



TACOMA HOUSING AUTHORITY
BOARD OF COMMISSIONERS

BOARD PACKET

February 25, 2026



**Tacoma
Housing
Authority**

902 S L St, Suite 2A · Tacoma, WA 98405
Phone (253) 207-4400 · Fax (253) 207-4440
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REGULAR MEETING

BOARD OF COMMISSIONERS

FEBRUARY 25, 2026

The Board of Commissioners of the Housing Authority of the City of Tacoma will hold a Regular Meeting on **Wednesday, February 25, 2026, at 4:45 pm via Zoom and at 902 South L Street, Tacoma, WA 98405.**

Join Zoom Meeting

<https://us06web.zoom.us/j/89473299404?pwd=0SvKy7Px3eVUA2lONMYa8Wh19oTtU.1>

Meeting ID: 894 7329 9404 | **Passcode:** 816209 | **Dial:** (253) 215-8782

The site is accessible to people with disabilities. Persons who require special accommodations should contact Sha Peterson (253) 207-4450, before 4:00 pm the day before the scheduled meeting.

I, Sha Peterson, certify that on or before 5 days prior to meeting, the Public Meeting Notice was mailed/emailed before:

City of Tacoma	747 Market Street, Room 800 Tacoma, WA 98402	CityClerk@cityoftacoma.com
Northwest Justice Project	715 Tacoma Avenue South Tacoma, WA 98402	
KCPQ-TV/Channel 13	1813 Westlake Avenue North Seattle, WA 98109	tips@q13fox.com
KSTW-TV/CW 11	1715 East Madison Street Seattle, WA 98122	cw11@kstwtv.com
KNKX	930 Broadway Tacoma, WA 98402	info@knkx.org
Tacoma News Tribune	2602 S. 38th Street, Suite A PMB3 Tacoma, WA 98409	newstips@thenewstribune.com

and other individuals and organizations with residents reporting applications on file.

Sha Peterson
Records and Public Disclosure Manager



AGENDA
TACOMA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING
FEBRUARY 25, 2026, 4:45 PM

902 South L Street, Tacoma, WA 98405, 2nd Floor Conference Room

Join Zoom Meeting

<https://us06web.zoom.us/j/89473299404?pwd=0SvKy7Px3eVlJA2lONMYa8Wh19oTtU.1>

Meeting ID: 894 7329 9404 / **Passcode:** 816209 / **Call:** (253) 215-8782

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES AND MOTION

3.1. Minutes of January 28, 2026—Regular Session

3.2. RAD Motion

4. GUEST COMMENTS

The Tacoma Housing Authority Board of Commissioners welcomes comments and feedback from members of the public. During the public comment period, comments are limited to three minutes per speaker, and there will not be a substantive response. Once each speaker is finished, their comment will be acknowledged and thanked, and then the Board will move onto the next speaker.

5. COMMITTEE REPORTS

5.1 Real Estate Development Committee

5.2 Finance and Audit Committee

5.3 Community Partnerships and Advocacy Committee

5.4 Education, Housing, Services, and Partnerships Committee

6. FINANCE REPORT

6.1 Ratifying Cash Disbursement for January 2026

7. AGENCY UPDATES

7.1. Agency Report

7.2. Agency Presentation: THA Supportive Services

8. NEW BUSINESS

- 8.1 2026-02-25 (1) Low Income Housing Institute (LIHI) Lincoln Family Housing Project -- Conversion of HUD-VASH vouchers to Project Based VASH Vouchers
- 8.2 2026-02-25 (2) Low Income Housing Institute (LIHI) Lincoln Family Housing Project-Project Based VASH Voucher AHAP
- 8.3 2026-02-25 (3) Update Procurement Policy and Signing Authority Thresholds

9. COMMENTS FROM THE COMMISSIONERS

10. ADJOURNMENT



TACOMA HOUSING AUTHORITY

MINUTES



BOARD OF COMMISSIONERS MEETING MINUTES

REGULAR SESSION WEDNESDAY, JANUARY 28, 2026

The Commissioners of the Housing Authority of the City of Tacoma (THA) met in Regular Session at 902 South L Street, Tacoma, WA 98405 at 4:45 pm on Wednesday, January 28, 2026.

1. CALL TO ORDER

Vice Chair Hodge called the meeting to order at 5:00 pm.

2. ROLL CALL

Upon roll call, those present and absent were as follows:

PRESENT	ABSENT
COMMISSIONERS	
Chair Stanley Rumbaugh (arrived late at 5:15 pm)	
Vice Chair Minh-Anh Hodge (arrived late at 4:54 pm)	
Commissioner Athena Dunn (arrived late at 4:48 pm)	
Commissioner Derek Young (arrived late at 4:50 pm)	
Commissioner Ronelle Jones	
STAFF	
	April Black, Executive Director
Aley Thompson, Deputy Executive Director	
Sha Peterson, Records and Public Disclosure Manager	
Woodson Baldwin, IT Support Supervisor	
Amber Prentice, Rental Assistance Director	
Caroline Cabellon, Client Support and Empowerment Director	
Ken Short, Asset Management and Real Estate Development Director	
Lauren Kirigin, Senior General Counsel	
Lynette Scott, Human Resources Director	
Marquis Jenkins, Property Management Director	
Nando Ruiz, Rental Assistance Associate Director	
Priya Saxena, Strategic Initiatives Director	
Richard Deitz, Finance Director	
William Morse, Director/CIO	

Vice Chair Hodge declared there was a quorum present at 5:01 pm and proceeded.

3. APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Vice Chair Hodge asked for any corrections to or discussion of minutes for the Regular Session of the Board of Commissioners for Wednesday, December 10, 2025. Commissioner Young moved to adopt the minutes. Commissioner Dunn seconded.

Upon roll call, the vote was as follows:

AYES:	3
NAYS:	0
Abstain:	1
Absent:	1

Chair Rumbaugh was not yet in attendance, and Commissioner Jones was not present at the December 2025 meeting.

Motion approved.

4. MOTION TO APPROVE UPDATED 2026 BOARD MEETING SCHEDULE

Commissioner Young moved to adopt the new schedule. Commissioner Dunn seconded.

Upon roll call, the vote was as follows:

AYES:	4
NAYS:	0
Abstain:	0
Absent:	1

Chair Rumbaugh was not yet in attendance.

Motion approved.

5. WELCOME COMMISSIONER JONES

Vice Chair Hodge welcomed Commissioner Jones, expressing enthusiasm for his vision and energy. Commissioner Jones, married with two daughters, thanked Hodge, the commissioners, and attendees, noting Tacoma's supportive community. He is active in North Tacoma. Commissioners introduced themselves and their reason for joining THA's Board.

6. COMMITTEE REPORTS

6.1 REAL ESTATE DEVELOPMENT COMMITTEE—CHAIR STANLEY RUMBAUGH, VICE CHAIR MINH-ANH HODGE

The committee did not meet.

6.2 FINANCE AND AUDIT COMMITTEE—COMMISSIONER DEREK YOUNG, COMMISSIONER ATHENA DUNN

The committee met and went over several things including an update on Housing Hilltop and construction at Salishan.

6.3 COMMUNITY PARTNERSHIPS AND ADVOCACY COMMITTEE—COMMISSIONER ATHENA DUNN

The committee did not meet.

6.4 EDUCATION, HOUSING SERVICES AND PARTNERSHIPS COMMITTEE—VICE CHAIR MINH-ANH HODGE, COMMISSIONER DEREK YOUNG

The committee did not meet.

7. FINANCE REPORT

FINANCE

Finance Department (FD) Director Rich Deitz directed the board to the finance report.

7.1 RATIFYING CASH DISBURSEMENT FOR NOVEMBER AND DECEMBER 2025

Commissioner Young moved to ratify the payment of cash disbursements totaling \$11,792,969 for the month of November 2025 and \$11,866,500 for the month of December 2025.

Commissioner Dunn seconded.

Upon roll call, the vote was as follows:

AYES:	4
NAYS:	0
Abstain:	0
Absent:	1

Chair Rumbaugh was not yet in attendance.

Motion approved.

8. AGENCY UPDATES

Deputy Executive Director (DED) Aley Thompson expressed appreciation to the Commissioners for their attendance at the Employee Appreciation Committee celebration held at the Greater Tacoma Convention Center, and extended thanks to the Committee for their dedicated efforts.

At Housing Hilltop, preparations are underway to transition from construction financing to permanent financing. While the original schedule targeted this conversion for February 28, 2026, higher-than-expected delinquency rates have impacted debt service coverage ratio calculations. As a result, an extension is being requested, with a new anticipated maturity date of August 28, 2026.

This evening, a resolution will be presented for approval to contract Allied Management for property management services, replacing FPI as the current provider.

Congress is actively reviewing a minibus appropriations bill that would provide funding for Housing and Urban Development (HUD) programs through Fiscal Year 2026. This includes support for Housing Choice Voucher (HCV) Housing Assistance Payments (HAP) Renewal Account, HCV Administrative Fees, Tenant Protection Vouchers (TPV), the Family Unification Program/Foster Youth to Independence Initiative, HUD-VASH, and the Family Self-Sufficiency Program.

Additionally, the proposed legislation incorporates THA's \$850,000 Congressionally Directed funding request for Salishan and Hillside Terrace, championed by Representative Marilyn Strickland and Senator Maria Cantwell.

DED Thompson highlighted several other notable items from the agency report.

9. NEW BUSINESS

9.1 2026-01-28 (1), AUTHORITY TO EXECUTE LEGAL SERVICES CONTRACTS

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

WHEREAS, THA initiated a competitive procurement process and released an RFP for Legal Services; and

WHEREAS, A THA panel evaluated the submitted proposals and recommends utilizing Eisenhower Carlson and Gordon Thomas Honeywell's services; and

WHEREAS, THA's Procurement Policy requires Board Approval for contracts greater than \$150,000 when previously authorized by a Board approved budget; now, therefore, be it

Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington that:

THA's Executive Director is authorized to enter into contracts with Eisenhower Carlson PLLC and Gordon Thomas Honeywell.

Vice Chair Hodge motioned to approve the resolution. Commissioner Young seconded the motion.

Upon roll call, the vote was as follows:

AYES: 5
NAYS: 0
Abstain: 0
Absent: 0

Motion approved: January 28, 2026

Stanley Rumbaugh, Chair

9.2 2026-01-28 (2), AUTHORITY TO ENTER INTO AN INTERLOCAL AGREEMENT WITH KING COUNTY HOUSING AUTHORITY FOR ARBITRAGE REBATE COMPLIANCE SERVICES

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

WHEREAS, THA seeks to secure the services of an Arbitrage Rebate Compliance firm to ensure its compliance with nuanced and complex tax code rules; and

WHEREAS, THA finds that KCHA followed the Housing and Urban Development (HUD) procurement process 24 CFR 85.36 and contracted with Arbitrage Compliance Services (ACS); and

WHEREAS, using the services of ACS, a firm with which THA has experience, to ensure tax code compliance is in THA's interest; and

WHEREAS, federal and state procurement regulations, including but not limited to 2 CFR 200.318(e) and Chapter 39.34 RCW (The Interlocal Cooperation Act) permit public agencies, through the form of interlocal agreements, to cooperate and exercise joint powers in carrying out their public purposes, which includes the purchase of goods and services; and

WHEREAS, entering into an interlocal agreement will benefit THA by leveraging the power of KCHA to obtain competitively bid good and services from ACS at a reasonable cost and by streamlining the procurement of such goods and services; now, therefore, be it

Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington that:

THA's Executive Director is hereby authorized to enter into an interlocal agreement with KCHA in the form attached hereto.

Commissioner Dunn motioned to approve the resolution. Commissioner Young seconded the motion.

Upon roll call, the vote was as follows:

AYES: 5
NAYS: 0
Abstain: 0
Absent: 0

Motion approved: January 28, 2026

Stanley Rumbaugh, Chair

9.3 2026-01-28 (3), ADMINISTRATIVE PLAN CHANGE APPROVALS

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

WHEREAS, public housing authorities are required to maintain an Administrative Plan that governs its tenant-based programs like Housing Choice Voucher (HCV), Veterans Affairs Supportive Housing (VASH), Foster Youth to Independence (FYI), and more; and

WHEREAS, Tacoma Housing Authority’s Administrative Plan requires staff to gain approval from the Board of Commissioners for all changes; and

WHEREAS, since 2024, THA has implemented various changes to the Administrative Plan to align with new HUD requirements and improve our operational policies; now, therefore, be it

Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington that:

Approve Resolution 2026-01-28 (3) authorizing THA to make all the recommended changes to the Administrative Plan.

Commissioner Young motioned to approve the resolution. Vice Chair Hodge seconded the motion.

Upon roll call, the vote was as follows:

AYES: 5
NAYS: 0
Abstain: 0
Absent: 0

Motion approved: January 28, 2026

Stanley Rumbaugh, Chair

9.4 2026-01-28 (4), APPROVAL FOR UP TO 171 PROPERTY BASED SUBSIDIES ON HOUSING HILLTOP NORTH AND SOUTH

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

WHEREAS, Tacoma Housing Authority obtained MTW Approval in 2018 to implement its Property Based Subsidy program; and

WHEREAS, THA’s approval permits the agency to provide subsidies on properties owned in whole or in part by THA or with other private owners; and

WHEREAS, THA approved entering a contract with Housing Hilltop LLLP to provide its Property Based Subsidy program for Housing Hilltop LLLP; and

WHEREAS, THA entered a contract with Housing Hilltop LLLP to provide its Property Based Subsidy program for 60 apartments; and

WHEREAS, Adding additional Property Based Subsidies to Housing Hilltop North and South will ensure the property is financially stable; and

WHEREAS, The Housing Hilltop LLLP contract will be amended to add up to 171 additional PBS subsidies; now, therefore, be it

Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington as follows:

Tacoma Housing Authority’s (THA) Executive Director is authorized *to execute an amendment to the Property Based Subsidy Contract* with Housing Hilltop LLLP for up to 171 additional units.

Commissioner Dunn motioned to approve the resolution. Commissioner Young seconded the motion.

Upon roll call, the vote was as follows:

AYES:	5
NAYS:	0
Abstain:	0
Absent:	0

Motion approved: January 28, 2026

Stanley Rumbaugh, Chair

9.5 2026-01-28 (5), AUTHORITY TO ENTER INTO AN INTERLOCAL AGREEMENT WITH KING COUNTY HOUSING AUTHORITY FOR THIRD-PARTY PROPERTY MANAGEMENT SERVICES WITH ALLIED RESIDENTIAL

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

WHEREAS, it is in THA’s interest to seek a qualified property management company to oversee management of Housing Hilltop and Alberta J. Canada Apartments as soon as possible; and

WHEREAS, KCHA followed all procurement laws applicable to it in procuring Allied Residential; and

WHEREAS, Chapter 39.34 RCW (The Interlocal Cooperation Act) permits public agencies to cooperate and exercise joint powers in carrying out their public purposes, including the purchase of goods and services; now, therefore, be it

Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington that:

THA’s Executive Director is authorized to enter an Interlocal Cooperative Agreement with King County Housing Authority (KCHA) so that THA may rely on KCHA’s procurement of Allied Residential.

Commissioner Dunn motioned to approve the resolution. Vice Chair Hodge seconded the motion.

Upon roll call, the vote was as follows:

AYES:	5
NAYS:	0
Abstain:	0
Absent:	0

Motion approved: January 28, 2026

Stanley Rumbaugh, Chair

10. COMMENTS FROM COMMISSIONERS

Chair Rumbaugh welcomed Commissioner Jones and shared his reasons for joining the THA Board of Commissioners, noting his 31 years on the Board.

Vice Chair Hodge thanked the staff, acknowledging their work reflected in the packet.

11. ADJOURNMENT



MOTION

Date: February 25, 2026

To: THA Board of Commissioners

MOTION

Adopt a consent motion ratifying the property budgets and annual replacement reserve activity for the six partnerships with Rental Assistance Demonstration (RAD) contracts administered by THA.

INTENT

Ratify the RAD property budgets and replacement reserve activity to meet the compliance requirements outlined in PIH-2019-23(HA), Rental Assistance Demonstration REV-4 Section 1.6. THA is the contract administrator for six properties subject to this requirement: Bay Terrace Phase 1 (2500), Renew Tacoma, Salishan 4-6, and Sal-Hill (Salishan 1-3 and Hillside Terrace Phase II).

PIH-2019-23(HA), Rental Assistance Demonstration REV-4 Section 1.6 D.2.

Ongoing PHA Board Review of Operating Budget. *The Owner must submit to the administrating PHA's Board the operating budget for the Covered Project annually. The PHA's Board must confirm that the Project Owner is making deposits into the Reserve for Replacement account in accordance with the RCC as well as assess the financial health of the Covered Project.*

Approved: February 25, 2026

Stanley Rumbaugh, Chair

There being no further business to conduct, the meeting ended at 5:45 pm.

