

HOUSING PIERCE COUNTY

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

INFORMATION PACKET

REGULAR MEETING

OF THE

BOARD OF COMMISSIONERS

OF THE

PIERCE COUNTY HOUSING AUTHORITY

April 29th, 2026





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

REGULAR MEETING AGENDA

April 29th, 2026, 3:30pm

HPC MAIN OFFICE

In Person at 11515 Canyon Road E, Puyallup, WA, 98373

& Online Via Zoom

ROLL CALL

APPROVAL OF REGULAR MEETING AGENDA

PUBLIC COMMENT (5 MINUTES PER SPEAKER)

CONSENT AGENDA

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RESOLUTIONS FOR DISCUSSION

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AGENCY REPORTS

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COMMISSIONERS CORNER

EXECUTIVE SESSION (If Applicable)

The Board may hold an executive session for purposes allowed under the Open Public Meetings Act. Legal purposes include: to consider acquisition or sale of real estate; to review negotiations of publicly bid contracts; to receive and evaluate complaints or charges brought against a public officer or employee; to evaluate the qualifications of an applicant for public employment; to review the performance of a public employee; and to discuss with legal counsel matters relating to agency enforcement actions, litigation, or potential litigation. Before convening in executive session, the Board Chair will publicly announce the purpose for the executive session and the time when the executive session is expected to conclude. Under RCW 42.30.110, an executive session may be held for the purpose of receiving and evaluating complaints against or reviewing the qualifications of an applicant for public employment or reviewing the performance of a public employee, consultation with legal counsel regarding agency enforcement actions, or actual or potential agency litigation; considering the sale or acquisition of real estate; and/or reviewing professional negotiations.

ADJOURNMENT





HOUSING PIERCE COUNTY

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CONSENT AGENDA

April 29th, 2026



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

MINUTES OF THE MARCH 25TH REGULAR MEETING OF THE BOARD OF COMMISSIONERS

DATE: March 25th, 2026
3:30 PM

LOCATION: PCHA Main Campus

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

ALSO IN ATTENDANCE: Victor Caesar, Executive Director
Tamara Meade, Deputy Executive Director
Victor Lovelace, Director of Maintenance
Sean McKenna, Director of Project Management
Ney Calhoun, Human Resources Manager
Ariel Daniels, HCV Manager
Joanna Nieto, Controller
Daisy Perez, Executive Administrative Assistant

CALL TO ORDER

Chairperson Martinez called the Regular Meeting of the Board of Commissioners to order at 3:30 p.m. with the presence of a quorum.

AGENDA

Chairperson Martinez entertained a motion to approve the agenda as presented. Commissioner Stewart so moved. Commissioner Schuler seconded the motion. Chairperson Martinez asked for any changes to the Agenda. With no changes 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Stewart</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Schuler</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. A written public comment was provided for the Housing Pierce County Administrative Plan.

OLD BUSINESS

Chairperson Martinez called for a motion to approve the minutes of the February 9th, 2026, Special Meeting as presented. Vice Chairperson Walton so moved. Commissioner Winship seconded the motion. A vocal vote was taken with the following result:

	<i>In Favor</i>	<i>Opposed</i>	<i>Abstain</i>	<i>Absent</i>
<i>Commissioner Blaksley</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Stewart</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Schuler</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 minutes were so approved.

Chairperson Martinez called for a motion to approve the minutes of the February 25th, 2026, Regular Meeting as presented. Commissioner Schuler so moved. Commissioner Stewart seconded the motion. A vocal vote was taken with the following result:

	<i>In Favor</i>	<i>Opposed</i>	<i>Abstain</i>	<i>Absent</i>
<i>Commissioner Blaksley</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Stewart</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Schuler</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 minutes were so approved.

Chairperson Martinez entertained a motion to approve the cash disbursements for February 2026. Commissioner Stewart so moved. Commissioner Schuler seconded the motion. Chairperson Martinez asked for the recommendation of the Finance Committee. Commissioner Schuler answered that the committee met March 24th and based on the information provided Commissioner Schuler recommends approval of the cash disbursements. A vocal vote was taken with the following result:

	<i>In Favor</i>	<i>Opposed</i>	<i>Abstain</i>	<i>Absent</i>
<i>Commissioner Blaksley</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Stewart</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Schuler</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 cash disbursements from February 2026 were so approved.



NEW BUSINESS

Resolution 1985: Administrative Plan Updates

Chairperson Martinez called for a motion to approve Resolution 1985, To Approve Updates to the Housing Pierce County Administrative Plan. Commissioner Stewart moved to approve, and Commissioner Schuler seconded the motion. Commissioner Schuler sought clarification of the Housing Choice Voucher Program. Deputy Executive Director Tamara Meade provided clarification.

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

	<i>In Favor</i>	<i>Opposed</i>	<i>Abstain</i>	<i>Absent</i>
<i>Commissioner Blaksley</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Stewart</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Schuler</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 1985 was so approved.

Resolution 1986: Transfer of Authority for LGIP

Chairperson Martinez called for a motion to approve Resolution 1986, To Authorize the Transfer of Authority to the Newly Appointed Executive Director for the Local Government Investment Pool [LGIP]. Commissioner Blaksley moved to approve, and Commissioner Stewart seconded the motion. Commissioner Schuler sought clarification of Resolution 1986. Controller Joanna Nieto provided clarification.

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

	<i>In Favor</i>	<i>Opposed</i>	<i>Abstain</i>	<i>Absent</i>
<i>Commissioner Blaksley</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Stewart</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Schuler</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 1986 was so approved.

Resolution 1987: Transfer of Authority for Kitsap Bank

Chairperson Martinez called for a motion to approve Resolution 1987, To Authorize the Transfer of Authority to the Newly Appointed Executive Director for Kitsap Bank. Commissioner Stewart moved to approve, and Commissioner Winship seconded the motion. Vice Chairperson Walton sought clarification of Resolution 1987. Controller Nieto provided clarification.

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

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



Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Schuler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Winship	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Resolution 1987 was so approved.

Resolution 1988: Procurement Policy

Chairperson Martinez called for a motion to approve Resolution 1988, To Approve Revisions to the Authority Procurement Policy. Deputy Executive Director Meade presented Resolution 1988. Commissioner Winship and Commissioner Schuler sought clarification on the micro purchase threshold and purchase order system. Executive Director Victor Caesar clarified the micro purchase threshold and purchase order system. Chairperson Martinez inquired about dollar amounts. Executive Director Caesar provided clarity on dollar amounts. Commissioner Schuler recommended including dollar amounts in Resolution 1988. Chairperson Martinez added if changes need to be made to future dollar amounts in the procurement policy, bring the changes to the board for approval. Commissioner Schuler moved to table Resolution 1988 for the next regular board meeting on April 29th, 2026, to include dollar amounts. Commissioner Stewart seconded the motion.

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

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

Resolution 1988 was tabled for the next Regular Board meeting on April 29th, 2026.

Resolution 1989: Authorize Executive Director

Chairperson Martinez called for a motion to approve Resolution 1989, To Confirm Executive Director Authority and Authorizing the Executive Director to Carry out all Functions of the Office. Commissioner Stewart moved to approve, and Commissioner Winship seconded the motion.

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

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

Resolution 1989 was so approved.



EXECUTIVE AND DIRECTOR REPORTS

Executive Director Caesar gave an update on his onboarding process, meeting with the HPC teams, and integrating within Pierce County.

Deputy Executive Director Meade presented the Two-Year Tool Report (page 22) of the February 25th, 2026, Regular Board Information Packet as written. Commissioner Schuler sought clarification on potential shortfall. Deputy Executive Director Meade clarified the potential shortfall. No additional questions or comments were raised by the Commissioners.

Director of Operations McLeod was not present. Executive Director Caesar presented the Affordable Housing Report on her behalf (page 28) of the February 25th, 2026, Regular Board Information Packet as written. Chairperson Martinez sought clarification of “vacant rented.” Executive Director Caesar provided clarification. Chairperson Martinez sought clarification about the vacant rates and locations, and how to address them. Director of Maintenance Lovelace clarified the vacant rates and locations. No additional questions or comments were raised by the Commissioners.

Controller Nieto presented the Finance Report (page 32) of the February 25th, 2026, Regular Board Information Packet as written. Vice Chairperson Walton sought clarification on “other tenant revenue.” Controller Nieto provided clarification. Vice Chairperson Walton sought clarification on the laundry machines. Executive Director Caesar provided clarification on the laundry machines. No additional questions or comments were raised by the Commissioners.

Human Resources Manager Calhoun presented the Human Resource Report (page 91) of the February 25th, 2026, Regular Board Information Packet as written. Commissioner Schuler sought clarification on the dollar amount spent on legal services. Executive Director Caesar will provide the legal services dollar amount spent for legal services. Controller Nieto added that she will provide a breakdown. No additional questions or comments were raised by the Commissioners.

Director of Maintenance Lovelace presented the Maintenance Report (page 95) of the February 25th, 2026, Regular Board Information Packet as written. Commissioner Schuler sought clarification for HQS and NSpire acronyms. Director Lovelace provided clarification on the acronyms. No additional questions or comments were raised by the Commissioners.

Policy and Strategy Manager Erwin was not present. Executive Director Caesar presented the Policy and Strategy Report (page 98) and Acquisition and Development Report (page 100) on her behalf of the February 25th, 2026, Regular Board Information Packet as written. No additional questions or comments were raised by the Commissioners.

Director of Project Management McKenna presented the Project Management Report (page 102) of the February 25th, 2026, Regular Board Information Packet as written. Commissioner Blaksley sought clarification on the inability to remediate houses. Director McKenna clarified the obstacles of the cost of testing and cost of remediation. Commissioner Blaksley commented that the houses that have been remediated should be sold. Commissioner Schuler sought clarification on whether HPC should have staff at units to help remediate. Director McKenna clarified it is being considered to have staff on-site to support with small scale remediation. Chairperson added that the remediated houses must be sold. Commissioner Schuler sought clarification on the number of properties that were fixed and remediated.



Director McKenna clarified the number of properties. No additional questions or comments were raised by the Commissioners.

COMMISSIONERS CORNER

Chairperson Martinez opened Commissioners' Corner. Chairperson Martinez thanked Housing Pierce County for sending three commissioners to the NAHRO Washington Conference. Commissioner Schuler noted commissioners met with senators and congressmen. Commissioner Blaksley encouraged leadership and Executive Director Caesar to attend future conferences with commissioners. Executive Director Caesar will attend future conferences. Vice Chairperson Walton congratulated Executive Director Caesar on his first board meeting.

With no additional business, Commissioners' Corner was then closed.

EXECUTIVE SESSION

An Executive Session was not called.

ADJOURNMENT

Having no further business to come before the Board, Chairperson Martinez called for a motion to adjourn the Regular Meeting of the Board of Commissioners. Commissioner Winship moved to adjourn, and Commissioner Stewart seconded the motion.

With all in favor and none opposed, the meeting was adjourned at 5:14 p.m.



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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:

\$5,842,939.95 This 29th day of April 2026

Date Range	Transaction ID#	Bank Account	Total March 2026	Total February 2026	Change in Disbursements Month over Month	Notes
31-Mar-26	Check#	LIPH Mgmt.	\$0.00	\$0.00	\$0.00	
31-Mar-26	EFT#	LIPH Mgmt.	\$0.00	\$0.00	\$0.00	
31-Mar-26	VOID Check # 6100, 6133, 6166, 6221, 6250, 6277, 6280, 6311, 6338, 6353, 6366	LIPH Mgmt.	-\$452.00	\$0.00	-\$452.00	Utility reimbursement checks - outstanding reissued
31-Mar-26	VOID EFT #	LIPH Mgmt.	\$0.00	\$0.00	\$0.00	
31-Mar-26	Check#358659-358811	Section 8	\$330,316.22	\$367,539.47	-\$37,223.25	
31-Mar-26	EFT#316957-318124	Section 8	\$3,722,056.81	\$3,744,277.07	-\$22,220.26	
31-Mar-26	VOID Check #: 358803	Section 8	-\$335.00	-\$3,511.00	\$3,176.00	
31-Mar-26	VOID EFT # 317222,317749	Section 8	-\$2,510.00	\$0.00	-\$2,510.00	
31-Mar-26	Check# 92835-92943	Gen Ops	\$472,927.27	\$707,607.62	-\$234,680.35	CR Redevelopment Permit fees City of Fife
31-Mar-26	EFT #10290-10338	Gen Ops	\$849,987.64	\$103,039.41	\$746,948.23	\$718k transfer to LGIP
31-Mar-26	VOID Check # 92888	Gen Ops	-\$19,773.49	-\$85.91	-\$19,687.58	
31-Mar-26	VOID EFT #10320	Gen Ops	-\$491.64	\$0.00	-\$491.64	
Mar-26	Greystone Transfers	Gen Ops	\$140,484.00	\$140,484.00	\$0.00	
6-Mar-26	Payroll 5	Payroll	\$201,652.40	\$165,426.53	\$36,225.87	
20-Mar-26	Payroll 6	Payroll	\$149,077.74	\$158,374.52	-\$9,296.78	
		Payroll	\$0.00	\$0.00	\$0.00	
		Totals	\$5,842,939.85	\$5,383,151.71	\$459,788.24	

Auditing Officer: _____

Date: _____



HOUSING PIERCE COUNTY

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RESOLUTIONS FOR DISCUSSION

April 29th, 2026



RESOLUTION 1988

APPROVAL OF REVISIONS TO AUTHORITY PROCUREMENT POLICY

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

WHEREAS, the Board of Commissioners has adopted procurement policies to guide the acquisition of goods and services in a manner that ensures transparency, fairness, accountability, and responsible stewardship of public resources; and,

WHEREAS, the most recent update to the Procurement Policy was adopted by the Board of Commissioners through Resolution 1927 on March 9, 2023; and,

WHEREAS, Resolution 1927 included policy language responsive to procurement conditions and statutory thresholds in effect at that time, including changes associated with COVID-19-related purchasing allowances and Washington State thresholds for performance and payment bond requirements; and,

WHEREAS, Housing Pierce County has therefore undertaken a review of its Procurement Policy to better align the policy with current industry standards, applicable legal requirements, and procurement best practices, while avoiding embedded threshold language that may become obsolete over time; and,

WHEREAS, the updated Procurement Policy has undergone internal review and legal review, and the initial provisions are ready for implementation as presented to the Board of Commissioners for approval, with additional policy refinements to be brought forward as they are completed; and,

WHEREAS, the Board of Commissioners finds it to be in the best interest of Housing Pierce County to approve the updated Procurement Policy as presented.

NOW THEREFORE LET IT BE RESOLVED that the Board of Commissioners of Housing Pierce County hereby approves revisions to the Procurement Policy as presented.

PASSED AND ADOPTED by the Board of Commissioners of the Pierce County Housing Authority State of Washington on this 29th day of April 2026.

