



TACOMA HOUSING AUTHORITY
BOARD OF COMMISSIONERS

BOARD PACKET

MARCH 25, 2026



**Tacoma
Housing
Authority**

902 S L St, Suite 2A · Tacoma, WA 98405
Phone (253) 207-4400 · Fax (253) 207-4440
www.tacomahousing.org

REGULAR MEETING

BOARD OF COMMISSIONERS

MARCH 25, 2026

The Board of Commissioners of the Housing Authority of the City of Tacoma will hold a Regular Meeting on **Wednesday, March 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/82695818439?pwd=cgiOVrZOXuMah6w5zIABJltvcINQ1A.1>

Meeting ID: 826 9581 8439 | **Passcode:** 658734 | **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
MARCH 25, 2026, 4:45 PM

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

Join Zoom Meeting

<https://us06web.zoom.us/j/82695818439?pwd=cgiOVrZOXuMah6w5zlABJltvclNQ1A.1>

Meeting ID: 826 9581 8439 / **Passcode:** 658734 / **Call:** (253) 215-8782

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES AND MOTION

3.1 Minutes of February 25, 2026—Regular Session

3.2 Board Subcommittee Assignments

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 February 2026

7. AGENCY UPDATES

7.1 Agency Report

7.2 Agency Presentation: THA's Property Management Programs

8. NEW BUSINESS

8.1 2026-03-25 (1) North Highland Court Application for Funding

8.2 2026-03-25 (2) THA Administrative Plan Changes to Waitlist Preferences

9. COMMENTS FROM THE COMMISSIONERS

10. ADJOURNMENT



TACOMA HOUSING AUTHORITY

MINUTES



BOARD OF COMMISSIONERS MEETING MINUTES

REGULAR SESSION WEDNESDAY, FEBRUARY 25, 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, February 25, 2026.

1. CALL TO ORDER

Chair Rumbaugh called the meeting to order at 4:50 pm.

2. ROLL CALL

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

PRESENT	ABSENT
COMMISSIONERS	
Chair Stanley Rumbaugh (arrived late at 4:47 pm)	
Vice Chair Minh-Anh Hodge	
Commissioner Athena Dunn	
Commissioner Derek Young	
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	

Chair Rumbaugh declared there was a quorum present at 4:51 pm and proceeded.

3. APPROVAL OF MINUTES OF THE PREVIOUS MEETING AND RAD MOTION

3.1 APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Chair Rumbaugh asked for any corrections to or discussion of minutes for the Regular Session of the Board of Commissioners for Wednesday, January 28, 2026. Commissioner Young moved to adopt the minutes. Commissioner Dunn seconded.

Upon roll call, the vote was as follows:

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

Motion approved.

3.2 APPROVAL OF RAD MOTION

Vice Chair Hodge moved to adopt the motion. Commissioner Dunn seconded.

Upon roll call, the vote was as follows:

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

Motion approved.

4. GUEST COMMENTS

None.

5. COMMITTEE REPORTS

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

The committee met approximately one week ago to review economic matters. There are no updates regarding potential acquisitions at this time. Ongoing development projects remain on schedule and within budget. Staff remain optimistic that Congress will allocate sufficient funds to sustain the mission.

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

The committee met a couple of weeks ago and discussed the federal budget.

5.3 COMMUNITY PARTNERSHIPS AND ADVOCACY COMMITTEE — COMMISSIONER ATHENA DUNN

The committee did not meet.

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

The committee did not meet.

6. FINANCE REPORT

FINANCE

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

6.1 RATIFYING CASH DISBURSEMENT FOR JANUARY 2026

Commissioner Dunn moved to ratify the payment of cash disbursements totaling \$8,336,742 for the month of January 2026. Vice Chair Hodge seconded.

Upon roll call, the vote was as follows:

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

Motion approved.