APPROVED AS CORRECT

Adopted: February 25, 2026

Stanley Rumbaugh, Chair

2026 RAD PROPERTY BUDGETS

	<u>Bay Terrace 1</u>	<u>Sal-Hill</u>	<u>Renew Tacoma</u>	<u>Salishan 4</u>	<u>Salishan 5</u>	<u>Salishan 6</u>
Revenue						
Tenant Revenue	1,245,412	5,913,380	5,970,190	1,998,511	2,036,225	2,060,243
Other Revenues	70,466	18,500	13,500	6,000	2,500	2,400
Total Revenue	1,315,878	5,931,880	5,983,690	2,004,511	2,038,725	2,062,643
Operating Expenses						
Administrative Expenses	281,135	906,267	1,298,428	284,366	289,573	290,120
Tenant Services	70,935	320,140	128,372	91,252	91,252	91,252
Utilities	163,400	600,500	844,800	163,200	183,000	178,100
Maintenance	283,172	1,065,267	1,506,904	323,958	309,648	273,988
Protective Services (THA)	27,892	10,882	129,088	-	-	-
Insurance Premiums	115,763	362,520	428,871	111,599	111,193	110,889
Total Other General Expenses	31,153	479,284	145,520	153,342	156,512	160,244
Total Operating Expenses	973,450	3,744,859	4,481,984	1,127,718	1,141,178	1,104,594
Surplus/(Loss) - Operations	342,428	2,187,021	1,501,706	876,793	897,547	958,049
Interest Expenses	142,368	24,096	754,316	6,415	6,614	173,431
Principal Payments	89,930	164,840	337,599	52,980	52,781	125,941
Replacement Reserve	33,912	290,564	267,740	71,948	71,948	71,948
Cash Flow After Partnership Fees	76,218	1,707,520	142,050	745,450	766,204	586,729
Cash Flow to THA	91,445	1,707,520	142,050	763,397	783,544	603,482
PUPY Before RR & Ext. Exp.	13,587	11,766	9,799	12,290	12,387	11,991
PUPY Before Extra. Expense	14,072	12,685	10,387	13,089	13,187	12,790
DCR	1.42	10.18	1.14	13.92	14.34	3.04
EXTRAORDINARY EXPENSE (Replace Res Funded)	69,200	1,800	481,300	32,000	32,000	32,000

2025 RAD PROPERTY REPLACEMENT RESERVE ACTIVITY

	Bay Terrace Ph 1	Hillside 2300	Renew Tacoma**
Monthly RR Contribution	(3 Months @ 2,663.91) (9 Months @ 2,743.82)	12 Months @ 5,795.52	12 Months @ 21,030.90
RR Beginning Balance	325,378.64	1,049,109.34	2,163,011.44
Total Contribution	32,686.11	69,546.24	252,370.80
Total Interest Earned	3,584.70	25,612.83	1,204.42
*Total RR Withdrawals	(195,852.96)	(1,144,268.41)	(202,621.36)
RR Ending Balance	165,796.49	-	2,213,965.30
	*HVAC Equipment, Flooring, Siding, Plumbing Systems, Electrical systems, Doors and Windows(non glass replacement), Land Improvements, Unit Turns & Security System	*RR closeout & Balance Transfer for SAL-HILL	* Elevator work at G St. and Wright, CCTV Installation at Bergerson, Total unit turns and fence install at Ludwig, Asphalt paving, sealcoat, striping at 6 Ave and K Street
	Salishan 1	Salishan 2	Salishan 3
Monthly RR Contribution	12 Months @ 6,042.73	12 Months @ 5,821.01	12 Months @ 5,821.01
RR Beginning Balance	717,614.00	700,656.12	660,311.88
Total Contribution	72,512.76	69,852.12	69,852.12
Total Interest Earned	17,808.27	17,340.34	16,422.47
*Total RR Withdrawals	(807,935.03)	(787,848.58)	(746,586.47)
RR Ending Balance	-	-	-
	*RR closeout & Balance Transfer for SAL-HILL	*RR closeout & Balance Transfer for SAL-HILL	*RR closeout & Balance Transfer for SAL-HILL
	Salishan 4	Salishan 5**	Salishan 6
Monthly RR Contribution	12 Months @ 5,821.01	12 Months @ 5,821.01	12 Months @ 5,821.01
RR Beginning Balance	586,592.26	483,361.31	527,346.91
Total Contribution	69,852.12	69,852.12	69,852.12
Total Interest Earned	15,889.47	251.09	14,379.10
*Total RR Withdrawals	-	(5,000.00)	-
RR Ending Balance	672,333.85	548,464.52	611,578.13
		*PNA Assessment	

**RR deposits are managed by lender. Lender did not update monthly amounts. An additional catch up payment was maded in June.

bay1.ops and bay1.rad (allbay1)
General Ledger
 Period = Jan 2025-Dec 2025
 Book = Accrual ; Tree = ysl_tb
 Sort On =

Property	Location	Type	Department	Project	Intercompany	Ownership	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1112-35-000													325,378.64 = Beginning Balance =		
bay1.ops							1/13/25	01-2025	01/2025 Monthly RR Cor J-7028		01/2025 Monthly RR Cor	2,663.91	0.00	328,042.55	01/2025 Monthly RR Contribution - BAY1
bay1.ops							1/31/25	01-2025	01/2025 Monthly Chase J-6962		Chase Interest	360.99	0.00	328,403.54	Bay Terrace 1 Replacement Reserve
bay1.ops							2/11/25	02-2025	02/2025 Monthly RR Cor J-7562		02/2025 Monthly RR Cor	2,663.91	0.00	331,067.45	02/2025 Monthly RR Contribution - BAYS
bay1.ops							2/28/25	02-2025	02/2025 Monthly Chase J-7649		Chase Interest	329.15	0.00	331,396.60	Bay Terrace 1 Replacement Reserve
bay1.ops							3/6/25	03-2025	03/2025 Monthly RR Cor J-8196		03/2025 Monthly RR Cor	2,663.91	0.00	334,060.51	03/2025 Monthly RR Contribution - BAY1
bay1.ops							3/31/25	03-2025	03/2025 Monthly Chase J-8193		Chase Interest	367.82	0.00	334,428.33	Bay Terrace 1 Replacement Reserve
bay1.ops							4/11/25	04-2025	04/2025 Monthly RR Cor J-8828		04/2025 Monthly RR Cor	2,743.82	0.00	337,172.15	04/2025 Monthly RR Contribution - BAYS
bay1.ops							4/30/25	04-2025	04/2025 Monthly Chase J-8634		Chase Interest	359.22	0.00	337,531.37	Bay Terrace 1 Replacement Reserve
bay1.ops							5/13/25	05-2025	05/2025 Monthly RR Cor J-9154		05/2025 Monthly RR Cor	2,743.82	0.00	340,275.19	05/2025 Monthly RR Contribution - BAYS
bay1.ops							5/29/25	05-2025	05/2025 BAY1 Replacem J-9266		05/2025 BAY1 Replacem	0.00	85,124.18	255,151.01	05/2025 BAY1 Replacement Reserve Draw
bay1.ops							5/31/25	05-2025	05/2025 Monthly Chase J-9245		Chase Interest	347.18	0.00	255,498.19	Bay Terrace 1 Replacement Reserve
bay1.ops							6/11/25	06-2025	06/2025 Monthly RR Cor J-9844		06/2025 Monthly RR Cor	2,743.82	0.00	258,242.01	06/2025 Monthly RR Contribution - BAYS
bay1.ops							6/30/25	06-2025	06/2025 Monthly Chase J-9779		Chase Interest	274.90	0.00	258,516.91	Bay Terrace 1 Replacement Reserve
bay1.ops							7/11/25	07-2025	07/2025 Monthly RR Cor J-10229		07/2025 Monthly RR Cor	2,743.82	0.00	261,260.73	07/2025 Monthly RR Contribution - BAYS 1
bay1.ops							7/31/25	07-2025	07/2025 Monthly Chase J-10227		Chase Interest	287.43	0.00	261,548.16	Bay Terrace 1 Replacement Reserve
bay1.ops							8/12/25	08-2025	08/2025 Monthly RR Cor J-10878		08/2025 Monthly RR Cor	2,743.82	0.00	264,291.98	08/2025 Monthly RR Contribution - BAYS 1
bay1.ops							8/30/25	08-2025	08/2025 Chase Bank Int J-10837		Chase Interest	290.68	0.00	264,582.66	Bay Terrace 1 Replacement Reserve
bay1.ops							9/8/25	09-2025	09/2025 Monthly RR Cor J-11848		09/2025 Monthly RR Cor	2,743.82	0.00	267,326.48	09/2025 Monthly RR Contribution - BAYS1
bay1.ops							9/30/25	09-2025	09/2025 Chase Bank Int J-11937		Chase Interest	272.24	0.00	267,598.72	Bay Terrace 1 Replacement Reserve
bay1.ops							10/14/25	10-2025	10/2025 Monthly RR Cor J-12707		10/2025 Monthly RR Cor	2,743.82	0.00	270,342.54	10/2025 Monthly RR Contribution - BAY1
bay1.ops							10/31/25	10-2025	10/2025 Chase Bank Int J-12591		Chase Interest	265.68	0.00	270,608.22	Bay Terrace 1 Replacement Reserve
bay1.ops							11/6/25	11-2025	11/2025 Monthly RR Cor J-13226		11/2025 Monthly RR Cor	2,743.82	0.00	273,352.04	11/2025 Monthly RR Contribution - BAY1
bay1.ops							11/28/25	11-2025	11/2025 Monthly Chase J-13222		Chase Interest	234.98	0.00	273,587.02	Bay Terrace 1 Replacement Reserve
bay1.ops							12/11/25	12-2025	12/2025 Monthly RR Cor J-13759		12/2025 Monthly RR Cor	2,743.82	0.00	276,330.84	12/2025 Monthly RR Contribution - BAYS
bay1.ops							12/30/25	12-2025	12/2025 Cash Receipts J-13628		Ch # 436801	0.00	110,728.78	165,602.06	RR Draw Loan #10-0546153
bay1.ops							12/31/25	12-2025	12/2025 Monthly Chase J-13830		Chase Interest	194.43	0.00	165,796.49	Bay Terrace 1 Replacement Reserve
Net Change = -159,582.15												36,270.81	195,852.96	165,796.49 = Ending Balance =	

ht02.ops and ht02.rad (allht02)
General Ledger
 Period = Jan 2025-Dec 2025
 Book = Accrual ; Tree = ysl_tlb
 Sort On =

Property	Location	Type	Department	Project	Intercompany	Ownership	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1112-35-000									Cash Restricted-Replacement Reserve					1,049,109.34	= Beginning Balance =
ht02.ops						Old Owner	1/5/25	01-2025	01/2025 :PostRecurring 1-7144		Monthly RR Contribution	5,795.52	0.00	1,054,904.86	Monthly RR Contribution-HT02
ht02.ops						Old Owner	1/31/25	01-2025	01/2025 Monthly Heritag1-6961		Heritage Interest	2,322.32	0.00	1,057,227.18	HT 2 Replacement Reserve - INTEREST CREDIT - HERITAGE
ht02.ops						Old Owner	2/5/25	02-2025	02/2025 Monthly RR for 1-7724		Monthly RR Contribution	5,795.52	0.00	1,063,022.70	Monthly RR Contribution-HT02
ht02.ops						Old Owner	2/28/25	02-2025	02/2025 Monthly Heritag1-7648		Heritage Interest	2,071.62	0.00	1,065,094.32	HT 2 Replacement Reserve - INTEREST CREDIT - HERITAGE
ht02.ops						Old Owner	3/5/25	03-2025	03/2025 Monthly RR for 1-8241		Monthly RR Contribution	5,795.52	0.00	1,070,889.84	Monthly RR Contribution-HT02
ht02.ops						Old Owner	3/31/25	03-2025	03/2025 Monthly Heritag1-8192		Heritage Interest	2,310.98	0.00	1,073,200.82	HT 2 Replacement Reserve - INTEREST CREDIT - HERITAGE
ht02.ops						New Owner	4/5/25	04-2025	04/2025 Monthly RR for 1-8581		Monthly RR Contribution	5,795.52	0.00	1,078,996.34	Monthly RR Contribution-HT02
ht02.ops						Old Owner	4/30/25	04-2025	04/2025 Monthly Heritag1-8633		Heritage Interest	2,253.25	0.00	1,081,249.59	HT 2 Replacement Reserve - INTEREST CREDIT - HERITAGE
ht02.ops						New Owner	5/5/25	05-2025	:PostRecurring Monthly 1-9248		Monthly RR Contribution	5,795.52	0.00	1,087,045.11	Monthly RR Contribution-HT02
ht02.ops						Old Owner	5/31/25	05-2025	05/2025 Monthly Heritag1-9244		Heritage Interest	2,345.87	0.00	1,089,390.98	HT 2 Replacement Reserve - INTEREST CREDIT - HERITAGE
ht02.ops						New Owner	6/5/25	06-2025	:PostRecurring Monthly 1-9453		Monthly RR Contribution	5,795.52	0.00	1,095,186.50	Monthly RR Contribution-HT02
ht02.ops						Old Owner	6/30/25	06-2025	06/2025 Monthly Heritag1-9778		Heritage Interest	2,287.08	0.00	1,097,473.58	HT 2 Replacement Reserve - INTEREST CREDIT - HERITAGE
ht02.ops						New Owner	7/5/25	07-2025	:PostRecurring Monthly 1-10133		Monthly RR Contribution	5,795.52	0.00	1,103,269.10	Monthly RR Contribution-HT02
ht02.ops						Old Owner	7/31/25	07-2025	07/2025 Monthly Heritag1-10226		Heritage Interest	2,380.91	0.00	1,105,650.01	HT 2 Replacement Reserve - INTEREST CREDIT - HERITAGE
ht02.ops						New Owner	8/5/25	08-2025	:PostRecurring Monthly 1-10402		Monthly RR Contribution	5,795.52	0.00	1,111,445.53	Monthly RR Contribution-HT02
ht02.ops						Old Owner	8/30/25	08-2025	08/2025 Heritage Bank 11-10836		Heritage Interest	2,398.57	0.00	1,113,844.10	HT 2 Replacement Reserve - INTEREST CREDIT - HERITAGE
ht02.ops						New Owner	9/5/25	09-2025	09/2025 :PostRecurring 1-10769		Monthly RR Contribution	5,795.52	0.00	1,119,639.62	Monthly RR Contribution-HT02
ht02.ops						Old Owner	9/30/25	09-2025	09/2025 Heritage Bank 11-11936		Heritage Interest	2,338.18	0.00	1,121,977.80	HT 2 Replacement Reserve - INTEREST CREDIT - HERITAGE
ht02.ops						New Owner	10/5/25	10-2025	10/2025 :PostRecurring 1-12575		Monthly RR Contribution	5,795.52	0.00	1,127,773.32	Monthly RR Contribution-HT02
ht02.ops						Old Owner	10/31/25	10-2025	10/2025 Heritage Bank 11-12590		Heritage Interest	2,388.84	0.00	1,130,162.16	HT 2 Replacement Reserve - INTEREST CREDIT - HERITAGE
ht02.ops						New Owner	11/5/25	11-2025	11/2025 :PostRecurring 1-12577		Monthly RR Contribution	5,795.52	0.00	1,135,957.68	Monthly RR Contribution-HT02
ht02.ops						Old Owner	11/29/25	11-2025	11/2025 Monthly Heritag1-13221		Heritage Interest	2,232.04	0.00	1,138,189.72	HT 2 Replacement Reserve - INTEREST CREDIT - HERITAGE
ht02.ops						New Owner	12/5/25	12-2025	:PostRecurring Monthly 1-12993		Monthly RR Contribution	5,795.52	0.00	1,143,985.24	Monthly RR Contribution-HT02
ht02.ops						Old Owner	12/10/25	12-2025	12/2025 HillSales RR Acct1-13112		Record bank acct closeout	0.00	1,143,985.24	0.00	12/2025 HT2 RR Closeout & Bal Transfers
ht02.ops						Old Owner	12/10/25	12-2025	Record bank acct closeout1-13856		12/2025 Cash Closeout	0.00	283.17	283.17	-283.17 Record bank acct closeout transfers for Sal, 2, 3 and HT02 to Operations
ht02.ops						New Owner	12/31/25	12-2025	12/2025 Monthly Heritag1-13829		Heritage Interest	283.17	0.00	0.00	HT 2 Replacement Reserve - INTEREST CREDIT - HERITAGE
Net Change = -1,049,109.34														0.00 = Ending Balance =	
												95,159.07	1,144,268.41		

All Renew Tacoma Housing Operating Properties (rthall)

