<b>2,713,889</b>	<b>0</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>	<b>-724</b>	<b>-724</b>	<b>0</b>
<b>TOTAL NET POSITION</b>	<b>-2,102,253</b>	<b>-2,101,113</b>	<b>-1,141</b>



**PIERCE COUNTY HOUSING AUTHORITY**  
**Comparative Income Statement**  
June 2025 and June 2024

DeMark

Description	Jun-25	Jun-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
<b>OPERATING REVENUES</b>								
Rental Income	61,560	59,899	1,661	3	355,701	318,975	36,726	12
Other Tenant Revenue	12,630	10,478	2,152	21	87,803	73,258	14,545	20
HUD Subsidy	29,164	34,198	-5,034	-15	186,675	206,322	-19,647	-10
<b>TOTAL OPERATING REVENUES</b>	103,354	104,575	-1,221	-1	630,179	598,556	31,623	5
<b>OPERATING EXPENSES</b>								
Central Administration	26,529	33,665	7,136	21	169,746	165,943	-3,803	-2
Utilities	13,670	13,349	-321	-2	86,657	80,477	-6,180	-8
Maintenance Costs	17,813	26,447	8,635	33	191,869	110,952	-80,917	-73
Wages & Benefits Onsite	15,269	17,044	1,775	10	108,155	88,470	-19,685	-22
General-Taxes Lender	6,000	0	-6,000	-100	36,577	543	-36,034	-6,636
Independent Audit Costs	55	0	-55	-100	1,171	273	-898	-329
Vendor Lender	2,585	1,292	-1,292	-100	9,046	6,462	-2,585	-40
<b>TOTAL OPERATING EXPENSES</b>	81,920	91,796	9,877	11	603,221	453,119	-150,102	-33
<b>PROFIT/LOSS AFTER OPERATING COSTS</b>	21,434	12,778	8,656	68	26,958	145,437	-118,479	-81
<b>NON OPERATING REVENUES (EXPENSES)</b>								
Investments/Interest Earnings	79	47	32	68	461	275	186	68
Depreciation	-9,748	-10,638	891	8	-59,391	-65,665	6,275	10
Interest Expense	-12,907	-13,229	323	2	-77,851	-66,380	-11,471	-17
<b>NET OPERATING INCOME (NOI)</b>	-1,141	-11,042	9,901	90	-109,822	13,667	-123,489	-904
<b>YTD CHANGE TO NET ASSETS</b>	1,141	11,042	9,901	90	109,822	-13,667	-123,489	-904
<b>ENDING NET POSITION</b>	1,141	11,042	9,901	90	109,822	-13,667	-123,489	-904



**PIERCE COUNTY HOUSING AUTHORITY  
BUDGET COMPARISON**

Jun-25

DeMark

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
<b>OPERATING REVENUES</b>								
Rental Income	61,560	58,555	3,005	5	355,701	351,328	4,373	1
Other Tenant Revenue	12,630	10,817	1,813	17	87,803	64,900	22,903	35
HUD Subsidy	29,164	32,679	-3,515	-11	186,675	196,077	-9,402	-5
<b>TOTAL OPERATING REVENUES</b>	103,354	102,051	1,303	1	630,179	612,305	17,875	3
<b>OPERATING EXPENSES</b>								
Central Administration	26,529	4,921	-21,608	-439	169,746	29,525	-140,221	-475
Utilities	13,670	12,458	-1,211	-10	86,657	74,750	-11,907	-16
Maintenance Costs	17,813	17,858	46	0	191,869	107,150	-84,719	-79
Wages & Benefits Onsite	15,269	17,802	2,533	14	108,155	106,813	-1,341	-1
General-Taxes Lender	6,000	3,229	-2,771	-86	36,577	19,375	-17,202	-89
Independent Audit Costs	55	583	529	91	1,171	3,500	2,329	67
Vendor Lender	2,585	1,083	-1,501	-139	9,046	6,500	-2,546	-39
<b>TOTAL OPERATING EXPENSES</b>	81,920	57,936	-23,984	-41	603,221	347,613	-255,608	-74
<b>PROFIT/LOSS AFTER OPERATING COSTS</b>	21,434	44,115	-22,681	-51	26,958	264,691	-237,733	-90
<b>NON OPERATING REVENUES (EXPENSES)</b>								
Investments/Interest Earnings	79	50	29	57	461	303	159	52
Depreciation	-9,748	-10,414	667	6	-59,391	-62,486	3,095	5
Interest Expense	-12,907	-11,458	-1,448	-13	-77,851	-68,750	-9,101	-13
<b>NET OPERATING INCOME (NOI)</b>	-1,141	22,293	-23,434	-105	-109,822	133,758	-243,581	-182
<b>YTD CHANGE TO NET ASSETS</b>	1,141	-22,293	-23,434	-105	109,822	-133,758	-243,581	-182
<b>ENDING NET POSITION</b>	1,141	-22,293	-23,434	-105	109,822	-133,758	-243,581	-182



**Pierce County Housing Authority**  
**Statement of Net Position (With Period Change)**

Period = Jun 2025

**Hidden Village**

	Balance	Beginning	Net
	Current Period	Balance	Change
<b>CURRENT ASSETS</b>			
Cash and Equivalents	-39,931	-44,609	4,677
Tenant Security Deposits	15,234	15,232	2
Accounts Receivable Net	5,546	4,232	1,314
Accounts Receivable HUD	770	1,700	-930
Other Current Assets	1,689	1,925	-236
Due from Intercompany	-316	-316	0
<b>TOTAL CURRENT ASSETS</b>	<b>-17,008</b>	<b>-21,835</b>	<b>4,827</b>
<b>NON CURRENT ASSETS</b>			
Capital Assets Net	182,442	187,844	-5,403
Other Non Current Assets	630	630	0
<b>TOTAL NON CURRENT ASSETS</b>	<b>183,072</b>	<b>188,474</b>	<b>-5,403</b>
<b>TOTAL ASSETS</b>	<b>166,063</b>	<b>166,639</b>	<b>-575</b>
<b>DEFERRED OUTFLOW OF RESOURCES</b>	<b>647</b>	<b>647</b>	<b>0</b>
<b>CURRENT LIABILITIES</b>			
Accrued Payroll	8	8	0
Security Deposits	14,850	14,850	0
Other Liabilities	2,877	2,877	0
Due to Intercompany	9,965	11,850	-1,885
Unearned Revenue	3,115	3,040	75
<b>TOTAL CURRENT LIABILITIES</b>	<b>30,815</b>	<b>32,624</b>	<b>-1,810</b>
<b>NONCURRENT LIABILITIES</b>			
Net Pension and OPEB Liability	-984	-984	0
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>-984</b>	<b>-984</b>	<b>0</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>	<b>-229</b>	<b>-229</b>	<b>0</b>
<b>TOTAL NET POSITION</b>	<b>137,108</b>	<b>135,874</b>	<b>1,234</b>