7. AGENCY MONTHLY REPORT

7.1 AGENCY REPORT

Executive Director (ED) Black shared highlights from the Agency Monthly Report. Hilltop’s property management remains unchanged, though staff efforts to switch continue. Mercy is almost complete; photos are included. Emergency Housing Voucher households will be prioritized in these units and 14 households are beginning the process to move into these units. Mercy is also the THA partner highlighted in this month’s board report.

Emergency housing vouchers, initially funded through 2023, will now run out by end of 2026. Congress approved new tenant protection vouchers for gap housing funding, but HUD guidance is unclear. Housing authorities with cost-saving measures get priority for emergency funds; however, funding remains insufficient, so THA will request more in the 2027 budget.

Salishan rehab is progressing well, with \$850k allocated thanks to Congresswoman Strickland and Senator Cantwell. MTW utilization is at 96%. Federal funding is uncertain: HUD’s FY budget increased,

but no rise for THA, possibly a decrease. ED Black expects manageable funding for 2026 but sees risk for 2027.

HUD published a potential rule change regarding service to eligible and ineligible citizens. This notice is open for public comment; THA will respond and add it to its advocacy agenda. Chair Rumbaugh emphasized ongoing communication with congressional representatives to share impacts of funding cuts.

7.2 AGENCY PRESENTATION: THA SUPPORTIVE SERVICES

Client Support and Empowerment (CSE) is the supportive services wing of THA, and its work is rooted in social connectedness and a foundational framework in which individuals, communities and systems work together towards THA's mission. CSE worked to refine its 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.

CSE is funded like a small non-profit braiding multiple funding sources to achieve financial sustainability. The 2026 budget contains an increase in funding from THA portfolio management fees, an increase in grants revenue from philanthropy, and a reduction of four FTEs from its 2024 baseline.

CSE received 1,500 referrals and provided supportive services to 1,216 unique households in 2025. CSE supported 11 Resident Advisory Board meetings and 23 townhalls across the portfolio. They also co-hosted a 2-day resident leadership training alongside TRAC Board with 40 total attendees.

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

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.

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: February 25, 2026

Stanley Rumbaugh, Chair

8.2 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.

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

Upon roll call, the vote was as follows:

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

Motion approved: February 25, 2026

Stanley Rumbaugh, Chair

8.3 2026-02-25 (3), UPDATE PROCUREMENT POLICY AND SIGNING AUTHORITY THRESHOLDS

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.

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: February 25, 2026

Stanley Rumbaugh, Chair

9. COMMENTS FROM COMMISSIONERS

Commissioner Dunn is excited about Aviva units coming online and the partnership with Clover Park for the Project Management.

10. ADJOURNMENT

There being no further business to conduct, the meeting ended at 5:36 pm.

APPROVED AS CORRECT

Adopted: March 25, 2026

Stanley Rumbaugh, Chair



**Tacoma
Housing
Authority**

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

Vice Chair Minh-Anh Hodge
Commissioner Ronelle Jones



TACOMA HOUSING AUTHORITY

FINANCE REPORT



MOTION

Date: March 25, 2026

To: THA Board of Commissioners

MOTION

Adopt a consent motion ratifying the payment of cash disbursements totaling \$9,030,082 for the month of February 2026.