General Ledger

Period = Jan 2025-Dec 2025

Book = Accrual ; Tree = ysl_lb

Sort On =

Property	Location	Type	Department	Project	Intercompany	Ownership	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1112-35-000									Cash Restricted-Replacement Reserve					2,163,011.44 = Beginning Balance =	
6ave.ops							1/2/25	01-2025	01/2025 RTH Replacement Reserve Contribution Allocation	J-7169	01/2025 RTH RR Allocat	2,952.74	0.00	2,165,964.18	01/2025 RTH Replacement Reserve Contribution Allocation
6ave.ops							1/31/25	01-2025	01/2025 RTH Escrow Int	J-7211	01/2025 RTH Escrow Int	113.03	0.00	2,166,077.21	01/2025 RTH Escrow Int
6ave.ops							1/2/25	01-2025	01/2025 RTH Replacement Reserve Contribution Allocation	J-7169	01/2025 RTH RR Allocat	3,320.78	0.00	2,169,397.99	01/2025 RTH Replacement Reserve Contribution Allocation
dixo.ops							1/2/25	01-2025	01/2025 RTH Replacement Reserve Contribution Allocation	J-7169	01/2025 RTH RR Allocat	1,430.10	0.00	2,170,828.09	01/2025 RTH Replacement Reserve Contribution Allocation
ebwi.ops							1/2/25	01-2025	01/2025 RTH Replacement Reserve Contribution Allocation	J-7169	01/2025 RTH RR Allocat	3,550.02	0.00	2,174,378.11	01/2025 RTH Replacement Reserve Contribution Allocation
fawc.ops							1/2/25	01-2025	01/2025 RTH Replacement Reserve Contribution Allocation	J-7169	01/2025 RTH RR Allocat	1,383.83	0.00	2,175,761.94	01/2025 RTH Replacement Reserve Contribution Allocation
gstr.ops							1/2/25	01-2025	01/2025 RTH Replacement Reserve Contribution Allocation	J-7169	01/2025 RTH RR Allocat	1,844.41	0.00	2,177,606.35	01/2025 RTH Replacement Reserve Contribution Allocation
kstr.ops							1/2/25	01-2025	01/2025 RTH Replacement Reserve Contribution Allocation	J-7169	01/2025 RTH RR Allocat	1,983.21	0.00	2,179,589.56	01/2025 RTH Replacement Reserve Contribution Allocation
ludw.ops							1/2/25	01-2025	01/2025 RTH Replacement Reserve Contribution Allocation	J-7169	01/2025 RTH RR Allocat	1,890.68	0.00	2,181,480.24	01/2025 RTH Replacement Reserve Contribution Allocation
wrig.ops							1/2/25	01-2025	01/2025 RTH Replacement Reserve Contribution Allocation	J-7169	01/2025 RTH RR Allocat	2,675.13	0.00	2,184,155.37	01/2025 RTH Replacement Reserve Contribution Allocation
6ave.ops							2/3/25	02-2025	02/2025 RTH Replacement Reserve Contribution Allocation	J-7732		2,952.74	0.00	2,187,108.11	02/2025 RTH Replacement Reserve Contribution Allocation
6ave.ops							2/12/25	02-2025	02/2025 Berkada Replacement Reserves Disbursement	J-8580	Cash	0.00	84,555.48	2,102,552.63	02/2025 RTH RR Allocat
6ave.ops							2/28/25	02-2025	02/2025 RTH Escrow Int	J-7847	02/2025 RTH Escrow Int	90.83	0.00	2,102,643.46	02/2025 RTH Escrow Int
berg.ops							2/3/25	02-2025	02/2025 RTH Replacement Reserve Contribution Allocation	J-7732		3,320.78	0.00	2,105,964.24	02/2025 RTH Replacement Reserve Contribution Allocation
dixo.ops							2/3/25	02-2025	02/2025 RTH Replacement Reserve Contribution Allocation	J-7732		1,430.10	0.00	2,107,394.34	02/2025 RTH Replacement Reserve Contribution Allocation
ebwi.ops							2/3/25	02-2025	02/2025 RTH Replacement Reserve Contribution Allocation	J-7732		3,550.02	0.00	2,110,944.36	02/2025 RTH Replacement Reserve Contribution Allocation
fawc.ops							2/3/25	02-2025	02/2025 RTH Replacement Reserve Contribution Allocation	J-7732		1,383.83	0.00	2,112,328.19	02/2025 RTH Replacement Reserve Contribution Allocation
gstr.ops							2/3/25	02-2025	02/2025 RTH Replacement Reserve Contribution Allocation	J-7732		1,844.41	0.00	2,114,172.60	02/2025 RTH Replacement Reserve Contribution Allocation
kstr.ops							2/3/25	02-2025	02/2025 RTH Replacement Reserve Contribution Allocation	J-7732		1,983.21	0.00	2,116,155.81	02/2025 RTH Replacement Reserve Contribution Allocation
ludw.ops							2/3/25	02-2025	02/2025 RTH Replacement Reserve Contribution Allocation	J-7732		1,890.68	0.00	2,118,046.49	02/2025 RTH Replacement Reserve Contribution Allocation
wrig.ops							2/3/25	02-2025	02/2025 RTH Replacement Reserve Contribution Allocation	J-7732		2,675.13	0.00	2,120,721.62	02/2025 RTH Replacement Reserve Contribution Allocation
6ave.ops							3/3/25	03-2025	03/2025 RTH Replacement Reserve Contribution Allocation	J-8329		2,952.74	0.00	2,123,674.36	03/2025 RTH Replacement Reserve Contribution Allocation
6ave.ops							3/31/25	03-2025	03/2025 RTH Escrow Int	J-8454	03/2025 RTH Escrow Int	93.96	0.00	2,123,768.32	03/2025 RTH Escrow Int
berg.ops							3/3/25	03-2025	03/2025 RTH Replacement Reserve Contribution Allocation	J-8329		3,320.78	0.00	2,127,089.10	03/2025 RTH Replacement Reserve Contribution Allocation
dixo.ops							3/3/25	03-2025	03/2025 RTH Replacement Reserve Contribution Allocation	J-8329		1,430.10	0.00	2,128,519.20	03/2025 RTH Replacement Reserve Contribution Allocation
ebwi.ops							3/3/25	03-2025	03/2025 RTH Replacement Reserve Contribution Allocation	J-8329		3,550.02	0.00	2,132,069.22	03/2025 RTH Replacement Reserve Contribution Allocation
fawc.ops							3/3/25	03-2025	03/2025 RTH Replacement Reserve Contribution Allocation	J-8329		1,383.83	0.00	2,133,453.05	03/2025 RTH Replacement Reserve Contribution Allocation
gstr.ops							3/3/25	03-2025	03/2025 RTH Replacement Reserve Contribution Allocation	J-8329		1,844.41	0.00	2,135,297.46	03/2025 RTH Replacement Reserve Contribution Allocation
kstr.ops							3/3/25	03-2025	03/2025 RTH Replacement Reserve Contribution Allocation	J-8329		1,983.21	0.00	2,137,280.67	03/2025 RTH Replacement Reserve Contribution Allocation
ludw.ops							3/3/25	03-2025	03/2025 RTH Replacement Reserve Contribution Allocation	J-8329		1,890.68	0.00	2,139,171.35	03/2025 RTH Replacement Reserve Contribution Allocation
wrig.ops							3/3/25	03-2025	03/2025 RTH Replacement Reserve Contribution Allocation	J-8329		2,675.13	0.00	2,141,846.48	03/2025 RTH Replacement Reserve Contribution Allocation
6ave.ops							4/1/25	04-2025	04/2025 RTH Replacement Reserve Contribution Allocation	J-8843		2,952.74	0.00	2,144,799.22	04/2025 RTH Replacement Reserve Contribution Allocation
6ave.ops							4/30/25	04-2025	:GL Allocation - FromTemplate- RTSM(glartsms)	J-8686	:GL Allocation	0.00	16,576.45	2,128,222.77	-118,065.88 x 0.149400 x 1000000
6ave.ops							4/30/25	04-2025	04/2025 RTH Escrow Int	J-8913	04/2025 RTH Escrow Int	101.92	0.00	2,128,324.69	04/2025 RTH Escrow Int
berg.ops							4/1/25	04-2025	04/2025 RTH Replacement Reserve Contribution Allocation	J-8686		3,320.78	0.00	2,131,645.47	04/2025 RTH Replacement Reserve Contribution Allocation
berg.ops							4/30/25	04-2025	:GL Allocation - FromTemplate- RTSM(glartsms)	J-8686	:GL Allocation	0.00	18,630.80	2,113,014.67	-118,065.88 x 0.157800 x 1000000
dixo.ops							4/1/25	04-2025	04/2025 RTH Replacement Reserve Contribution Allocation	J-8843		1,430.10	0.00	2,114,444.77	04/2025 RTH Replacement Reserve Contribution Allocation
dixo.ops							4/30/25	04-2025	:GL Allocation - FromTemplate- RTSM(glartsms)	J-8686	:GL Allocation	0.00	8,028.48	2,106,416.29	-118,065.88 x 0.069000 x 1000000
ebwi.ops							4/1/25	04-2025	04/2025 RTH Replacement Reserve Contribution Allocation	J-8843		3,550.02	0.00	2,109,966.31	04/2025 RTH Replacement Reserve Contribution Allocation
ebwi.ops							4/30/25	04-2025	:GL Allocation - FromTemplate- RTSM(glartsms)	J-8686	:GL Allocation	0.00	19,941.33	2,090,024.98	-118,065.88 x 0.169900 x 1000000
fawc.ops							4/1/25	04-2025	04/2025 RTH Replacement Reserve Contribution Allocation	J-8843		1,383.83	0.00	2,091,408.81	04/2025 RTH Replacement Reserve Contribution Allocation
fawc.ops							4/30/25	04-2025	:GL Allocation - FromTemplate- RTSM(glartsms)	J-8686	:GL Allocation	0.00	7,768.73	2,083,640.08	-118,065.88 x 0.068900 x 1000000
gstr.ops							4/1/25	04-2025	04/2025 RTH Replacement Reserve Contribution Allocation	J-8843		1,844.41	0.00	2,085,484.49	04/2025 RTH Replacement Reserve Contribution Allocation
gstr.ops							4/30/25	04-2025	:GL Allocation - FromTemplate- RTSM(glartsms)	J-8686	:GL Allocation	0.00	10,354.38	2,075,130.11	-118,065.88 x 0.087700 x 1000000
kstr.ops							4/1/25	04-2025	04/2025 RTH Replacement Reserve Contribution Allocation	J-8843		1,983.21	0.00	2,077,113.32	04/2025 RTH Replacement Reserve Contribution Allocation
kstr.ops							4/30/25	04-2025	:GL Allocation - FromTemplate- RTSM(glartsms)	J-8686	:GL Allocation	0.00	11,133.61	2,065,979.71	-118,065.88 x 0.094300 x 1000000
ludw.ops							4/1/25	04-2025	04/2025 RTH Replacement Reserve Contribution Allocation	J-8843		1,890.68	0.00	2,067,870.39	04/2025 RTH Replacement Reserve Contribution Allocation
ludw.ops							4/30/25	04-2025	:GL Allocation - FromTemplate- RTSM(glartsms)	J-8686	:GL Allocation	0.00	10,614.12	2,057,256.27	-118,065.88 x 0.089900 x 1000000
wrig.ops							4/1/25	04-2025	04/2025 RTH Replacement Reserve Contribution Allocation	J-8843		2,675.13	0.00	2,059,581.40	04/2025 RTH Replacement Reserve Contribution Allocation
wrig.ops							4/30/25	04-2025	:GL Allocation - FromTemplate- RTSM(glartsms)	J-8686	:GL Allocation	0.00	15,017.98	2,044,563.42	-118,065.88 x 0.127200 x 1000000
6ave.ops							5/1/25	05-2025	05/2025 RTH Replacement Reserve Contribution Allocation	J-9305		2,952.74	0.00	2,047,516.16	05/2025 RTH Replacement Reserve Contribution Allocation
6ave.ops							5/31/25	05-2025	04/2025 RTH Escrow Int	J-9411	04/2025 RTH Escrow Int	97.75	0.00	2,047,613.91	04/2025 RTH Escrow Int
berg.ops							5/1/25	05-2025	05/2025 RTH Replacement Reserve Contribution Allocation	J-9305		3,320.78	0.00	2,051,284.69	05/2025 RTH Replacement Reserve Contribution Allocation
dixo.ops							5/1/25	05-2025	05/2025 RTH Replacement Reserve Contribution Allocation	J-9305		1,430.10	0.00	2,052,714.79	05/2025 RTH Replacement Reserve Contribution Allocation
ebwi.ops							5/1/25	05-2025	05/2025 RTH Replacement Reserve Contribution Allocation	J-9305		3,550.02	0.00	2,056,264.81	05/2025 RTH Replacement Reserve Contribution Allocation
fawc.ops							5/1/25	05-2025	05/2025 RTH Replacement Reserve Contribution Allocation	J-9305		1,383.83	0.00	2,057,648.64	05/2025 RTH Replacement Reserve Contribution Allocation
gstr.ops							5/1/25	05-2025	05/2025 RTH Replacement Reserve Contribution Allocation	J-9305		1,844.41	0.00	2,059,493.05	05/2025 RTH Replacement Reserve Contribution Allocation
kstr.ops							5/1/25	05-2025	05/2025 RTH Replacement Reserve Contribution Allocation	J-9305		1,983.21	0.00	2,061,476.26	05/2025 RTH Replacement Reserve Contribution Allocation
ludw.ops							5/1/25	05-2025	05/2025 RTH Replacement Reserve Contribution Allocation	J-9305		1,890.68	0.00	2,063,366.94	05/2025 RTH Replacement Reserve Contribution Allocation
wrig.ops							5/1/25	05-2025	05/2025 RTH Replacement Reserve Contribution Allocation	J-9305		2,675.13	0.00	2,066,042.07	05/2025 RTH Replacement Reserve Contribution Allocation
6ave.ops							6/1/25	06-2025	06/2025 RTH Replacement Reserve Contribution Allocation	J-10017	06/2025 RTH RR Allocat	2,952.74	0.00	2,068,994.81	06/2025 RTH Replacement Reserve Contribution Allocation
6ave.ops							6/30/25	06-2025	06/2025 RTH Escrow Int	J-10000	06/2025 RTH Escrow Int	90.96	0.00	2,069,085.77	06/2025 RTH Escrow Int
berg.ops							6/1/25	06-2025	06/2025 RTH Replacement Reserve Contribution Allocation	J-10017	06/2025 RTH RR Allocat	3,320.78	0.00	2,072,406.55	06/2025 RTH Replacement Reserve Contribution Allocation
dixo.ops							6/1/25	06-2025	06/2025 RTH Replacement Reserve Contribution Allocation	J-10017	06/2025 RTH RR Allocat	1,430.10	0.00	2,073,836.65	06/2025 RTH Replacement Reserve Contribution Allocation
ebwi.ops							6/1/25	06-2025	06/2025 RTH Replacement Reserve Contribution Allocation	J-10017	06/2025 RTH RR Allocat	3,550.02	0.00	2,077,386.67	06/2025 RTH Replacement Reserve Contribution Allocation
fawc.ops							6/1/25	06-2025	06/2025 RTH Replacement Reserve Contribution Allocation	J-10017	06/2025 RTH RR Allocat	1,383.83	0.00	2,078,770.50	06/2025 RTH Replacement Reserve Contribution Allocation
gstr.ops							6/1/25	06-2025	06/2025 RTH Replacement Reserve Contribution Allocation	J-10017	06/2025 RTH RR Allocat	1,844.41	0.00	2,080,614.91	06/2025 RTH Replacement Reserve Contribution Allocation
kstr.ops							6/1/25	06-2025	06/2025 RTH Replacement Reserve Contribution Allocation	J-10017	06/2025 RTH RR Allocat	1,983.21	0.00	2,082,598.12	06/2025 RTH Replacement Reserve Contribution Allocation
ludw.ops				</											

All Renew Tacoma Housing Operating Properties (rthall)

General Ledger

Period = Jan 2025-Dec 2025

Book = Accrual ; Tree = ysl_lb

Sort On =

Property	Location	Type	Department	Project	Intercompany	Ownership	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
ebwi.ops							8/1/25	08-2025	09/2025 RTH Replacement Reserve Contribution Allocation	J-10793	08/2025 RTH Replacem	3,550.02	0.00	2,115,650.17	08/2025 RTH Replacement Reserve Contribution Allocation
fawc.ops							8/1/25	08-2025	08/2025 RTH Replacement Reserve Contribution Allocation	J-10793	08/2025 RTH Replacem	1,383.83	0.00	2,121,034.00	08/2025 RTH Replacement Reserve Contribution Allocation
gstr.ops							8/1/25	08-2025	08/2025 RTH Replacement Reserve Contribution Allocation	J-10793	08/2025 RTH Replacem	1,844.41	0.00	2,122,878.41	08/2025 RTH Replacement Reserve Contribution Allocation
kstr.ops							8/1/25	08-2025	08/2025 RTH Replacement Reserve Contribution Allocation	J-10793	08/2025 RTH Replacem	1,983.21	0.00	2,124,861.62	08/2025 RTH Replacement Reserve Contribution Allocation
ludw.ops							8/1/25	08-2025	08/2025 RTH Replacement Reserve Contribution Allocation	J-10793	08/2025 RTH Replacem	1,890.68	0.00	2,126,752.30	08/2025 RTH Replacement Reserve Contribution Allocation
wrig.ops							8/1/25	08-2025	08/2025 RTH Replacement Reserve Contribution Allocation	J-10793	08/2025 RTH Replacem	2,675.13	0.00	2,129,427.43	08/2025 RTH Replacement Reserve Contribution Allocation
6ave.ops							9/2/25	09-2025	09/2025 RTH Replacement Reserve Contribution Allocation	J-12359	09/2025 RTH Replacem	2,952.74	0.00	2,132,380.17	09/2025 RTH Replacement Reserve Contribution Allocation
6ave.ops		CITI	FD				9/30/25	09-2025	09/2025 RTH Escrow Int	J-12334	09/2025 RTH Escrow Int	102.69	0.00	2,132,482.86	09/2025 RTH Escrow Int
berg.ops							9/2/25	09-2025	09/2025 RTH Replacement Reserve Contribution Allocation	J-12359	09/2025 RTH Replacem	3,320.78	0.00	2,135,803.64	09/2025 RTH Replacement Reserve Contribution Allocation
diko.ops							9/2/25	09-2025	09/2025 RTH Replacement Reserve Contribution Allocation	J-12359	09/2025 RTH Replacem	1,430.10	0.00	2,137,233.74	09/2025 RTH Replacement Reserve Contribution Allocation
ebwi.ops							9/2/25	09-2025	09/2025 RTH Replacement Reserve Contribution Allocation	J-12359	09/2025 RTH Replacem	3,550.02	0.00	2,140,783.76	09/2025 RTH Replacement Reserve Contribution Allocation
fawc.ops							9/2/25	09-2025	09/2025 RTH Replacement Reserve Contribution Allocation	J-12359	09/2025 RTH Replacem	1,383.83	0.00	2,142,167.59	09/2025 RTH Replacement Reserve Contribution Allocation
gstr.ops							9/2/25	09-2025	09/2025 RTH Replacement Reserve Contribution Allocation	J-12359	09/2025 RTH Replacem	1,844.41	0.00	2,144,012.00	09/2025 RTH Replacement Reserve Contribution Allocation
kstr.ops							9/2/25	09-2025	09/2025 RTH Replacement Reserve Contribution Allocation	J-12359	09/2025 RTH Replacem	1,983.21	0.00	2,145,995.21	09/2025 RTH Replacement Reserve Contribution Allocation
ludw.ops							9/2/25	09-2025	09/2025 RTH Replacement Reserve Contribution Allocation	J-12359	09/2025 RTH Replacem	1,890.68	0.00	2,147,885.89	09/2025 RTH Replacement Reserve Contribution Allocation
wrig.ops							9/2/25	09-2025	09/2025 RTH Replacement Reserve Contribution Allocation	J-12359	09/2025 RTH Replacem	2,675.13	0.00	2,150,561.02	09/2025 RTH Replacement Reserve Contribution Allocation
6ave.ops							10/1/25	10-2025	10/2025 RTH Replacement Reserve Contribution Allocation	J-12829	10/2025 RTH Replacem	2,952.74	0.00	2,153,513.76	10/2025 RTH Replacement Reserve Contribution Allocation
6ave.ops		CITI	FD				10/31/25	10-2025	10/2025 RTH Escrow Int	J-12933	10/2025 RTH Escrow Int	104.03	0.00	2,153,617.79	10/2025 RTH Escrow Int
berg.ops							10/1/25	10-2025	10/2025 RTH Replacement Reserve Contribution Allocation	J-12829	10/2025 RTH Replacem	3,320.78	0.00	2,156,938.57	10/2025 RTH Replacement Reserve Contribution Allocation
diko.ops							10/1/25	10-2025	10/2025 RTH Replacement Reserve Contribution Allocation	J-12829	10/2025 RTH Replacem	1,430.10	0.00	2,158,368.67	10/2025 RTH Replacement Reserve Contribution Allocation
ebwi.ops							10/1/25	10-2025	10/2025 RTH Replacement Reserve Contribution Allocation	J-12829	10/2025 RTH Replacem	3,550.02	0.00	2,161,918.69	10/2025 RTH Replacement Reserve Contribution Allocation
fawc.ops							10/1/25	10-2025	10/2025 RTH Replacement Reserve Contribution Allocation	J-12829	10/2025 RTH Replacem	1,383.83	0.00	2,163,302.52	10/2025 RTH Replacement Reserve Contribution Allocation
gstr.ops							10/1/25	10-2025	10/2025 RTH Replacement Reserve Contribution Allocation	J-12829	10/2025 RTH Replacem	1,844.41	0.00	2,165,146.93	10/2025 RTH Replacement Reserve Contribution Allocation
kstr.ops							10/1/25	10-2025	10/2025 RTH Replacement Reserve Contribution Allocation	J-12829	10/2025 RTH Replacem	1,983.21	0.00	2,167,130.14	10/2025 RTH Replacement Reserve Contribution Allocation
ludw.ops							10/1/25	10-2025	10/2025 RTH Replacement Reserve Contribution Allocation	J-12829	10/2025 RTH Replacem	1,890.68	0.00	2,169,020.82	10/2025 RTH Replacement Reserve Contribution Allocation
wrig.ops							10/1/25	10-2025	10/2025 RTH Replacement Reserve Contribution Allocation	J-12829	10/2025 RTH Replacem	2,675.13	0.00	2,171,695.95	10/2025 RTH Replacement Reserve Contribution Allocation
6ave.ops							11/3/25	11-2025	11/2025 RTH Replacement Reserve Contribution	J-14052	11/2025 RTH Replacem	2,952.74	0.00	2,174,648.69	11/2025 RTH Replacement Reserve Contribution
6ave.ops		CITI	FD				11/30/25	11-2025	11/2025 RTH Escrow Int	J-13725	11/2025 RTH Escrow Int	88.39	0.00	2,174,737.08	11/2025 RTH Escrow Int
berg.ops							11/3/25	11-2025	11/2025 RTH Replacement Reserve Contribution	J-14052	11/2025 RTH Replacem	3,320.78	0.00	2,178,057.86	11/2025 RTH Replacement Reserve Contribution
diko.ops							11/3/25	11-2025	11/2025 RTH Replacement Reserve Contribution	J-14052	11/2025 RTH Replacem	1,430.10	0.00	2,179,487.96	11/2025 RTH Replacement Reserve Contribution
ebwi.ops							11/3/25	11-2025	11/2025 RTH Replacement Reserve Contribution	J-14052	11/2025 RTH Replacem	3,550.02	0.00	2,183,037.98	11/2025 RTH Replacement Reserve Contribution
fawc.ops							11/3/25	11-2025	11/2025 RTH Replacement Reserve Contribution	J-14052	11/2025 RTH Replacem	1,383.83	0.00	2,184,421.81	11/2025 RTH Replacement Reserve Contribution
gstr.ops							11/3/25	11-2025	11/2025 RTH Replacement Reserve Contribution	J-14052	11/2025 RTH Replacem	1,844.41	0.00	2,186,266.22	11/2025 RTH Replacement Reserve Contribution
kstr.ops							11/3/25	11-2025	11/2025 RTH Replacement Reserve Contribution	J-14052	11/2025 RTH Replacem	1,983.21	0.00	2,188,249.43	11/2025 RTH Replacement Reserve Contribution
ludw.ops							11/3/25	11-2025	11/2025 RTH Replacement Reserve Contribution	J-14052	11/2025 RTH Replacem	1,890.68	0.00	2,190,140.11	11/2025 RTH Replacement Reserve Contribution
wrig.ops							11/3/25	11-2025	11/2025 RTH Replacement Reserve Contribution	J-14052	11/2025 RTH Replacem	2,675.13	0.00	2,192,815.24	11/2025 RTH Replacement Reserve Contribution
6ave.ops							12/1/25	12-2025	12/2025 RTH Replacement Reserve Contribution Allocation	J-14053	12/2025 RTH Replacem	2,952.74	0.00	2,195,767.98	12/2025 RTH Replacement Reserve Contribution Allocation
6ave.ops		CITI	FD				12/31/25	12-2025	12/2025 RTH Escrow Int	J-14051	12/2025 RTH Escrow Int	119.16	0.00	2,195,887.14	12/2025 RTH Escrow Int
berg.ops							12/1/25	12-2025	12/2025 RTH Replacement Reserve Contribution Allocation	J-14053	12/2025 RTH Replacem	3,320.78	0.00	2,199,207.92	12/2025 RTH Replacement Reserve Contribution Allocation
diko.ops							12/1/25	12-2025	12/2025 RTH Replacement Reserve Contribution Allocation	J-14053	12/2025 RTH Replacem	1,430.10	0.00	2,200,638.02	12/2025 RTH Replacement Reserve Contribution Allocation
ebwi.ops							12/1/25	12-2025	12/2025 RTH Replacement Reserve Contribution Allocation	J-14053	12/2025 RTH Replacem	3,550.02	0.00	2,204,188.04	12/2025 RTH Replacement Reserve Contribution Allocation
fawc.ops							12/1/25	12-2025	12/2025 RTH Replacement Reserve Contribution Allocation	J-14053	12/2025 RTH Replacem	1,383.83	0.00	2,205,571.87	12/2025 RTH Replacement Reserve Contribution Allocation
gstr.ops							12/1/25	12-2025	12/2025 RTH Replacement Reserve Contribution Allocation	J-14053	12/2025 RTH Replacem	1,844.41	0.00	2,207,416.28	12/2025 RTH Replacement Reserve Contribution Allocation
kstr.ops							12/1/25	12-2025	12/2025 RTH Replacement Reserve Contribution Allocation	J-14053	12/2025 RTH Replacem	1,983.21	0.00	2,209,399.49	12/2025 RTH Replacement Reserve Contribution Allocation
ludw.ops							12/1/25	12-2025	12/2025 RTH Replacement Reserve Contribution Allocation	J-14053	12/2025 RTH Replacem	1,890.68	0.00	2,211,290.17	12/2025 RTH Replacement Reserve Contribution Allocation
wrig.ops							12/1/25	12-2025	12/2025 RTH Replacement Reserve Contribution Allocation	J-14053	12/2025 RTH Replacem	2,675.13	0.00	2,213,965.30	12/2025 RTH Replacement Reserve Contribution Allocation
Net Change=50,953.86															
253,575.22												202,621.36		2,213,965.30	= Ending Balance =