**PIERCE COUNTY HOUSING AUTHORITY**  
**Comparative Income Statement**  
June 2025 and June 2024

Hidden Village

Description	Jun-25	Jun-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
<b>OPERATING REVENUES</b>								
Rental Income	18,791	15,012	3,779	25	115,213	89,786	25,427	28
Other Tenant Revenue	1,530	1,751	-221	-13	14,887	11,362	3,525	31
HUD Subsidy	2,960	3,993	-1,033	-26	20,596	24,934	-4,338	-17
<b>TOTAL OPERATING REVENUES</b>	<b>23,281</b>	<b>20,756</b>	<b>2,526</b>	<b>12</b>	<b>150,695</b>	<b>126,082</b>	<b>24,613</b>	<b>20</b>
<b>OPERATING EXPENSES</b>								
Central Administration	8,575	8,730	155	2	52,050	42,969	-9,080	-21
Utilities	4,392	4,363	-29	-1	22,839	23,588	749	3
Maintenance Costs	2,511	1,376	-1,135	-82	13,546	34,695	21,149	61
Wages & Benefits Onsite	955	1,480	525	35	8,745	16,511	7,765	47
General-Taxes Lender	204	204	0	0	1,225	1,436	211	15
Independent Audit Costs	18	0	-18	-100	378	78	-300	-385
<b>TOTAL OPERATING EXPENSES</b>	<b>16,655</b>	<b>16,154</b>	<b>-501</b>	<b>-3</b>	<b>98,783</b>	<b>119,277</b>	<b>20,495</b>	<b>17</b>
<b>PROFIT/LOSS AFTER OPERATING COSTS</b>	<b>6,626</b>	<b>4,601</b>	<b>2,025</b>	<b>44</b>	<b>51,912</b>	<b>6,804</b>	<b>45,108</b>	<b>663</b>
<b>NON OPERATING REVENUES (EXPENSES)</b>								
Investments/Interest Earnings	11	0	11	100	62	0	62	100
Depreciation	-5,403	-5,507	105	2	-32,496	-33,106	610	2
<b>NET OPERATING INCOME (NOI)</b>	<b>1,234</b>	<b>-906</b>	<b>2,140</b>	<b>236</b>	<b>19,478</b>	<b>-26,302</b>	<b>45,780</b>	<b>174</b>
<b>YTD CHANGE TO NET ASSETS</b>	<b>-1,234</b>	<b>906</b>	<b>2,140</b>	<b>236</b>	<b>-19,478</b>	<b>26,302</b>	<b>45,780</b>	<b>174</b>
<b>ENDING NET POSITION</b>	<b>-1,234</b>	<b>906</b>	<b>2,140</b>	<b>236</b>	<b>-19,478</b>	<b>26,302</b>	<b>45,780</b>	<b>174</b>



**PIERCE COUNTY HOUSING AUTHORITY  
BUDGET COMPARISON**

Jun-25

Hidden Village

Description	Actual	Budgeted	Variance	Variance	YTD Actual	YTD Budget	Variance	Variance %
<b>OPERATING REVENUES</b>								
Rental Income	18,791	17,100	1,691	10	115,213	102,598	12,615	12
Other Tenant Revenue	1,530	1,750	-220	-13	14,887	10,500	4,386	42
HUD Subsidy	2,960	3,797	-837	-22	20,596	22,779	-2,183	-10
<b>TOTAL OPERATING REVENUES</b>	23,281	22,646	635	3	150,695	135,878	14,818	11
<b>OPERATING EXPENSES</b>								
Central Administration	8,575	519	-8,057	-1,554	52,050	3,111	-48,939	-1,573
Utilities	4,392	3,292	-1,100	-33	22,839	19,750	-3,089	-16
Maintenance Costs	2,511	3,800	1,289	34	13,546	22,800	9,254	41
Wages & Benefits Onsite	955	3,217	2,262	70	8,745	19,304	10,558	55
General-Taxes Lender	204	196	-8	-4	1,225	1,175	-50	-4
Independent Audit Costs	18	208	191	92	378	1,250	872	70
<b>TOTAL OPERATING EXPENSES</b>	16,655	11,232	-5,424	-48	98,783	67,390	-31,393	-47
<b>PROFIT/LOSS AFTER OPERATING COSTS</b>	6,626	11,415	-4,789	-42	51,912	68,488	-16,576	-24
<b>NON OPERATING REVENUES (EXPENSES)</b>								
Investments/Interest Earnings	11	4	7	167	62	25	37	148
Depreciation	-5,403	-5,234	-169	-3	-32,496	-31,402	-1,095	-3
<b>NET OPERATING INCOME (NOI)</b>	1,234	6,185	-4,951	-80	19,478	37,111	-17,633	-48
<b>YTD CHANGE TO NET ASSETS</b>	-1,234	-6,185	-4,951	-80	-19,478	-37,111	-17,633	-48
<b>ENDING NET POSITION</b>	-1,234	-6,185	-4,951	-80	-19,478	-37,111	-17,633	-48



**Pierce County Housing Authority**  
**Statement of Net Position (With Period Change)**

Period = Jun 2025

**Lakewood Village**

	Balance	Beginning	Net
	Current Period	Balance	Change
<b>CURRENT ASSETS</b>			
Cash and Equivalents	971,625	951,858	19,767
Cash Restricted	186,234	178,316	7,918
Tenant Security Deposits	102,890	102,881	9
Accounts Receivable Net	35,160	23,566	11,594
Accounts Receivable HUD	-18,306	-9,412	-8,894
Other Current Assets	65,531	73,145	-7,615
Due from Intercompany	-1,433	-1,433	0
<b>TOTAL CURRENT ASSETS</b>	<b>1,341,700</b>	<b>1,318,920</b>	<b>22,779</b>
<b>NON CURRENT ASSETS</b>			
Capital Assets Net	3,295,395	3,318,093	-22,697
Other Non Current Assets	2,257	2,257	0
<b>TOTAL NON CURRENT ASSETS</b>	<b>3,297,652</b>	<b>3,320,349</b>	<b>-22,697</b>
<b>TOTAL ASSETS</b>	<b>4,639,352</b>	<b>4,639,270</b>	<b>82</b>
<b>DEFERRED OUTFLOW OF RESOURCES</b>	<b>7,053</b>	<b>7,053</b>	<b>0</b>
<b>CURRENT LIABILITIES</b>			
Accounts Payable	-1,806	-506	-1,300
Accrued Payroll	74	74	0
Compensated Absences and Benefits	2,733	2,733	0
Security Deposits	119,382	119,382	0
Accrued Interest Payable	18,168	18,168	0
Notes Payable - Current Position	49,808	57,973	-8,165
Other Liabilities	3,660	3,660	0
Due to Intercompany	53,556	61,528	-7,973
Unearned Revenue	29,180	35,143	-5,963
<b>TOTAL CURRENT LIABILITIES</b>	<b>274,754</b>	<b>298,155</b>	<b>-23,401</b>
<b>NONCURRENT LIABILITIES</b>			
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
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>3,797,249</b>	<b>3,797,249</b>	<b>0</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>	<b>565</b>	<b>565</b>	<b>0</b>
<b>TOTAL NET POSITION</b>	<b>573,838</b>	<b>550,355</b>	<b>23,483</b>