Approved: March 25, 2026

Stanley Rumbaugh, Chair

TACOMA HOUSING AUTHORITY
Cash Disbursements for the month of February 2026

	Check Numbers		From	To	From	To	From	To
	From	To						
	A/P Checking		SAL 7 Checking		THDG Checking			
Checks	98,265	-	98,292	-	1,055	-	1,060	10,399 - 10,401
Wire/EFT	187	-	195	-	-	-	-	-
ACHs	4,629	-	4,690	-	271	-	275	1,015 - 1,015
Business Support Center							938,954	
Moving To Work Support Center							424,374	
Moving To Work Buildings (used by Support Center)							30,711	Program Support
Tax Credit Program Support Center							140,952	
Support Center Allocation							10,361	
Section 8 Programs							60,547	Section 8 Operations
Hillsdale Heights							995	
James Center							3,437	
Salishan 7							15,352	Property Operations
Alberta J Canada Bldg							14,070	
Housing Hilltop LLLP							110	
THDG - General							3,450	THDG
HUD CPF Grant - Housing Hilltop							27,933	
Bus Development Activity							42	Development
Department of Commerce Funding for Crisis Residential Center							201,865	
Community Services MTW Fund							1,401	Client Support
Education Private Grants (Gates, etc.) & 2 Gen							694	
AMP 6 - Scattered Sites							1,838	
AMP 9 - HT 1500 - Subsidy							618	Public Housing
THA SUBTOTAL							1,877,702	
Hillside Terrace 1500							207	
Bay Terrace I & II & Community Facility							3,526	
Housing Hilltop LLLP							23,354	
Salishan-Hillside Phase I							2,791	
Arlington Youth Campus							1,210	Tax Credit Projects - Reimbursable
Court F (The Rise)							2,018	
Renew Tacoma Housing							12,436	
Salishan 4 - Salishan 6							2,393	
Tax Credit Property Allocations							13,911	
TAX CREDIT SUBTOTAL (Operations & Development - billable)							61,846	1,939,548
Section 8 Checking Account (HAP Payments)								
SRO/HCV/VASH/FUP/NED/EHV/MSV	Check #'s	490,640	-	490,728			180,649	
	ACHs	62,816	-	63,774			5,750,934	\$ 5,931,583
Payroll & Payroll Fees - ADP	EFT	48	-	49				\$ 1,158,952
TOTAL DISBURSEMENTS								\$ 9,030,082



Date: March 25, 2026
To: THA Board of Commissioners
From: Richard Deitz
Director of Finance
Re: Finance Department Board Report

1. FINANCIAL STATEMENT

I present the February 2026 disbursement reports for your approval.

The Finance Department is submitting the final financial statement for the year ending December 31, 2025.

The Agency closed Fiscal Year 2025 in a sound financial position. We finished the year with an operating surplus before reserve appropriations of \$5,534,476, as shown on *Line 48 – Surplus/(Deficit) Before Reserve Appropriations* on the financials. As displayed on *Line 55 – THA Surplus/(Deficit)*, once capital expenditures are included, THA finished the year with a surplus of \$4,455,940. While these numbers are very healthy, it is important to remember that they include one-time developer fee funding of \$1.8 million. We also had very healthy cash flow, especially in the fourth quarter, from our tax credit portfolio (*Line 12 – T/C Waterfall Payments*). Three of the top cash flow-producing properties were included in the Salishan-Hillside resyndication, so going forward, the cash flow from those properties will likely not be available until 2029. It will also be significantly reduced, as a portion of the project cost is funded through operations.

General themes and notable items are addressed below.

- *Line 1, HAP reimbursements* – The funding in this category is directly associated with the level of MTW and special-purpose voucher expenditures. Non-HAP MTW spending was significantly under budget, particularly in administrative expenses. These savings were partially offset by increased spending in MTW HAP. It is notable that \$1.65 million of the MTW HAP funding was drawn from HUD-held reserves.
- *Line 2 – Section 8 Admin fee earned* – THA received unanticipated funding related to 2024 midway through the year. This additional funding accounted for

the majority of the overage in this area. The per-unit funding was also slightly higher than what had been budgeted.