sal1.ops and sal1.lead (allsal1)
General Ledger
 Period = Jan 2025-Dec 2025
 Book = Accrual ; Tree = ysl_tb
 Sort On =

Property	Location	Type	Department	Project	Intercompany	Ownership	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks	
1112-35-000																
Cash Restricted-Replacement Reserve																
sal1.ops						Old Owner	1/5/25	01-2025	01/2025 :PostRecurring 1-7144		Monthly RR Contribution	6,042.73	0.00	717,614.00	= Beginning Balance =	
sal1.ops						Old Owner	1/31/25	01-2025	01/2025 Monthly Heritag1-6961		Heritage Interest	1,592.35	0.00	723,656.73	Monthly RR Contribution-SAL1	
sal1.ops						Old Owner	2/5/25	02-2025	02/2025 Monthly RR for 1-7724		Monthly RR Contribution	6,042.73	0.00	729,700.81	Replacement Reserve - INTEREST CREDIT - HERITAGE	
sal1.ops						Old Owner	2/28/25	02-2025	02/2025 Monthly Heritag1-7648		Heritage Interest	1,424.57	0.00	731,291.81	Monthly RR Contribution-SAL1	
sal1.ops						Old Owner	3/5/25	03-2025	03/2025 Monthly RR for 1-8241		Monthly RR Contribution	6,042.73	0.00	737,338.58	Replacement Reserve - INTEREST CREDIT - HERITAGE	
sal1.ops						Old Owner	3/31/25	03-2025	03/2025 Monthly Heritag1-8192		Heritage Interest	1,593.67	0.00	738,759.11	Monthly RR Contribution-SAL1	
sal1.ops						New Owner	4/5/25	04-2025	04/2025 Monthly RR for 1-8581		Monthly RR Contribution	6,042.73	0.00	744,801.84	Replacement Reserve - INTEREST CREDIT - HERITAGE	
sal1.ops						Old Owner	4/30/25	04-2025	04/2025 Monthly Heritag1-8633		Heritage Interest	1,558.12	0.00	746,395.51	Monthly RR Contribution-SAL1	
sal1.ops						New Owner	5/5/25	05-2025	:PostRecurring Monthly 1-9248		Monthly RR Contribution	6,042.73	0.00	752,486.24	Replacement Reserve - INTEREST CREDIT - HERITAGE	
sal1.ops						Old Owner	5/31/25	05-2025	05/2025 Monthly Heritag1-9244		Heritage Interest	1,626.58	0.00	753,996.36	Monthly RR Contribution-SAL1	
sal1.ops						New Owner	6/5/25	06-2025	:PostRecurring Monthly 1-9453		Monthly RR Contribution	6,042.73	0.00	755,622.94	Replacement Reserve - INTEREST CREDIT - HERITAGE	
sal1.ops						Old Owner	6/30/25	06-2025	06/2025 Monthly Heritag1-9778		Heritage Interest	1,590.03	0.00	761,665.67	Monthly RR Contribution-SAL1	
sal1.ops						New Owner	7/5/25	07-2025	:PostRecurring Monthly 1-10133		Monthly RR Contribution	6,042.73	0.00	763,255.70	Replacement Reserve - INTEREST CREDIT - HERITAGE	
sal1.ops						Old Owner	7/31/25	07-2025	07/2025 Monthly Heritag1-10226		Heritage Interest	1,659.63	0.00	769,298.43	Monthly RR Contribution-SAL1	
sal1.ops						New Owner	8/5/25	08-2025	:PostRecurring Monthly 1-10402		Monthly RR Contribution	6,042.73	0.00	770,958.06	Replacement Reserve - INTEREST CREDIT - HERITAGE	
sal1.ops						Old Owner	8/30/25	08-2025	08/2025 Heritage Bank 11-10836		Heritage Interest	1,676.26	0.00	777,000.79	Monthly RR Contribution-SAL1	
sal1.ops						New Owner	9/5/25	09-2025	09/2025 :PostRecurring 1-10769		Monthly RR Contribution	6,042.73	0.00	783,677.05	Replacement Reserve - INTEREST CREDIT - HERITAGE	
sal1.ops						Old Owner	9/30/25	09-2025	09/2025 Heritage Bank 11-11936		Heritage Interest	1,638.21	0.00	784,719.78	Monthly RR Contribution-SAL1	
sal1.ops						New Owner	10/5/25	10-2025	10/2025 :PostRecurring 1-12575		Monthly RR Contribution	6,042.73	0.00	786,357.99	Replacement Reserve - INTEREST CREDIT - HERITAGE	
sal1.ops						Old Owner	10/31/25	10-2025	10/2025 Heritage Bank 11-12590		Heritage Interest	1,677.77	0.00	792,400.72	Monthly RR Contribution-SAL1	
sal1.ops						New Owner	11/5/25	11-2025	11/2025 :PostRecurring 1-12577		Monthly RR Contribution	6,042.73	0.00	794,078.49	Replacement Reserve - INTEREST CREDIT - HERITAGE	
sal1.ops						Old Owner	11/29/25	11-2025	11/2025 Monthly Heritag1-13221		Heritage Interest	1,571.63	0.00	800,121.22	Monthly RR Contribution-SAL1	
sal1.ops						New Owner	12/5/25	12-2025	:PostRecurring Monthly 1-12993		Monthly RR Contribution	6,042.73	0.00	801,692.85	Replacement Reserve - INTEREST CREDIT - HERITAGE	
sal1.ops						New Owner	12/5/25	12-2025	12/2025 Hillsale RR Acc1-13112			0.00	807,735.58	Monthly RR Contribution-SAL1		
sal1.ops						Old Owner	12/10/25	12-2025	Record bank acct close1-13856		Record bank acct closeout	0.00	199.45	0.00	0.00	12/2025 Sal1 RR Closeout & Bal Transfers
sal1.ops						New Owner	12/31/25	12-2025	12/2025 Monthly Heritag1-13829		Heritage Interest	199.45	0.00	199.45	-199.45 Record bank acct closeout transfers for Sal, 2, 3 and HT02 to Operations	
Net Change = -717,614.00																
												90,321.03	807,935.03	0.00 = Ending Balance =		

sal2.ops and sal2.rad (allsal2)
General Ledger
 Period = Jan 2025-Dec 2025
 Book = Accrual ; Tree = ysl_db
 Sort On =

Property	Location	Type	Department	Project	Intercompany	Ownership	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1112-35-000									Cash Restricted-Replacement Reserve					700,656.12	= Beginning Balance =
sal2.ops						Old Owner	1/5/25	01-2025	01/2025 :PostRecurring J-7144		Monthly RR Contribution	5,821.01	0.00	706,477.13	Monthly RR Contribution-SAL2
sal2.ops						Old Owner	1/5/25	01-2025	01/2025 Reversing Mont J-7886		01/2025 Reversing Mont	0.00	5,821.01	700,656.12	01/2025 Reversing Monthly RR Contribution-SAL2
sal2.ops						Old Owner	1/31/25	01-2025	01/2025 Monthly Heritag J-6961		Heritage Interest	1,543.85	0.00	702,199.97	Salishan 2 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal2.ops						Old Owner	2/5/25	02-2025	02/2025 Monthly RR for J-7724		Monthly RR Contribution	5,821.01	0.00	708,020.98	Monthly RR Contribution-SAL2
sal2.ops						Old Owner	2/28/25	02-2025	02/2025 Monthly Heritag J-7648		Heritage Interest	1,379.25	0.00	709,400.23	Salishan 2 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal2.ops						Old Owner	3/5/25	03-2025	03/2025 Monthly RR for J-8241		Monthly RR Contribution	5,821.01	0.00	715,221.24	Monthly RR Contribution-SAL2
sal2.ops						Old Owner	3/31/25	03-2025	03/2025 Monthly Heritag J-8192		Heritage Interest	1,542.91	0.00	716,764.15	Salishan 2 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal2.ops						Old Owner	4/3/25	04-2025	04/2024 Monthly RR Cor J-7890		04/2024 Monthly RR Cor	5,821.01	0.00	722,585.16	04/2024 Monthly RR Contribution-SAL2 (Jan) - Bank transfer was not done until April
sal2.ops						New Owner	4/5/25	04-2025	04/2025 Monthly RR for J-8581		Monthly RR Contribution	5,821.01	0.00	728,406.17	Monthly RR Contribution-SAL2
sal2.ops						Old Owner	4/30/25	04-2025	04/2025 Monthly Heritag J-8633		Heritage Interest	1,519.77	0.00	729,925.94	Salishan 2 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal2.ops						New Owner	5/5/25	05-2025	:PostRecurring Monthly J-9248		Monthly RR Contribution	5,821.01	0.00	735,746.95	Monthly RR Contribution-SAL2
sal2.ops						Old Owner	5/31/25	05-2025	05/2025 Monthly Heritag J-9244		Heritage Interest	1,507.23	0.00	737,254.18	Salishan 2 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal2.ops						New Owner	6/5/25	06-2025	:PostRecurring Monthly J-9453		Monthly RR Contribution	5,821.01	0.00	743,155.19	Monthly RR Contribution-SAL2
sal2.ops						Old Owner	6/30/25	06-2025	06/2025 Monthly Heritag J-9778		Heritage Interest	1,551.41	0.00	744,706.60	Salishan 2 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal2.ops						New Owner	7/5/25	07-2025	:PostRecurring Monthly J-10133		Monthly RR Contribution	5,821.01	0.00	750,527.61	Monthly RR Contribution-SAL2
sal2.ops						Old Owner	7/31/25	07-2025	07/2025 Monthly Heritag J-10226		Heritage Interest	1,619.15	0.00	752,146.76	Salishan 2 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal2.ops						New Owner	8/5/25	08-2025	:PostRecurring Monthly J-10402		Monthly RR Contribution	5,821.01	0.00	757,967.77	Monthly RR Contribution-SAL2
sal2.ops						Old Owner	8/30/25	08-2025	08/2025 Heritage Bank J-10836		Heritage Interest	1,635.22	0.00	759,602.99	Salishan 2 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal2.ops						New Owner	9/5/25	09-2025	09/2025 :PostRecurring J-110769		Monthly RR Contribution	5,821.01	0.00	765,424.00	Monthly RR Contribution-SAL2
sal2.ops						Old Owner	9/30/25	09-2025	09/2025 Heritage Bank J-11936		Heritage Interest	1,597.94	0.00	767,021.94	Salishan 2 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal2.ops						New Owner	10/5/25	10-2025	10/2025 :PostRecurring J-12575		Monthly RR Contribution	5,821.01	0.00	772,842.95	Monthly RR Contribution-SAL2
sal2.ops						Old Owner	10/31/25	10-2025	10/2025 Heritage Bank J-12590		Heritage Interest	1,636.38	0.00	774,479.33	Salishan 2 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal2.ops						New Owner	11/5/25	11-2025	11/2025 :PostRecurring J-12577		Monthly RR Contribution	5,821.01	0.00	780,300.34	Monthly RR Contribution-SAL2
sal2.ops						Old Owner	11/29/25	11-2025	11/2025 Monthly Heritag J-13221		Heritage Interest	1,532.72	0.00	781,833.06	Salishan 2 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal2.ops						New Owner	12/5/25	12-2025	:PostRecurring Monthly J-12993		Monthly RR Contribution	5,821.01	0.00	787,654.07	Monthly RR Contribution-SAL2
sal2.ops						New Owner	12/5/25	12-2025	12/2025 HillSales RR Acc J-13112		12/2025 Bank Accts Clo	0.00	787,654.07	0.00	12/2025 Sal2 RR Closeout & Bal Transfers
sal2.ops						Old Owner	12/10/25	12-2025	Record bank acct closer J-13856		12/2025 Cash Closeout *	0.00	194.51	-194.51	Record bank acct closeout transfers for Sal1, 2, 3 and HT02 to Operations
sal2.ops						New Owner	12/31/25	12-2025	12/2025 Monthly Heritag J-13829		Heritage Interest	194.51	0.00	0.00	Salishan 2 Replacement Reserve - INTEREST CREDIT - HERITAGE
									Net Change=-700,656.12			93,013.47	793,669.59	0.00	= Ending Balance =

sal3.ops and sal3.rad (allsal3)
General Ledger
 Period = Jan 2025-Dec 2025
 Book = Accrual ; Tree = ysl_tlb
 Sort On =