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

Description	Jun-25	Jun-24	Variance	Variance	YTD 2025	YTD 2024	Variance	Variance %
<b>OPERATING REVENUES</b>								
Rental Income	111,890	95,038	16,851	18	633,703	517,057	116,645	23
Other Tenant Revenue	21,688	23,633	-1,945	-8	124,793	123,009	1,784	1
HUD Subsidy	48,933	61,794	-12,861	-21	343,211	354,705	-11,494	-3
<b>TOTAL OPERATING REVENUES</b>	182,511	180,465	2,046	1	1,101,707	994,771	106,936	11
<b>OPERATING EXPENSES</b>								
Central Administration	39,905	45,874	5,969	13	235,498	232,747	-2,751	-1
Utilities	29,773	30,265	492	2	163,507	146,201	-17,306	-12
Maintenance Costs	19,486	31,736	12,249	39	84,059	174,029	89,970	52
Wages & Benefits Onsite	20,530	33,938	13,408	40	199,197	185,848	-13,349	-7
General-Taxes Lender	7,440	0	-7,440	-100	45,217	543	-44,674	-8,227
Independent Audit Costs	80	0	-80	-100	1,712	428	-1,284	-300
Vendor Lender	1,292	1,441	149	10	9,046	6,610	-2,436	-37
<b>TOTAL OPERATING EXPENSES</b>	118,506	143,254	24,748	17	738,237	746,408	8,171	1
<b>PROFIT/LOSS AFTER OPERATING COSTS</b>	64,004	37,211	26,793	72	363,470	248,364	115,106	46
<b>NON OPERATING REVENUES (EXPENSES)</b>								
Gain (Loss) Disposition of Assets	0	0	0	0	0	-68	68	100
Investments/Interest Earnings	117	70	47	67	682	410	272	66
Depreciation	-22,697	-23,468	771	3	-136,638	-142,909	6,271	4
Interest Expense	-17,941	-18,389	448	2	-108,218	-92,272	-15,946	-17
<b>NET OPERATING INCOME (NOI)</b>	23,483	-4,576	28,059	613	119,296	13,525	105,771	782
<b>YTD CHANGE TO NET ASSETS</b>	-23,483	4,576	28,059	613	-119,296	-13,525	105,771	782
<b>ENDING NET POSITION</b>	-23,483	4,576	28,059	613	-119,296	-13,525	105,771	782



# PIERCE COUNTY HOUSING AUTHORITY BUDGET COMPARISON

Jun-25

Lakewood Village

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
<b>OPERATING REVENUES</b>								
Rental Income	111,890	92,778	19,112	21	633,703	556,666	77,037	14
Other Tenant Revenue	21,688	17,433	4,255	24	124,793	104,600	20,193	19
HUD Subsidy	48,933	59,923	-10,990	-18	343,211	359,540	-16,329	-5
<b>TOTAL OPERATING REVENUES</b>	182,511	170,134	12,376	7	1,101,707	1,020,806	80,901	8
<b>OPERATING EXPENSES</b>								
Central Administration	39,905	2,063	-37,842	-1,835	235,498	12,375	-223,123	-1,803
Utilities	29,773	21,375	-8,398	-39	163,507	128,250	-35,257	-27
Maintenance Costs	19,486	22,429	2,943	13	84,059	134,575	50,516	38
Wages & Benefits Onsite	20,530	29,170	8,640	30	199,197	175,019	-24,178	-14
General-Taxes Lender	7,440	3,292	-4,149	-126	45,217	19,750	-25,467	-129
Independent Audit Costs	80	833	754	90	1,712	5,000	3,288	66
Vendor Lender	1,292	1,096	-196	-18	9,046	6,575	-2,471	-38
<b>TOTAL OPERATING EXPENSES</b>	118,506	80,257	-38,249	-48	738,237	481,544	-256,693	-53
<b>PROFIT/LOSS AFTER OPERATING COSTS</b>	64,004	89,877	-25,873	-29	363,470	539,262	-175,791	-33
<b>NON OPERATING REVENUES (EXPENSES)</b>								
Investments/Interest Earnings	117	71	47	66	682	425	257	61
Depreciation	-22,697	-21,856	-842	-4	-136,638	-131,135	-5,504	-4
Interest Expense	-17,941	-15,625	-2,316	-15	-108,218	-93,750	-14,468	-15
<b>NET OPERATING INCOME (NOI)</b>	23,483	52,467	-28,984	-55	119,296	314,802	-195,505	-62
<b>YTD CHANGE TO NET ASSETS</b>	-23,483	-52,467	-28,984	-55	-119,296	-314,802	-195,505	-62
<b>ENDING NET POSITION</b>	-23,483	-52,467	-28,984	-55	-119,296	-314,802	-195,505	-62



# Pierce County Housing Authority Statement of Net Position (With Period Change)

Period = Jun 2025

## Montgrove

	Balance	Beginning	Net
	Current Period	Balance	Change
<b>CURRENT ASSETS</b>			
Cash and Equivalents	230,987	228,819	2,168
Tenant Security Deposits	8,868	9,566	-698
Accounts Receivable Net	645	-2,057	2,702
Accounts Receivable HUD	8,223	4,490	3,733
Other Current Assets	-113	-13	-100
Due from Intercompany	-337	-337	0
<b>TOTAL CURRENT ASSETS</b>	<b>248,273</b>	<b>240,469</b>	<b>7,804</b>
<b>NON CURRENT ASSETS</b>			
Capital Assets Net	176,731	179,036	-2,305
Other Non Current Assets	634	634	0
<b>TOTAL NON CURRENT ASSETS</b>	<b>177,365</b>	<b>179,671</b>	<b>-2,305</b>
<b>TOTAL ASSETS</b>	<b>425,638</b>	<b>420,139</b>	<b>5,499</b>
<b>DEFERRED OUTFLOW OF RESOURCES</b>	<b>714</b>	<b>714</b>	<b>0</b>
<b>CURRENT LIABILITIES</b>			
Accounts Payable	-472	-51	-421
Accrued Payroll	8	8	0
Security Deposits	11,594	12,994	-1,400
Other Liabilities	1,846	1,846	0
Due to Intercompany	10,292	12,290	-1,999
Unearned Revenue	9,565	9,752	-187
<b>TOTAL CURRENT LIABILITIES</b>	<b>32,832</b>	<b>36,839</b>	<b>-4,007</b>
<b>NONCURRENT LIABILITIES</b>			
Net Pension and OPEB Liability	-456	-456	0
Notes Payable Net of Current Portion	65,000	65,000	0
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>64,544</b>	<b>64,544</b>	<b>0</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>	<b>-213</b>	<b>-213</b>	<b>0</b>
<b>TOTAL NET POSITION</b>	<b>329,188</b>	<b>319,682</b>	<b>9,506</b>