- *Line 3 – Community Services* – The 2025 budget assumed \$90,000 in ROSS grant funding that was not awarded to THA. The resulting gap was partially mitigated by higher-than-expected FSS grant funding.
- *Line 4 – Public Housing subsidy* – Multiple years of Capital Funds, budgeted in *Line 5 – Capital Fund Operating Revenue*, were drawn down and used to support MTW operations. The budget included only one year of capital funds; however, it was determined that drawing multiple years would reduce ongoing reporting requirements and overall administrative burden.
- *Line 5 – Capital Fund Operating Revenue* – Capital funds were drawn in 2025; however, they are reflected in *Line 4 – Public Housing subsidy*.
- *Line 6 – Other Government Grants* – THA recognized over \$2.4 million in grant revenue from the EPA and Pierce County grants related to the infrastructure work at Aviva Crossing. Both of these grants were budgeted under capital, resulting in an overage in this category.
- *Line 8 – Tenant Revenue - Other* – Revenues are exceeding projections due to higher-than-anticipated move-out-related charges.
- *Line 11 – Developer Fee Income* – The budget included a developer fee payment for the Shiloh Baptist Church project and a conservative amount for the Hillside-Salishan resyndication. THA received the budgeted amount for the Shiloh Baptist Church project and a developer fee for the Hillside-Salishan resyndication that was significantly larger than budgeted.
- *Line 13 – Investment Income* – Interest earnings are above budget as funds earmarked for Housing Hilltop loans were held longer than planned, increasing average cash balances. In addition, the budget assumed a lower interest rate.
- *Lines 15 – 25 – Administrative Expense* – All categories of Administrative Expenses finished the year under budget. Consistent with prior years, the largest savings were in staffing-related expenses and due diligence.
- *Lines 26 – 29 – Tenant Service* – The Tenant Services area ended the year under budget, as a result of savings from staffing-related expenses. The variance in *Line 28 – Tenant Service – Other* is primarily due to expenses for services at the Arlington Campus funded through a state grant. These increased expenditures

are offset by additional grant funds, which resulted in higher-than-anticipated *Other Revenue (Line - 10)*. In addition to the timing difference, the actual grant amount was slightly higher than the budgeted amount. This category also includes THA's portion of Bay Terrace Community Facility's operating costs, which were budgeted under *Administrative Expenses*.

- *Lines 31 – 35 – Ordinary Maintenance and Operations* – At the end of the third quarter, THA's third-party managed properties maintenance expenses were \$242,375 over budget. In the fourth quarter, they reduced the overage to \$217,506. This additional spending is primarily due to unit-turn costs reflected in *Line 33 - Maintenance Materials* and *Line 33 - Contract Maintenance*. While THA was able to find savings in THA-managed properties, these savings were insufficient to offset the third-party overages.
- *Lines 36 – 40 General Expenses* – EPA grant-funded costs associated with the Aviva Crossing development are being recorded in *Line 38 – Other General Expense* rather than capital, as originally budgeted, resulting in a significant variance. In addition, certain Aviva Crossing development costs from prior years that had remained in construction in progress were expensed during the current year.
- *Line 43 – Sec 8 HAP Payments* – At the end of the third quarter, HAP was running slightly over budget. This variance increased as the impact of the September rent increases took full effect. In addition to this, additional HAP payments were required as a result of the Salishan-Hillside resyndication. The average cost of tenant-based vouchers also increased more than had been anticipated. In addition, the number of port-out vouchers was significantly higher than forecasted. These vouchers are the most expensive tenant-based vouchers, so an increase in utilization has an oversized financial impact.
- *Lines 51 – 54 Capital Transactions* – The 2025 budget anticipated numerous significant capital transactions. The most impactful capital transaction in 2025 was funding the first half of the Housing Hilltop loan and the related release of reserves. THA also utilized restricted sales proceeds to fund the Mercy Housing infrastructure loan and retire the Salishan V bank loan. Other transactions, such as the EPA infrastructure grant, were budgeted as capital expenses but are reflected in other areas of the financial statement. The Aviva Crossing infrastructure work funded through the Pierce County grant is reflected in this section; however, the revenue is included in *Line 6 – Other Government Grants*.

There were also a number of capital transactions, such as the sale of the front commercial and Koz lots, that did not occur in 2025.

2. INVESTMENTS

Surplus funds are invested in Heritage checking and the Washington State Investment Pool. Rates with Heritage Bank are at 2.29%. The Washington State Local Government Investment Pool currently provides a return rate of 3.78%.