Mark Martinez
Chair of the Board

Victor Caesar
Executive Director



RESOLUTION 1990

AUTHORIZING INVESTMENT OF PIERCE COUNTY HOUSING AUTHORITY MONIES IN THE LOCAL GOVERNMENT INVESTMENT POOL [LGIP]

WHEREAS, the Board of Commissioners approved Resolution 1986 at the March 25, 2026, regularly scheduled Commissioners Meeting however the resolution based on guidance from LGIP the resolution must be rescinded and replaced to include specific verbiage; and

WHEREAS, pursuant to Chapter 294, Laws of 1986, the Legislature created a trust fund to be known as the public funds investment account (commonly referred to as the Local Government Investment Pool (LGIP)) for the contribution and withdrawal of money by an authorized governmental entity for purposes of investment by the Office of the State Treasurer; and

WHEREAS, from time to time it may be advantageous to the authorized governmental entity, Pierce County Housing Authority, the “governmental entity”, to contribute funds available for investment in the LGIP; and

WHEREAS, the investment strategy for the LGIP is set forth in its policies and procedures; and

WHEREAS, any contributions or withdrawals to or from the LGIP made on behalf of the governmental entity shall be first duly authorized by the Board of Commissioners, the “governing body” or any designee of the governing body pursuant to this resolution, or a subsequent resolution; and

WHEREAS, the governmental entity will cause to be filed a certified copy of said resolution with the Office of the State Treasurer; and

WHEREAS, the governing body and any designee appointed by the governing body with authority to contribute or withdraw funds of the governmental entity has received and read a copy of the prospectus and understands the risks and limitations of investing in the LGIP; and

WHEREAS, the governing body attests by the signature of its members that it is duly authorized and empowered to enter into this agreement, to direct the contribution or withdrawal of governmental entity monies, and to delegate certain authority to make adjustments to the incorporated transactional forms, to the individuals designated herein.

NOW THEREFORE, BE IT RESOLVED that the governing body does hereby authorize the contribution and withdrawal of governmental entity monies in the LGIP in the manner prescribed by law, rule, and prospectus.

BE IT FURTHER RESOLVED that the governing body has approved the Local Government Investment Pool Authorization Form (Form) as completed by Executive Director and incorporates said form into this resolution by reference and does hereby attest to its accuracy.

BE IT FURTHER RESOLVED that the governmental entity designates Executive Director, the “authorized individual” to authorize all amendments, changes, or alterations to the Form or any other documentation including the designation of other individuals to make contributions and withdrawals on behalf of the governmental entity.

BE IT FURTHER RESOLVED that this delegation ends upon the written notice, by any method set forth in the prospectus, of the governing body that the authorized individual has been terminated or that his or her delegation has been revoked. The Office of the State Treasurer will rely solely on the governing body to provide notice of such revocation and is entitled to rely on the authorized individual’s instructions until such time as said notice has been provided.

BE IT FURTHER RESOLVED that the Form as incorporated into this resolution or hereafter amended by delegated authority, or any other documentation signed or otherwise approved by the authorized individual shall remain in effect after revocation of the authorized individual’s delegated authority, except to the extent that the authorized individual whose delegation has been terminated shall not be permitted to make further withdrawals or contributions to the LGIP on behalf of the governmental entity. No amendments, changes, or alterations shall be made to the Form or any other documentation until the entity passes a new resolution naming a new authorized individual; and

BE IT FURTHER RESOLVED that the governing body acknowledges that it has received, read, and understood the prospectus as provided by the Office of the State Treasurer. In addition, the governing body agrees that a copy of the prospectus will be provided to any person delegated or otherwise authorized to make contributions or withdrawals into or out of the LGIP and that said individuals will be required to read the prospectus prior to making any withdrawals or contributions or any further withdrawals or contributions if authorizations are already in place.

PASSED AND ADOPTED by the Board of Commissioners of the Pierce County Housing Authority State of Washington on this 29th day of April 2026.

Mark Martinez
Chair of the Board

Victor Caesar
Executive Director



HOUSING PIERCE COUNTY

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

AGENCY REPORTS

April 29th, 2026



EXECUTIVE REPORT

Victor Caesar | *Executive Director*

DIRECTOR NOTES

- 90 – Day Internal Assessment Update
- External Partner Engagement Recap

REAL ESTATE DEVELOPMENT UPDATE

SUMMARY OF **CHATEAU RAINIER** ACTIVITY

Completed Activities

- Due Diligence Kick Off Call – April 8, 2026

Ongoing Activities

- LIHTC Application Submitted and Under Review by WSHFC
- Temporary and Permanent Relocation Coordination
- Phase I & II Resident Income Certifications Underway
- Bi-Weekly Due Diligence Coordination

Next Steps

- Tentative Closing Date: July 22, 2026
- Issue Notice to Proceed: July 23, 2026

SUMMARY OF **TAHOMA VIEW** ACTIVITY

Completed Activities

- Initial Assessment by HPC Executive Director

Ongoing Activities

- None at this time.

Next Steps

- Awaiting updated financials from seller

SUMMARY OF **PORTFOLIO REHAB** ACTIVITY

Completed Activities

- Re-engaged Brawner to review property financials for Brookridge, Lakewood Village, DeMark, and Hidden Firs.

Ongoing Activities

- None at this time.

Next Steps

- Awaiting updated financials to determine which properties to include.

SUMMARY OF **HIDDEN VILLAGES** ACTIVITY

Completed Activities

- Engaged a Design Firm for a Preliminary Study

Ongoing Activities

- Pierce County Maureen Grant Application Due May 15, 2026

Next Steps

- Awaiting Decision Tentatively Planned for August 2026



SUPPORTED HOUSING REPORT & TWO-YEAR TOOL

Supported Housing Program

Program operations remained stable during the reporting period, with a continued focus on compliance and program integrity.

HPC was recently awarded 25 additional VASH vouchers, expanding our capacity to serve veterans experiencing homelessness. Staff are actively coordinating with the VA to expedite lease-up and ensure timely placement of eligible participants.

Concurrently, the agency is working with the newly established Quality Assurance team to develop standardized operating procedures (SOPs) and implement updates to policies within the Administrative Plan. These efforts are focused on ensuring alignment with upcoming HUD regulatory changes, including compliance with the Housing Opportunity Through Modernization Act (HOTMA).

FAMILY SELF-SUFFICIENCY

Quarter 1 – 2026

The FSS program currently serves 122 active participants who have collectively accrued \$347,005 in escrow, reflecting continued progress in financial stability and asset building. Participants are increasing their savings at an average rate of \$450 per month.

Program engagement remains strong, with 35 participants attending the first FSS Orientation of 2026 on April 7. This cohort is the first to receive updated program materials and enhanced course instruction, designed to improve participant outcomes and long-term self-sufficiency.

Advancement toward homeownership continues, with three participants entering the homeownership program over the past six months. A fourth participant has secured an accepted offer and is scheduled to close within the next month, demonstrating measurable progress toward program goals.

HCV Leasing and Spending Projection

WA054 Two-Year Voucher Forecasting Summary

4/21/2026

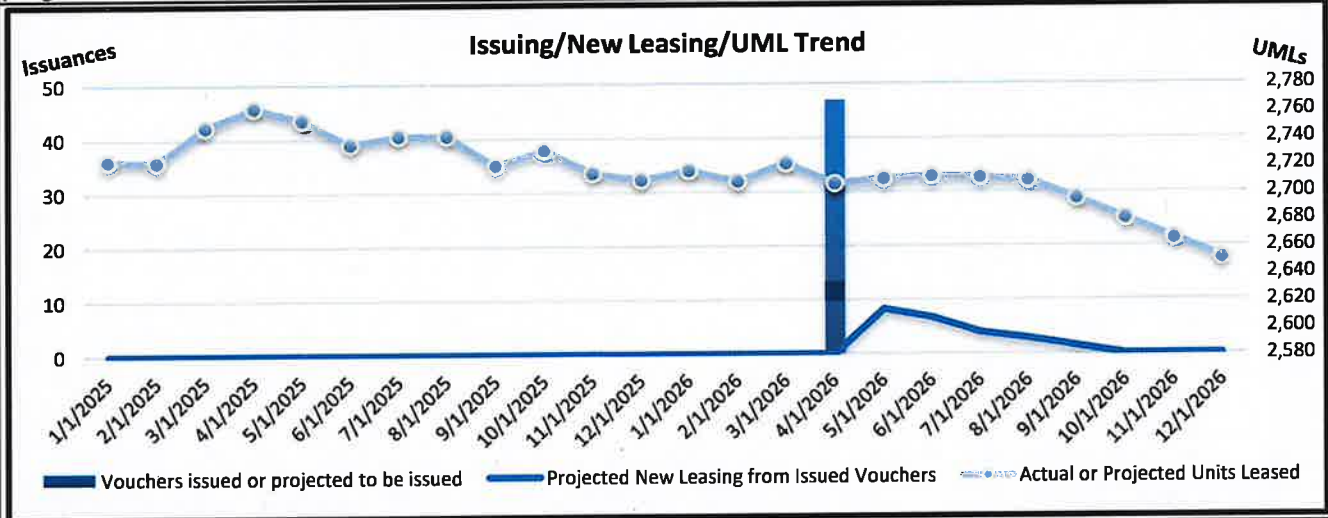
Prepared for: April 2026 Board Report

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 -\$281,260, 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 \$74,151, 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)	
49%	7%	Leased in	Percent
		0-30 Days	36%
		31-60 Days	29%
		61-90 Days	17%
		91-120 Days	12%
		121-150 Days	6%
Year 1 PUC	Year 2 PUC		
(Average monthly cost of a voucher - Year 1)	(Average monthly cost of a voucher - Year 2)		
\$1,375	\$1,376		

After deciding upon the above variables, the largest driver of the program revolves around the decision to issue vouchers. This scenario includes issuing 0 vouchers in the first year and 47 in the second year. In addition, the tool includes 40 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 0 new lease-ups this year and 23 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 (88.8%) or dollars (103.3%) is 103.3%, indicating full leasing indicator points in SEMAP. This is an estimate. Next year, the higher of leased units (86.3%) or dollars (99.6%) is 99.6%, 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 \$3,693,440 (or 124.5% of CY 2025 Earned Admin Fees) and a 2026 CYE UNP of \$4,258,737 (or 149.3% 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)*

ACC/Funding Information			
ACC	Current Year (2025)	Year 2 (2026)	Year 3 (2027)
Beginning ACC Vouchers	3,119	3,148	3,148
Funding Components	Current Year (2025)	Year 2 (2026)	Year 3 (2027)
Initial BA Funding (net offset)	\$42,771,597	\$44,642,532	\$44,673,283
Offset of HAP Reserves	\$0		
Set Aside Funding	\$0		
New ACC Units Funding	\$521,427	\$0	\$0
Total ABA Funding Provided	\$43,293,024	\$44,642,532	\$44,673,283
PHA Income	\$0	\$0	
Total Cash-Supported Prior Year-End Reserves	\$1,519,183	\$0	\$0
Total Funding			
Total Funding Available	\$44,812,207	\$44,642,532	\$44,673,283

Leasing and Spending Outcomes: Current and Following Year Projections		
	2025	2026
UML % of ACC (UMA)	87.1%	85.5%
HAP Exp as % of All Funds	100.6%	100.1%
HAP Exp as % of Eligibility only	104.2%	100.1%
End of Year Results		
Projected 12/31 Total HAP Reserves	-\$281,260	-\$30,751
HAP Reserves as % of ABA (Start: 3.5%)	-0.6%	-0.1%
End of Year 3 Results (2027)		
	\$1,992,196	4.5%
		Projected Total HAP Reserves ===== Reserves % BA

HUD-Held Reconciliation - 12/31/2024 Cash Sufficiency Check			
HUD-established CYE HHR	\$1,880,422		HUD-established CYE HHR
HUD-Calculated Restricted Net Position	(\$362,006)	\$1,745,008	PHA-Held Cash 12/31/2024 (VMS)
HUD-Reconciled	\$1,518,416	\$3,625,430	HUD-Reconciled (Cash Capped)
Lower of H17/17 (May Override)	\$1,519,183		Lower of H17/17 (May Override)
			Reserve Adjustment due to PY VMS Changes.
HUD-Reconciled RNP v PHA-Reported RNP			
HUD v. PHA difference: \$35,707.00 or 0.1% of Eligibility	(\$397,713)	<--EOY VMS RNP ----- HUD-estimated RNP-->	(\$362,006)

Time from Issuance to HAP Effective Date (Current: 2.23 months)	
% leased in 30 days	36%
% leased in 30 to 60 days	29%
% leased in 60 to 90 days	17%
% leased in 90 to 120 days	12%
% leased in 120 to 150 days	6%

Program Projection Variables			
Success Rate	49%	Annual Turnover Rate	6.6%
		EOP Rate as of 02/17/2026 (179 TB,PB EOPs):	6.57%

Funding Proration Levels	
HAP	
Year 2 (2026) Rebenchmark	99.0%
Year 3 (2027) Rebenchmark	100.0%
Administrative Fees	
Year 1 (2025)	90.0%
Year 2 (2026)	88.0%

Administrative Fees Analysis See Detail			2025	2026
<= 7,200 UMLs (No Proration)	> 7,200 UMLs (No Proration)	Admin Fees Earned (PY: \$3,085,874)	\$2,967,473	\$2,846,081
\$117.58	\$109.76	Expense	\$2,402,176	\$2,433,396
		Expense %	81.0%	85.5%
WA054 has a cost per UML of \$74.07 compared to its Earnings/UML & Size peer group of \$93.48 (a difference of -26.2%) and its state peer group (of all PHAs in the state) of \$77.60 (a difference of -4.8%).			Based on the most recent, official (end of fiscal year) UNP, WA054 has a 2025 Calendar Year-End (CYE) UNP of \$3,693,440 (or 124.5% of CY 2025 Earned Admin Fees) and a 2026 CYE UNP of \$4,258,737 (or 149.6% of CY 2026 Earned Admin Fees).	