**PIERCE COUNTY HOUSING AUTHORITY**  
**Comparative Income Statement**  
**June 2025 and June 2024**

Montgrove

Description	Jun-25	Jun-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
<b>OPERATING REVENUES</b>								
Rental Income	11,696	6,715	4,981	74	49,855	39,414	10,441	26
Other Tenant Revenue	267	0	267	100	1,422	249	1,173	472
HUD Subsidy	15,575	11,485	4,090	36	70,899	63,713	7,186	11
<b>TOTAL OPERATING REVENUES</b>	<b>27,537</b>	<b>18,200</b>	<b>9,337</b>	<b>51</b>	<b>122,175</b>	<b>103,375</b>	<b>18,800</b>	<b>18</b>
<b>OPERATING EXPENSES</b>								
Central Administration	8,693	9,086	393	4	51,348	45,531	-5,817	-13
Utilities	3,176	3,105	-70	-2	19,791	19,029	-762	-4
Maintenance Costs	2,827	755	-2,072	-274	25,484	22,487	-2,997	-13
Wages & Benefits Onsite	955	1,577	622	39	6,405	13,966	7,561	54
General-Taxes Lender	68	79	10	13	410	494	84	17
Independent Audit Costs	19	0	-19	-100	403	78	-325	-417
<b>TOTAL OPERATING EXPENSES</b>	<b>15,738</b>	<b>14,602</b>	<b>-1,136</b>	<b>-8</b>	<b>103,842</b>	<b>101,585</b>	<b>-2,256</b>	<b>-2</b>
<b>PROFIT/LOSS AFTER OPERATING COSTS</b>	<b>11,799</b>	<b>3,598</b>	<b>8,201</b>	<b>228</b>	<b>18,334</b>	<b>1,790</b>	<b>16,544</b>	<b>924</b>
<b>NON OPERATING REVENUES (EXPENSES)</b>								
Investments/Interest Earnings	12	0	12	100	66	0	66	100
Depreciation	-2,305	-2,339	33	1	-13,832	-14,060	228	2
<b>NET OPERATING INCOME (NOI)</b>	<b>9,506</b>	<b>1,259</b>	<b>8,246</b>	<b>655</b>	<b>4,567</b>	<b>-12,270</b>	<b>16,838</b>	<b>137</b>
<b>YTD CHANGE TO NET ASSETS</b>	<b>-9,506</b>	<b>-1,259</b>	<b>8,246</b>	<b>655</b>	<b>-4,567</b>	<b>12,270</b>	<b>16,838</b>	<b>137</b>
<b>ENDING NET POSITION</b>	<b>-9,506</b>	<b>-1,259</b>	<b>8,246</b>	<b>655</b>	<b>-4,567</b>	<b>12,270</b>	<b>16,838</b>	<b>137</b>



**PIERCE COUNTY HOUSING AUTHORITY  
BUDGET COMPARISON**

Jun-25

Montgrove

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
<b>OPERATING REVENUES</b>								
Rental Income	11,696	6,705	4,991	74	49,855	40,231	9,624	24
Other Tenant Revenue	267	113	154	137	1,422	675	747	111
HUD Subsidy	15,575	11,272	4,303	38	70,899	67,629	3,270	5
<b>TOTAL OPERATING REVENUES</b>	27,537	18,089	9,448	52	122,175	108,536	13,640	13
<b>OPERATING EXPENSES</b>								
Central Administration	8,693	421	-8,272	-1,966	51,348	2,525	-48,823	-1,934
Utilities	3,176	2,438	-738	-30	19,791	14,625	-5,166	-35
Maintenance Costs	2,827	2,411	-416	-17	25,484	14,465	-11,019	-76
Wages & Benefits Onsite	955	3,217	2,262	70	6,405	19,304	12,898	67
General-Taxes Lender	68	65	-4	-6	410	387	-23	-6
Independent Audit Costs	19	208	190	91	403	1,250	847	68
<b>TOTAL OPERATING EXPENSES</b>	15,738	8,759	-6,979	-80	103,842	52,556	-51,286	-98
<b>PROFIT/LOSS AFTER OPERATING COSTS</b>	11,799	9,330	2,469	26	18,334	55,979	-37,646	-67
<b>NON OPERATING REVENUES (EXPENSES)</b>								
Investments/Interest Earnings	12	3	9	257	66	20	46	232
Depreciation	-2,305	-2,217	-88	-4	-13,832	-13,302	-531	-4
<b>NET OPERATING INCOME (NOI)</b>	9,506	7,116	2,389	34	4,567	42,698	-38,130	-89
<b>YTD CHANGE TO NET ASSETS</b>	-9,506	-7,116	2,389	34	-4,567	-42,698	-38,130	-89
<b>ENDING NET POSITION</b>	-9,506	-7,116	2,389	34	-4,567	-42,698	-38,130	-89



**Pierce County Housing Authority**  
**Statement of Net Position (With Period Change)**

Period = Jun 2025

**Oakleaf**

	Balance	Beginning	Net
	Current Period	Balance	Change
<b>CURRENT ASSETS</b>			
Cash and Equivalents	116,868	116,727	142
Tenant Security Deposits	12,026	12,024	2
Accounts Receivable Net	4,644	4,502	142
Accounts Receivable HUD	188	283	-95
Other Current Assets	394	529	-134
Due from Intercompany	-274	-274	0
<b>TOTAL CURRENT ASSETS</b>	<b>133,846</b>	<b>133,790</b>	<b>56</b>
<b>NON CURRENT ASSETS</b>			
Capital Assets Net	140,111	140,136	-24
Other Non Current Assets	735	735	0
<b>TOTAL NON CURRENT ASSETS</b>	<b>140,847</b>	<b>140,871</b>	<b>-24</b>
<b>TOTAL ASSETS</b>	<b>274,693</b>	<b>274,661</b>	<b>32</b>
<b>DEFERRED OUTFLOW OF RESOURCES</b>	<b>962</b>	<b>962</b>	<b>0</b>
<b>CURRENT LIABILITIES</b>			
Accounts Payable	13	13	0
Accrued Payroll	7	7	0
Security Deposits	11,691	11,691	0
Other Liabilities	1,254	1,254	0
Due to Intercompany	8,707	10,323	-1,616
Unearned Revenue	5,146	4,319	827
<b>TOTAL CURRENT LIABILITIES</b>	<b>26,819</b>	<b>27,608</b>	<b>-789</b>
<b>NONCURRENT LIABILITIES</b>			
Net Pension and OPEB Liability	249	249	0
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>249</b>	<b>249</b>	<b>0</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>	<b>-207</b>	<b>-207</b>	<b>0</b>
<b>TOTAL NET POSITION</b>	<b>248,793</b>	<b>247,973</b>	<b>820</b>



**PIERCE COUNTY HOUSING AUTHORITY**  
**Comparative Income Statement**  
June 2025 and June 2024

Oakleaf

Description	Jun-25	Jun-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
<b>OPERATING REVENUES</b>								
Rental Income	15,190	14,844	347	2	84,222	82,166	2,056	3
Other Tenant Revenue	2,010	1,977	33	2	13,769	11,753	2,016	17
HUD Subsidy	3,476	11,889	-8,413	-71	16,284	11,352	4,932	43
<b>TOTAL OPERATING REVENUES</b>	<b>20,676</b>	<b>28,709</b>	<b>-8,033</b>	<b>-28</b>	<b>114,276</b>	<b>105,271</b>	<b>9,005</b>	<b>9</b>
<b>OPERATING EXPENSES</b>								
Central Administration	6,959	8,116	1,156	14	41,590	40,665	-925	-2
Utilities	9,864	4,882	-4,982	-102	36,752	28,275	-8,477	-30
Maintenance Costs	2,051	6,929	4,878	70	47,624	33,604	-14,019	-42
Wages & Benefits Onsite	849	3,327	2,478	74	6,021	16,620	10,598	64
General-Taxes Lender	103	103	0	0	617	617	0	0
Independent Audit Costs	15	0	-15	-100	327	78	-249	-320
<b>TOTAL OPERATING EXPENSES</b>	<b>19,841</b>	<b>23,356</b>	<b>3,515</b>	<b>15</b>	<b>132,932</b>	<b>119,859</b>	<b>-13,073</b>	<b>-11</b>
<b>PROFIT/LOSS AFTER OPERATING COSTS</b>	<b>835</b>	<b>5,353</b>	<b>-4,518</b>	<b>-84</b>	<b>-18,656</b>	<b>-14,588</b>	<b>-4,068</b>	<b>-28</b>
<b>NON OPERATING REVENUES (EXPENSES)</b>								
Investments/Interest Earnings	10	0	10	100	54	0	54	100
Depreciation	-24	-56	32	57	-147	-485	338	70
<b>NET OPERATING INCOME (NOI)</b>	<b>820</b>	<b>5,297</b>	<b>-4,476</b>	<b>-85</b>	<b>-18,749</b>	<b>-15,072</b>	<b>-3,677</b>	<b>-24</b>
<b>YTD CHANGE TO NET ASSETS</b>	<b>-820</b>	<b>-5,297</b>	<b>-4,476</b>	<b>-85</b>	<b>18,749</b>	<b>15,072</b>	<b>-3,677</b>	<b>-24</b>
<b>ENDING NET POSITION</b>	<b>-820</b>	<b>-5,297</b>	<b>-4,476</b>	<b>-85</b>	<b>18,749</b>	<b>15,072</b>	<b>-3,677</b>	<b>-24</b>