3. AUDIT

By the time of the March board meeting, our Tax Credit property audits should be complete. If there is an exception, it would likely be one of our two third-party-managed properties. The property management company delivered the financials to THA in late February, putting them significantly behind schedule.

4. BUDGETS

There is no update at this time.

5. YEAR-END UPDATE

THA's 2025 draft financial statements were submitted to HUD on March 10th.

**TACOMA HOUSING AUTHORITY
AGENCY WIDE**

		December-25				Thru 12/31/2025		
		CURRENT QTR ACTUAL	YEAR TO DATE ACTUAL	BUDGETED YTD	VARIANCE	PROJECTED ACTUAL	BUDGETED	VARIANCE
OPERATING RECEIPTS								
1	HUD grant - Section 8 HAP reimbursement	17,501,174	76,583,371	78,075,620	-1.91%	76,583,371	78,075,620	-1.91%
2	HUD grant - Section 8 Admin fee earned	1,625,251	6,779,294	6,215,994	9.06%	6,779,294	6,215,994	9.06%
3	HUD grant - Community Services	69,437	255,747	335,915	-23.87%	255,747	335,915	-23.87%
4	HUD grant - Public Housing subsidy	84,413	86,052	9,200	835.34%	86,052	9,200	835.34%
5	HUD grant - Capital Fund Operating Revenue	0	0	14,100	-100.00%	0	14,100	-100.00%
6	Other Government Grants	862,339	4,976,123	2,125,000	134.17%	4,976,123	2,125,000	134.17%
7	Tenant Revenue - Dwelling rent	1,179,410	4,316,318	4,415,464	-2.25%	4,316,318	4,415,464	-2.25%
8	Tenant Revenue - Other	68,981	257,865	195,750	31.73%	257,865	195,750	31.73%
9	Management Fee Income	1,142,944	4,108,653	4,079,669	0.71%	4,108,653	4,079,669	0.71%
10	Other Revenue	303,016	2,297,759	2,137,040	7.52%	2,297,759	2,137,040	7.52%
11	Other Revenue - Developer Fee Income	1,812,500	1,812,500	700,000	158.93%	1,812,500	700,000	158.93%
12	Other Revenue - T/C Waterfall Payments	1,775,428	3,044,512	3,086,000	-1.34%	3,044,512	3,086,000	-1.34%
13	Investment income	97,344	552,037	355,190	55.42%	552,037	355,190	55.42%
14	TOTAL OPERATING RECEIPTS	26,522,238	105,070,230	101,744,942	3.27%	105,070,230	101,744,942	3.27%
OPERATING EXPENDITURES								
<i>Administrative Expenses</i>								
15	Administrative Salaries	2,836,858	10,994,375	12,757,922	-13.82%	10,994,375	12,757,922	-13.82%
16	Administrative Personnel - Benefits	844,918	3,300,536	4,404,122	-25.06%	3,300,536	4,404,122	-25.06%
17	Audit Fees	4,145	122,088	124,000	-1.54%	122,088	124,000	-1.54%
18	Management Fees	231,037	659,506	760,143	-13.24%	659,506	760,143	-13.24%
19	Office Expense	634,648	2,354,396	2,840,220	-17.11%	2,354,396	2,840,220	-17.11%
20	Legal	79,125	311,662	427,800	-27.15%	311,662	427,800	-27.15%
21	Travel/Training	52,765	220,716	585,713	-62.32%	220,716	585,713	-62.32%
22	Other administrative expenses	697,768	2,671,401	2,736,157	-2.37%	2,671,401	2,736,157	-2.37%
23	Due diligence - Perspective Development	11,851	32,026	1,150,000	-97.22%	32,026	1,150,000	-97.22%
24	Contingency	0	0	105,000	-100.00%	0	105,000	-100.00%
25	Total Administrative Expenses	5,393,114	20,666,706	25,891,077	-20.18%	20,666,706	25,891,077	-20.18%