Utilization Report:

UtilizationReport(1)

Year-End Outcomes		
	2025	2026
UML % of ACC (UMA)	87.1%	85.5%
HAP Exp as % All Funds	100.6%	100.1%
HAP Exp as % of Elig.	104.2%	100.1%
Proj. 12/31 Total Reserves	-\$281,260	-\$30,751
HAP Reserves - % ABA	-0.6%	-0.1%

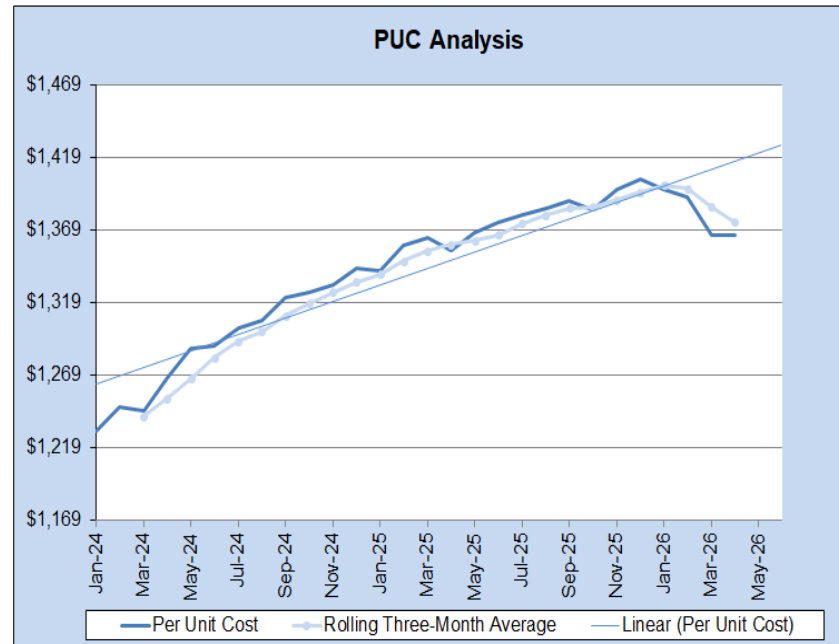
2025	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected to be Issued	Other Planned Additions/Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMLs: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Year-to-Date % UML	Year-to-Date % ABA Expended	Monthly % UMA	Monthly % ABA Expended
Jan-25	3,119	2,724	\$3,653,188					2,724	\$3,653,188	\$1,341		87.3%	101.3%	87.3%	101.3%
Feb-25	3,121	2,723	\$3,699,500					2,723	\$3,699,500	\$1,359		87.3%	101.9%	87.2%	102.5%
Mar-25	3,126	2,749	\$3,747,983					2,749	\$3,747,983	\$1,363		87.5%	102.6%	87.9%	103.9%
Apr-25	3,129	2,763	\$3,743,408					2,763	\$3,743,408	\$1,355		87.7%	102.9%	88.3%	103.8%
May-25	3,133	2,754	\$3,764,616					2,754	\$3,764,616	\$1,367		87.7%	103.2%	87.9%	104.3%
Jun-25	3,138	2,736	\$3,760,178					2,736	\$3,760,178	\$1,374		87.7%	103.3%	87.2%	104.2%
Jul-25	3,144	2,742	\$3,781,476					2,742	\$3,781,476	\$1,379		87.6%	103.5%	87.2%	104.8%
Aug-25	3,148	2,742	\$3,793,005					2,742	\$3,793,005	\$1,383		87.5%	103.7%	87.1%	105.1%
Sep-25	3,148	2,720	\$3,777,404					2,720	\$3,777,404	\$1,389		87.4%	103.9%	86.4%	104.7%
Oct-25	3,148	2,731	\$3,776,684					2,731	\$3,776,684	\$1,383		87.3%	103.9%	86.8%	104.7%
Nov-25	3,148	2,714	\$3,791,949					2,714	\$3,791,949	\$1,397		87.2%	104.0%	86.2%	105.1%
Dec-25	3,148	2,709	\$3,804,076					2,709	\$3,804,076	\$1,404		87.1%	104.2%	86.1%	105.4%
Total	37,650	32,807	\$45,093,467	0	0	0	0.0	32,807	\$45,093,467	\$1,375		87.1%	104.2%		
2026															
Jan-26	3,148	2,733	\$3,818,191					2,733	\$3,818,191	\$1,397		86.8%	102.6%	86.8%	102.6%
Feb-26	3,148	2,724	\$3,790,538					2,724	\$3,790,538	\$1,392		86.7%	102.3%	86.5%	101.9%
Mar-26	3,148	2,708	\$3,698,336					2,708	\$3,698,336	\$1,366		86.5%	101.3%	86.0%	99.4%
Apr-26	3,148	2,708	\$3,698,336	46				2,708	\$3,698,336	\$1,366		86.3%	100.8%	86.0%	99.4%
May-26	3,148				10	8	-14.8	2,711	\$3,713,901	\$1,370	\$1,370	86.3%	100.6%	86.1%	99.8%
Jun-26	3,148				10	7	-14.8	2,713	\$3,727,334	\$1,374	\$1,374	86.3%	100.6%	86.2%	100.2%
Jul-26	3,148					4	-14.9	2,702	\$3,723,294	\$1,378	\$1,378	86.2%	100.5%	85.8%	100.1%
Aug-26	3,148					3	-14.8	2,690	\$3,717,722	\$1,382	\$1,382	86.1%	100.4%	85.4%	99.9%
Sep-26	3,148					1	-14.7	2,676	\$3,710,301	\$1,386	\$1,386	86.0%	100.3%	85.0%	99.7%
Oct-26	3,148					0	-14.7	2,662	\$3,701,023	\$1,390	\$1,390	85.9%	100.3%	84.6%	99.5%
Nov-26	3,148					0	-14.6	2,647	\$3,691,769	\$1,395	\$1,395	85.7%	100.2%	84.1%	99.2%
Dec-26	3,148					0	-14.5	2,633	\$3,682,538	\$1,399	\$1,399	85.5%	100.1%	83.6%	99.0%
Total	37,776	10,873	\$15,005,401	46	20	23	-117.8	32,307	\$44,673,283	\$1,383		85.5%	100.1%		

SPVs: Additional SPV leasing should focus on the 12 (25 set aside for project) unleased VASH vouchers and the 7 unleased NED vouchers. FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$1,745,008 compares to RNP (VMS) of \$-397,713. Current: VMS Cash & Investments of \$2,384,113 compares to VMS RNP plus UNP of \$-663,207. PBVs: Currently, the PHA reports 230 leased PBVs, for a leased PBV rate of 95%. Additional leasing should focus on the 12 unleased PBVs, for which the PHA is making vacancy payments on 0. Finally, the PHA reports 0 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

PUC Analysis						
Year	Month	ACTUAL Leased Units	Actual HAP	Per Unit Cost	Monthly Change	Rolling Three-Month Average
2024	January	2,568	\$3,160,634	\$1,230.78		
2024	February	2,567	\$3,200,468	\$1,246.77		
2024	March	2,608	\$3,246,015	\$1,244.64	👉 -0.17%	\$1,240.75
2024	April	2,615	\$3,312,871	\$1,266.87	👉 1.79%	\$1,252.81
2024	May	2,634	\$3,391,478	\$1,287.58	👉 1.63%	\$1,266.43
2024	June	2,656	\$3,422,675	\$1,288.66	👉 0.08%	\$1,281.09
2024	July	2,663	\$3,464,581	\$1,301.01	👉 0.96%	\$1,292.43
2024	August	2,677	\$3,498,168	\$1,306.75	👉 0.44%	\$1,298.83
2024	September	2,673	\$3,533,653	\$1,321.98	👉 1.17%	\$1,309.92
2024	October	2,685	\$3,559,068	\$1,325.54	👉 0.27%	\$1,318.09
2024	November	2,699	\$3,593,349	\$1,331.36	👉 0.44%	\$1,326.31
2024	December	2,696	\$3,620,406	\$1,342.88	👉 0.87%	\$1,333.27
2025	January	2,724	\$3,653,188	\$1,341.11	👉 -0.13%	\$1,338.46
2025	February	2,723	\$3,699,500	\$1,358.61	👉 1.30%	\$1,347.55
2025	March	2,749	\$3,747,983	\$1,363.40	👉 0.35%	\$1,354.40
2025	April	2,763	\$3,743,408	\$1,354.83	👉 -0.63%	\$1,358.94
2025	May	2,754	\$3,764,616	\$1,366.96	👉 0.90%	\$1,361.72
2025	June	2,736	\$3,760,178	\$1,374.33	👉 0.54%	\$1,365.35
2025	July	2,742	\$3,781,476	\$1,379.09	👉 0.35%	\$1,373.45
2025	August	2,742	\$3,793,005	\$1,383.30	👉 0.30%	\$1,378.91
2025	September	2,720	\$3,777,404	\$1,388.75	👉 0.39%	\$1,383.70
2025	October	2,731	\$3,776,684	\$1,382.89	👉 -0.42%	\$1,384.97
2025	November	2,714	\$3,791,949	\$1,397.18	👉 1.03%	\$1,389.59
2025	December	2,709	\$3,804,076	\$1,404.24	👉 0.50%	\$1,394.74
2026	January	2,733	\$3,818,191	\$1,397.07	👉 -0.51%	\$1,399.49
2026	February	2,724	\$3,790,538	\$1,391.53	👉 -0.40%	\$1,397.60
2026	March	2,708	\$3,698,336	\$1,365.71	👉 -1.86%	\$1,384.82
2026	April	2,708	\$3,698,336	\$1,365.71	👉 0.00%	\$1,374.35
2026	May					
2026	June					



R-Squared, last 6 months | 76.7%

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		2 0 2 4 - 3 4 N o t i c e
WA054 is not participating in SAFMRs.		
Exception Payment Standards: 120%		
WA054 has not asked to swim in the 120% Payment Standard Pool.		



Project-Based Information

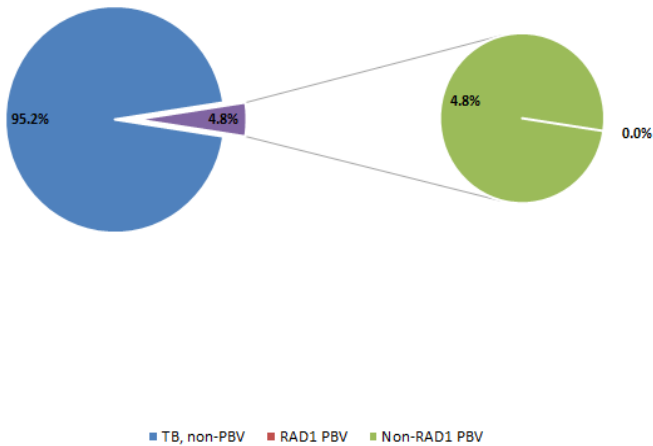
VMS Fields	CURRENT	
Number of PBV Under AHAP	0	
PBV Under HAP - Leased	230	
PBV Under HAP - Not Leased	12	5.0% Vacant PBV
PBV Vacancy Payments	0	
PBV HAP	\$236,612	
RAD - Comp 1 UMLs	0	
RAD - Comp 1 HAP	\$0	
RAD - Comp 2 UMLs	0	
RAD - Comp 2 HAP	\$0	

VMS Data Analysis

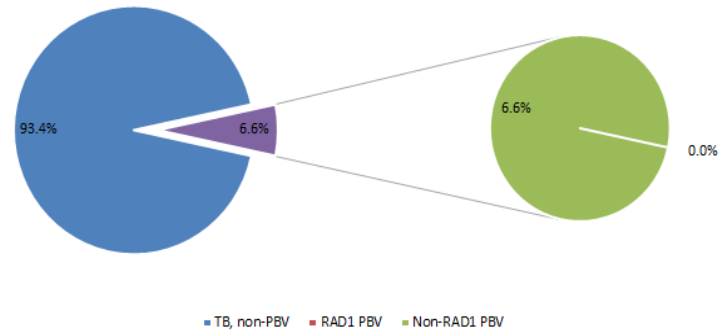
Leased PBV, but NO unleased PBV?	
More RAD leased than PBV leased (RAD is subset of PBV)?	
More RAD HAP than PBV HAP (RAD is subset of PBV)?	

PIC Data Analysis

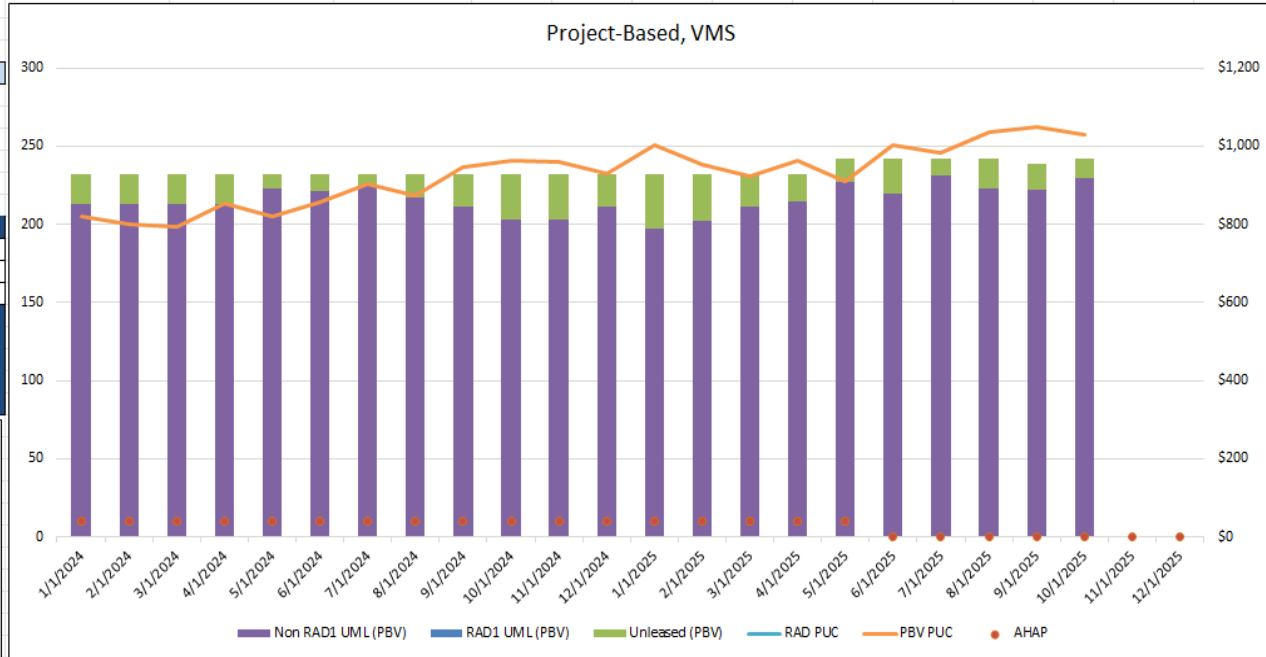
YTD Program Allocation, by HAP (PBV Estimated with PIC PUC)



YTD Program Allocation, by Units



Project-Based, VMS





Additional Disbursement for WA054 (HA of Pierce County) - FYE 12/31 (Obligations/Disbursements As of 12/11/2025)

Housing Assistance Payments (HAP)

Estimated PHA-Held Restricted Net Position (RNP)									
Category (BOM: Beginning of Month EOM: End of Month)	Calculated BOM PHA-Held RNP	Actual/Projected Disbursements (HUD to PHA)	Actual/Projected Expenses	Disbursements Minus Expenditures	Fraud Recovery	Calculated EOM RNP	Reported EOM RNP (VMS)	Difference	Actual/Projected UMLs
Years	2025/2026								
January-25	(\$362,006)	\$3,445,748	\$3,653,188	(\$207,440)	\$0	(\$569,446)	(\$598,533)	\$29,087	2,724
February-25	(\$569,446)	\$3,441,382	\$3,699,500	(\$258,118)	\$0	(\$827,564)	(\$849,739)	\$22,175	2,723
March-25	(\$827,564)	\$3,497,218	\$3,747,983	(\$250,765)	\$0	(\$1,078,329)	(\$1,089,780)	\$11,451	2,749
April-25	(\$1,078,329)	\$4,504,440	\$3,743,408	\$761,032	\$0	(\$317,297)	(\$315,536)	(\$1,761)	2,763
May-25	(\$317,297)	\$3,973,347	\$3,764,616	\$208,731	\$0	(\$108,566)	(\$455,643)	\$347,077	2,754
June-25	(\$108,566)	\$3,614,756	\$3,760,178	(\$145,422)	\$0	(\$253,988)	(\$225,768)	(\$28,220)	2,736
July-25	(\$253,988)	\$3,766,935	\$3,781,476	(\$14,541)	\$0	(\$268,529)	(\$225,093)	(\$43,436)	2,742
August-25	(\$268,529)	\$3,669,176	\$3,793,005	(\$123,829)	\$0	(\$392,358)	(\$330,395)	(\$61,963)	2,742
September-25	(\$392,358)	\$3,466,840	\$3,777,404	(\$310,564)	\$0	(\$702,922)	(\$614,805)	(\$88,117)	2,720
October-25	(\$702,922)	\$3,667,572	\$3,776,684	(\$109,112)	\$0	(\$812,034)	(\$663,207)	(\$148,827)	2,731
November-25	(\$812,034)	\$3,514,370	\$3,791,949	(\$277,579)	\$0	(\$1,089,613)	\$0	(\$1,089,613)	2,714
December-25	(\$1,089,613)	\$0	\$3,804,076	(\$3,804,076)	\$0	(\$4,893,689)	\$0	(\$4,893,689)	2,709
January-26	(\$4,611,662)	\$0	\$3,818,191	(\$3,818,191)	\$0	(\$8,429,853)	\$0	(\$8,429,853)	2,733
February-26	(\$8,429,853)	\$0	\$3,790,538	(\$3,790,538)	\$0	(\$12,220,391)	\$0	(\$12,220,391)	2,724
March-26	(\$12,220,391)	\$0	\$3,698,336	(\$3,698,336)	\$0	(\$15,918,727)	\$0	(\$15,918,727)	2,708
April-26	(\$15,918,727)	\$0	\$3,698,336	(\$3,698,336)	\$0	(\$19,617,063)	\$0	(\$19,617,063)	2,708
May-26	(\$19,617,063)	\$0	\$3,713,901	(\$3,713,901)	\$0	(\$23,330,965)	\$0	(\$23,330,965)	2,711
June-26	(\$23,330,965)	\$0	\$3,727,334	(\$3,727,334)	\$0	(\$27,058,299)	\$0	(\$27,058,299)	2,713
Total for CY 2025		\$40,561,784	\$45,093,467		\$0				
Total		\$40,561,784	\$67,540,103		\$0				
Color Key:		= Beginning Balance for the Year			= Calculated Fields			= VMS Data / or Projected Data	

Category	Amount	Comments
Proposed Advance:	\$19,617,063	
Adjustments		
Prior Period	(\$767)	
HUD	\$0	
PHA	\$0	
BA Detail	SPVs	\$0
Actual Advance:	\$19,616,300	
Carry Forward?		