Property	Location	Type	Department	Project	Intercompany	Ownership	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1112-35-000									Cash Restricted-Replacement Reserve					660,311.88	= Beginning Balance =
sal3.ops						Old Owner	1/5/25	01-2025	01/2025 :PostRecurring 1-7144		Monthly RR Contribution	5,821.01	0.00	666,132.89	Monthly RR Contribution-SAL3
sal3.ops						Old Owner	1/31/25	01-2025	01/2025 Monthly Heritag1-6961		Heritage Interest	1,465.68	0.00	667,598.57	Salischan 3 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal3.ops						Old Owner	2/5/25	02-2025	02/2025 Monthly RR for 1-7724		Monthly RR Contribution	5,821.01	0.00	673,419.58	Monthly RR Contribution-SAL3
sal3.ops						Old Owner	2/28/25	02-2025	02/2025 Monthly Heritag1-7648		Heritage Interest	1,311.76	0.00	674,731.34	Salischan 3 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal3.ops						Old Owner	3/5/25	03-2025	03/2025 Monthly RR for 1-8241		Monthly RR Contribution	5,821.01	0.00	680,552.35	Monthly RR Contribution-SAL3
sal3.ops						Old Owner	3/31/25	03-2025	03/2025 Monthly Heritag1-8192		Heritage Interest	1,468.04	0.00	682,020.39	Salischan 3 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal3.ops						New Owner	4/5/25	04-2025	04/2025 Monthly RR for 1-8581		Monthly RR Contribution	5,821.01	0.00	687,841.40	Monthly RR Contribution-SAL3
sal3.ops						Old Owner	4/30/25	04-2025	04/2025 Monthly Heritag1-8633		Heritage Interest	1,435.81	0.00	689,277.21	Salischan 3 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal3.ops						New Owner	5/5/25	05-2025	:PostRecurring Monthly 1-9248		Monthly RR Contribution	5,821.01	0.00	695,098.22	Monthly RR Contribution-SAL3
sal3.ops						Old Owner	5/31/25	05-2025	05/2025 Monthly Heritag1-9244		Heritage Interest	1,499.45	0.00	696,597.67	Salischan 3 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal3.ops						New Owner	6/5/25	06-2025	:PostRecurring Monthly 1-9453		Monthly RR Contribution	5,821.01	0.00	702,418.68	Monthly RR Contribution-SAL3
sal3.ops						Old Owner	6/30/25	06-2025	06/2025 Monthly Heritag1-9778		Heritage Interest	1,466.28	0.00	703,884.96	Salischan 3 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal3.ops						New Owner	7/5/25	07-2025	:PostRecurring Monthly 1-10133		Monthly RR Contribution	5,821.01	0.00	709,705.97	Monthly RR Contribution-SAL3
sal3.ops						Old Owner	7/31/25	07-2025	07/2025 Monthly Heritag1-10226		Heritage Interest	1,531.00	0.00	711,236.97	Salischan 3 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal3.ops						New Owner	8/5/25	08-2025	:PostRecurring Monthly 1-10402		Monthly RR Contribution	5,821.01	0.00	717,057.98	Monthly RR Contribution-SAL3
sal3.ops						Old Owner	8/30/25	08-2025	08/2025 Heritage Bank 11-10836		Heritage Interest	1,546.87	0.00	718,604.85	Salischan 3 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal3.ops						New Owner	9/5/25	09-2025	09/2025 :PostRecurring 1-10769		Monthly RR Contribution	5,821.01	0.00	724,425.86	Monthly RR Contribution-SAL3
sal3.ops						Old Owner	9/30/25	09-2025	09/2025 Heritage Bank 11-11936		Heritage Interest	1,512.27	0.00	725,938.13	Salischan 3 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal3.ops						New Owner	10/5/25	10-2025	10/2025 :PostRecurring 1-12575		Monthly RR Contribution	5,821.01	0.00	731,759.14	Monthly RR Contribution-SAL3
sal3.ops						Old Owner	10/31/25	10-2025	10/2025 Heritage Bank 11-12590		Heritage Interest	1,549.29	0.00	733,308.43	Salischan 3 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal3.ops						New Owner	11/5/25	11-2025	11/2025 :PostRecurring 1-12577		Monthly RR Contribution	5,821.01	0.00	739,129.44	Monthly RR Contribution-SAL3
sal3.ops						Old Owner	11/29/25	11-2025	11/2025 Monthly Heritag1-13221		Heritage Interest	1,451.77	0.00	740,581.21	Salischan 3 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal3.ops						New Owner	12/5/25	12-2025	:PostRecurring Monthly 1-12993		Monthly RR Contribution	5,821.01	0.00	746,402.22	Monthly RR Contribution-SAL3
sal3.ops						New Owner	12/5/25	12-2025	12/2025 Hills RR Acc1-13112		12/2025 Bank Accts Clo	0.00	746,402.22	0.00	12/2025 Sal3 RR Closeout & Bal Transfers
sal3.ops						Old Owner	12/10/25	12-2025	Record bank acct close1-13856		12/2025 Cash Closeout	0.00	184.25	184.25	-184.25 Record bank acct closeout transfers for Sal, 2, 3 and HT02 to Operations
sal3.ops						New Owner	12/31/25	12-2025	12/2025 Monthly Heritag1-13829		Heritage Interest	184.25	0.00	0.00	Salischan 3 Replacement Reserve - INTEREST CREDIT - HERITAGE
									Net Change = -660,311.88			86,274.59	746,586.47	0.00	= Ending Balance =

sal4.ops and sal4.rad (allsal4)
General Ledger
 Period = Jan 2025-Dec 2025
 Book = Accrual ; Tree = ysl_tlb
 Sort On =

Property	Location	Type	Department	Project	Intercompany	Ownership	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1112-35-000									Cash Restricted-Replacement Reserve					586,592.26	= Beginning Balance =
sal4.ops							1/5/25	01-2025	01/2025 :PostRecurring 1-7144		Monthly RR Contribution	5,821.01	0.00	592,413.27	Monthly RR Contribution-SAL4
sal4.ops							1/31/25	01-2025	01/2025 Monthly Heritag1-6961		Heritage Interest	1,303.24	0.00	593,716.51	Salischan 4 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal4.ops							2/5/25	02-2025	02/2025 Monthly RR for 1-7724		Monthly RR Contribution	5,821.01	0.00	599,537.52	Monthly RR Contribution-SAL4
sal4.ops							2/28/25	02-2025	02/2025 Monthly Heritag1-7648		Heritage Interest	1,167.67	0.00	600,705.19	Salischan 4 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal4.ops							3/5/25	03-2025	03/2025 Monthly RR for 1-8241		Monthly RR Contribution	5,821.01	0.00	606,526.20	Monthly RR Contribution-SAL4
sal4.ops							3/31/25	03-2025	03/2025 Monthly Heritag1-8192		Heritage Interest	1,308.18	0.00	607,834.38	Salischan 4 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal4.ops							4/5/25	04-2025	04/2025 Monthly RR for 1-8581		Monthly RR Contribution	5,821.01	0.00	613,655.39	Monthly RR Contribution-SAL4
sal4.ops							4/30/25	04-2025	04/2025 Monthly Heritag1-8633		Heritage Interest	1,280.78	0.00	614,936.17	Salischan 4 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal4.ops							5/5/25	05-2025	:PostRecurring Monthly 1-9248		Monthly RR Contribution	5,821.01	0.00	620,757.18	Monthly RR Contribution-SAL4
sal4.ops							5/31/25	05-2025	05/2025 Monthly Heritag1-9244		Heritage Interest	1,338.91	0.00	622,096.09	Salischan 4 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal4.ops							6/5/25	06-2025	:PostRecurring Monthly 1-9453		Monthly RR Contribution	5,821.01	0.00	627,917.10	Monthly RR Contribution-SAL4
sal4.ops							6/30/25	06-2025	06/2025 Monthly Heritag1-9778		Heritage Interest	1,310.58	0.00	629,227.68	Salischan 4 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal4.ops							7/5/25	07-2025	:PostRecurring Monthly 1-10133		Monthly RR Contribution	5,821.01	0.00	635,048.69	Monthly RR Contribution-SAL4
sal4.ops							7/31/25	07-2025	07/2025 Monthly Heritag1-10226		Heritage Interest	1,369.77	0.00	636,418.46	Salischan 4 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal4.ops							8/5/25	08-2025	:PostRecurring Monthly 1-10402		Monthly RR Contribution	5,821.01	0.00	642,239.47	Monthly RR Contribution-SAL4
sal4.ops							8/30/25	08-2025	08/2025 Heritage Bank 11-10836		Heritage Interest	1,385.30	0.00	643,624.77	Salischan 4 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal4.ops							9/5/25	09-2025	09/2025 :PostRecurring 1-10769		Monthly RR Contribution	5,821.01	0.00	649,445.78	Monthly RR Contribution-SAL4
sal4.ops							9/30/25	09-2025	09/2025 Heritage Bank 11-11936		Heritage Interest	1,355.57	0.00	650,801.35	Salischan 4 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal4.ops							10/5/25	10-2025	10/2025 :PostRecurring 1-12575		Monthly RR Contribution	5,821.01	0.00	656,622.36	Monthly RR Contribution-SAL4
sal4.ops							10/31/25	10-2025	10/2025 Heritage Bank 11-12590		Heritage Interest	1,390.00	0.00	658,012.36	Salischan 4 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal4.ops							11/5/25	11-2025	11/2025 :PostRecurring 1-12577		Monthly RR Contribution	5,821.01	0.00	663,833.37	Monthly RR Contribution-SAL4
sal4.ops							11/29/25	11-2025	11/2025 Monthly Heritag1-13221		Heritage Interest	1,303.72	0.00	665,137.09	Salischan 4 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal4.ops							12/5/25	12-2025	:PostRecurring Monthly 1-12993		Monthly RR Contribution	5,821.01	0.00	670,958.10	Monthly RR Contribution-SAL4
sal4.ops							12/31/25	12-2025	12/2025 Monthly Heritag1-13829		Heritage Interest	1,364.72	0.00	672,322.82	Salischan 4 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal4.ops							12/31/25	12-2025	12/2025 Heritage Bank 11-13832		Heritage Interest	11.03	0.00	672,333.85	Salischan 4 Replacement Reserve - INTEREST CREDIT - HERITAGE
									Net Change=85,741.59			85,741.59	0.00	672,333.85	= Ending Balance =

sal5.ops and sal5.rad (allsal5)
General Ledger
 Period = Jan 2025-Dec 2025
 Book = Accrual ; Tree = ysl_Lb
 Sort On =

Property	Location	Type	Department	Project	Intercompany	Ownership	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1112-35-000									Cash Restricted-Replacement Reserve					483,361.31	= Beginning Balance =
sal5.ops	BERA						12/16/24	01-2025	Berkada (v0000815)	P-59789	1.125 Sal5	5,821.01	0.00	489,182.32	Loan #991064628 Sal 5
sal5.ops	BERA						1/31/25	01-2025	01/2025 Sal5 Escrow Int	J-7209	01/2025 Sal5 Escrow Int	23.17	0.00	489,205.49	01/2025 Sal5 Escrow Int
sal5.ops	BERA						1/16/25	02-2025	Berkada (v0000815)	P-66511	2.125 Sal5	5,821.01	0.00	495,026.50	Loan #991064628 Sal 5
sal5.ops	BERA						2/28/25	02-2025	02/2025 Sal5 Escrow Int	J-7845	02/2025 Sal5 Escrow Int	19.90	0.00	495,046.40	02/2025 Sal5 Escrow Int
sal5.ops	BERA						2/18/25	03-2025	Berkada (v0000815)	P-71831	3.125 Sal5	5,821.01	0.00	500,867.41	Loan #991064628 Sal 5
sal5.ops	BERA						3/31/25	03-2025	03/2025 Sal5 Escrow Int	J-8453	03/2025 Sal5 Escrow Int	20.86	0.00	500,888.27	03/2025 Sal5 Escrow Int
sal5.ops	BERA						3/17/25	04-2025	Berkada (v0000815)	P-77668	4.125 Sal5	5,821.01	0.00	506,709.28	Loan #991064628 Sal 5
sal5.ops	BERA						4/30/25	04-2025	04/2025 Sal5 Escrow Int	J-8912	04/2025 Sal5 Escrow Int	23.29	0.00	506,732.57	04/2025 Sal5 Escrow Int
sal5.ops	BERA					New Owner	4/16/25	05-2025	Berkada (v0000815)	P-83606	5.125 Sal5	5,821.01	0.00	512,553.58	Loan #991064628 Sal 5
sal5.ops	BERA						5/31/25	05-2025	05/2025 Sal5 Escrow Int	J-9410	04/2025 Sal5 Escrow Int	22.83	0.00	512,576.41	04/2025 Sal5 Escrow Int
sal5.ops	BERA					New Owner	5/16/25	06-2025	Berkada (v0000815)	P-89353	6.125 Sal5	5,821.01	0.00	518,397.42	Loan #991064628 Sal 5
sal5.ops	BERA						6/30/25	06-2025	06/2025 Sal5 Escrow Int	J-9999	06/2025 Sal5 Escrow Int	21.60	0.00	518,419.02	06/2025 Sal5 Escrow Int
sal5.ops	BERA					New Owner	6/16/25	07-2025	Berkada (v0000815)	P-95014	7.125 Sal5	5,821.01	0.00	524,240.03	Loan #991064628 Sal 5
sal5.ops	BERA						7/31/25	07-2025	07/2025 Sal5 Escrow Int	J-10551	07/2025 Sal5 Escrow Int	24.85	0.00	524,264.88	07/2025 Sal5 Escrow Int
sal5.ops	BERA					New Owner	7/16/25	08-2025	Berkada (v0000815)	P-101218	8.125 Sal5	5,821.01	0.00	530,085.89	Loan #991064628 Sal 5
sal5.ops	BERA						8/31/25	08-2025	08/2025 Sal5 Escrow Int	J-11645	08/2025 Sal5 Escrow Int	22.10	0.00	530,107.99	08/2025 Sal5 Escrow Int
sal5.ops	BERA					New Owner	8/18/25	09-2025	Berkada (v0000815)	P-106935	9.125 Sal5	5,821.01	0.00	535,929.00	Loan #991064628 Sal 5
sal5.ops	BERA						9/3/25	09-2025	09/2025 RR Disbursement PNA Assess	J-13534	RR Disbursement	0.00	5,000.00	530,929.00	RR Disbursement PNA Assessment
sal5.ops	BERA						9/30/25	09-2025	09/2025 Sal5 Escrow Int	J-12333	09/2025 Sal5 Escrow Int	23.67	0.00	530,952.67	09/2025 Sal5 Escrow Int
sal5.ops	BERA					New Owner	9/16/25	10-2025	Berkada (v0000815)	P-112569	10.125 Sal5	5,821.01	0.00	536,773.68	Loan #991064628 Sal 5
sal5.ops	BERA						10/31/25	10-2025	10/2025 Sal5 Escrow Int	J-13604	10/2025 Sal5 Escrow Int	23.91	0.00	536,797.59	10/2025 Sal5 Escrow Int
sal5.ops	BERA					New Owner	10/16/25	11-2025	Berkada (v0000815)	P-118209	11.125 Sal5	5,821.01	0.00	542,618.60	Loan #991064628 Sal 5
sal5.ops	BERA						10/31/25	11-2025	11/2025 Sal5 Escrow Int	J-13605	11/2025 Sal5 Escrow Int	21.04	0.00	542,639.64	11/2025 Sal5 Escrow Int
sal5.ops	BERA						12/8/25	12-2025	Sal5 RR & Ins Reserve Disbursement	J-13630	Sal5 RR & Ins Reserve I	0.00	95,525.00	447,114.64	Sal5 RR & Ins Reserve Disbursement
sal5.ops	BERA						12/8/25	12-2025	Sal5 RR & Ins Reserve Disbursement	J-13630	Sal5 RR & Ins Reserve I	0.00	447,092.21	22.43	Sal5 RR & Ins Reserve Disbursement
sal5.ops	BERK						12/8/25	12-2025	Sal5 RR & Ins Reserve Disbursement	J-13630	Sal5 RR & Ins Reserve I	0.00	22.43	0.00	Sal5 RR & Ins Reserve Disbursement
sal5.ops							12/19/25	12-2025	12/2025 Cash transfer to Establish Sal	J-13751	12/2025 Cash transfer to	542,639.64	0.00	542,639.64	12/2025 Cash transfer to Establish Sal5 RR
sal5.ops							12/31/25	12-2025	12/2025 Monthly Heritage Bank Intere	J-13829	Heritage Interest	3.87	0.00	542,643.51	Salishan 5 Replacement Reserve - INTEREST CREDIT - HERITAGE
									Net Change = 59,282.20			606,921.84	547,639.64	542,643.51	= Ending Balance =

sal6ops and sal6rad (allsal6)
General Ledger
 Period = Jan 2025-Dec 2025
 Book = Accrual ; Tree = ysl_tlb
 Sort On =

Property	Location	Type	Department	Project	Intercompany	Ownership	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1112-35-000									Cash Restricted-Replacement Reserve					527,346.91	= Beginning Balance =
sal6ops							1/5/25	01-2025	01/2025 :PostRecurring 1-7144		Monthly RR Contribution	5,821.01	0.00	533,167.92	Monthly RR Contribution-SAL6
sal6ops							1/31/25	01-2025	01/2025 Monthly Heritag1-6961		Heritage Interest	1,172.70	0.00	534,340.62	Salishan 6 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal6ops							2/5/25	02-2025	02/2025 Monthly RR for 1-7724		Monthly RR Contribution	5,821.01	0.00	540,161.63	Monthly RR Contribution-SAL6
sal6ops							2/28/25	02-2025	02/2025 Monthly Heritag1-7648		Heritage Interest	1,051.87	0.00	541,213.50	Salishan 6 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal6ops							3/5/25	03-2025	03/2025 Monthly RR for 1-8241		Monthly RR Contribution	5,821.01	0.00	547,034.51	Monthly RR Contribution-SAL6
sal6ops							3/31/25	03-2025	03/2025 Monthly Heritag1-8192		Heritage Interest	1,179.70	0.00	548,214.21	Salishan 6 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal6ops							4/5/25	04-2025	04/2025 Monthly RR for 1-8581		Monthly RR Contribution	5,821.01	0.00	554,035.22	Monthly RR Contribution-SAL6
sal6ops							4/30/25	04-2025	04/2025 Monthly Heritag1-8633		Heritage Interest	1,156.19	0.00	555,191.41	Salishan 6 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal6ops							5/5/25	05-2025	:PostRecurring Monthly 1-9248		Monthly RR Contribution	5,821.01	0.00	561,012.42	Monthly RR Contribution-SAL6
sal6ops							5/31/25	05-2025	05/2025 Monthly Heritag1-9244		Heritage Interest	1,209.89	0.00	562,222.31	Salishan 6 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal6ops							6/5/25	06-2025	:PostRecurring Monthly 1-9453		Monthly RR Contribution	5,821.01	0.00	568,043.32	Monthly RR Contribution-SAL6
sal6ops							6/30/25	06-2025	06/2025 Monthly Heritag1-9778		Heritage Interest	1,185.46	0.00	569,228.78	Salishan 6 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal6ops							7/5/25	07-2025	:PostRecurring Monthly 1-10133		Monthly RR Contribution	5,821.01	0.00	575,049.79	Monthly RR Contribution-SAL6
sal6ops							7/31/25	07-2025	07/2025 Monthly Heritag1-10226		Heritage Interest	1,240.20	0.00	576,289.99	Salishan 6 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal6ops							8/5/25	08-2025	:PostRecurring Monthly 1-10402		Monthly RR Contribution	5,821.01	0.00	582,111.00	Monthly RR Contribution-SAL6
sal6ops							8/30/25	08-2025	08/2025 Heritage Bank 11-10836		Heritage Interest	1,255.45	0.00	583,366.45	Salishan 6 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal6ops							9/5/25	09-2025	09/2025 :PostRecurring 1-10769		Monthly RR Contribution	5,821.01	0.00	589,187.46	Monthly RR Contribution-SAL6
sal6ops							9/30/25	09-2025	09/2025 Heritage Bank 11-11936		Heritage Interest	1,229.65	0.00	590,417.11	Salishan 6 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal6ops							10/5/25	10-2025	10/2025 :PostRecurring 1-12575		Monthly RR Contribution	5,821.01	0.00	596,238.12	Monthly RR Contribution-SAL6
sal6ops							10/31/25	10-2025	10/2025 Heritage Bank 11-12590		Heritage Interest	1,261.98	0.00	597,500.10	Salishan 6 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal6ops							11/5/25	11-2025	11/2025 :PostRecurring 1-12577		Monthly RR Contribution	5,821.01	0.00	603,321.11	Monthly RR Contribution-SAL6
sal6ops							11/29/25	11-2025	11/2025 Monthly Heritag1-13221		Heritage Interest	1,184.73	0.00	604,505.84	Salishan 6 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal6ops							12/5/25	12-2025	:PostRecurring Monthly 1-12993		Monthly RR Contribution	5,821.01	0.00	610,326.85	Monthly RR Contribution-SAL6
sal6ops							12/31/25	12-2025	12/2025 Monthly Heritag1-13829		Heritage Interest	1,241.25	0.00	611,568.11	Salishan 6 Replacement Reserve - INTEREST CREDIT - HERITAGE
sal6ops							12/31/25	12-2025	12/2025 Heritage Bank 11-13832		Heritage Interest	10.02	0.00	611,578.13	Salishan 6 Replacement Reserve - INTEREST CREDIT - HERITAGE
									Net Change=84,231.22			84,231.22	0.00	611,578.13	= Ending Balance =



Real Estate Development Committee

Chair Stanley Rumbaugh
Vice Chair Minh-Anh Hodge

Finance Committee

Commissioner Derek Young
Commissioner Athena Dunn

Community Partnerships and Advocacy Committee

Commissioner Athena Dunn

Education, Housing, Services and Partnerships Committee

Commissioner Derek Young
Vice Chair Minh-Anh Hodge



TACOMA HOUSING AUTHORITY

FINANCE REPORT



MOTION

Date: February 25, 2026

To: THA Board of Commissioners

MOTION

Adopt a consent motion ratifying the payment of cash disbursements totaling \$8,336,742 for the month of January 2026.