**TACOMA HOUSING AUTHORITY
AGENCY WIDE**

		December-25				Thru 12/31/2025		
		CURRENT MTH ACTUAL	YEAR TO DATE ACTUAL	BUDGETED	VARIANCE	PROJECTED ACTUAL	BUDGETED	VARIANCE
Tenant Service								
26	Tenant Service - Salaries	428,928	1,701,992	1,999,313	-14.87%	1,701,992	1,999,313	-14.87%
27	Tenant Service Personnel - Benefits	142,346	554,260	751,242	-26.22%	554,260	751,242	-26.22%
28	Tenant Service - Other	778,849	2,868,425	2,516,836	13.97%	2,868,425	2,516,836	13.97%
29	Total Tenant Services	1,350,122	5,124,678	5,267,391	-2.71%	5,124,678	5,267,391	-2.71%
Utilities								
30	Total Project Utilities	109,086	471,626	471,912	-0.06%	471,626	471,912	-0.06%
Ordinary Maintenance & Operations								
31	Maintenance Salaries	212,936	1,004,432	1,061,040	-5.34%	1,004,432	1,061,040	-5.34%
32	Maintenance Personnel - Benefits	79,661	289,471	331,415	-12.66%	289,471	331,415	-12.66%
33	Maintenance Materials	45,759	255,946	190,880	34.09%	255,946	190,880	34.09%
34	Contract Maintenance	202,307	980,714	856,763	14.47%	980,714	856,763	14.47%
35	Total Routine Maintenance	540,663	2,530,563	2,440,098	3.71%	2,530,563	2,440,098	3.71%
General Expenses								
36	Protective Services	26,578	53,617	18,677	187.07%	53,617	18,677	187.07%
37	Insurance	239,158	647,724	685,857	-5.56%	647,724	685,857	-5.56%
38	Other General Expense	320,076	1,680,602	412,216	307.70%	1,680,602	412,216	307.70%
39	Interest Expense	172,263	557,960	512,830	8.80%	557,960	512,830	8.80%
40	Total General Expenses	758,075	2,939,902	1,629,580	80.41%	2,939,902	1,629,580	80.41%
41	TOTAL OPERATING EXPENSES	\$ 8,151,060	\$ 31,733,475	\$ 35,700,058	-11.11%	\$ 31,733,475	\$ 35,700,058	-11.11%
Nonroutine Expenditures								
42	Ext. Maint/Fac Imp/Casualty Loss (Proceeds)	19,967	175,200	124,512	40.71%	175,200	124,512	40.71%
43	Sec 8 HAP Payments	17,358,352	66,108,286	64,301,774	2.81%	66,108,286	64,301,774	2.81%
44	Total Nonroutine Expenditures	17,378,319	66,283,486	64,426,286	2.88%	66,283,486	64,426,286	2.88%
45	TOTAL EXPENDITURES	25,529,379	98,016,961	100,126,344	-2.11%	98,016,961	100,126,344	-2.11%
46	OPERATING SURPLUS/(DEFICIT)	992,859	7,053,269	1,618,598	335.76%	7,053,269	1,618,598	335.76%
47	Debt Service Principal Pymt/Loan Payoffs	(1,359,472)	(1,518,792)	(1,515,391)	0.22%	(1,518,792)	(1,515,391)	0.22%
48	Surplus/Deficit Before Reserve Appropriations	(366,613)	5,534,476	103,207	5262.50%	5,534,476	103,207	5262.50%
49	Reserve Appropriations - Operations/Loan Payoff	1,284,905	1,284,905	1,284,900		1,284,905	1,284,900	
50	Surplus/Deficit Before Capital Expenditures	918,292	6,819,381	1,388,107		6,819,381	1,388,107	
51	Capitalized Items/Development Projects	(2,145,517)	(12,696,381)	(16,908,000)	-24.91%	(12,696,381)	(16,908,000)	-24.91%
52	Reserve for Replacement	(33,683)	(170,251)	(170,723)	-0.28%	(170,251)	(170,723)	-0.28%
53	Revenue - Capital Grants/Sale of Property	0	0	5,110,000	-100.00%	0	5,110,000	-100.00%
54	Reserve Appropriations - Capital	1,275,839	10,503,191	12,398,000	-15.28%	10,503,191	12,398,000	-15.28%
55	THA SURPLUS/(DEFICIT)	14,931	4,455,940	1,817,384		4,455,940	1,817,384	