Additional Disbursement for WA054 (HA of Pierce County) - FYE 12/31 (Obligations/Disbursements As of 12/11/2025)

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	\$3,973,347	\$0	\$665,909
\$665,909	\$3,704,557	\$3,614,756	\$0	\$755,709
\$755,709	\$3,705,830	\$3,766,935	\$0	\$694,605
\$694,605	\$3,704,535	\$3,669,176	\$0	\$729,964
\$729,964	\$3,701,320	\$3,466,840	\$0	\$964,443
\$964,443	\$3,602,229	\$3,667,572	\$0	\$899,101
\$899,101	\$3,596,673	\$3,514,370	\$0	\$981,404
\$981,404	\$3,630,259	\$0	\$0	\$4,611,662
\$4,611,662	\$0	\$0	\$0	\$4,611,662
\$4,611,662	\$0	\$0	\$0	\$4,611,662
\$4,611,662	\$0	\$0	\$0	\$4,611,662
\$4,611,662	\$0	\$0	\$0	\$4,611,662
\$4,611,662	\$0	\$0	\$0	\$4,611,662
\$4,611,662	\$0	\$0	\$0	\$4,611,662
\$4,611,662	\$0	\$0	\$0	\$4,611,662
	\$43,293,024	\$40,561,784		
	\$43,293,024	\$40,561,784		
	= HUDCAPS Data			= Projected

Additional Information	
HHR/Current BA Available?	
Frontload Request to OPS?	
Referral to FO or SPT?	Date
Additional Disbursement Needed?	Yes

SPT Status:	No Follow-Up Required
--------------------	-----------------------

Reconciliation Assist - Prior Year			
2024 (Year)	Reconciliation	VMS	Delta
HAP	\$41,004,133	\$41,003,366	(\$767)
Fraud	\$3,068	\$3,068	\$0
		Delta	(\$767)

AFFORDABLE HOUSING REPORT - MONTHLY STATUS REPORT

Property	Housing Pierce County Communities [All Units]											PBV Units		
	Total Units	Units Occp.	Occp. Rate (%)	Units Evict. Status	Down & Admin Units	Total Vacant Units	Vacant Rented	Vacant & Not Ready	Vacant & Ready	Move Outs	Move-Ins	Total Units	Vacant Units	Occp. Rate (%)
Brookridge	68	60	92.6%	0	0	5	2	2	3	0	1	0	0	0%
Chateau Rainier	248	203	85.9%	10	0	35	0	25	10	7	0	22	0	100%
DeMark	93	71	80.6%	1	1	18	1	12	5	0	2	18	3	83%
Hidden Firs	56	41	78.6%	2	1	12	1	8	3	1	0	0	0	0%
Hidden Village	30	23	90.0%	0	0	3	4	2	1	1	0	0	0	0%
Lakewood Village	136	126	94.1%	1	1	8	0	5	2	3	4	24	2	92%
Montgrove Manor	32	27	96.9%	0	0	1	2	1	0	0	0	32	1	97%
Oakleaf	26	20	76.9%	0	0	6	0	1	5	0	0	0	0	0%
Village Square	38	32	89.5%	0	1	4	1	3	0	0	2	0	0	0%
TOTAL	727	603	87.3%	14	4	92	11	59	29	12	9	96	6	94%

AFFORDABLE HOUSING REPORT

DIRECTOR INSIGHTS & NOTES

Leasing and Reducing Delinquency numbers continue to be top priorities for the Affordable Housing Division.

- As of this report, there are 23 rent-ready apartments on the market which includes 6 apartments at Hidden Firs. See Unit Availability List included in this report.
 - Hidden Firs: Starting this week (April 2026), will be the first apartments we will be renting at Hidden Firs since purchasing the property. The five (5) rent ready apartments will be income restricted at the 50% of Area Median Income - for example \$42,300 max income for one person or \$60,400 for four-person household. The rents for the 50% AMI for 1x1 will be \$1133 and for 2x1 \$1360. NOTE: 50% AMI incomes and rents are anticipated to change in May 2026 when HUD releases the new guidelines.
- Marketing – we are expanding marketing for the available apartments to include flyers for community bulletin boards, more regular sending of available apartments to area social service agencies who are connecting community members with housing opportunities, adding apartments to affordablehousing.com listings, additional “now renting” signage especially at DeMark and Oakleaf where each property has a number of apartments available, trying different ‘move-in’ specials, posting on social media, and we will be scheduling “open house’ days on Saturdays in May at the communities with the highest vacancies to meet scheduling needs of people seeking to rent.
- The overall leased-up rate has been around 89% with our goal of 95%+. The loss of leasing apartments at Chateau Rainier has had impact on the overall reduction of leased up to 87% in March 2026 as Chateau’s leased up rate dropped from its average of 95%+ over these past four years to almost 86%. Short term impacts for the long-term gain of the tax-credit rehabilitation project at Chateau Rainier.
- Advantages of the maintenance ‘turn team’ in getting multiple apartments at a community ready at a time is overall beneficial, and now Affordable Housing staff need to improve leasing the available apartments.
- Highest leasing – successful move-ins – is our LV/MG/OL/VS property management team – PM George and APM Isela with 6 of our 9 move-ins during March 2026. This work is raising the leased-up/occupancy rate of this assigned portfolio, and it creates confidence in their ability to lease up the available Oakleaf apartments.
- Regarding anticipated vacancies/move-outs in April 2026, we unfortunately have been informed of the separate deaths of at least three of our residents (single household residents) and we are following the landlord-tenant law ‘death of tenant’ procedures as well as two apparent abandonment situations. These five unexpected vacancies will impact April 2026 occupancy statistics.

AFFORDABLE HOUSING REPORT - DELINQUENCY REPORT

MARCH 2026

Property	Total Delinquent	>30 Days Delinquent	30-60 Days Delinquent	60-90 Days Delinquent	>90 Days Delinquent
Brookridge	\$3,665	\$5,735	\$213	\$90	-\$2,373
Chateau Rainier	\$28,841	\$18,212	\$4,064	\$1,214	\$5,351
DeMark	\$18,435	\$5,961	\$3,214	\$1,984	\$7,276
Hidden Firs	\$12,661	\$4,315	\$1,615	\$2,910	\$3,821
Hidden Village	\$3,857	\$2,120	\$1,111	\$167	\$459
Lakewood Village	\$19,367	\$13,330	\$2,334	\$799	\$2,903
Montgrove Manor	\$1,812	\$285	\$882	\$0	\$645
Oakleaf	\$297	\$297	\$0	\$0	\$0
Village Square	\$3,789	\$3,502	\$287	\$0	\$0
TOTAL	\$92,723	\$53,757	\$13,720	\$7,164	\$18,082

AFFORDABLE HOUSING REPORT

DIRECTOR INSIGHTS & NOTES

Reducing delinquency and leasing apartments continue to be top priorities for the Affordable Housing Division.

In efforts to continue to reduce delinquency, the Affordable Housing Division is now posting 30-Day Pay or Vacate Notices on the 8th of the month (starting April 8th, 2026) instead of the last Friday of the month which we have been doing for two years. Since rent is due on the 1st and late fees may be assessed for any payment made after the 5th, we hope that residents receiving notices on the 8th of the month if rent is not paid will address the non-payment issue sooner than later.

As noted in previous monthly reports, there is still work to be done on the data being generated for this Delinquency Report. We are making improvements to the workflow for Pay or Vacate Notices to sending cases/tenancies to attorney for eviction court, and yet we find that different reports in Yardi provide different outcomes even when we believe we are asking the same question – delinquency data is one of those areas. As you will see in the information below on Evictions, there is over \$58K in delinquency in eviction cases at Chateau but this current Board reports shows \$28K. We will continue to work to ensure the most accurate data is being reported.

Eviction status – at end of March 2026, there were 15 tenancies in ‘eviction’ status all for non-payment of rent. At Chateau Rainier alone, we have seven active court proceedings that total over \$58,000 in delinquent lease charges, where the individual amounts owed range from \$5,176 to \$13,385*.

*Note – with the assistance of the Compliance team’s Quality Control Coordinator, there is additional oversight on property management staff and the ensuring that no account/tenancy is unintendedly missed during Pay or Vacate Notice prep. There is no business reason for a \$13K balance and we are working to ensure that if a tenancy is delinquent for a second consecutive month that the account goes to the unlawful detainer/eviction process in which either a Writ (eviction) is issued or a court ordered payment plan is put in place.

	Date Entered	Complex	Size	Location/Floor	Rent	WSG	Leasing Specials	Features	Status
1	1/16/2026	Brookridge	1x1	Ground Floor	\$1,050.00	\$70.00	\$100 off/month for each month of the 6-month lease	Bottom floor, (4 plex), Vinyl Planking, fresh paint, on-site laundry Facility, dishwasher, patio, AC, 1 assigned parking, 520 Sq. Feet.	
2	12/22/2025	Demark	2x1	Ground Floor	\$1,600.00	\$150.00	Starting 4/22/2026: \$99 first month move-in special! This apartment only! Move In for \$99 plus any conditionals and security deposit	New Luxury vinyl-throughout unit Freshly Painted, Washer/Dryer in unit	
3	4/6/26	Demark	1x1	Ground Floor	\$1,300.00	\$100.00	\$100 off/month for each month for 6 months lease	Washer/Dyer dishwasher, in unit, freshly shampooed carpet, .597 sq ft.	
4	4/15/26	Demark	2x1	Ground Floor	\$1,600	\$150		New flooring in unit freshly painted, nice and bright unit	
5	4/15/2026	Demark	2x1	Ground Floor	\$1,600	\$150.00		New flooring in unit freshly painted, washer/ dryer dishwasher in unit.	
6	4/21/2026	Demark	2x1	Second Floor	\$1,600	\$150.00		2nd floor washer dryer in unit/freshly painted	
7	4/22/2026	Hidden Firs	2X1	Second Floor	TBA, **income restrictions	N/A		Freshly Painted, Dishwasher, Balcony	
8	4/22/26	Hidden Firs	1X1	Ground Floor	TBA, **income restrictions	N/A		Freshly Painted, Dishwasher, Balcony	
9	4/22/26	Hidden Firs	2X1	Ground Floor	TBA, **income restrictions	N/A		Freshly Painted, Dishwasher, Balcony	
10	4/22/26	Hidden Firs	1X1	Ground Floor	TBA, **income restrictions	N/A		Freshly Painted, Dishwasher, Balcony	
11	4/22/26	Hidden Firs	2X1	Ground Floor	TBA, **income restrictions	N/A		Freshly Painted, Dishwasher, Balcony	
12	4/22/26	Hidden Firs	2X1	Second Floor	TBA, **income restrictions	N/A		Freshly Painted, Dishwasher, Balcony	
13	2/18/26	Hidden Village	1x1	Ground Floor	\$1,050.00	\$70.00		New carpet, Freshly Painted, on sight laundry facilities. Vinyl in kitchen and dinning room bathroom.	

14	2/2/2026	Lakewood Village	3x2	Ground Floor	\$2,300.00	\$200.00		Freshly Painted, New luxury vinyl planking throughout. New Appliances, Washer and Dryer in Unit. Updated light fixtures	Approved; LIPH voucher move-in pending NSPIRE inspection
15	3/3/2026	Lakewood Village	2x1	2nd floor	\$1,600.00	\$150.00		Freshly Painted. New carpet. New Appliances, Washer and Dryer in Unit. Updated light fixtures	
16	2/9/2026	oakleaf	1x1	Ground Floor	\$1,000.00	\$100.00		Freshly Painted, luxury Vinyl Planking Throughout Unit. laundry room on site	
17	2/9/2026	oakleaf	1x1	2nd Floor	\$1,000.00	\$100.00	\$100 off/month for each month of the 6-month lease	Freshly Painted, New luxury Vinyl Planking in kitchen and bathroom, Carpet living room bedroom . New appliances , and laundry room on site	
18	2/9/2026	Oakleaf	1x1	Ground Floor	\$1,000.00	\$100.00	\$100 off/month for each month of the 6-month lease	Freshly Painted, luxury Vinyl Planking Throughout Unit. laundry room on site	
19	2/9/2026	Oakleaf	1x1	Ground Floor	\$1,000.00	\$100.00	\$100 off/month for each month of the 6-month lease	Freshly Painted, luxury Vinyl Planking Throughout Unit. laundry room on site	
20	2/9/2026	Oakleaf	1x1	Ground Floor	\$1,000.00	\$100.00	\$100 off/month for each month of the 6-month lease	Freshly Painted, New luxury Vinyl Planking Throughout Unit. New appliances, laundry room on site	Application received 4/17/2026.
21	3/25/2026	Village Square	1x1	Ground Floor	\$1,000	\$100		Freshly Painted, New luxury Vinyl Planking Throughout Unit, Playground and laundry room on site	Approved; move in scheduled 4/24/2026
22	4/9/2026	Village Square	2x1	Ground Floor	\$1,200	\$120		Freshly Painted, luxury Vinyl Planking Throughout Unit, Playground and laundry room on site	Approved; holding fee paid 4/21/2026
23	4/22/2026	Village Square	2x1	2nd floor	\$1,200	\$120.00		Freshly Painted, on sight laundry facilities. Vinyl in kitchen and dining room bathroom. Nice unit	

NET POSITION

		MARCH 2026
Category		Amount (\$)
Cash Position		
	<i>Unrestricted Cash & Equivalents Position</i>	\$9,479,367
	<i>Restricted Cash & Equivalents Position</i>	\$26,040,009
Greystone Reserves		
	<i>Replacement</i>	\$858,115
	<i>Restabilization</i>	\$106,763
	<i>Taxes & Insurance</i>	\$114,188
	<i>Security Deposits</i>	\$524,371
Other Current Assets		
	<i>Accounts Receivable Tenants</i>	\$824,571
	<i>Allowance for Doubtful Accounts [Tenants]</i>	\$35,902
	<i>Prepaid Expenses</i>	\$498,023
Other Liabilities		
	Unearned Revenue (Tenant Prepaid Rents)	\$171,685

SNAPSHOT OF SECTION 18 DISPOSITION MONIES MARCH 2026

Homes Sold		Gain on Sales		Use of Section 18 Funds	
124	Total Homes	30,776,219	Cash from sales	30,776,219	Cash from sales
9	2023 Sales	639,043	Title/closing fees	(2,177,889)	Transferred to operating - LIPH disposition costs
31	2024 Sales	(2,785,307)	Book value	(5,849,796)	Hidden Firs asset Acquisition
42	2025 Sales	28,629,955	Total Gain	(326,522)	Chateau Rainier Redevelopment
2	2026 Sales			280,727	FY2023/2024 Interest earnings
84	Total Homes Sold			771,558	FY2025 Interest earnings
				216,023	FY2026 Interest earnings
40	Remaining homes			23,690,320	Total balance of Section 18 funds available

COLLECTIONS AND WRITE-OFFS

MARCH 2026	
Collected	\$2,537
Written Off	\$79,143

Disclaimer: The financial information presented in this Finance Report is unaudited and preliminary. Figures are subject to review, adjustment, and finalization, and may change prior to the issuance of audited financial statements or final approval.