Approved: February 25, 2026

Stanley Rumbaugh, Chair

TACOMA HOUSING AUTHORITY
Cash Disbursements for the month of January 2026

	Check Numbers		From	To	From	To	From	To		
	From	To							Amount	Totals
	A/P Checking				SAL 7 Checking		THDG Checking			
Checks	98,231	-		98,264	1,053	-	1,054	10,396	-	10,398
Wire/EFT	175	-		186	-	-	-	-	-	-
ACHs	4,559	-		4,628	264	-	270	1,014	-	1,014
Business Support Center							805,682			
Moving To Work Support Center							80,947			
Moving To Work Buildings (used by Support Center)							18,528			Program Support
Tax Credit Program Support Center							63,372			
Support Center Allocation							17,447			
Section 8 Programs							32,964			Section 8 Operations
Hillsdale Heights							16,859			
James Center							2,127			
Outrigger							14,280			Property Operations
Salishan 7							21,454			
Alberta J Canada Bldg							10,111			
Housing Hilltop LLLP							10,000			
Education Program - THDG							60			THDG
THDG - General							1,225			
HUD CPF Grant - Housing Hilltop							5,000			
Hillside Terrace & Salishan Resyndication							290			Development
Bus Development Activity							1,395			
CS General Business Activities							9,221			
Department of Commerce Funding for Crisis Residential Center							213,673			Client Support
Community Services MTW Fund							9,582			
AMP 6 - Scattered Sites							1			
AMP 9 - HT 1500 - Subsidy							175			Public Housing
THA SUBTOTAL							1,334,394			
Hillside Terrace 1500							353			
Bay Terrace I & II & Community Facility							7,735			
Housing Hilltop LLLP							24,186			
Salishan-Hillside Phase I							93,932			Tax Credit Projects - Reimbursable
Arlington Youth Campus							3,425			
Court F (The Rise)							1,889			
Renew Tacoma Housing							29,880			
Salishan 4 - Salishan 6							2,220			
Tax Credit Property Allocations							11,808			
TAX CREDIT SUBTOTAL (Operations & Development - billable)							175,428			1,509,822
Section 8 Checking Account (HAP Payments)										
SRO/HCV/VASH/FUP/NED/EHV/MSV			Check #'s	490,549	-	490,639	137,673			
			ACHs	61,867	-	62,815	5,512,291			\$ 5,649,964
Payroll & Payroll Fees - ADP			EFT	46	-	47				\$ 1,176,956
TOTAL DISBURSEMENTS										\$ 8,336,742

TACOMA HOUSING AUTHORITY

CASH POSITION - December 2025

Account Name	Current Balance	Interest
HERITAGE BANK		
Accounts Payable	9,723,905	2.39%
Section 8 Checking	1,075,086	2.39%
THA Scattered Sites Proceeds	3,855,327	2.39%
FSS Escrows	150,401	2.39%
FSS Forfeitures	60,175	2.39%
Note Fund Account	111	2.39%
THDG - Tacoma Housing Development Group	1,191,239	2.39%
Salishan 7 Operations	2,034,068	2.39%
Salishan 7 Security Deposit	38,732	2.39%
Salishan 7 Replacement Reserve	839,826	2.39%
Salishan 7 Operating Reserve	220,650	2.39%
North Highland Operations	55,532	2.39%
North Highland Security Deposit	30,702	2.39%
North Highland Capital Reserve	425,853	2.39%
Highland Crest Operations	1,544,735	2.39%
Highland Crest Replacement Reserve	506,423	2.39%
Highland Crest Security Deposit	42,290	2.39%
Outrigger Operations	734,509	2.39%
Outrigger Replacement Reserve	458,054	2.39%
Outrigger Security Deposit	25,462	2.39%
Payroll Account	26,314	2.39%
HOME STREET BANK		
James Center North Operations	414,714	0.00%
James Center North Security Deposit	66,065	0.00%
WASHINGTON STATE		
Investment Pool	\$ 1,102,677	3.88%
1. TOTAL THA CASH BALANCE	\$ 24,622,848	
Less:		
2. Total MTW Cash Balance	\$ 578,277	
<i>Less Minimum Operating Reserves</i>		
2.01 Public Housing AMP Reserves (4 months Operating Exp.)		
2.02 S8 Admin Reserves (3 months Operating Exp.)	726,000	
2.09 Less Total Minimum Operating Reserves	\$ 726,000	
2.1. MTW Cash Available (Lines 2-2.09)	\$ -	
3. MTW Cash Held By HUD	\$ 7,355,938	
4. Non MTW Cash Restrictions/Obligations		
<i>4.1 Non MTW Operational Restrictions</i>		
4.10 HUD Restricted - Lot and Property Sales	\$ 3,855,327	
4.101 Scattered Sites Proceeds (Afford Hsg)	3,855,327	
4.20 THA Property Accounts Reserved	\$ 3,975,513	
4.201 Security Deposit Accounts	203,250	
4.202 Highland Crest Operations Reserves	520,000	
4.203 Highland Crest Replacement Reserves	506,423	
4.204 James Center North Capital	72,109	
4.205 Outrigger Operations Reserve	150,000	
4.206 Outrigger Replacement Reserves	458,054	
4.207 Salishan 7 Operations Reserves	750,000	

TACOMA HOUSING AUTHORITY

CASH POSITION - December 2025

4.208	Salishan 7 Replacement Reserves	839,826		
4.209	North Highland Court Operations Reserves	50,000		
4.210	North Highland Capital Reserve	425,853		
4.30	Rental Assistance Reserves		\$ 952,689	
4.301	Mod Rehab Operating Reserves	67,240		
4.302	VASH, FUP, FYI, NED, EHV & MAIN HAP & AF Reserves	674,873		
4.303	FSS Escrows & Forfeitures	210,576		
4.40	Prepaid Grants		\$ 1,421,124	
4.401	TPS Interlocal (CS-2017-011)	53,760		
4.402	College Spark (PI-2018-005)	35,172		
4.403	GTCF Grant (PI-2019-005)	19,172		
4.404	Ballmer Foundation - 2Gen Support (CS-2024-002)	21,781		
4.405	GTCF Grant-Silver Funding (CS-2025-005)	100,000		
4.405	THDG	1,191,239		
4.60	Total - Non MTW Cash Restrictions (4.10+4.20+4.30+4.40+4.50)		\$ 10,204,653	
4.70	Agency Contracted or Budgeted Commitments Remaining		\$ -	
		-		
		-		
4.99	Total Non MTW Cash Restrictions/Obligations (Lines 4.60+4.70)		\$ 10,204,653	
5.	THA UNENCUMBERED (Non-MTW) CASH (Lines 1-2-4.99)		\$ 13,839,918	
6.	Development Advances - Project Reimbursement upon draw		\$ -	
6.01	Housing Hilltop LLLP	-		
6.02	Salishan-Hillside Phase I, LLLP	-		



TACOMA HOUSING AUTHORITY

AGENCY MONTHLY REPORT



To: THA Board of Commissioners
From: April Black, Executive Director
Date: February 25, 2026
Re: Agency Monthly Report

THA's Mission

We provide high quality, stable and sustainable housing and supportive services to people in need. We do this in ways that help them prosper and help our communities become safe, vibrant, prosperous, attractive and just.

In this report you will find our agency highlights for the month of January. The agency updates are categorized as they relate to our long-term goals:

1. Enhance Our Financial Resilience and Sustainability
2. Maintain Existing and Add More Affordable Housing Throughout Tacoma and Pierce County
3. Invest in Housing Stability and Community Vitality
4. Serve as a Great Employer, Contractor, and Community Partner

Every person at THA contributes to our work and is integral to fulfilling our mission. This report represents just a small percentage of the work our team does in service to our community.

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THA’s Long-Term Goals	2
Enhance Our Financial Resilience and Sustainability	2
Maintain Existing and Add More Affordable Housing Throughout Tacoma and Pierce County .	2
Invest in Housing Sustainability and Community Vitality	9
Serve as a Great Employer, Contractor, and Community Partner	11
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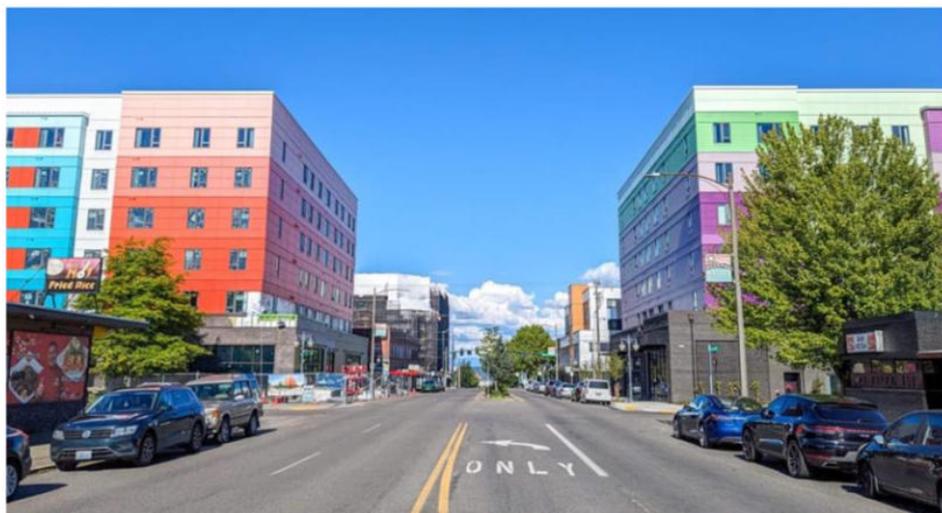
THA’s Long-Term Goals

Enhance Our Financial Resilience and Sustainability

Financial Sustainability updates are included in the Finance update.

Maintain Existing and Add More Affordable Housing Throughout Tacoma and Pierce County

Housing Hilltop



Permanent Financing

- Efforts continue to convert from construction to permanent financing. The original conversion date of February 28, 2026, is being extended to August 28, 2026, due to higher-than-anticipated delinquency rates impacting debt service coverage ratios. The Property-Based Subsidy contract is also being amended to increase coverage up to 171 units, an increase of 111 units.

Commercial Spaces

- North Commercial Space:
 - Leasing efforts continue, supported by a Hilltop market analysis and weekly broker meetings. Open houses for Housing Hilltop and Alberta J Canada spaces are scheduled for February. NW Investment Partners has obtained multiple architectural bids to evaluate subdividing the Housing Hilltop space and/or adding housing to improve marketability and alignment with THA's mission. This work is expected to start in February.
- South Commercial Spaces:
 - Unit A: Actively marketed by NW Investment Partners.
 - Unit C: Lease negotiations are nearly complete, pending partner approval, with an anticipated February start date.

Aviva Crossing



Koz Lot (1)

- The Koz closing is now expected in February 2026.
- Coordination with the Mercy and Koz development teams is underway. The city is being looped in for potential scope transfers to avoid redundant work and possibly allow for an earlier permit signoff for Mercy.

Related Northwest (Lot 3)

- THA has shared the first draft of the MOU with Related and is awaiting their response.

Mercy (Lot 4)

Now Leasing!

Mercy Aviva Crossing

Mercy Aviva Crossing located at 1622 S Mildred St, Tacoma, WA 98456, will feature 129 new 1-, 2-, and 3-bedroom affordable, energy-efficient homes ranging from 30%-60% aml. Every qualified household will benefit from Housing Choice Vouchers provided by Tacoma Housing Authority, ensuring families pay no more than 30% of their income in rent.

Key partnerships strengthen this community: Tacoma Public Schools will connect families experiencing homelessness to stable housing and educational support. Designed with families in mind, Aviva Crossing will offer green space, retail, and easy access to transit, as well as a community room and offices to support homework clubs, health clinics, financial literacy, and other resident services provided by Mercy Housing.

TEMPORARY MANAGEMENT OFFICE
1614 S Mildred Street, Suite #6, Tacoma, WA 98465
E-Fax: 1-360-350-1449

\$25 APPLICATION FEE

APARTMENT FEATURES

- Quartz Countertops
- Modern Finishes
- Window Coverings
- Bathtubs (Select Units)
- Large Windows
- Conveniently Located
- Walk-in Closets (Select Units)
- Wood Like Vinyl Plank
- Walk-in Showers (Select Units)
- Views of Mt. Rainer (Select Units)
- Extra Storage/Built in Shelving
- And so much more!

PROPERTY FEATURES

- Community Room
- Outdoors Courtyards
- Play Structure
- Pet Area
- Pergolas
- Resident Garden Beds
- Planned Community Events
- Bicycle Storage
- Limited Garage Parking
- Controlled Access Building
- Resident Services
- Health & Wellness Workshops
- Financial Planning Workshops
- On-Site Laundry
- Pet Friendly
- And so much more!

Contact Us Today: 253-595-1528 | Email: AvivaCrossing@Mercyhousing.org
Website: mercyhousing.org/northwest/mercy-aviva-crossing-affordable-housing

FLOOR PLANS

1-BEDROOM | 477-584 sqft



2-BEDROOM | 685-805 sqft



3-BEDROOM | 899-1221 sqft



To qualify, household monthly income must be at least twice residents' portion of the rent. The minimum rent requirement is \$75.00 and residents will pay no more than 30% of their income towards rent. Annual household income includes regular hourly wages plus commissions, bonuses, overtime, shift differential. Please refer to the income table below to determine which unit and rent level you may be eligible for in the apartment size you desire. Rent is subject to annual change. Households must meet age, occupancy, income, citizenship criteria to qualify, other restrictions apply.

Deposits are equal to 1/2 month's rent, upon approval, if resident is unable to pay deposit in full, they can enter into a payment plan and pay 50% of the deposit up front and the remainder over 5 months.

Preference Placement:
 Households that were referred by THA with EHV letters of referral will receive top placement on the waiting list for the lease up period in 2026. Preferences and priorities for the communities for placement on waiting list: Homeless, Disabled, Large family/household -4+, and Homeless Families w/ Students Referred from Tacoma Public Schools.

Other restrictions apply. See Resident Selection Criteria for full qualifying criteria and full selection process. Applicants must meet all regulatory program requirements in order to enter into a lease agreement.