TACOMA HOUSING AUTHORITY

CASH POSITION - January 2026

Account Name	Current Balance	Interest
HERITAGE BANK		
Accounts Payable	8,074,853	2.29%
Section 8 Checking	1,494,579	2.29%
Old Salishan-Hillside Accounts	3,833,787	2.29%
THA Scattered Sites Proceeds	3,862,879	2.29%
FSS Escrows	150,695	2.29%
FSS Forfeitures	60,293	2.29%
Note Fund Account	111	2.29%
THDG - Tacoma Housing Development Group	1,191,896	2.29%
Salishan 7 Operations	2,238,459	2.29%
Salishan 7 Security Deposit	38,808	2.29%
Salishan 7 Replacement Reserve	847,479	2.29%
Salishan 7 Operating Reserve	221,083	2.29%
North Highland Operations	440,816	2.29%
North Highland Security Deposit	30,986	2.29%
North Highland Capital Reserve	38,438	2.29%
Highland Crest Operations	1,587,605	2.29%
Highland Crest Replacement Reserve	510,976	2.29%
Highland Crest Security Deposit	42,974	2.29%
Outrigger Operations	789,742	2.29%
Outrigger Replacement Reserve	462,633	2.29%
Outrigger Security Deposit	27,635	2.29%
Payroll Account	26,426	2.29%
HOME STREET BANK		
James Center North Operations	414,714	0.00%
James Center North Security Deposit	66,065	0.00%
WASHINGTON STATE		
Investment Pool	\$ 1,106,213	3.78%
1. TOTAL THA CASH BALANCE	\$ 27,560,143	
Less:		
2. Total MTW Cash Balance	\$ -	
<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	\$ 8,251,980	
4. Non MTW Cash Restrictions/Obligations		
<i>4.1 Non MTW Operational Restrictions</i>		
4.10 HUD Restricted - Lot and Property Sales	\$ 3,862,879	
4.101 Scattered Sites Proceeds (Afford Hsg)	3,862,879	
4.20 THA Property Accounts Reserved	\$ 3,658,102	
4.201 Security Deposit Accounts	206,467	
4.202 Highland Crest Operations Reserves	520,000	
4.203 Highland Crest Replacement Reserves	510,976	
4.204 James Center North Capital	72,109	
4.205 Outrigger Operations Reserve	150,000	
4.206 Outrigger Replacement Reserves	462,633	
4.207 Salishan 7 Operations Reserves	750,000	

TACOMA HOUSING AUTHORITY

CASH POSITION - January 2026

4.208	Salishan 7 Replacement Reserves	847,479		
4.209	North Highland Court Operations Reserves	100,000		
4.210	North Highland Capital Reserve	38,438		
4.30	Rental Assistance Reserves		\$ 924,388	
4.301	Mod Rehab Operating Reserves	-		
4.302	VASH, FUP, FYI, NED, EHV & MAIN HAP & AF Reserves	713,399		
4.303	FSS Escrows & Forfeitures	210,989		
4.40	Prepaid Grants		\$ 1,814,496	
4.401	TPS Interlocal (CS-2017-011)	58,021		
4.402	College Spark (PI-2018-005)	35,172		
4.403	GTCF Grant (PI-2019-005)	18,644		
4.404	Ballmer Foundation - 2Gen Support (CS-2024-002)	417,820		
4.405	GTCF Grant-Silver Funding (CS-2025-005)	92,943		
4.405	THDG	1,191,896		
4.60	Total - Non MTW Cash Restrictions (4.10+4.20+4.30+4.40+4.50)		\$ 10,259,864	
4.70	Agency Contracted or Budgeted Commitments Remaining		\$ -	
		-		
		-		
4.99	Total Non MTW Cash Restrictions/Obligations (Lines 4.60+4.70)		\$ 10,259,864	
5.	THA UNENCUMBERED (Non-MTW) CASH (Lines 1-2-4.99)		\$ 17,300,279	
6.	Development Advances - Project Reimbursement upon draw		\$ 502,674	
6.01	Housing Hilltop LLLP	-		
6.02	Salishan-Hillside Phase I, LLLP	502,674		