FINANCE REPORT MARCH 2026

STATEMENT OF REVENUES, EXPENSES & CHANGES

Category	MARCH 2026 -Under/ +Over Budget	% Var	YTD -Under/ +Over Budget	% Var
AGENCY-WIDE				
Operating Revenues	\$16,748	2%	\$66,483	3%
Operating Expenses	-\$147,001	-3%	\$42,757	0%
NonCapital Subsidies	-\$87,918	-2%	\$323,878	-3%
Operating Income (Loss) and Noncapital Subsidies	-\$218,172	-728%	-\$214,638	-239%
AFFORDABLE HOUSING				
Operating Revenues	-\$5,038	-1%	\$54,755	2%
Operating Expenses	\$48,048	7%	\$353,055	17%
NonCapital Subsidies	\$0	N/A	\$326,522	N/A
Operating Income (Loss) and Noncapital Subsidies	\$43,010	31%	\$734,332	176%
SUPPORTED HOUSING				
Operating Revenues	\$675	N/A	\$865	N/A
Operating Expenses	-\$190,329	-5%	-\$418,738	-3%
NonCapital Subsidies	-\$59,782	-1%	-\$598,514	-5%
Operating Income (Loss) and Noncapital Subsidies	-\$249,436	-4689%	-\$1,016,387	-6369%
LOW INCOME PUBLIC HOUSING (LIPH)				
Operating Revenues	\$1,045	16%	-\$6,729	-34%
Operating Expenses	\$12,197	7%	\$155,478	28%
NonCapital Subsidies	-\$34,575	-86%	-\$14,031	-12%
Operating Income (Loss) and Noncapital Subsidies	-\$21,334	-16%	\$134,718	33%
Ending LIPH Net Position	-\$1,439,964	-106%	-\$3,494,467	-86%

AFFORDABLE HOUSING PROPERTY COMPARISON YTD January - March 2026

	Brookridge	Chateau Rainier	DeMark	Hidden Firs	Hidden Village	Lakewood Village	Montgrove Manor	Oakleaf	Village Square
Revenues	\$221,220	\$953,800	\$306,645	\$211,641	\$73,264	\$597,345	\$60,750	\$57,897	\$106,672
Expenses	\$140,061	\$603,560	\$226,611	\$187,722	\$59,912	\$360,421	\$47,668	\$51,048	\$86,056
Operating Income (Loss)	\$81,158	\$350,241	\$80,034	\$23,919	\$13,352	\$236,924	\$13,082	\$6,849	\$20,616

FINANCE REPORT MARCH 2026

DIRECTOR INSIGHTS & NOTES

Completed Activities

HPC is financially healthy. Operations are running close to budget, liquidity is good and net position grew \$11.3M (+40%) over the past year. This month shows a loss of \$212k which is driven mainly by rising HAP expenses and expense timing.

Revenue is on track and collections have been steady. Operating expenses year to date are under budget by about \$41k.

Some Things to Watch

The 2026 budget included estimated gains from planned single-family home dispositions. Sales have occurred on a slower timeline than the budget assumed.

HAP is \$499k (4%) over budget YTD reflecting strong voucher utilization. HUD HAP subsidy is coming in right on budget. Staff is monitoring closely as we move through the remainder of the year.

Utilities are over budget for the month but year to date are favorable. This can be due to timing of certain bills that are paid every other month.

Other

We are currently engaged in two routine agency compliance reviews – the previously reported IRS examination for the 2024 period and a newly opened Department of Retirement Services compliance review for the 2025 period.

The 2024 SAO Accountability ended with no deficiencies.

The department is working with IT to implement the PO process. Tablets have been purchased for five members of the maintenance team. They will be part of a pilot roll out prior to implementing agency wide.

We are hiring for an Accounting Specialist position. The job is currently posted.

**Housing Pierce County
Cash Position
Period Ending March 2026**

Account Name	Bank	Balance		
		March	February	Variance
General Operating Accounts				
Apartments General	US Bank	2,783,062.60	2,655,325.40	127,737.20
Payroll Account	US Bank	187,826.21	187,826.21	-
General Operating	US Bank	1,385,328.80	1,396,112.80	(10,784.00)
PHA Reserve	US Bank	744,882.19	744,825.26	56.93
PHA Reserve - Certificate of Deposit	Kitsap Bank	699,876.32	675,000.00	24,876.32
Homeownership	US Bank	570,007.73	569,627.18	380.55
Tenant Trust Accounts				
Tenant Trust Security Deposit	First Citizens	522,270.92	547,501.52	(25,230.60)
HUD Trust Accounts				
Section 8	US Bank	2,298,318.56	2,419,421.95	(121,103.39)
Low Income Public Housing Management	US Bank	1,135,319.34	1,271,976.04	(136,656.70)
Low Income Public Housing Damage Security	US Bank	1,800.00	2,400.00	(600.00)
Family Self Sufficiency	US Bank	536,064.61	522,915.62	13,148.99
LIPH Family Self Sufficiency	US Bank	40,093.30	38,544.27	1,549.03
Low Income Public Housing Section 18	US Bank	696,155.15	718,798.71	(22,643.56)
Local Government Investment Pool	WSIB	23,690,919.67	22,899,045.56	791,874.11
Rural Development Funds				
Orting Reserve	US Bank	94,444.16	94,436.95	7.21
FNMA Loan Reserve Account (Restricted)				
Cash Restricted - CR Reserve for replacement	Greystone (TTE)	635,738.31	627,726.93	8,011.38
Cash Restricted - CR Reserve for restabilization	Greystone (TTE)	60,735.78	60,709.70	26.08
Cash Restricted - CR Taxes and Insurance	Greystone (TTE)	39,583.74	25,403.17	14,180.57
Cash Restricted - CR Repair Escrow	Greystone (TTE)	26,562.50	26,562.50	-
Cash Restricted - DM Reserve for replacement	Greystone (TTE)	27,241.85	27,230.15	11.70
Cash Restricted - DM Reserve for restabilization	Greystone (TTE)	19,257.72	19,249.45	8.27
Cash Restricted - DM Taxes and Insurance	Greystone (TTE)	32,600.49	27,738.65	4,861.84
Cash Restricted - DM Repair Escrow	Greystone (TTE)	20,625.00	20,625.00	-
Cash Restricted - LV Reserve for replacement	Greystone (TTE)	100,690.23	100,646.99	43.24
Cash Restricted - LV Reserve for restabilization	Greystone (TTE)	26,769.51	26,758.02	11.49
Cash Restricted - LV Taxes and Insurance	Greystone (TTE)	42,004.11	34,528.57	7,475.54
Cash Restricted - LV Repair Escrow	Greystone (TTE)	13,047.50	13,047.50	-
FNMA Reserve Total		1,044,856.74	1,010,226.63	(34,630.11)
TOTAL PCHA CASH		36,431,226.30	35,753,984.10	(677,242.20)

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

Period = March 2025-March 2026

HPC Wide

	Mar-26	Mar-25	Net Change	% Change
CURRENT ASSETS				
Cash & Equivalents	9,479,367	7,538,891	1,940,476	26%
Cash Restricted & Equivalents	26,040,009	20,416,612	5,623,397	28%
Tenant Security Deposits	524,371	511,260	13,111	3%
Accounts Receivable Net	2,194,608	1,844,179	350,429	19%
Accounts Receivable HUD	-6,272	-59,172	52,901	-89%
Other Current Assets	498,023	810,287	-312,264	-39%
Due from Intercompany	275,855	871,565	-595,710	-68%
TOTAL CURRENT ASSETS	39,005,960	31,933,621	7,072,339	22%
NON CURRENT ASSETS				
Cash Restricted-FSS Escrow	357,396	462,264	-104,869	-23%
Capital Assets Net	24,900,354	16,793,386	8,106,968	48%
Other Non Current Assets	1,021,596	789,532	232,064	29%
TOTAL NON CURRENT ASSETS	26,279,346	18,045,182	8,234,164	46%
TOTAL ASSETS	65,285,307	49,978,804	15,306,503	31%
DEFERRED OUTFLOW OF RESOURCES	1,272,076	998,658	273,418	27%
CURRENT LIABILITIES				
Accounts Payable	465,444	116,713	348,730	299%
Accrued Payroll	3,406	5,222	-1,816	-35%
Compensated Absences and Benefits	268,538	170,813	97,725	57%
Security Deposits	569,479	518,869	50,610	10%
Notes Payable - Current Position	408,905	327,992	80,913	25%
Funds held for FSS	360,227	474,978	-114,750	-24%
Other Liabilities	95,078	260,941	-165,862	-64%
Due to Intercompany	275,855	871,565	-595,710	-68%
Unearned Revenue	171,339	244,560	-73,221	-30%
TOTAL CURRENT LIABILITIES	2,618,270	2,991,652	-373,381	-12%
NONCURRENT LIABILITIES				
Net Pension and OPEB Liability	1,056,221	1,305,602	-249,381	-19%
Compensated Absences and Benefits	97,085	25,163	71,922	286%
Notes Payable Net of Current Portion	22,261,981	17,518,317	4,743,664	27%
TOTAL NONCURRENT LIABILITIES	23,415,287	18,849,083	4,566,204	24%
DEFERRED INFLOWS OF RESOURCES	589,868	532,284	57,584	11%
TOTAL NET POSITION	39,933,957	28,604,443	11,329,514	40%

**Housing Pierce County
Budget Comparison & Last Year's Actuals**

Period = March 2026

HPC Wide

	Mar-26	Mar-26	Mar-25				YTD	YTD	YTD	YTD					
	Actual	Budget	Variance	% Var	Last Year	Change	% Change	Actual	Budget	Variance	% Var	Last Year	Change	% Change	Annual
OPERATING REVENUES															
Tenant Revenue	785,601	772,284	13,318	2	702,579	83,022	12	2,350,181	2,316,851	33,330	1	2,126,198	223,983	11	9,632,147
Other Tenant Revenue	93,352	91,824	1,528	2	87,314	6,038	7	307,426	275,473	31,953	12	296,036	11,390	4	1,101,893
Other Revenue	3,468	1,566	1,902	121	2,161	1,307	60	5,897	4,698	1,199	26	41,741	-35,844	-86	18,792
TOTAL OPERATING REVENUES	882,422	865,674	16,748	2	792,054	90,368	11	2,663,505	2,597,022	66,483	3	2,463,976	199,529	8	10,752,831
OPERATING EXPENSES															
Central Administration - Salaries/Benefits	392,688	399,925	7,237	2	333,431	-59,257	-18	1,031,001	1,199,775	168,774	14	1,002,047	-28,953	-3	4,799,089
Central Administration - Other	94,683	120,448	25,766	21	135,658	40,976	30	311,271	361,345	50,074	14	348,912	37,641	11	1,445,378
Tenant Services - Salaries/Benefits	20,518	26,115	5,597	21	15,655	-4,863	-31	58,153	78,346	20,193	26	37,363	-20,790	-56	313,383
Tenant Services - Other	4,176	750	-3,426	-456	18,122	13,946	77	33,383	2,251	-31,132	-1,383	32,994	-390	-1	9,005
Utilities	197,109	159,175	-37,934	-24	191,510	-5,599	-3	437,458	477,524	40,066	8	397,548	-39,911	-10	1,910,096
Maintenance Costs - Salaries/Benefits	95,219	108,357	13,137	12	93,511	-1,709	-2	262,060	325,070	63,010	19	260,653	-1,407	-1	1,300,278
Maintenance Costs - Other	180,862	218,323	37,461	17	217,185	36,323	17	421,580	654,969	233,388	36	529,550	107,970	20	2,619,871
Security Costs	6,555	6,473	-82	-1	15,376	8,821	57	24,954	19,418	-5,536	-29	17,346	-7,607	-44	77,671
Insurance	52,054	47,081	-4,974	-11	31,786	-20,268	-64	153,111	141,242	-11,869	-8	95,349	-57,763	-61	564,967
Housing Assistance Payments	4,056,374	3,859,944	-196,430	-5	3,867,388	-188,987	-5	12,079,077	11,579,833	-499,244	-4	11,274,052	-805,026	-7	46,319,332
Other General Expenses	4,850	9,758	4,909	50	7,525	2,675	36	18,264	29,275	11,011	38	22,576	4,312	19	117,101
Depreciation	119,070	120,808	1,738	1	106,257	-12,813	-12	358,401	362,424	4,022	1	263,540	-94,861	-36	1,449,694
TOTAL OPERATING EXPENSES	5,224,159	5,077,157	-147,001	-3	5,033,403	-190,756	-4	15,188,715	15,231,472	42,757	0	14,281,929	-906,786	-6	60,925,865
OPERATING INCOME (LOSS)	-4,341,736	-4,211,483	-130,253	-3	-4,241,349	-100,388	-2	-12,525,210	-12,634,449	109,240	1	-11,817,953	-707,256	-6	-50,173,034
NONCAPITAL SUBSIDIES															
Intergovernmental Revenue	4,153,529	4,241,447	-87,918	-2	3,911,050	242,479	6	12,400,463	12,724,340	-323,878	-3	11,634,608	765,854	7	50,897,361
Transfers In	0	0	0	N/A	6,048,079	-6,048,079	-100	789,102	0	789,102	N/A	7,135,702	-6,346,600	-89	0
Transfers Out	0	0	0	N/A	-6,048,079	6,048,079	100	-789,102	0	-789,102	N/A	-7,135,702	6,346,600	89	0
TOTAL NONCAPITAL SUBSIDIES	4,153,529	4,241,447	-87,918	-2	3,911,050	242,479	6	12,400,463	12,724,340	-323,878	-3	11,634,608	765,854	7	50,897,361
OPERATING INCOME (LOSS) AND NONCAPITAL SUBSIDIES	-188,208	29,964	-218,172	-728	-330,299	142,091	43	-124,747	89,891	-214,638	-239	-183,345	58,598	32	724,327
OTHER NONOPERATING REVENUES (EXPENSES)															
Investments/Interest Earnings	76,730	67,848	8,882	13	57,212	19,518	34	231,509	203,545	27,964	14	174,382	57,127	33	814,179
Interest Expense	-101,076	-105,124	4,047	4	-74,344	-26,732	-36	-225,280	-315,440	90,160	29	-172,146	-53,134	-31	-1,260,494
Gain (Loss) Disposition of Assets	0	1,428,667	-1,428,667	-100	2,339,135	-2,339,135	-100	630,108	4,286,002	-3,655,894	-85	5,375,905	-4,745,796	-88	17,144,010
TOTAL OTHER NONOPERATING REVENUES (EXPENSES)	-24,346	1,391,392	-1,415,738	-102	2,322,003	-2,346,349	-101	636,337	4,174,107	-3,537,770	-85	5,378,140	-4,741,803	-88	16,697,696
CHANGE IN NET POSITION	-212,554	1,421,356	-1,633,910	-115	1,991,704	-2,204,258	-111	511,590	4,263,998	-3,752,408	-88	5,194,796	-4,683,205	-90	17,422,023