**PIERCE COUNTY HOUSING AUTHORITY  
BUDGET COMPARISON**

Jun-25

Oakleaf

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
<b>OPERATING REVENUES</b>								
Rental Income	15,190	13,990	1,201	9	84,222	83,938	285	0
Other Tenant Revenue	2,010	1,842	168	9	13,769	11,050	2,719	25
HUD Subsidy	3,476	2,326	1,151	49	16,284	13,953	2,331	17
<b>TOTAL OPERATING REVENUES</b>	20,676	18,157	2,520	14	114,276	108,941	5,335	5
<b>OPERATING EXPENSES</b>								
Central Administration	6,959	363	-6,597	-1,820	41,590	2,175	-39,415	-1,812
Utilities	9,864	4,000	-5,864	-147	36,752	24,000	-12,752	-53
Maintenance Costs	2,051	5,375	3,324	62	47,624	32,250	-15,374	-48
Wages & Benefits Onsite	849	2,788	1,940	70	6,021	16,730	10,708	64
General-Taxes Lender	103	90	-13	-14	617	542	-75	-14
Independent Audit Costs	15	167	151	91	327	1,000	673	67
<b>TOTAL OPERATING EXPENSES</b>	19,841	12,783	-7,059	-55	132,932	76,697	-56,235	-73
<b>PROFIT/LOSS AFTER OPERATING COSTS</b>	835	5,374	-4,539	-84	-18,656	32,244	-50,900	-158
<b>NON OPERATING REVENUES (EXPENSES)</b>								
Investments/Interest Earnings	10	0	10	100	54	0	54	100
Depreciation	-24	-166	141	85	-147	-995	848	85
<b>NET OPERATING INCOME (NOI)</b>	820	5,208	-4,388	-84	-18,749	31,249	-49,998	-160
<b>YTD CHANGE TO NET ASSETS</b>	-820	-5,208	-4,388	-84	18,749	-31,249	-49,998	-160
<b>ENDING NET POSITION</b>	-820	-5,208	-4,388	-84	18,749	-31,249	-49,998	-160





**Pierce County Housing Authority**  
**Statement of Net Position (With Period Change)**

Period = Jun 2025

**Village Square**

	Balance	Beginning	Net
	Current Period	Balance	Change
<b>CURRENT ASSETS</b>			
Cash and Equivalents	-159,661	-171,771	12,109
Tenant Security Deposits	21,046	19,743	1,302
Accounts Receivable Net	19,180	22,523	-3,343
Accounts Receivable HUD	7,624	8,679	-1,055
Other Current Assets	377	560	-184
Due from Intercompany	-401	-401	0
<b>TOTAL CURRENT ASSETS</b>	<b>-111,835</b>	<b>-120,665</b>	<b>8,830</b>
<b>NON CURRENT ASSETS</b>			
Capital Assets Net	404,848	407,368	-2,519
Other Non Current Assets	1,816	1,816	0
<b>TOTAL NON CURRENT ASSETS</b>	<b>406,664</b>	<b>409,183</b>	<b>-2,519</b>
<b>TOTAL ASSETS</b>	<b>294,829</b>	<b>288,518</b>	<b>6,311</b>
<b>DEFERRED OUTFLOW OF RESOURCES</b>	<b>4,150</b>	<b>4,150</b>	<b>0</b>
<b>CURRENT LIABILITIES</b>			
Accounts Payable	0	1,117	-1,117
Accrued Payroll	145	145	0
Compensated Absences and Benefits	391	391	0
Security Deposits	28,725	28,425	300
Other Liabilities	2,173	2,173	0
Due to Intercompany	13,195	15,575	-2,379
Unearned Revenue	7,210	5,002	2,208
<b>TOTAL CURRENT LIABILITIES</b>	<b>51,839</b>	<b>52,828</b>	<b>-988</b>
<b>NONCURRENT LIABILITIES</b>			
Net Pension and OPEB Liability	529	529	0
Compensated Absences and Benefits	58	58	0
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>587</b>	<b>587</b>	<b>0</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>	<b>19</b>	<b>19</b>	<b>0</b>
<b>TOTAL NET POSITION</b>	<b>246,534</b>	<b>239,235</b>	<b>7,299</b>



**PIERCE COUNTY HOUSING AUTHORITY**  
**Comparative Income Statement**  
June 2025 and June 2024

Village Square

Description	Jun-25	Jun-24	Variance	Variance %	YTD 2025	YTD 2024	Variance	Variance %
<b>OPERATING REVENUES</b>								
Rental Income	23,673	20,079	3,594	18	154,587	125,804	28,783	23
Other Tenant Revenue	2,890	5,015	-2,125	-42	21,979	27,779	-5,800	-21
HUD Subsidy	5,166	6,080	-914	-15	28,233	37,672	-9,439	-25
<b>TOTAL OPERATING REVENUES</b>	31,729	31,174	556	2	204,799	191,255	13,544	7
<b>OPERATING EXPENSES</b>								
Central Administration	10,570	12,630	2,060	16	62,372	68,986	6,614	10
Utilities	6,521	5,321	-1,200	-23	32,722	30,590	-2,133	-7
Maintenance Costs	2,872	7,758	4,886	63	32,513	34,473	1,960	6
Wages & Benefits Onsite	1,804	5,745	3,942	69	12,465	24,449	11,984	49
General-Taxes Lender	136	136	0	0	817	823	6	1
Independent Audit Costs	22	0	-22	-100	478	117	-362	-309
<b>TOTAL OPERATING EXPENSES</b>	21,925	31,591	9,666	31	141,368	159,437	18,069	11
<b>PROFIT/LOSS AFTER OPERATING COSTS</b>	9,804	-417	10,221	2,451	63,431	31,817	31,614	99
<b>NON OPERATING REVENUES (EXPENSES)</b>								
Investments/Interest Earnings	14	0	14	100	79	0	79	100
Depreciation	-2,519	-2,607	87	3	-15,194	-15,841	647	4
<b>NET OPERATING INCOME (NOI)</b>	7,299	-3,024	10,323	341	48,316	15,977	32,339	202
<b>YTD CHANGE TO NET ASSETS</b>	-7,299	3,024	10,323	341	-48,316	-15,977	32,339	202
<b>ENDING NET POSITION</b>	-7,299	3,024	10,323	341	-48,316	-15,977	32,339	202