*Note: 2 pets permitted. \$300 deposit per pet, max weight per pet is 40LBS.
 Note: Square footage is approximate and may vary by unit, not all floor plans shown.
 Income tables for 2025 provided by HTP or MTSP-Pierce County and noted*

MAXIMUM HOUSEHOLD ANNUAL INCOME

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons
30% AMI	\$25,380	\$29,000	\$32,640	\$36,640	\$39,150	\$42,050	\$44,940
50% AMI (MTSP)	\$42,300	\$48,350	\$54,400	\$60,400	\$65,250	\$70,100	\$74,900
60% AMI (MTSP)	\$50,760	\$58,020	\$65,280	\$72,480	\$78,300	\$84,120	\$89,880

OCCUPANCY STANDARDS: 1-Bedroom: 1-3 Persons; 2-Bedroom: 2-5 Persons, 3-Bedroom: 4-7 Persons



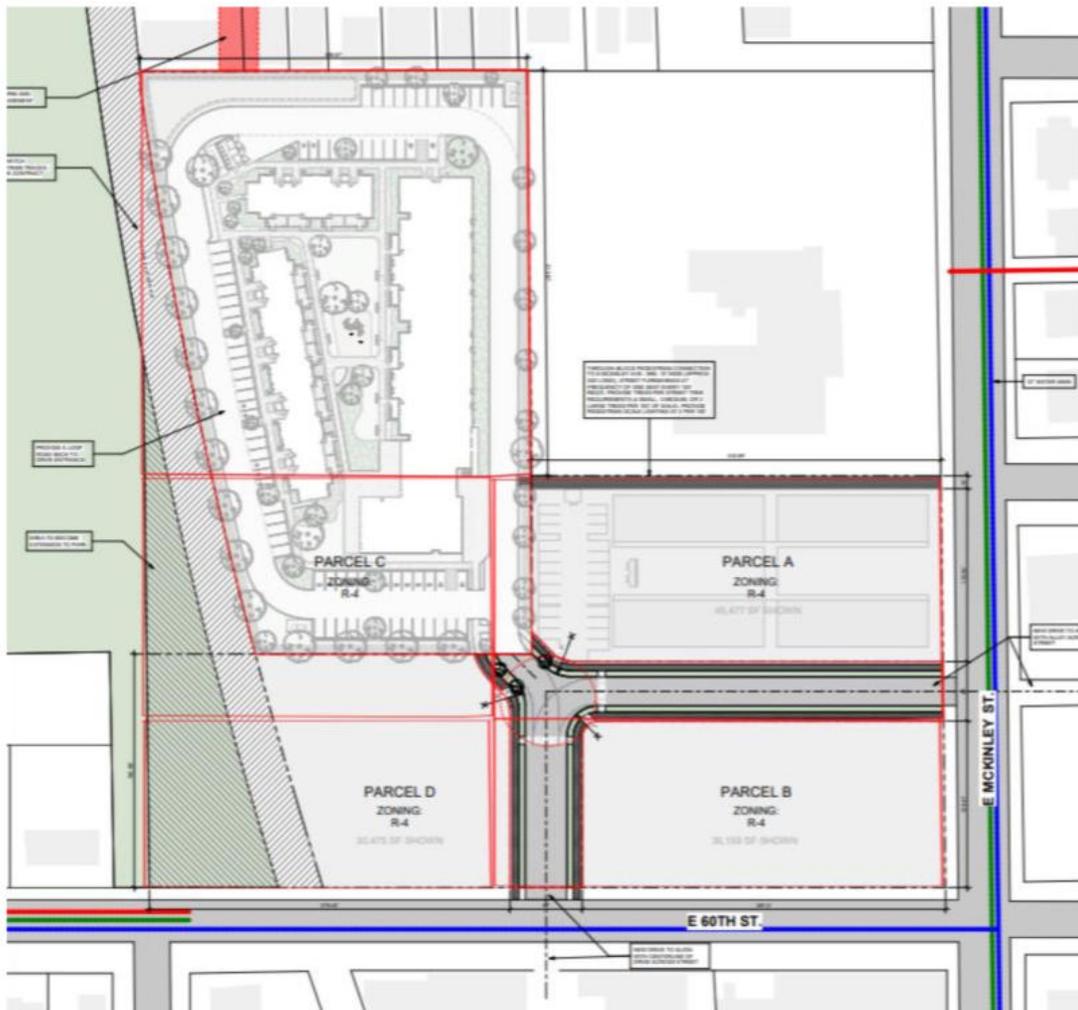
Contact Us Today: 253-595-1528 | Email: AvivaCrossing@Mercyhousing.org
 Website: mercyhousing.org/northwest/mercy-aviva-crossing-affordable-housing



01/14/26

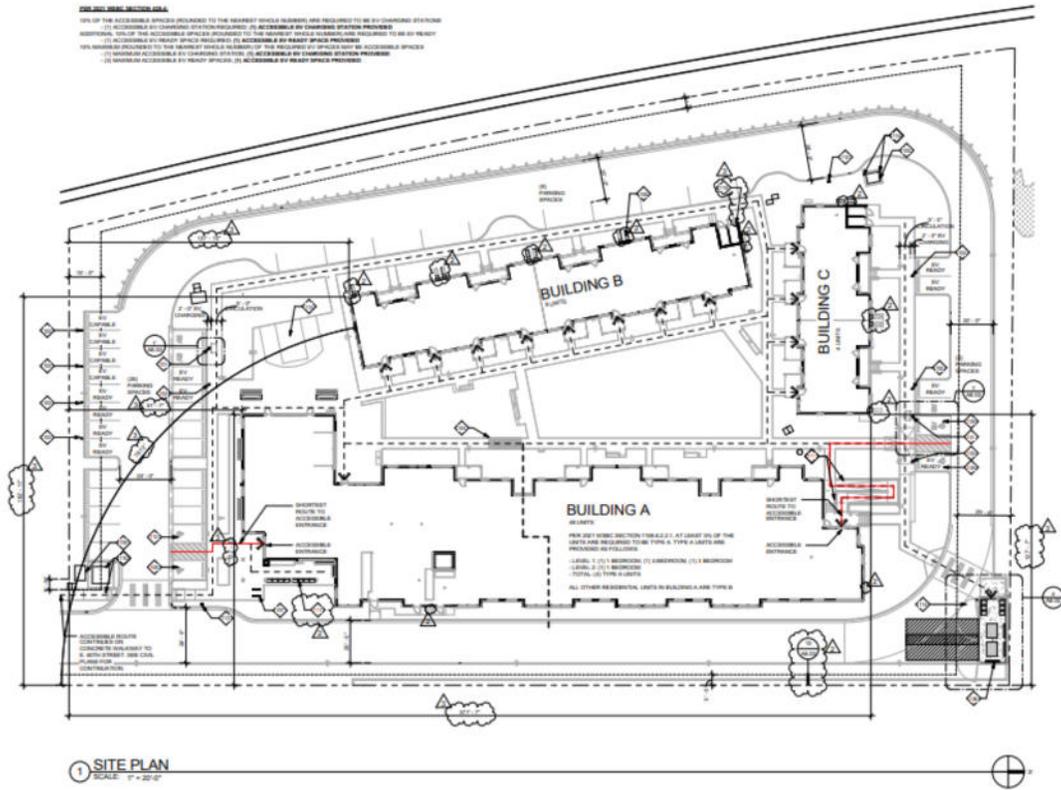
- Several THA staff have toured the Mercy building, including those working with the Emergency Housing Voucher households prioritized for these new units.
- Construction remains on track for a late April Temporary Certificate of Occupancy.
- Emergency Housing Voucher participants will be prioritized for these new units.

Hillsdale Heights



Bridge Meadows

- Closing is being rescheduled for March 2026 to compensate for permitting and lender/investor due diligence timelines.
- THA and Bridge Meadows continue to work towards finalizing a Purchase and Sale Agreement to sell their portion of the Hillsdale Heights
- THA is working with AHBL and the City to complete any last steps needed prior to issuance of the Boundary Line Adjustment permit. Awaiting City's response.
- The city is completing their review of the environmental issues at the property which is anticipated to allow for the Bridge Meadows development to continue with no major impacts
- The site plan for the Bridge Meadows parcel can be seen below.



Other Parcels

- Once the environmental reports are reviewed by the city and full assessment of environmental impacts are established, discussions with the two other development partners will continue.

Salishan & Hillside 2300 Resyndication



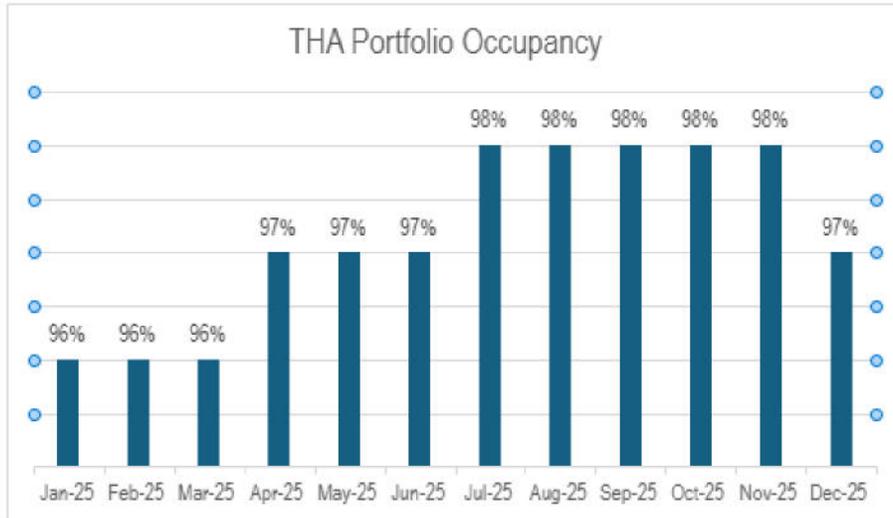
- Unit renovations have begun and shed demolition is complete.
- Relocation staff has moved into the old Seattle Credit Union space within the FIC for project storage and operations. 16 total households will be temporarily relocated by the end of February.
- THA staff is organizing and preparing for upcoming monthly, quarterly, and annual reporting.
- Salishan Monument Sign has begun the initial design phase in collaboration with the Salishan Association.
- THA staff are working with residents to complete tenant file audit to ensure compliance for on-time tax credit delivery.
- Section 3 job fairs are expected within the next 2 months.

Capital Improvements

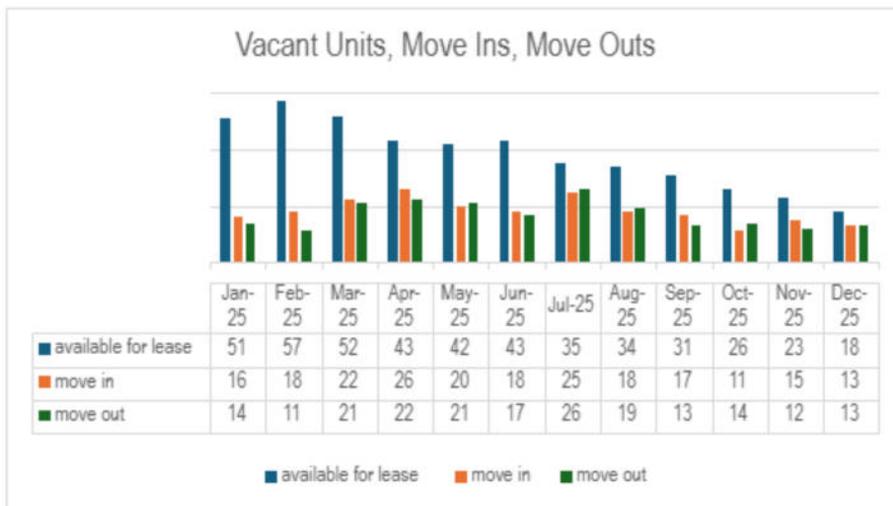
- AMRED is working with Property Management to develop a comprehensive 5-year capital improvement plan for all THA owned properties. This plan is expected to be presented to Leadership in March.

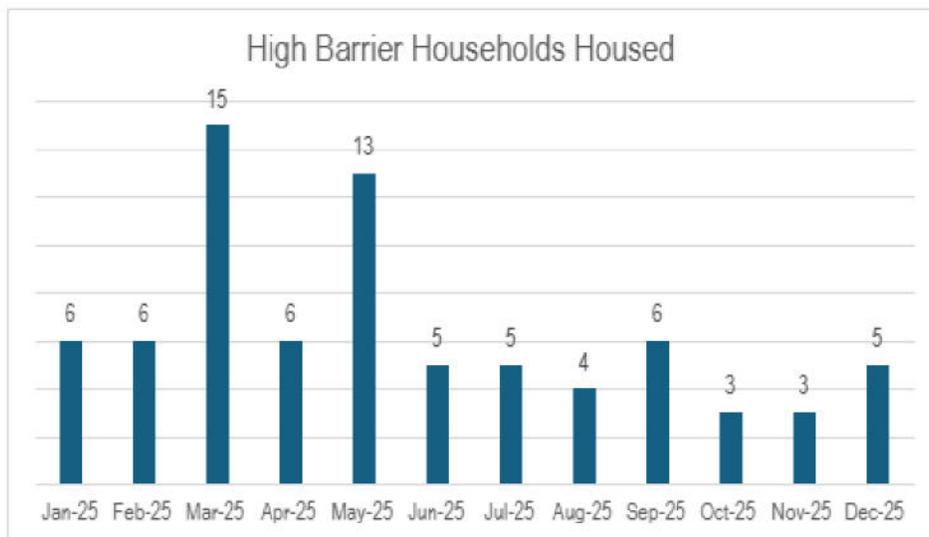
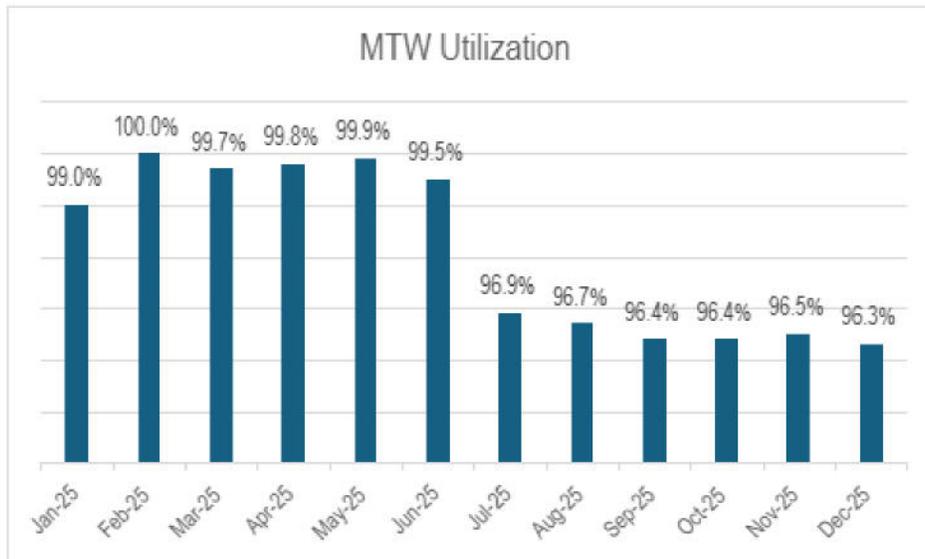
Maintenance Team Key Performance Indicators	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026
Completed Work Orders	2787					
Unit Turns	12					
Maintenance Projects	2					
Emergent Issues Resolved by Maintenance	1					

Invest in Housing Sustainability and Community Vitality



Our goal through resyndication is to maintain a 96% occupancy rate.





Rent Collection

Rent Collection* (THA Owned & Managed Units Only)	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026
% of Households Current on Rent	70%	73%				

*THA’s baseline rent collection rate is 70%, and we aim to improve upon this in 2026.

Referrals to supportive services are up 84% between January and early February 2026, and the same timeframe last year (129 referrals in 2025 vs. 237 referrals in 2026). This increase is due in large part to collaborative work between the Property Management and Client Support and Empowerment teams to prioritize housing stability supports and conduct warm outreach to residents late on rent. Due to the significant increase in referrals received by the CSE department, and to better absorb the increase without adding staff, CSE has reorganized in 2026 (see Supportive Services presentation in this packet for additional details). THA supportive services are now more clearly defined as Housing Stability, Economic Mobility and Community Mobilization; direct service staff in these areas work together in a zone-based approach to provide individual and community supports to address the larger community trends, like late rent outreach. Every family who is referred for late rent now is first given a “light” outreach in the form of a 1-pager of resources. For those who need additional supports, the Housing Stability team will follow up with in-person services; the team has worked together to assemble a “Housing Stability Checklist” to formalize and create added consistency when working with households behind in rent. Households who identify income loss or insufficient income as a barrier to paying their rent are referred to the Economic Mobility team to work on longer-term employment and asset-building solutions to their housing stability.

Serve as a Great Employer, Contractor, and Community Partner

The 2026 Employee Appreciation Committee will be kicking off its first meeting of the year this month. The new and returning committee members are all looking forward to planning meaningful ways to celebrate, recognize, and show gratitude to our colleagues for the amazing work they do every day.

THA is partnering with Clover Park Technical College to provide Project Management training in March. There was a lot of interest in this training program.

All employees will be participating in Q1 Compliance training. The topics include Cybersecurity and Records Management.

TED Talks Tuesday was released on February 3; it was focused on team success.

There were no on-the-job injuries or illnesses in January.

Community Partnership Highlight

In late 2025, THA and Mercy Housing Northwest executed a Memorandum of Understanding to prioritize Emergency Housing Voucher (EHV) households for housing at Aviva Crossing. Under the agreement, THA markets available Aviva Crossing units to EHV voucher holders and provides referral documentation, while Mercy Housing manages leasing and determines household eligibility. EHV households receive priority placement on Aviva Crossing's interest list to support lease-up of the new units.

This partnership supports both agencies in meeting on-time leasing goals while offering sustainable, affordable housing options to many EHV participants. Staff from both organizations collaborated to address challenges associated with the wind-down of the EHV program. As of February, EHV households are being actively referred to the property. We are grateful for our partnership with Mercy Housing Northwest as we work together to promote housing stability for THA families.

A Look Ahead

The March Board meeting will be focused on Highlighting THA's Portfolio.

Other Updates

The federal HUD budget passed in late January. We do not currently anticipate any increases to THA funding as a result of this new budget. However, the budget did include a \$850,000 award for the Salishan-Hillside resyndication project. This was sponsored by Congresswoman Strickland. In the coming months, we will learn more about how these funds will come in to THA.

February 18, 2026

THA's Supportive Services

2025 Highlights





Agenda

- **About THA's Supportive Services**
 - **Client Support & Empowerment (CSE) Department Overview**
 - **2026 Funding Breakdown**
- **Goals & 2025 Highlights:**
 - **Housing Stability**
 - **Economic Mobility**
 - **Community Mobilization**

About THA's Supportive Services

- Client Support and Empowerment (CSE) is the supportive services wing of THA.
- CSE is unique because not all housing authorities have a dedicated department to provide resident services.
- THA's supportive services work is rooted in social connectedness and a foundational framework in which individuals, communities and systems work together towards THA's mission



CSE Services Overview

CSE worked to refine our service model throughout 2025, leading to a reorganization that prioritizes an ecosystem of supports in three key areas: Housing Stability, Economic Mobility and Community Mobilization

Housing Stability

Community Advocates work one-on-one with every family to identify and achieve their goals for housing stability. CSE provides tailored services to prevent eviction, income loss, and help clients acquire basic needs like food, clothing, childcare and transportation.



Once their immediate challenges are resolved, over half of clients continue on with longer-term goal-setting and engagement with our Economic Mobility team



Pathways to Economic Mobility

About 80% of households served by THA are extremely low income. Within CSE, our Economic Mobility team match families with a broad range of community resources and find pathways to increase their income, learn and use financial tools, and build assets so they can achieve their envisioned future.