Housing Pierce County Budget Comparison

Period = March 2026

All Section 8

	March Actual	March Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
OPERATING REVENUES									
Other Revenue	675	0	675	N/A	865	0	865	N/A	0
TOTAL OPERATING REVENUES	675	0	675	N/A	865	0	865	N/A	0
OPERATING EXPENSES									
Central Administration - Salaries/Benefits	122,080	108,878	-13,202	-12	337,906	326,634	-11,272	-3	1,306,526
Central Administration - Other	165,674	188,282	22,608	12	457,222	564,845	107,622	19	2,259,378
Tenant Services - Other	1,121	18	-1,102	-5,987	9,270	55	-9,214	-16,684	221
Maintenance Costs - Other	362	333	-29	-9	1,336	1,000	-336	-34	4,000
Insurance	9,198	6,656	-2,542	-38	27,366	19,968	-7,398	-37	79,873
Housing Assistance Payments	4,056,374	3,859,944	-196,430	-5	12,079,077	11,579,833	-499,244	-4	46,319,332
Depreciation	496	864	368	43	1,486	2,591	1,105	43	10,365
TOTAL OPERATING EXPENSES	4,355,305	4,164,975	-190,329	-5	12,913,664	12,494,926	-418,738	-3	49,979,695
OPERATING INCOME (LOSS)	-4,354,629	-4,164,975	-189,654	-5	-12,912,799	-12,494,926	-417,873	-3	-49,979,695
NONCAPITAL SUBSIDIES									
Intergovernmental Revenue	4,110,512	4,170,295	-59,782	-1	11,912,370	12,510,884	-598,514	-5	50,043,536
TOTAL NONCAPITAL SUBSIDIES	4,110,512	4,170,295	-59,782	-1	11,912,370	12,510,884	-598,514	-5	50,043,536
OPERATING INCOME (LOSS) AND NONCAPITAL SUBSIDIES	-244,117	5,319	-249,436	-4,689	-1,000,429	15,958	-1,016,387	-6,369	63,841
OTHER NONOPERATING REVENUES (EXPENSES)									
Investments/Interest Earnings	215	243	-27	-11	696	728	-32	-4	2,912
TOTAL OTHER NONOPERATING REVENUES (EXPENSES)	215	243	-27	-11	696	728	-32	-4	2,912
CHANGE IN NET POSITION	-243,902	5,562	-249,464	-4,485	-999,733	16,686	-1,016,419	-6,091	66,753

Housing Pierce County Budget Comparison

Period = March 2026

Low Income Public Housing (LIPH)

	March Actual	March Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
OPERATING REVENUES									
Tenant Revenue	6,152	6,000	152	3	12,105	18,000	-5,895	-33	72,000
Other Tenant Revenue	1,560	667	893	134	1,168	2,002	-834	-42	8,006
TOTAL OPERATING REVENUES	7,712	6,667	1,045	16	13,272	20,002	-6,729	-34	80,006
OPERATING EXPENSES									
Central Administration - Salaries/Benefits	22,910	23,454	544	2	60,700	70,363	9,663	14	281,453
Central Administration - Other	35,363	42,542	7,179	17	97,932	127,626	29,694	23	510,504
Tenant Services - Other	-245	0	245	N/A	17,934	0	-17,934	N/A	0
Utilities	9,286	7,288	-1,998	-27	29,372	21,863	-7,509	-34	87,454
Maintenance Costs - Salaries/Benefits	6,730	7,458	728	10	15,621	22,375	6,754	30	89,500
Maintenance Costs - Other	76,704	82,436	5,731	7	110,169	247,307	137,137	55	989,227
Security Costs	3,520	2,000	-1,520	-76	11,440	6,000	-5,440	-91	24,000
Insurance	6,769	5,998	-771	-13	20,250	17,993	-2,257	-13	71,973
Other General Expenses	564	833	269	32	1,693	2,500	807	32	10,000
Depreciation	8,311	10,100	1,789	18	25,738	30,300	4,562	15	121,200
TOTAL OPERATING EXPENSES	169,913	182,109	12,197	7	390,850	546,328	155,478	28	2,185,311
OPERATING INCOME (LOSS)	-162,201	-175,442	13,241	8	-377,577	-526,326	148,749	28	-2,105,305
NONCAPITAL SUBSIDIES									
Intergovernmental Revenue	5,591	40,167	-34,575	-86	432,991	120,500	312,491	259	482,000
Transfers In	0	0	0	N/A	462,580	0	462,580	N/A	0
Transfers Out	0	0	0	N/A	-789,102	0	-789,102	N/A	0
TOTAL NONCAPITAL SUBSIDIES	5,591	40,167	-34,575	-86	106,469	120,500	-14,031	-12	482,000
OPERATING INCOME (LOSS) AND NONCAPITAL SUBSIDIES	-156,610	-135,275	-21,334	-16	-271,109	-405,826	134,718	33	-1,623,305
OTHER NONOPERATING REVENUES (EXPENSES)									
Investments/Interest Earnings	73,205	63,168	10,037	16	216,214	189,505	26,710	14	758,019
Gain (Loss) Disposition of Assets	0	1,428,667	-1,428,667	-100	630,108	4,286,002	-3,655,894	-85	17,144,010
TOTAL OTHER NONOPERATING REVENUES (EXPENSES)	73,205	1,491,836	-1,418,630	-95	846,323	4,475,507	-3,629,184	-81	17,902,029
CHANGE IN NET POSITION	-83,404	1,356,560	-1,439,964	-106	575,214	4,069,681	-3,494,467	-86	16,278,724

**Housing Pierce County
Budget Comparison**

Period = March 2026

Affordable Properties

	March Actual	March Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
OPERATING REVENUES									
Tenant Revenue	748,939	754,569	-5,630	-1	2,285,588	2,263,707	21,881	1	9,419,571
Other Tenant Revenue	90,848	90,257	591	1	303,645	270,771	32,874	12	1,083,084
TOTAL OPERATING REVENUES	839,788	844,826	-5,038	-1	2,589,234	2,534,478	54,755	2	10,502,655
OPERATING EXPENSES									
Central Administration - Salaries/Benefits	57,774	67,809	10,035	15	169,472	203,426	33,954	17	813,703
Central Administration - Other	133,824	149,005	15,181	10	357,196	447,015	89,820	20	1,788,060
Tenant Services - Other	0	732	732	100	0	2,196	2,196	100	8,784
Utilities	177,857	144,076	-33,781	-23	382,758	432,229	49,472	11	1,728,917
Maintenance Costs - Salaries/Benefits	61,510	74,198	12,687	17	169,280	222,594	53,314	24	890,374
Maintenance Costs - Other	86,070	123,042	36,971	30	255,055	369,125	114,069	31	1,476,496
Security Costs	1,292	2,958	1,666	56	8,337	8,874	537	6	35,496
Insurance	33,902	32,329	-1,573	-5	101,582	96,986	-4,597	-5	387,942
Other General Expenses	2,001	6,544	4,543	69	9,717	19,631	9,915	51	78,525
Depreciation	103,092	104,679	1,587	2	309,661	314,037	4,375	1	1,256,147
TOTAL OPERATING EXPENSES	657,323	705,371	48,048	7	1,763,058	2,116,113	353,055	17	8,464,445
OPERATING INCOME (LOSS)	182,465	139,455	43,010	31	826,175	418,365	407,810	97	2,038,210
NONCAPITAL SUBSIDIES									
Transfers In	0	0	0	N/A	326,522	0	326,522	N/A	0
TOTAL NONCAPITAL SUBSIDIES	0	0	0	N/A	326,522	0	326,522	N/A	0
OPERATING INCOME (LOSS) AND NONCAPITAL SUBSIDIES	182,465	139,455	43,010	31	1,152,697	418,365	734,332	176	2,038,210
OTHER NONOPERATING REVENUES (EXPENSES)									
Investments/Interest Earnings	3,096	3,145	-48	-2	9,363	9,434	-71	-1	37,735
Interest Expense	-88,413	-92,433	4,021	4	-199,233	-277,369	78,136	28	-1,108,206
TOTAL OTHER NONOPERATING REVENUES (EXPENSES)	-85,316	-89,288	3,972	4	-189,870	-267,935	78,065	29	-1,070,472
CHANGE IN NET POSITION	97,149	50,167	46,982	94	962,827	150,430	812,397	540	967,739

Housing Pierce County
Property Comparison
 Period = Jan 2026-March 2026
Affordable Properties

	Brookridge	Chateau Rainier	Demark	Hidden Firs	Hidden Village	Lakewood Village	Montgrove	Oakleaf	Village Square	Total
	Jan-March	Jan-March	Jan-March	Jan-March	Jan-March	Jan-March	Jan-March	Jan-March	Jan-March	Jan-March
OPERATING REVENUES										
Tenant Revenue	193,222	841,372	273,373	181,041	67,500	520,062	60,450	51,736	96,832	2,285,588
Other Tenant Revenue	27,997	112,429	33,272	30,600	5,764	77,283	300	6,161	9,840	303,645
TOTAL OPERATING REVENUES	221,220	953,800	306,645	211,641	73,264	597,345	60,750	57,897	106,672	2,589,234
OPERATING EXPENSES										
Central Administration - Salaries/Benefits	9,091	55,017	32,758	14,130	6,630	31,915	6,205	5,491	8,235	169,472
Central Administration - Other	34,446	115,202	54,966	25,621	13,368	67,763	12,506	11,723	21,603	357,196
Utilities	30,006	146,014	47,127	28,181	10,484	83,562	10,107	12,815	14,462	382,758
Maintenance Costs - Salaries/Benefits	10,693	76,626	8,933	6,261	335	42,238	0	10,990	13,205	169,280
Maintenance Costs - Other	13,838	96,452	31,771	26,544	9,739	41,907	10,425	7,381	16,999	255,055
Security Costs	0	0	2,585	5,752	0	0	0	0	0	8,337
Insurance	7,928	39,949	14,348	6,393	2,620	22,508	1,647	2,333	3,857	101,582
Other General Expenses	959	-1,104	5,408	0	658	2,850	210	316	419	9,717
Depreciation	33,101	75,403	28,715	74,840	16,078	67,678	6,568	0	7,278	309,661
TOTAL OPERATING EXPENSES	140,061	603,560	226,611	187,722	59,912	360,421	47,668	51,048	86,056	1,763,058
OPERATING INCOME (LOSS)	81,158	350,241	80,034	23,919	13,352	236,924	13,082	6,849	20,616	826,175
NONCAPITAL SUBSIDIES										
Transfers In	0	326,522	0	0	0	0	0	0	0	326,522
TOTAL NONCAPITAL SUBSIDIES	0	326,522	0	0	0	0	0	0	0	326,522
OPERATING INCOME (LOSS) AND NONCAPITAL SUBSIDIES	81,158	676,763	80,034	23,919	13,352	236,924	13,082	6,849	20,616	1,152,697
OTHER NONOPERATING REVENUES (EXPENSES)										
Investments/Interest Earnings	69	1,253	165	7,406	46	325	31	31	38	9,363
Interest Expense	0	-79,899	-25,334	-58,785	0	-35,216	0	0	0	-199,233
TOTAL OTHER NONOPERATING REVENUES (EXPENSES)	69	-78,646	-25,169	-51,378	46	-34,890	31	31	38	-189,870
CHANGE IN NET POSITION	81,227	598,117	54,865	-27,459	13,397	202,034	13,113	6,879	20,654	962,827

Housing Pierce County Budget Comparison

Period = March 2026

Brookridge

	March Actual	March Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
OPERATING REVENUES									
Tenant Revenue	63,935	63,352	583	1	193,222	190,055	3,168	2	796,022
Other Tenant Revenue	5,257	7,136	-1,879	-26	27,997	21,407	6,590	31	85,628
TOTAL OPERATING REVENUES	69,192	70,487	-1,296	-2	221,220	211,462	9,758	5	881,650
OPERATING EXPENSES									
Central Administration - Salaries/Benefits	2,621	5,002	2,381	48	9,091	15,006	5,915	39	60,023
Central Administration - Other	13,143	14,806	1,663	11	34,446	44,418	9,972	22	177,671
Tenant Services - Other	0	42	42	100	0	125	125	100	500
Utilities	10,207	11,617	1,410	12	30,006	34,850	4,844	14	139,401
Maintenance Costs - Salaries/Benefits	4,018	3,706	-312	-8	10,693	11,117	424	4	44,466
Maintenance Costs - Other	4,436	11,848	7,412	63	13,838	35,544	21,706	61	142,175
Insurance	2,647	2,510	-136	-5	7,928	7,531	-397	-5	30,124
Other General Expenses	350	518	168	32	959	1,553	594	38	6,212
Depreciation	10,987	11,147	160	1	33,101	33,441	340	1	133,765
TOTAL OPERATING EXPENSES	48,407	61,195	12,788	21	140,061	183,585	43,523	24	734,337
OPERATING INCOME (LOSS)	20,785	9,292	11,492	124	81,158	27,877	53,281	191	147,313
OPERATING INCOME (LOSS) AND NONCAPITAL SUBSIDIES	20,785	9,292	11,492	124	81,158	27,877	53,281	191	147,313
OTHER NONOPERATING REVENUES (EXPENSES)									
Investments/Interest Earnings	24	25	-1	-4	69	76	-7	-9	303
TOTAL OTHER NONOPERATING REVENUES (EXPENSES)	24	25	-1	-4	69	76	-7	-9	303
CHANGE IN NET POSITION	20,809	9,318	11,491	123	81,227	27,953	53,274	191	147,615