**PIERCE COUNTY HOUSING AUTHORITY  
BUDGET COMPARISON**

Jun-25

Village Square

Description	Actual	Budgeted	Variance	Variance %	YTD Actual	YTD Budgeted	Variance	Variance %
<b>OPERATING REVENUES</b>								
Rental Income	23,673	19,034	4,639	24	154,587	114,206	40,381	35
Other Tenant Revenue	2,890	3,500	-610	-17	21,979	21,000	979	5
HUD Subsidy	5,166	6,135	-969	-16	28,233	36,807	-8,574	-23
<b>TOTAL OPERATING REVENUES</b>	31,729	28,669	3,060	11	204,799	172,014	32,786	19
<b>OPERATING EXPENSES</b>								
Central Administration	10,570	1,462	-9,108	-623	62,372	8,771	-53,601	-611
Utilities	6,521	4,167	-2,355	-57	32,722	25,000	-7,722	-31
Maintenance Costs	2,872	8,067	5,195	64	32,513	48,400	15,887	33
Wages & Benefits Onsite	1,804	6,006	4,202	70	12,465	36,034	23,568	65
General-Taxes Lender	136	113	-24	-21	817	675	-142	-21
Independent Audit Costs	22	250	228	91	478	1,500	1,022	68
<b>TOTAL OPERATING EXPENSES</b>	21,925	20,063	-1,862	-9	141,368	120,379	-20,989	-17
<b>PROFIT/LOSS AFTER OPERATING COSTS</b>	9,804	8,606	1,198	14	63,431	51,634	11,797	23
<b>NON OPERATING REVENUES (EXPENSES)</b>								
Investments/Interest Earnings	14	4	10	239	79	25	54	214
Depreciation	-2,519	-2,528	8	0	-15,194	-15,166	-28	0
<b>NET OPERATING INCOME (NOI)</b>	7,299	6,082	1,217	20	48,316	36,494	11,822	32
<b>YTD CHANGE TO NET ASSETS</b>	-7,299	-6,082	1,217	20	-48,316	-36,494	11,822	32
<b>ENDING NET POSITION</b>	-7,299	-6,082	1,217	20	-48,316	-36,494	11,822	32



**Pierce County Housing Authority**  
**Statement of Net Position (With Period Change)**

Period = Jun 2025

**Hidden Firs**

	<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
	<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
<b>CURRENT ASSETS</b>			
Cash and Equivalents	-58,913	-20,870	-38,044
Tenant Security Deposits	52,065	54,060	-1,995
Accounts Receivable Net	39,086	19,137	19,949
Accounts Receivable HUD	2,070	2,070	0
Other Current Assets	13,845	13,845	0
<b>TOTAL CURRENT ASSETS</b>	<b>48,152</b>	<b>68,242</b>	<b>-20,090</b>
<b>NON CURRENT ASSETS</b>			
Capital Assets Net	10,364,761	10,382,516	-17,756
<b>TOTAL NON CURRENT ASSETS</b>	<b>10,364,761</b>	<b>10,382,516</b>	<b>-17,756</b>
<b>TOTAL ASSETS</b>	<b>10,412,913</b>	<b>10,450,758</b>	<b>-37,846</b>
<b>CURRENT LIABILITIES</b>			
Security Deposits	52,065	54,060	-1,995
Unearned Revenue	11,002	7,733	3,269
<b>TOTAL CURRENT LIABILITIES</b>	<b>63,067</b>	<b>61,793</b>	<b>1,274</b>
<b>NONCURRENT LIABILITIES</b>			
Notes Payable Net of Current Portion	4,500,000	4,500,000	0
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>4,500,000</b>	<b>4,500,000</b>	<b>0</b>
<b>TOTAL NET POSITION</b>	<b>5,849,846</b>	<b>5,888,965</b>	<b>-39,120</b>



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

Description	Jun-25	May-25	Variance	Variance	YTD 2025
<b>OPERATING REVENUES</b>					
Rental Income	59,735	57,990	1,745	3	181,325
Other Tenant Revenue	7,080	5,630	1,450	26	18,660
HUD Subsidy	2,070	2,070	0	0	6,210
<b>TOTAL OPERATING REVENUES</b>	68,885	65,690	3,195	5	206,195
<b>OPERATING EXPENSES</b>					
Central Administration	7,284	2,583	-4,701	-182	10,848
Utilities	4,186	7,219	3,033	42	11,404
Maintenance Costs	21,147	1,618	-19,529	-1,207	22,885
General-Taxes Lender	0	0	0	0	6,923
<b>TOTAL OPERATING EXPENSES</b>	32,616	11,420	-21,196	-186	52,060
<b>PROFIT/LOSS AFTER OPERATING COSTS</b>	36,269	54,270	-18,001	-33	154,135
<b>NON OPERATING REVENUES (EXPENSES)</b>					
Depreciation	-49,756	-24,878	-24,878	-100	-99,511
Interest Expense	-25,633	-28,941	3,308	11	-54,574
<b>NET OPERATING INCOME (NOI)</b>	-39,120	452	-39,571	-8,760	50
<b>YTD CHANGE TO NET ASSETS</b>	39,120	-452	-39,571	-8,760	-50
<b>ENDING NET POSITION</b>	39,120	-452	-39,571	-8,760	-50





