



# HOUSING PIERCE COUNTY

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

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## INFORMATION PACKET

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

NOVEMBER 10<sup>th</sup>, 2025





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## SPECIAL MEETING AGENDA

MONDAY, NOVEMBER 10<sup>TH</sup>, 2025, at 2:00 PM

This Meeting is being hosted [Online Via Zoom](#)

**ROLL CALL**

**SPECIAL MEETING AGENDA**

**PUBLIC COMMENT (5 MINUTES PER SPEAKER)**

**NEW BUSINESS**

Resolution 1976: To Authorize the Executive Director to Sell Low-Income Public Housing (LIPH)  
Units Exceeding the Executive Director's Authorized Threshold, *page 4*

**ADJOURNMENT**





## **HOUSING PIERCE COUNTY**

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### **NEW BUSINESS**

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## RESOLUTION 1967

TO AUTHORIZE THE EXECUTIVE DIRECTOR TO SELL LOW-INCOME PUBLIC HOUSING (LIPH) UNITS EXCEEDING THE EXECUTIVE DIRECTOR'S AUTHORIZED THRESHOLD

WHEREAS, the Housing Authority of Pierce County [doing business as Housing Pierce County (HPC) and Pierce County Housing Authority (PCHA)] has a mission to provide safe, decent, and affordable housing; and,

WHEREAS, Section 18 of the Housing Act of 1937 authorizes the demolition and disposition of Public Housing, with administrative steps (24 CFR 970) prescribed by HUD, including an application process; and,

WHEREAS, in keeping with its Five-year Plan objective for the five-year period commencing January 2024, PCHA intends to continue to dispose of LIPH units and to use sale proceeds to further its goal to expand affordable housing opportunities for Pierce County residents; and,

WHEREAS, pursuant to Resolution No. 1908, the Board of Commissioners previously authorized the Executive Director to submit to the U.S. Department of Housing and Urban Development (HUD) a Section 18 Disposition Application for the disposition of HPC's Low-Income Public Housing (LIPH) units; and

WHEREAS, HUD subsequently approved the Section 18 Disposition Application, allowing the Authority to sell certain LIPH units consistent with the approved disposition plan and applicable federal regulations (24 CFR 970); and,

WHEREAS, under the Authority's internal policies and financial controls, the Executive Director is limited by a defined monetary threshold for property transactions requiring specific Board approval; and,

WHEREAS, certain LIPH units subject to the approved disposition exceed this threshold and therefore require Board authorization for the Executive Director to proceed with sale and transfer activities; and





WHEREAS, the sale of these properties is necessary to advance the Authority's repositioning strategy, support development and rehabilitation of replacement affordable housing, and further the goals outlined in the Authority's Strategic and Five-Year Plans;

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

Section 1. The Board hereby authorizes the Executive Director to sell Low-Income Public Housing units approved under the Section 18 Disposition Plan that individually or collectively exceed the Executive Director's established financial authority threshold.

Section 2. The Executive Director is further authorized to take all actions necessary to accomplish the foregoing including a request for Tenant Protection Vouchers subsequent to the approval of the disposition of the units.

Section 3. Proceeds from such sales shall be used in accordance with HUD regulations and the Authority's approved Repositioning and Development Plans to support affordable housing preservation, rehabilitation, or acquisition efforts within Pierce County.

So signed and approved:

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**Mark Martinez**  
Chair of the Board

\_\_\_\_\_  
**Date**

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

\_\_\_\_\_  
**Date**