Housing Pierce County Budget Comparison

Period = March 2026

Chateau Rainier

	March Actual	March Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
OPERATING REVENUES									
Tenant Revenue	276,460	275,334	1,125	0	841,372	826,003	15,369	2	3,448,597
Other Tenant Revenue	34,702	34,794	-92	0	112,429	104,383	8,046	8	417,532
TOTAL OPERATING REVENUES	311,161	310,129	1,033	0	953,800	930,386	23,414	3	3,866,129
OPERATING EXPENSES									
Central Administration - Salaries/Benefits	21,248	24,382	3,134	13	55,017	73,146	18,129	25	292,585
Central Administration - Other	43,525	49,892	6,366	13	115,202	149,675	34,473	23	598,698
Tenant Services - Other	0	571	571	100	0	1,714	1,714	100	6,854
Utilities	104,722	64,974	-39,748	-61	146,014	194,923	48,909	25	779,694
Maintenance Costs - Salaries/Benefits	25,790	21,680	-4,110	-19	76,626	65,041	-11,585	-18	260,162
Maintenance Costs - Other	16,483	45,127	28,643	63	96,452	135,380	38,928	29	541,519
Insurance	13,330	12,727	-603	-5	39,949	38,181	-1,768	-5	152,725
Other General Expenses	-1,636	495	2,132	430	-1,104	1,486	2,589	174	5,942
Depreciation	25,134	25,656	521	2	75,403	76,968	1,564	2	307,870
TOTAL OPERATING EXPENSES	248,596	245,504	-3,092	-1	603,560	736,513	132,953	18	2,946,050
OPERATING INCOME (LOSS)	62,565	64,624	-2,059	-3	350,241	193,873	156,368	81	920,079
NONCAPITAL SUBSIDIES									
Transfers In	0	0	0	N/A	326,522	0	326,522	N/A	0
TOTAL NONCAPITAL SUBSIDIES	0	0	0	N/A	326,522	0	326,522	N/A	0
OPERATING INCOME (LOSS) AND NONCAPITAL SUBSIDIES	62,565	64,624	-2,059	-3	676,763	193,873	482,890	249	920,079
OTHER NONOPERATING REVENUES (EXPENSES)									
Investments/Interest Earnings	392	389	3	1	1,253	1,167	86	7	4,667
Interest Expense	-39,904	-40,754	850	2	-79,899	-122,263	42,364	35	-489,053
TOTAL OTHER NONOPERATING REVENUES (EXPENSES)	-39,512	-40,365	853	2	-78,646	-121,096	42,450	35	-484,385
CHANGE IN NET POSITION	23,053	24,259	-1,206	-5	598,117	72,777	525,340	722	435,694

Housing Pierce County Budget Comparison

Period = March 2026

DeMark

	March Actual	March Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
OPERATING REVENUES									
Tenant Revenue	85,322	97,000	-11,678	-12	273,373	291,000	-17,627	-6	1,201,213
Other Tenant Revenue	8,948	12,686	-3,738	-29	33,272	38,058	-4,786	-13	152,232
TOTAL OPERATING REVENUES	94,270	109,686	-15,416	-14	306,645	329,058	-22,413	-7	1,353,445
OPERATING EXPENSES									
Central Administration - Salaries/Benefits	11,009	9,357	-1,652	-18	32,758	28,071	-4,688	-17	112,283
Central Administration - Other	20,080	21,579	1,499	7	54,966	64,738	9,772	15	258,952
Tenant Services - Other	0	83	83	100	0	250	250	100	1,000
Utilities	13,680	15,305	1,624	11	47,127	45,914	-1,213	-3	183,656
Maintenance Costs - Salaries/Benefits	2,537	12,112	9,575	79	8,933	36,335	27,401	75	145,338
Maintenance Costs - Other	14,358	21,501	7,143	33	31,771	64,503	32,733	51	258,013
Security Costs	0	1,479	1,479	100	2,585	4,437	1,852	42	17,748
Insurance	4,788	4,606	-182	-4	14,348	13,819	-529	-4	55,276
Other General Expenses	1,803	2,184	382	17	5,408	6,553	1,145	17	26,212
Depreciation	9,557	9,792	235	2	28,715	29,375	660	2	117,500
TOTAL OPERATING EXPENSES	77,812	97,998	20,186	21	226,611	293,995	67,384	23	1,175,977
OPERATING INCOME (LOSS)	16,458	11,688	4,770	41	80,034	35,063	44,971	128	177,468
OPERATING INCOME (LOSS) AND NONCAPITAL SUBSIDIES	16,458	11,688	4,770	41	80,034	35,063	44,971	128	177,468
OTHER NONOPERATING REVENUES (EXPENSES)									
Investments/Interest Earnings	55	69	-15	-21	165	208	-43	-21	833
Interest Expense	-12,652	-13,894	1,242	9	-25,334	-41,683	16,349	39	-166,731
TOTAL OTHER NONOPERATING REVENUES (EXPENSES)	-12,598	-13,825	1,227	9	-25,169	-41,474	16,306	39	-165,898
CHANGE IN NET POSITION	3,860	-2,137	5,997	281	54,865	-6,411	61,276	956	11,570

Housing Pierce County Budget Comparison

Period = March 2026

Hidden Firs

	March Actual	March Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
OPERATING REVENUES									
Tenant Revenue	56,040	64,101	-8,061	-13	181,041	192,303	-11,262	-6	807,554
Other Tenant Revenue	10,514	7,112	3,402	48	30,600	21,338	9,262	43	85,350
TOTAL OPERATING REVENUES	66,554	71,214	-4,659	-7	211,641	213,640	-2,000	-1	892,904
OPERATING EXPENSES									
Central Administration - Salaries/Benefits	4,254	4,073	-182	-4	14,130	12,218	-1,912	-16	48,872
Central Administration - Other	10,470	10,421	-49	0	25,621	31,263	5,642	18	125,052
Utilities	9,586	5,192	-4,394	-85	28,181	15,575	-12,605	-81	62,301
Maintenance Costs - Salaries/Benefits	5,761	3,052	-2,709	-89	6,261	9,155	2,894	32	36,620
Maintenance Costs - Other	12,792	4,216	-8,576	-203	26,544	12,649	-13,895	-110	50,594
Security Costs	1,292	0	-1,292	N/A	5,752	0	-5,752	N/A	0
Insurance	2,134	2,043	-91	-4	6,393	6,129	-264	-4	24,514
Other General Expenses	0	1,750	1,750	100	0	5,250	5,250	100	21,000
Depreciation	24,947	25,000	53	0	74,840	75,000	160	0	300,000
TOTAL OPERATING EXPENSES	71,236	55,746	-15,490	-28	187,722	167,239	-20,483	-12	668,953
OPERATING INCOME (LOSS)	-4,682	15,467	-20,149	-130	23,919	46,402	-22,483	-48	223,951
OPERATING INCOME (LOSS) AND NONCAPITAL SUBSIDIES	-4,682	15,467	-20,149	-130	23,919	46,402	-22,483	-48	223,951
OTHER NONOPERATING REVENUES (EXPENSES)									
Investments/Interest Earnings	2,474	2,500	-26	-1	7,406	7,500	-94	-1	30,000
Interest Expense	-18,268	-19,839	1,571	8	-58,785	-59,586	801	1	-237,075
TOTAL OTHER NONOPERATING REVENUES (EXPENSES)	-15,794	-17,339	1,545	9	-51,378	-52,086	707	1	-207,075
CHANGE IN NET POSITION	-20,476	-1,871	-18,604	-994	-27,459	-5,684	-21,776	-383	16,877

**Housing Pierce County
Budget Comparison**

Period = March 2026

Hidden Village

	March Actual	March Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
OPERATING REVENUES									
Tenant Revenue	22,500	22,679	-179	-1	67,500	68,038	-538	-1	284,038
Other Tenant Revenue	2,404	2,143	261	12	5,764	6,428	-664	-10	25,712
TOTAL OPERATING REVENUES	24,904	24,822	82	0	73,264	74,466	-1,202	-2	309,750
OPERATING EXPENSES									
Central Administration - Salaries/Benefits	2,387	3,017	630	21	6,630	9,051	2,421	27	36,204
Central Administration - Other	4,933	5,759	825	14	13,368	17,276	3,908	23	69,102
Utilities	3,136	3,996	860	22	10,484	11,988	1,504	13	47,952
Maintenance Costs - Salaries/Benefits	198	1,928	1,729	90	335	5,783	5,448	94	23,132
Maintenance Costs - Other	3,320	3,135	-185	-6	9,739	9,404	-335	-4	37,615
Insurance	875	829	-45	-5	2,620	2,488	-132	-5	9,953
Other General Expenses	219	210	-9	-4	658	631	-27	-4	2,524
Depreciation	5,359	5,563	204	4	16,078	16,689	611	4	66,757
TOTAL OPERATING EXPENSES	20,427	24,437	4,009	16	59,912	73,310	13,398	18	293,239
OPERATING INCOME (LOSS)	4,476	385	4,091	1,062	13,352	1,156	12,195	1,055	16,512
OPERATING INCOME (LOSS) AND NONCAPITAL SUBSIDIES	4,476	385	4,091	1,062	13,352	1,156	12,195	1,055	16,512
OTHER NONOPERATING REVENUES (EXPENSES)									
Investments/Interest Earnings	11	11	0	-2	46	33	13	39	132
TOTAL OTHER NONOPERATING REVENUES (EXPENSES)	11	11	0	-2	46	33	13	39	132
CHANGE IN NET POSITION	4,487	396	4,091	1,032	13,397	1,189	12,208	1,027	16,643

Housing Pierce County Budget Comparison

Period = March 2026

Lakewood Village

	March Actual	March Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
OPERATING REVENUES									
Tenant Revenue	174,647	165,913	8,734	5	520,062	497,738	22,324	4	2,057,505
Other Tenant Revenue	23,429	20,354	3,075	15	77,283	61,063	16,220	27	244,251
TOTAL OPERATING REVENUES	198,076	186,267	11,809	6	597,345	558,801	38,544	7	2,301,756
OPERATING EXPENSES									
Central Administration - Salaries/Benefits	10,204	14,220	4,016	28	31,915	42,659	10,744	25	170,636
Central Administration - Other	26,128	28,009	1,881	7	67,763	84,027	16,264	19	336,108
Tenant Services - Other	0	36	36	100	0	108	108	100	430
Utilities	25,244	28,202	2,958	10	83,562	84,607	1,045	1	338,427
Maintenance Costs - Salaries/Benefits	15,326	20,005	4,679	23	42,238	60,016	17,778	30	240,063
Maintenance Costs - Other	23,198	19,681	-3,517	-18	41,907	59,044	17,137	29	236,176
Security Costs	0	1,479	1,479	100	0	4,437	4,437	100	17,748
Insurance	7,511	7,176	-334	-5	22,508	21,529	-979	-5	86,116
Other General Expenses	950	1,070	120	11	2,850	3,209	359	11	12,837
Depreciation	22,523	22,708	185	1	67,678	68,124	446	1	272,496
TOTAL OPERATING EXPENSES	131,084	142,586	11,502	8	360,421	427,759	67,339	16	1,711,036
OPERATING INCOME (LOSS)	66,992	43,681	23,311	53	236,924	131,042	105,883	81	590,719
OPERATING INCOME (LOSS) AND NONCAPITAL SUBSIDIES	66,992	43,681	23,311	53	236,924	131,042	105,883	81	590,719
OTHER NONOPERATING REVENUES (EXPENSES)									
Investments/Interest Earnings	106	115	-9	-8	325	345	-19	-6	1,378
Interest Expense	-17,588	-17,946	358	2	-35,216	-53,837	18,622	35	-215,349
TOTAL OTHER NONOPERATING REVENUES (EXPENSES)	-17,482	-17,831	349	2	-34,890	-53,493	18,602	35	-213,970
CHANGE IN NET POSITION	49,510	25,850	23,660	92	202,034	77,549	124,485	161	376,749

Housing Pierce County Budget Comparison

Period = March 2026

Montgrove

	March Actual	March Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
OPERATING REVENUES									
Tenant Revenue	20,300	19,561	739	4	60,450	58,683	1,767	3	239,984
Other Tenant Revenue	150	108	42	38	300	325	-25	-8	1,300
TOTAL OPERATING REVENUES	20,450	19,669	781	4	60,750	59,008	1,742	3	241,284
OPERATING EXPENSES									
Central Administration - Salaries/Benefits	1,803	2,454	650	26	6,205	7,361	1,156	16	29,442
Central Administration - Other	4,640	5,217	576	11	12,506	15,650	3,144	20	62,599
Utilities	3,171	3,069	-101	-3	10,107	9,208	-899	-10	36,832
Maintenance Costs - Salaries/Benefits	0	1,730	1,730	100	0	5,190	5,190	100	20,760
Maintenance Costs - Other	3,166	4,253	1,088	26	10,425	12,760	2,335	18	51,039
Insurance	550	505	-45	-9	1,647	1,515	-132	-9	6,059
Other General Expenses	70	70	0	0	210	211	1	0	845
Depreciation	2,189	2,289	99	4	6,568	6,866	298	4	27,463
TOTAL OPERATING EXPENSES	15,590	19,587	3,997	20	47,668	58,760	11,092	19	235,040
OPERATING INCOME (LOSS)	4,860	83	4,778	5,769	13,082	248	12,834	5,166	6,244
OPERATING INCOME (LOSS) AND NONCAPITAL SUBSIDIES	4,860	83	4,778	5,769	13,082	248	12,834	5,166	6,244
OTHER NONOPERATING REVENUES (EXPENSES)									
Investments/Interest Earnings	11	12	-1	-8	31	35	-5	-13	141
TOTAL OTHER NONOPERATING REVENUES (EXPENSES)	11	12	-1	-8	31	35	-5	-13	141
CHANGE IN NET POSITION	4,871	95	4,777	5,054	13,113	284	12,829	4,524	6,385

Housing Pierce County Budget Comparison

Period = March 2026

Oakleaf

	March Actual	March Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
OPERATING REVENUES									
Tenant Revenue	17,927	17,627	300	2	51,736	52,881	-1,145	-2	220,937
Other Tenant Revenue	1,970	2,345	-375	-16	6,161	7,035	-874	-12	28,139
TOTAL OPERATING REVENUES	19,897	19,972	-75	0	57,897	59,916	-2,019	-3	249,076
OPERATING EXPENSES									
Central Administration - Salaries/Benefits	1,675	2,149	474	22	5,491	6,446	956	15	25,785
Central Administration - Other	4,297	4,861	565	12	11,723	14,584	2,861	20	58,336
Utilities	3,641	6,425	2,784	43	12,815	19,275	6,459	34	77,100
Maintenance Costs - Salaries/Benefits	3,231	4,057	826	20	10,990	12,170	1,180	10	48,680
Maintenance Costs - Other	3,558	5,703	2,145	38	7,381	17,110	9,729	57	68,440
Insurance	779	734	-45	-6	2,333	2,201	-132	-6	8,804
Other General Expenses	105	106	1	0	316	318	2	0	1,270
Depreciation	0	17	17	100	0	50	50	100	202
TOTAL OPERATING EXPENSES	17,287	24,051	6,765	28	51,048	72,154	21,106	29	288,617
OPERATING INCOME (LOSS)	2,610	-4,080	6,690	164	6,849	-12,239	19,087	156	-39,541
OPERATING INCOME (LOSS) AND NONCAPITAL SUBSIDIES	2,610	-4,080	6,690	164	6,849	-12,239	19,087	156	-39,541
OTHER NONOPERATING REVENUES (EXPENSES)									
Investments/Interest Earnings	11	10	1	13	31	29	2	7	114
TOTAL OTHER NONOPERATING REVENUES (EXPENSES)	11	10	1	13	31	29	2	7	114
CHANGE IN NET POSITION	2,621	-4,070	6,691	164	6,879	-12,210	19,089	156	-39,427