## HOUSING PIERCE COUNTY

11515 Canyon Road E, Puyallup, WA, 98373 | 253-620-5400 | [www.HousingPC.org](http://www.HousingPC.org)

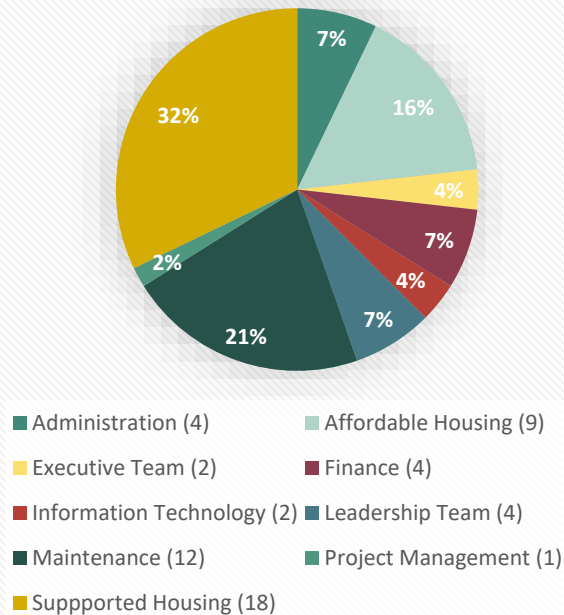
# HUMAN RESOURCES REPORT

Ney Calhoun | *HR Manager*

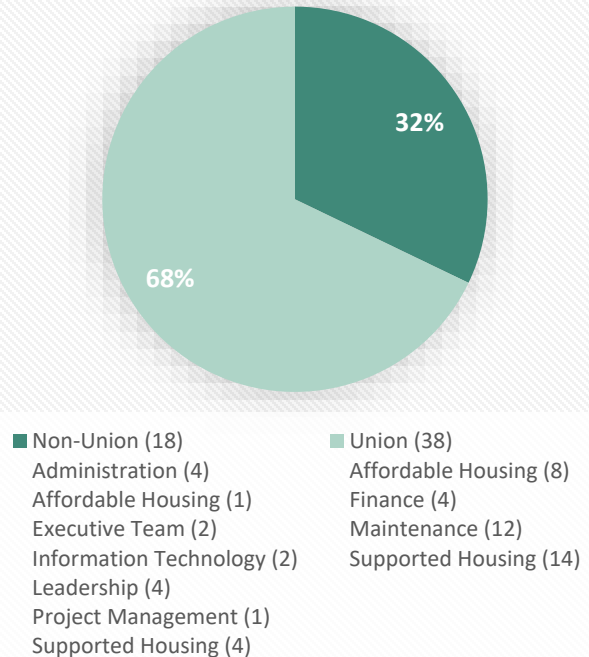
## PCHA PERSONNEL BREAKDOWN

➤ Total Headcount: Fifty- Six (56) Employees

### PCHA by Department

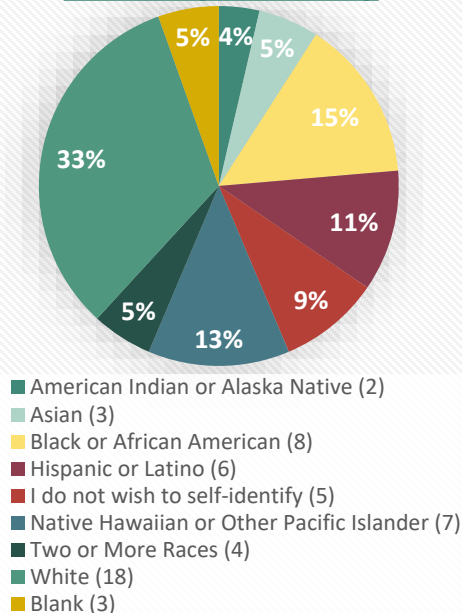


### PCHA by Union

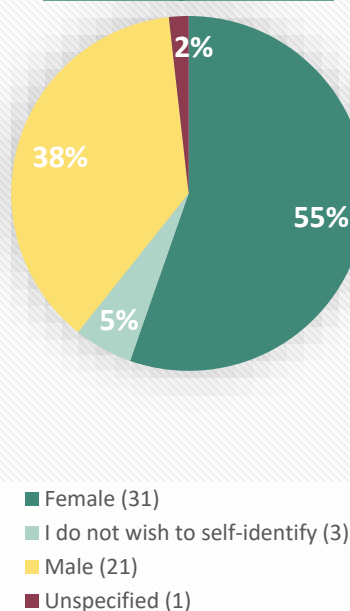


## DIVERSITY METRICS

### PCHA by Ethnicity



### PCHA by Gender





## EMPLOYEE RECRUITMENT

### ➤ New Hires

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

### ➤ Turnover

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

### ➤ Internal Promotions

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

### ➤ Vacancies

<u>Job Title</u>	<u>Department</u>
Maintenance Specialist	Maintenance
Housing Specialist	Supported Housing

## 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 into an efficient platform for PCHA making it easier to access, update, and analyze employee personnel data. 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 3% 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.
- PCHA has begun to implement an annual training calendar through our insurance carrier HAI Group. Research shows that professional development training has a significant positive effect on employee productivity, retention, and overall organizational performance. HAI Group Online Training offers on-demand training and certification programs developed specifically for housing professionals including public housing management, asset management, HCV, finance, HR, customer service, maintenance, and leadership.
- 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

1. Chateau Rainier Apartments (248 units)
  - a. C201, D106, D205, N108, and P303 were completed to make ready status.
  - b. In anticipation of opening the entry gates, portions of the parking lot were striped to include painting speed bumps and some curbing.
  - c. A water leak was reported in “F” building which affected several units.
  - d. About 59 work orders were completed this month.
2. Brookridge Apartments (69 units)
  - a. 7320-12 was completed to make ready status.
  - b. About 9 work orders were completed this month.
3. Demark Apartments (93 units)
  - a. C109 was completed to make ready status.
  - b. 16 work orders were completed this month.
4. Low Income Public Housing (LIPH)
  - a. 186 and 187 were completed to make ready status, which included replacement of portions of exterior siding, and a complete exterior painting of both units.
  - b. 3 work orders were completed this month.
5. Village Square (37 units)
  - a. 19 was completed to make ready status.
  - b. Portions of the sidewalks were ground down and resurfaced to prevent trip hazards.
  - c. 6 work orders were completed this month.

### TRAINING AND DEVELOPMENT

This month’s safety meeting will cover “Chemical Hazard Communication” which will explain what chemicals employees work with, the hazards of those chemicals, and how to protect yourself from hazards, and situational awareness.







## HOUSING PIERCE COUNTY

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# POLICY & STRATEGY REPORT

Riley Guerro | *Policy and Strategy Manager*

## PROCUREMENT ACTIVITY

Project Title	Project Code	Project Status	Est. Project Closeout
<b>On Call Listings: Various</b>	Various	Meeting Completed with Affordable Housing staff to determine priority listing for future AH solicitations.	Various
<b>Pest Control Call Sheet</b>	MNT-25-02	Feedback received from Affordable Housing Staff, reconfiguring to make easier to respond for vendors	3/31/2025
<b>Landscaping Solicitation</b>	MNT-25-03	Under Construction. Awaiting feedback.	8/30/2025
<b>General Development RFP</b>	DEV-24-02	RFP Opened 7/12/2024, recently republished. PCHA used this RFP in the proposed placement of Vouchers at Hidden Firs.	TBD
<b>General Cleaning Services Call Sheet</b>	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

PCHA is exploring a low-cost Housing-Authority-centric procurement management software that can assist in the automation and streamlining of this vital function. This will have impact to the procurement policy and procedure, and as such that policy is delayed.

## 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 August Board meeting
- Work with IT on various process improvements
  - Network Server/Filetree
  - Website Revision
  - Budget and 2025 IT Plan – in progress. All inventory is expected

## 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.
  - PCHA had extensive meetings with our consultants and Sound Transit earlier this month after understanding that this grant would not likely be transferable if the CR project was not feasible. The final impact of these conversations included the proposed alteration of the Sound Transit Rail almost completely off PCHA property with limited easement access, and an investment syndicator expressing interest that the project was now substantially more viable. PCHA now has a confidence interval that this project can again move forward instead of the BR/DM/LV rehabilitation (See **Acquisition/Development**).
  - The Chateau Rainier Community Rehabilitation has been recommended for full award.
- Tahoma View – Requested \$1,495,000 for the acquisition and rehabilitation of this property.
  - This property was the 5<sup>th</sup> place respondent out of 12 total respondents and was not recommended for award (grants were awarded or partially awarded for respondents #1-4). PCHA has received the scoring report for this application and has an action plan for resubmitting this grant request if the fall Affordable Housing NOFA is put out for application.
- HUD Mobility Grant
  - PCHA has submitted its interim report and is planning to begin survey phase 2 and focus groups in coming weeks. PCHA also plans to create a research report which it will submit for publication following the development of the policy.
- HAI Group 2025 Loss Prevention Grant
  - PCHA has submitted its mailboxes at CR and several other sites 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

- PCHA has prepared a memo to be delivered to stakeholders regarding the namechange. This memo is slated for release in early August.
- Signs, materials, and swag forthcoming.