Achieving Community Vitality Through Community Mobilization

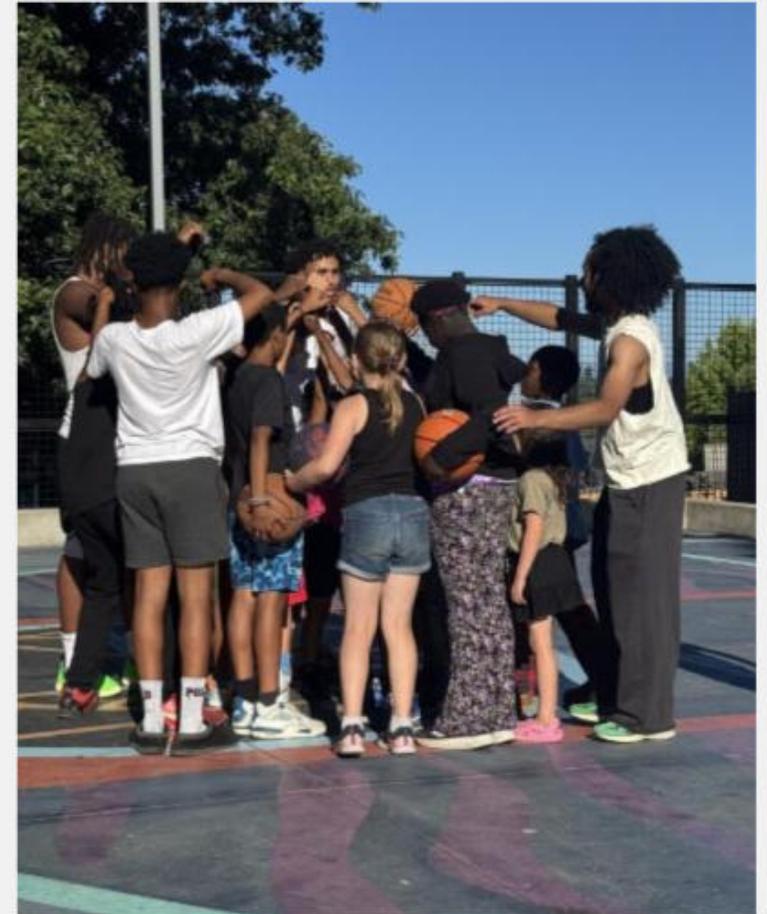
Families and community partners are our biggest assets in creating a functional ecosystem with the goal of **community vitality**.

Mobilization of these assets ensures that families supported by THA subsidy help build up their communities **through active civic participation and promotion of community wellbeing**.

THA staffs Community Builders across the portfolio to help leverage these assets and build relationships between residents of THA's properties, community partners and other stakeholders.

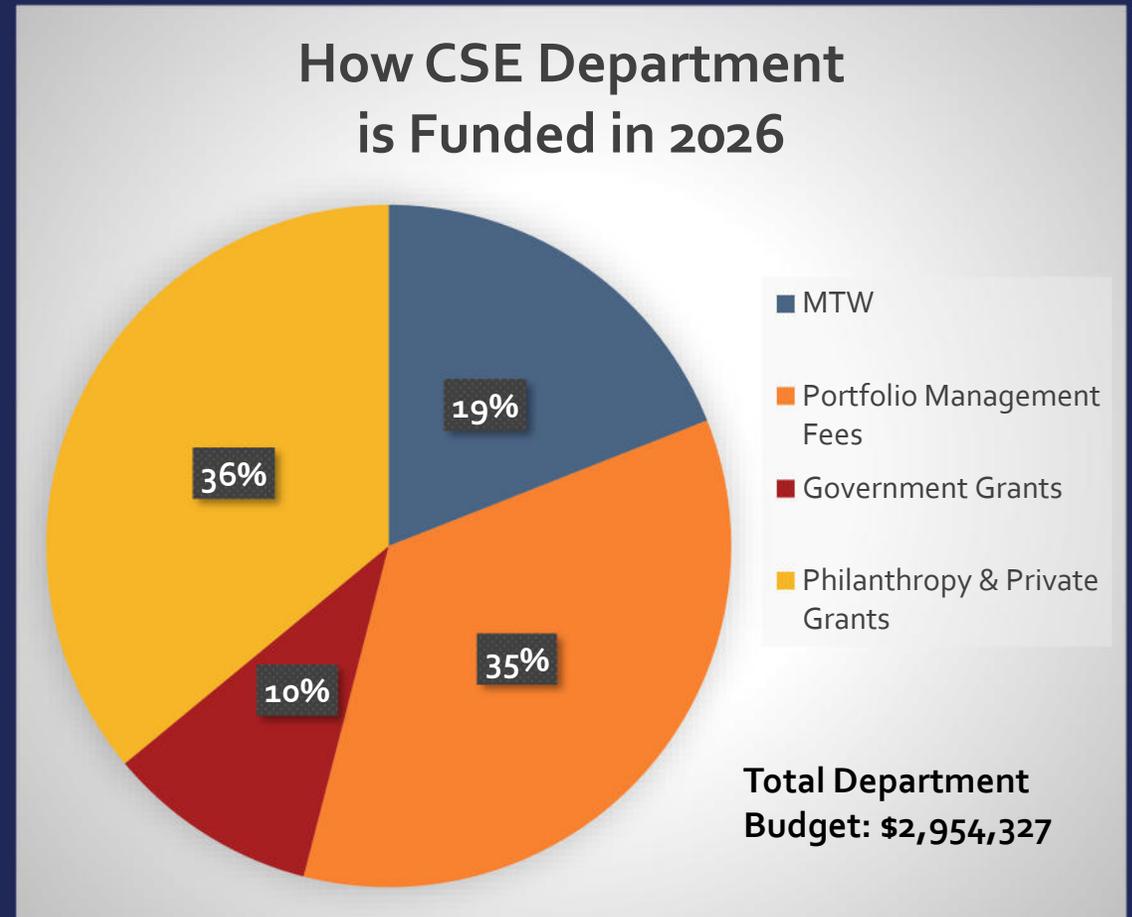
Community Builders help bring awareness and resources to mobilization efforts, such as: neighborhood engagement, resident advisory board opportunities, town hall meetings, volunteerism, participatory budgeting and community partnership selection processes.

Community Builders also lead THA's annual community needs assessment campaign.



2026 CSE Department Funding Breakdown

- CSE is funded like a small non-profit, braiding multiple funding sources to achieve financial sustainability
- In 2025, THA committed to reducing the CSE department's utilization of MTW dollars by 60% within 3 years (using 2024 baseline)
- In 2026, CSE's budget contains a 71% reduction in MTW funding from the 2024 baseline (\$574k in 2026 vs. nearly \$2 million in 2024)
- 2026 budget contains:
 - An increase of funding from THA portfolio management fees (per door fees)
 - An increase in grants revenue from philanthropy
 - A reduction of 4 FTEs from 2024 baseline



2025 CSE At A Glance

CSE received 1,500 referrals

Provided supportive services to 1,216 unique households in 2025 including:

6,700 Housing stability services

3,300 Food access services

2,500 Youth and adult education services

2,200 Resident engagements with community events, field trips and neighbor-to-neighbor connections

2,000 Employment navigation and career development services

2025 Housing Stability At A Glance



Households received over 5,000 referrals to community resources



Households received over \$230,000 in community assistance for utility, household goods and food to help cover their basic needs expenses



89% of households who received CSE's housing stability services resolved their lease violation and remained housed

2025 Economic Mobility At A Glance



6 households purchased homes and moved off THA subsidy



250 asset building and employment goals set and achieved by CSE clients



300 THA students with a college savings account



\$170,000 earned by FSS clients in escrow savings

2025 Community Mobilization At A Glance

20 Formal community partnerships benefited over 2,000 THA households

Over 1,400 hours of youth summer activities at 6 properties, with 3,400 lunches distributed

CSE supported 11 Resident Advisory Board Meetings and 23 townhalls across the portfolio

Co-hosted 2-day resident leadership training alongside TRAC Board with 40 attendees



Questions?





TACOMA HOUSING AUTHORITY

NEW BUSINESS



Resolution 1



RESOLUTION 2026-02-25 (1)

Date: February 25, 2026

To: THA Board of Commissioners

From: April Black
Executive Director

Re: Low Income Housing Institute (LIHI) Lincoln Family Housing Project --
Conversion of HUD-VASH vouchers to Project Based VASH Vouchers

This resolution would authorize the conversion of five (5) Housing and Urban Development-Veterans Affairs Supportive Housing (HUD-VASH) vouchers to project-based VASH vouchers at the LIHI Lincoln Family Housing Project.

BACKGROUND

This development will bring 73 new affordable units to Tacoma with an income mix of 30% to 60% Area Median Income (AMI). Five (5) one-bedroom, 40-60% AMI units will be set aside for HUD-VASH tenants. The Family Housing Project will provide on-site case management for Veterans. This is the second phase of the Patsy-Surh housing development project. The expected completion date is set for December 2027.

The Department of Veterans Affairs American Lake Division strongly supports this project and THA's commitment to convert five (5) tenant-based HUD-VASH vouchers into Project-Based HUD-VASH vouchers for this project.

HUD approval is not required for this conversion. However, a letter of support from the Department of Veterans Affairs Puget Sound Health Care System (American Lake Division) is needed prior to this action, stating it is in support of the decision and committing to continued provision of care management services. On January 12, 2026, THA received letter of support from

the VA, meeting HUD's only requirement for conversion of these vouchers (see Exhibit A). THA and the VA have a strong working relationship, which will streamline the referral of households to occupy the five (5) at the Lincoln Family Housing Project.

RECOMMENDATION

Approve Resolution 2026-02-25 (1) authorizing the conversion of five (5) HUD-VASH Vouchers to Project-Based VASH Vouchers at Low Income Housing Institute (LIHI) Lincoln Family Housing Project.



RESOLUTION 2026-02-25 (1)

(Low Income Housing Institute (LIHI) Lincoln Family Housing Project- Conversion of HUD-VASH Vouchers to Project Based VASH Vouchers)

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

WHEREAS, LIHI Lincoln Family Housing project will provide 73 units of affordable housing; and

WHEREAS, LIHI Lincoln Family Housing project will house very-low-income and extremely low-income households in our community; and

WHEREAS, THA has HUD-VASH vouchers available; and

WHEREAS, THA and the Department of Veterans Affairs Puget Sound Health Care System (American Lake Division) agree that the conversion of these HUD-VASH vouchers will provide an additional housing option for many homeless veterans in our community; now, therefore, be it

Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington as follows:

THA's Executive Director is authorized to approve the conversion of five (5) HUD-VASH vouchers to Project-Based VASH vouchers at LIHI Lincoln Family Housing project.

Approved: February 25, 2026

Stanley Rumbaugh, Chair

DEPARTMENT OF VETERANS AFFAIRS
Puget Sound Health Care System
1660 South Columbian Way
Seattle, WA 98108-1597



American Lake Division
Tacoma WA 98493-5000

In Reply Refer To: 663/S-SWS-211

Seattle Division
Seattle WA 98108-1597

April Black
Executive Director
Tacoma Housing Authority
902 South L Street
Tacoma, WA 98405

Dear April Black,

I am pleased to submit this letter of support on behalf of the Tacoma Housing Authority (THA) application to set aside 5 HUD-VASH tenant-based vouchers to project-based vouchers for the Low-Income Housing Institute (LIHI). This project, currently known as the Lincoln Family Housing Project, is in Tacoma's Lincoln International District located at 3727 Park Ave S. in Tacoma, WA. Currently LIHI manages multiple permanent housing projects across our VA Puget Sound region including partnerships in Pierce, King and Thurston Counties.

This development will bring 73 new affordable units to Tacoma with an income mix of 30% to 60% Area Median Income (AMI). Five (5) one-bedroom units for Veterans residents will be set aside at 40% to 60% AMI. The Family Housing Project is a non-sober living facility that provides on-site case management services for Veterans. This is the organization's second phase of the Patsy-Surh housing development project and will be completed by December 2027.

THA continues to be a fantastic HUD-VASH program partner, working hard with VA Puget Sound Health Care System and the larger community toward the goal of ending Veteran homelessness. Given the large number of vulnerable Veterans in Pierce County, transitioning the tenant-based vouchers to project-based vouchers will allow for secured affordable, permanent supportive housing for Veterans, which will assist our collective effort to end Veteran homelessness. VA Puget Sound supports this voucher transition and looks forward to continuing collaboration with your agency.

Should you have any questions about this letter, please contact Jessica Thomas, Program Manager of Community Housing and Outreach Services (Pierce, Tacoma and Balance of State), VA Puget Sound, at 253-219-8062.

Sincerely,

DocuSigned by:
Thomas S. Bundt, PhD, FACHE Executive Medical Center Director
283FBB738D22482...
Thomas S. Bundt, PhD, FACHE,
Director



Resolution 2



RESOLUTION 2026-02-25 (2)

Date: February 25, 2026

To: THA Board of Commissioners

From: April Black
Executive Director

Re: Low Income Housing Institute (LIHI) Lincoln Family Housing Project-Project Based VASH Voucher AHAP

This resolution would award five (5) Project-Based HUD-VASH vouchers to the LIHI Lincoln Family Housing project and authorize Tacoma Housing Authority's (THA) Executive Director to execute an Agreement to Enter into a Housing Assistance Payment Contract (AHAP) contract between Tacoma Housing Authority and LIHI.

BACKGROUND

The Department of Veterans Affairs American Lake Division and Tacoma Housing Authority (THA) signed a letter of support to project-base five (5) HUD-VASH vouchers at the LIHI Lincoln Family Housing Project located at 3727 Park Ave S. These units were previously awarded LIHTC's through a competitive process and selected non-competitively.

This development will bring 73 new affordable units to Tacoma with an income mix of 30% to 60% Area Median Income (AMI). Five (5) one-bedroom, 40-60% AMI units will be set aside for HUD-VASH tenants. The Family Housing Project will provide on-site case management for Veterans. This is the second phase of the Patsy-Surh housing development project. The expected completion date is set for December 2027.

RECOMMENDATION

Approve Resolution 2026-02-25 (2) authorizing THA's Executive Director to execute an Agreement to enter into a Housing Assistance Payment (AHAP) contract with LIHI.



RESOLUTION 2026-02-25 (2)

(Low Income Housing Institute (LIHI) Lincoln Family Housing Project- Project Based VASH Voucher AHAP)

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

WHEREAS, LIHI Lincoln Family Housing Project will provide 73 units of affordable housing; and

WHEREAS, LIHI Lincoln Family Housing Project will house very-low-income and extremely low-income households in our community; and

WHEREAS, THA has HUD-VASH vouchers available; and

WHEREAS, THA and the Department of Veterans Affairs Puget Sound Health Care System (American Lake Division) agree that the conversion of these HUD-VASH vouchers will provide an additional housing option for many homeless veterans in our community; now, therefore, be it

Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington as follows:

THA's Executive Director is authorized to execute an Agreement to enter into a Housing Assistance Payment (AHAP) contract with Low Income Housing Institute for LIHI Lincoln Family Housing Project

Approved: February 25, 2026

Stanley Rumbaugh, Chair



Resolution 3



RESOLUTION 2026-02-25 (3)

Date: February 25, 2026

To: THA Board of Commissioners

From: April Black
Executive Director

Re: Update Procurement Policy and Signing Authority Thresholds

This resolution is to update Tacoma Housing Authority's Procurement Policy to reflect changes to micro-purchase and simplified acquisition threshold amounts, including the Executive Director's authority for procurement actions under Chapter 13 of that policy.

BACKGROUND

Under 41 U.S.C. § 1908, the Federal Acquisition Regulation (FAR) Council (which includes the federal Office of Management and Budget, Office of Federal Procurement Policy, Department of Defense, General Services Administration, and National Aeronautics and Space Administration) adjusts FAR thresholds for certain procurement actions every five (5) years using the consumer price index.

Effective October 1, 2025, the FAR Council issued a Final Rule in the Federal Register (Notice No. 2025-16412, 90 FR 41872) approving new thresholds as follows:

- **Micro-Purchase Threshold (MPT):** Increased from \$10,000 to \$15,000.
- **Simplified Acquisition Threshold (SAT):** Increased from \$250,000 to \$350,000.

These thresholds trigger different levels of obligations for THA under federal procurement law. For example, micro-purchases require no formal cost or price analysis before THA can finalize them through a signed contract, while purchases above that threshold require a comparison with

other offers, and those above the simplified acquisition threshold require a formal cost or price analysis.

Increasing these values will continue to allow a streamlined procurement process for purchases estimated to cost less than \$350,000 and ensure that contracts are awarded based on the value, in today’s dollars, of the goods and services being purchased. Further, the new SAT brings the federal standard in alignment with state law authorizing a simplified, uniform small works roster process for projects with an estimated cost less than \$350,000.

The Legal Services Department recommends that the Board approve changes to our Procurement Policy, PCI-01, to reflect these updated thresholds. In addition, in light of these changes and the fact that thresholds for contract signing authority have not been updated in several years, we also recommend that thresholds for contract signing authority be updated so that they are consistent with the MPT and SAT thresholds.

The tables below reflect the current policy and the proposed changes:

Current Threshold	Signer	Current Authority
\$10,000	ED/DED/Contract Manager	Authorized to sign all contract documents.
\$20,000	ED/DED	ED/DED authorized to sign all contract documents. Directors are authorized to sign procurement documents that do not carry any Terms and Conditions.
\$50,000	ED/DED	The ED and DED are authorized to sign all contract documents.
\$50,001-\$150,000	Executive Director	The ED is authorized to sign all contract documents provided they are previously included in a Board approved budget.
\$50,001	Executive Director	ED must have board approval for procurements not previously authorized by a Board approved budget.
\$150,001 and greater	Executive Director	Board approval required. Board approval can come in the form of an approved budget or as a specific approval.

Proposed Thresholds	Signer	Authority
\$50,000	ED/DED/Contract Manager	Authorized to sign all contract documents.
\$50,001-\$350,000	ED/DED	The ED is authorized to sign all contract documents. provided they are previously included in a Board approved budget.
>\$350,000	ED/DED	Board approval is required through a specific item approval (resolution).

RECOMMENDATION

This Board will authorize THA to amend Procurement Policy, PCI-01, to reflect amended thresholds for micro-purchases and simplified acquisitions, and Chapter 13 of that policy to align the Executive Director’s authority with those updated threshold amounts.



RESOLUTION 2026-02-25 (3)

(Authority to Amend THA's Procurement Policy, Authority for Procurement Actions)

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

WHEREAS, effective October 1, 2025, the FAR Council issued a Final Rule increasing the micro-purchase threshold to \$15,000 and the simplified acquisition threshold to \$350,000; and

WHEREAS, increasing these values will continue to allow a streamlined procurement process for purchases estimated to cost less than \$350,000 and ensure that contracts are awarded based on the value, in today's dollars, of the goods and services being purchased; and

WHEREAS, the new SAT brings the federal standard in alignment with state law authorizing a simplified, uniform small works roster process for projects with an estimated cost less than \$350,000; and

WHEREAS, the Executive Director signs all binding contracts, deeds, and other instruments made by THA as authorized by advanced resolution of the Board of Commissioners; and

WHEREAS, it is in THA's interest to update its Procurement Policy, PCI-01, to reflect federal amended thresholds and to update the Executive Director's authority for procurement actions consistent with these updated thresholds; now, therefore, be it

Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington that:

THA Procurement Policy, PCI-01, may be updated to reflect amended thresholds for micro-purchases and simplified acquisitions, and Chapter 13 of that policy may also be updated to align the Executive Director's authority with those updated threshold amounts.

Approved: February 25, 2026

Stanley Rumbaugh, Chair