Housing Pierce County Budget Comparison

Period = March 2026

Village Square

	March Actual	March Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
OPERATING REVENUES									
Tenant Revenue	31,809	29,002	2,807	10	96,832	87,006	9,826	11	363,722
Other Tenant Revenue	3,475	3,578	-103	-3	9,840	10,735	-895	-8	42,939
TOTAL OPERATING REVENUES	35,284	32,580	2,704	8	106,672	97,741	8,931	9	406,661
OPERATING EXPENSES									
Central Administration - Salaries/Benefits	2,573	3,156	583	18	8,235	9,468	1,233	13	37,872
Central Administration - Other	6,608	8,462	1,854	22	21,603	25,386	3,783	15	101,542
Utilities	4,471	5,296	825	16	14,462	15,889	1,427	9	63,555
Maintenance Costs - Salaries/Benefits	4,650	5,929	1,280	22	13,205	17,788	4,583	26	71,152
Maintenance Costs - Other	4,758	7,577	2,819	37	16,999	22,732	5,733	25	90,926
Insurance	1,288	1,198	-91	-8	3,857	3,593	-264	-7	14,371
Other General Expenses	140	140	1	0	419	421	2	0	1,683
Depreciation	2,395	2,508	112	4	7,278	7,524	245	3	30,094
TOTAL OPERATING EXPENSES	26,884	34,266	7,383	22	86,056	102,799	16,743	16	411,195
OPERATING INCOME (LOSS)	8,400	-1,686	10,086	598	20,616	-5,058	25,674	508	-4,534
OPERATING INCOME (LOSS) AND NONCAPITAL SUBSIDIES	8,400	-1,686	10,086	598	20,616	-5,058	25,674	508	-4,534
OTHER NONOPERATING REVENUES (EXPENSES)									
Investments/Interest Earnings	13	14	0	-3	38	42	-4	-9	167
TOTAL OTHER NONOPERATING REVENUES (EXPENSES)	13	14	0	-3	38	42	-4	-9	167
CHANGE IN NET POSITION	8,414	-1,672	10,086	603	20,654	-5,016	25,670	512	-4,367

Housing Pierce County Budget Comparison

Period = March 2026

Orting- USDA

	March Actual	March Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
OPERATING REVENUES									
Tenant Revenue	30,510	11,715	18,795	160	52,488	35,144	17,344	49	140,576
Other Tenant Revenue	944	900	44	5	2,614	2,701	-87	-3	10,802
Other Revenue	1,479	1,566	-87	-6	3,232	4,698	-1,466	-31	18,792
TOTAL OPERATING REVENUES	32,933	14,181	18,752	132	58,334	42,542	15,792	37	170,170
OPERATING EXPENSES									
Central Administration - Salaries/Benefits	0	776	776	100	0	2,327	2,327	100	9,310
Central Administration - Other	2,737	2,331	-406	-17	6,944	6,993	49	1	27,973
Utilities	5,130	2,822	-2,307	-82	11,109	8,466	-2,642	-31	33,866
Maintenance Costs - Salaries/Benefits	1,122	0	-1,122	N/A	5,939	0	-5,939	N/A	0
Maintenance Costs - Other	1,325	2,171	846	39	10,027	6,512	-3,515	-54	26,048
Insurance	972	994	22	2	2,915	2,981	67	2	11,926
Other General Expenses	1	2	1	47	2	5	2	47	19
Depreciation	1,653	1,570	-83	-5	4,958	4,711	-248	-5	18,842
TOTAL OPERATING EXPENSES	12,939	10,665	-2,273	-21	41,894	31,996	-9,898	-31	127,983
OPERATING INCOME (LOSS)	19,994	3,516	16,479	469	16,440	10,547	5,893	56	42,187
NONCAPITAL SUBSIDIES									
Intergovernmental Revenue	2,334	1,485	849	57	4,669	4,456	212	5	17,826
TOTAL NONCAPITAL SUBSIDIES	2,334	1,485	849	57	4,669	4,456	212	5	17,826
OPERATING INCOME (LOSS) AND NONCAPITAL SUBSIDIES	22,329	5,001	17,328	346	21,109	15,003	6,105	41	60,013
OTHER NONOPERATING REVENUES (EXPENSES)									
Investments/Interest Earnings	7	7	0	2	21	21	0	-1	85
Interest Expense	-2,334	-1,403	-932	-66	-4,669	-4,208	-461	-11	-16,830
TOTAL OTHER NONOPERATING REVENUES (EXPENSES)	-2,327	-1,395	-932	-67	-4,648	-4,186	-461	-11	-16,746
CHANGE IN NET POSITION	20,002	3,606	16,396	455	16,461	10,817	5,644	52	43,267

HUMAN RESOURCES - REPORT

MARCH 2026

MONTHLY STAFFING REPORT

Headcount (Month)	Separations (Month)	Positions Vacant	Staffing Rate
57	0	0	100%

NEW HIRES

Job Title	Department	Union Position?	Hire Date
Landlord Liaison	Supported Housing	Yes	1/5/2026
Executive Administrative Assistant	Administration	No	1/20/2026
Apprentice Housing Specialist	Supported Housing	Yes	1/26/2026
Executive Director	Executive Team	No	3/9/26

SEPERATION

Job Title	Dept.	Union Position?	Employee Tenure	Separation Type	Separation Date
None					

INTERNAL PROMOTIONS/TRANSFERS

Previous Job Title	Prev. Dept.	Union Position?	Hire Date	New Job Title	New Dept.	Union Position?	Position Start Date
None							

VACANCIES

Job Title	Dept.	Vacancy Status	Anticipated Fill Date
Executive Director	Executive Team	Open	March 2026

Ney Calhoun | *HR Manager*

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HUMAN RESOURCES - REPORT

MARCH 2026

MAJOR HR PROJECTS UPDATES

Project	Next Milestone	Milestone Due Date	Est. Project End Date	Status	Notes & Insights
CBA Negotiations	Initiate conversation with OPEIU Local 8 to begin negotiation process for new CBA	April 2026	July 2026	In Progress	<ul style="list-style-type: none"> Provide notice to union of HPC's intent to commence negotiations for a new collective bargaining agreement to succeed our current agreement which is set to expire 6/30/26 Executive Leadership to create bargaining committee Leadership to review any initial proposals provided by OPEIU Local 8.
Employee Handbook	Review of most updated version of Employee Handbook with ED & DED	April 2026	Q3 2026	In Progress	<ul style="list-style-type: none"> Review of new employee handbook with executive leadership to ensure alignment with company mission, operational goals, and alignment with upcoming CBA negotiations Key Focus Areas for Executive Review include: <ul style="list-style-type: none"> Safety and Confidentiality (e.g. Anti-Harassment, Drug & Alcohol, Driving) policies Technology & Remote Work Leave (Accrued Leave, State & Federal Leave policies) Policies to be bargained during Union negotiations HR to review form documents updated by counsel
Core HR Personnel Tasks	Continue to manage and maintain ongoing HR personnel tasks within the employee lifecycle	Ongoing	Ongoing	In Progress	<ul style="list-style-type: none"> Core Ongoing HR Personnel Tasks include: <ul style="list-style-type: none"> Employee Record Maintenance: updating all staff lists, union lists, and benefits programs with salary and position changes Employee Relations and Communication: handling employee concerns, facilitating conversations Training and Development: implementing and tracking training programs to help employees develop skills and comply with regulations
HR Procedure Manual	Building a guide to assist executive and leadership teams in fulfilling HR functions and create essential business process documentation	Ongoing	Ongoing	In Progress	<ul style="list-style-type: none"> Step by step instructions for carrying out HR processes for entire employee lifecycle including recruitment, onboarding, development, retention, and separation Living, breathing document to be reviewed and updated regularly ensuring tasks are performed consistently and correctly
Retention	Improving retention strategies for current HPC Employees	Ongoing	Ongoing	In Progress	<ul style="list-style-type: none"> Focus on fostering a positive work environment for HPC employees that offer opportunities for professional development, growth, fair pay, and transparent communication

MAINTENANCE REPORT

MONTHLY WORK ORDER VOLUME REPORT

MARCH 2026

Property	Units		Existing Work Orders		New Work Orders		Work Orders Closed		Total Work Orders Complete YTD	
	#	% Units	#	% Total Open	#	% WO's	#	% WO's	#	%
Brookridge	68	8.66%	0	0.00%	10	3.41%	10	6.58%	46	5.30%
Chateau Rainier	248	31.59%	47	39.17%	188	64.16%	69	45.39%	370	42.63%
DeMark	93	11.85%	24	20.00%	25	8.53%	17	11.18%	99	11.41%
Hidden Firs	56	7.13%	8	6.67%	6	2.05%	6	3.95%	32	3.69%
Hidden Village	30	3.82%	7	5.83%	1	0.34%	3	1.97%	25	2.88%
Lakewood Village	136	17.32%	13	10.83%	42	14.33%	28	18.42%	156	17.97%
Montgrove Manor	32	4.08%	1	0.83%	5	1.71%	6	3.95%	29	3.34%
Oakleaf	26	3.31%	1	0.83%	1	0.34%	1	0.66%	16	1.84%
Orting	20	2.55%	9	7.50%	3	1.02%	1	0.66%	34	3.92%
Village Square	38	4.84%	7	5.83%	7	2.39%	7	4.61%	40	4.61%
LIPH	38	4.84%	0	0.00%	3	1.02%	2	1.32%	12	1.38%
Other	9	1.15%	3	2.50%	2	0.68%	2	1.32%	9	1.04%
TOTAL	785	100%	120	100%	293	100%	152	100%	868	100%

MAINTENANCE REPORT

MARCH 2026

MAJOR MAINTENANCE PROJECT UPDATES

Property	Project	Next Milestone	Milestone Due Date	Est. Proj. End Date	Status	Notes & Insights
Canyon Rd Office	Annual Stormwater Facility Repairs	N/A	N/A	6/8/2026	Complete	Completed repairs to surrounding catch basin area

DIRECTOR INSIGHTS & NOTES

We are continuing to complete work orders for Transitional Project Based Voucher (PBV) units at Chateau Rainier while also completing turns that will be utilized as hotel units used during the renovation process.

COMPLETED MAKE READY UNITS

Property	Units Completed	Count	Property	Units Completed	Count
Brookridge			Lakewood Village	A101	1
Chateau Rainier	B104, C104, C205, E301, J103, N106, P305, R308	8	Montgrove Manor		
DeMark	A203, A110, A106, E102, E202, D101	6	Oakleaf		
Hidden Firs			Orting		
Hidden Village			Village Square	18, 28	2
			LIPH	142, 187	2
				Total Units Completed	19

DIRECTOR INSIGHTS & NOTES

In LIPH PH 142 was completed which included several sections of siding replacement and a full exterior paint. New garage doors were installed by Precision Garage Doors. 187 was completed which is one side of the duplex.

POLICY REPORT (March 2026)

Policy Initiative	Purpose	Milestones
Procurement Policy	Align procurement practices with current regulatory and operational needs	Completed: Internal review & Board presentation In Progress: Draft revisions
Governance Memo	Update governance framework to support future procurement policy action	Completed: Legal draft In Progress: Internal Review
Retention Policy	Update retention practices to align with current requirements and streamline operational	Completed: Approved to proceed In Progress: Project launch

STRATEGY REPORT (March 2026)

Strategic Initiative	Lead Staff	Purpose	Milestones
IT Strategy Plan Implementation	IT Manager	Modernize systems and support organizational growth	Completed: Servers setup In Progress: Third party review
Brand Asset Deployment	Executive Director	Implement unified brand identity across communications	Completed: Executive Transition In Progress: Website content review
Acq/Dev Strategy Coordination	Executive Director	Support development coordination and consultant engagement	Completed: Executive Transition On-Going: Support as needed
Research & Spatial Analysis	Policy and Strategy Manager	Support strategic planning initiatives through internal/jurisdictional analysis.	Completed: Project launched In Progress: Literature review

ADMINISTRATION UNDER EXECUTIVE DIRECTOR REPORT (March 2026)

Category	Initiative	Focus & Current Status
Board & Governance Support	Executive Administrative Assistant Training	Completed: Board support & materials training
Interdepartmental Support	Operational Workflow & Systems Support	Ongoing: Cross-department support for workflow tools and process needs
Procurement & Contract Administration	Procurement Workflow & Transition	In Progress: Pending assignment, as needed
Public Records	Fulfill requests for Public Records	On-Going: Request fulfillment
Insurance & Risk Management	Claims Management	On-Going: Materials submissions & follow-up
Insurance & Risk Management	Policy Renewals	On-Going: Materials submissions & follow-up
Grants & Funding Compliance	2025 MHAHA \$5 million for CR Acq/Dev	In Progress: County due diligence communications led by Executive Director
Grants & Funding Compliance	2026 MHAHA for Acq/Dev activities	Completed: Approval to proceed, project launched
Public Relations & Communications	Press & Social Media	On-Going: Pending assignment, as needed

MANAGER INSIGHT

March 2026 marked the conclusion of the Executive Director transition. Progress across the Policy and Strategy function focused on reviewing current initiatives with the Executive Director and maintaining steady progress while leadership onboards and assesses agency-wide priorities. Key progress included advancing policy development, repositioning brand identity initiatives, and maintaining core administrative support functions.



OVERALL DISPOSITION PROJECT PIPELINE REPORT [March 2026]

Description	Original Total	Total Sold	Total Pending Sale	Total Ready for Sale	Total In Make Ready Process	Total Pending Make-Ready	Total Occupied	Residents Rehoused on Voucher	Residents who Purchased Unit	Residents in Housing Search	Unqualified Residents	Residents Not Yet Issued TPV
#	124	86	0	6	22	11	6	101	5	4	6	0
%	100%	70%	0%	5%	18%	9%	5%	82%	4%	3%	5%	0%

MONTHLY SOLD/PENDING SALE REPORT [March 2026]

HOMES SOLD (Closed in 30 Days)	2022 Appraised Value	List Price	Sale Price	Make-Ready Cost	Sale Description (Habitat, FHA, VA, DPA, etc.)	Vacate-to -Close (days)	Days on Market (NMLS Only)

HOMES PENDING	List Price	Sale Description (Habitat, FHA, VA, DPA, etc.)	Date Vacated
AVERAGE			

DIRECTOR INSIGHTS & NOTES [March 2026]

As of April 22, we have six occupied units, of which:

- 2 will be vacated by date of April Board meeting
- 2 in active housing search with applications pending
- 1 over-income tenant who may not vacate by April 30
- 1 tenant who may be subject to legal proceedings

We have 38 vacant units in various stages of sale preparation, of which:

- 3 units nearing completion by PCHA Maintenance staff with a goal of having units listed by May 2026.



- 6 units being renovated by outside contractors
- 6 units under review by Habitat
 - 2 offers expected by April 24
 - 3 needing septic re-certification
 - 1 unit failed environmental testing after PCHA obtained 'clean' report
- 7 units currently undergoing concentrated clean up
- 8 units awaiting bids on concentrated clean up
- 8 remediated units packaged for Habitat to purchase after Federal funds are spent

OTHER PROJECT UPDATES AND MILESTONES

Project	Next Milestone	Milestone Due Date	Est. Proj. End Date	Status
TPU Parcel	PC Board Approval	Unknown	June 30	In Process
Polk St Lease up	ED/Board Consideration	TBD	Unknown	In Process

ADDITIONAL DIRECTOR INSIGHTS ON DEPARTMENT ACTIVITIES

We're still in holding pattern with TPU parcel. Pierce County Human Services will let me know when they have the PSA approval on Board Agenda for approval. In a conversation with the HPC Executive Director the County anticipates approval by July 2026.

BIMA services remains very interested in both Buildings A and C at Polk St. They have offered to cover PCHA's insurance deductible on Building C if we'd be willing to get that building back up and running for use as an administrative building servicing Building A.