## COMMUNITY ENGAGEMENT

	EVENT	Community Partners	Description	Date
COMPLETED	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 voted on the preferred route for construction planning. The route with highest impact to Chateau Rainier was selected	June 26, 2025
	Meeting with Councilmember Yambe	Pierce County Council	PCHA met with Councilmember Yambe to inform him of our ongoing work creating	July 2, 2025





			access to affordable housing, particularly projects in his jurisdiction.	
	Sound Transit Initial Stakeholder Meeting	Sound Transit	PCHA met with Sound Transit regarding the preferred alternative route. This meeting established the possibility of an offsite route. PCHA took this information back to our investment partners shortly thereafter to determine if it substantially changed the feasibility	July 9, 2025
	Pierce County/Sound Transit Followup	Sound Transit and Pierce County	Secondary Meetings regarding feasibility and PCHA confidence in moving forward on this project.	Various, July 9-July 14, 2025
	SSHA3P Advisory Board Meeting	SSHA3P	Interlocal advisory board on Pierce County & municipal housing policies and development.	July 15, 2025
	Gig Harbor Affordable Housing Town Hall	Gig Harbor, Department of Commerce	PCHA was asked to serve as a panelist on a Gig Harbor Town Hall regarding affordable housing and their possible implementation of an MFTE policy. PCHA also delivered an "Affordable Housing Basics" presentation in a breakout room.	July 21, 2025
	Conversations on Portability	Tacoma News Tribune	PCHA has been contacted by investigative/housing reporters Shea Johnson and Cameron Sheppard regarding national HCV portability policies and their local impact. Talks ongoing.	July 23, 2025

UPCOMING	Homeless Veteran Outreach Surge	Veterans Affairs	<b>PCHA is participating in the Outreach Surge with intention of getting 30 homeless veterans into housing on VASH vouchers.</b>	<b>July 30-31</b>
	PLU Development Opportunity	Pacific Lutheran University	Continuing conversations engaging with PLU on a development opportunity for their vacant land.	TBD
	PCHA DRS Presentation	Department of Retirement Services	PCHA is hosting an all-staff training on the retirement plans and services offered through DRS at the Fife Community Center.	August 13, 2025

CANCELLED	HPC Resource Fair	TBD	<b>A community event hosted by PCHA which would include other organizations providing access to resources for voucher-holders and their households. Cancelled due to lack of resources available in community and uncertainty surrounding future funding for our service partners. PCHA is participating in the Homeless Veteran Outreach Surge in its stead.</b>	<b>Fall 2025</b>
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## ACQUISITION/DEVELOPMENT

### • CHATEAU RAINIER REHABILITATION

- PCHA previously paused this project given the uncertainty around the Light Rail proposed route and its impacts to project feasibility.
- In early July, PCHA received guidance that if it was not anticipating a path forward with the Light Rail, it should withdraw its application for funding with the Pierce County NOFA.
- Simultaneously, PCHA had a scheduled meeting with Sound Transit which involved a new proposed amendment to the route that would substantially minimize its impact on Chateau Rainier's footprint.
- PCHA staff conducted a series of emergent talks with Sound Transit, our consultants, the County, and investor/syndicators to determine the feasibility of being able to restart the Chateau Rainier project given the altered conditions and the risk of losing vital funding for rehabilitation activities.
- Following these conversations, a rough cost-benefit analysis, and in response to a change in syndicator interest, it was determined by PCHA staff and our partners at Brawner that the substantial changes proposed to the route and Sound Transit's responsiveness to our needs were sufficient to consider this project feasible again.
- PCHA recommends to move forward with pre-development on its Chateau Rainier project and return the BR/DM/LV rehabilitation project to its position as next-in-queue.
- PCHA has been recommended for award for the full amount of the grant requested (\$5,000,000) for the Pierce County Affordable Housing NOFA.

### • HIDDEN FIRS ACQUISITION: 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%
<b>Unknown Total</b>		<b>1</b>	<b>1.79%</b>
Office	Office	1	1.79%
<b>Office Total</b>		<b>1</b>	<b>1.79%</b>
Vacant	Vacant	5	8.93%
<b>Vacant Total</b>		<b>5</b>	<b>8.93%</b>
<b>Over 60%</b>	>80%	3	5.36%
	<80%	4	7.14%
	<70%	3	5.36%
<b>Over 60% Total</b>		<b>10</b>	<b>17.86%</b>
	<20%	8	14.29%
	<30%	7	12.50%





<b>Under 60%</b>	<40%	9	16.07%
	<50%	10	17.86%
	<60%	5	8.93%
<b>Under 60% Total</b>		<b>39</b>	<b>69.64%</b>
<b>Grand Total</b>		<b>56</b>	<b>100.00%</b>

- 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's legal representation returned this contract with suggested edits, which will be consulted with Kitsap Bank and returned to the County to begin the funding process.
- 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, results obtained 7/10/2025. Appraisal shows property value as equivalent to property cost.
  - PCHA will begin exploring RAD placement and financing opportunities.





## 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 (July 24) and date of June Board Meeting.*

- a. **96 of 124 units 'vacant'; 77.4% total: includes all units sold, pending sale and in preparation for sale.**
- b. **AMP II units are all sold. Closeout of AMP II can commence.**
- c. **28 units are still occupied.**

- i. (70) units sold: **\$ 25,992,436 approx. net proceeds.**

1. 4 sold to PCHA tenants.
2. 16 sold with RE/MAX
3. 50 sold to Habitat for Humanity

- ii. No units pending sale with RE/MAX

1. Duplex units ready for sale but are pulled offline for lot line adjustment.

- iii. (6) units pending sale with Habitat for Humanity.

1. (4) closing Aug. 11 or sooner
2. (2) closing Aug. 26

- iv. (20) units in sale preparation stages for RE Broker or Habitat:

1. (2) units under inspection for Habitat purchase
  - a. Expect offers on by July 30.
2. (3) units in various stages of concentrated clean up before sale.
3. (16) units in various states of typical sale preparation.

- d. **Pending vacancies:**

- i. (4) additional vacant unit expected by August 30, 2025.
- ii. (17) tenants currently assisted by the Relocation team in active housing search with voucher in hand.
- iii. (2) households in process of information gathering prior to voucher issuance.

- e. **Contracts and Procurements:**

- i. Average Septic Services cost: \$6,311. Trending slightly down from last month. due to the completion of a few large projects.

1. Anticipated total project septic costs: \$557,600

- 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 94 (36.2%) of units tested have shown some level of contamination. Three units tested abnormally high.

2. Revised projected total cost for testing and remediation: \$425,000. 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:** No updates. TPU parcel transfer to PCHA pending action by Pierce County and TPU.

3. **Polk St Campus and 108th St:** Exploring options for additional security via commercial-grade vandalism deterrence.

- a. Options for what to do with Polk St. campus being explored.

- i. Commenced work group to explore options. Leading option is currently to prepare Buildings B and C parcel for future maintenance site. Lease Building A parcel.

PROCEEDS ESTIMATE	
<b>Sold</b>	<b>\$25,992,436</b>
<b>Pending</b>	<b>\$2,067,835</b>
<b>Vacant</b>	<b>\$6,144,312</b>
<b>Occupied</b>	<b>\$10,502,692</b>
<b>Totals</b>	<b>\$44,707,275</b>