TACOMA HOUSING AUTHORITY

AGENCY MONTHLY REPORT



To: THA Board of Commissioners
From: April Black, Executive Director
Date: March 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 September. 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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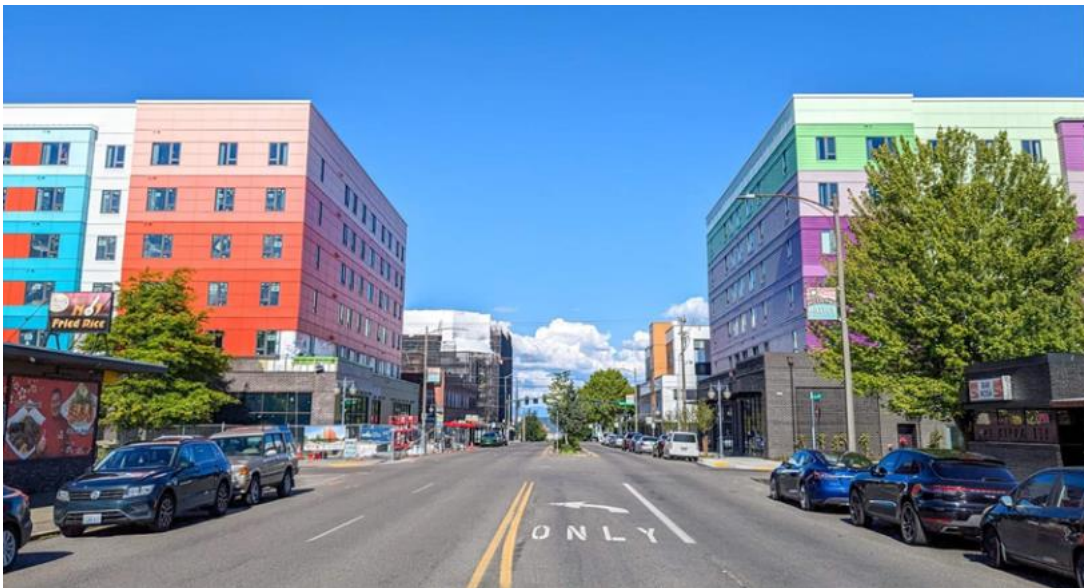
THA's Long-Term Goals

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, has been 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 which will result in additional cash flow.
- For the past several months we have discussed changing third-party property management for this property. Negotiations with Allied Residential (Allied) for property management services at Housing Hilltop and Alberta J. Canada Apartments have ended without agreement, and we will therefore continue to work with FPI over the next several months.

Commercial Spaces

- North Commercial Space:
 - Leasing efforts continue, while a simultaneous study has begun to evaluate the options and costs of subdividing the space.
 - Opportunities for a Business incubator for multiple small businesses to utilize the space are being explored with potential partners from the Chamber of Commerce and the City of Tacoma.
- South Commercial Spaces:
 - Unit A: Actively marketed by NW Investment Partners.
 - Unit C: Lease has been signed and tenant is working on buildout plans.

Aviva Crossing



Koz Lot (1)

- The Koz closed on Lot 1 on March 6. THA now owns lots 2, 3, and 5.

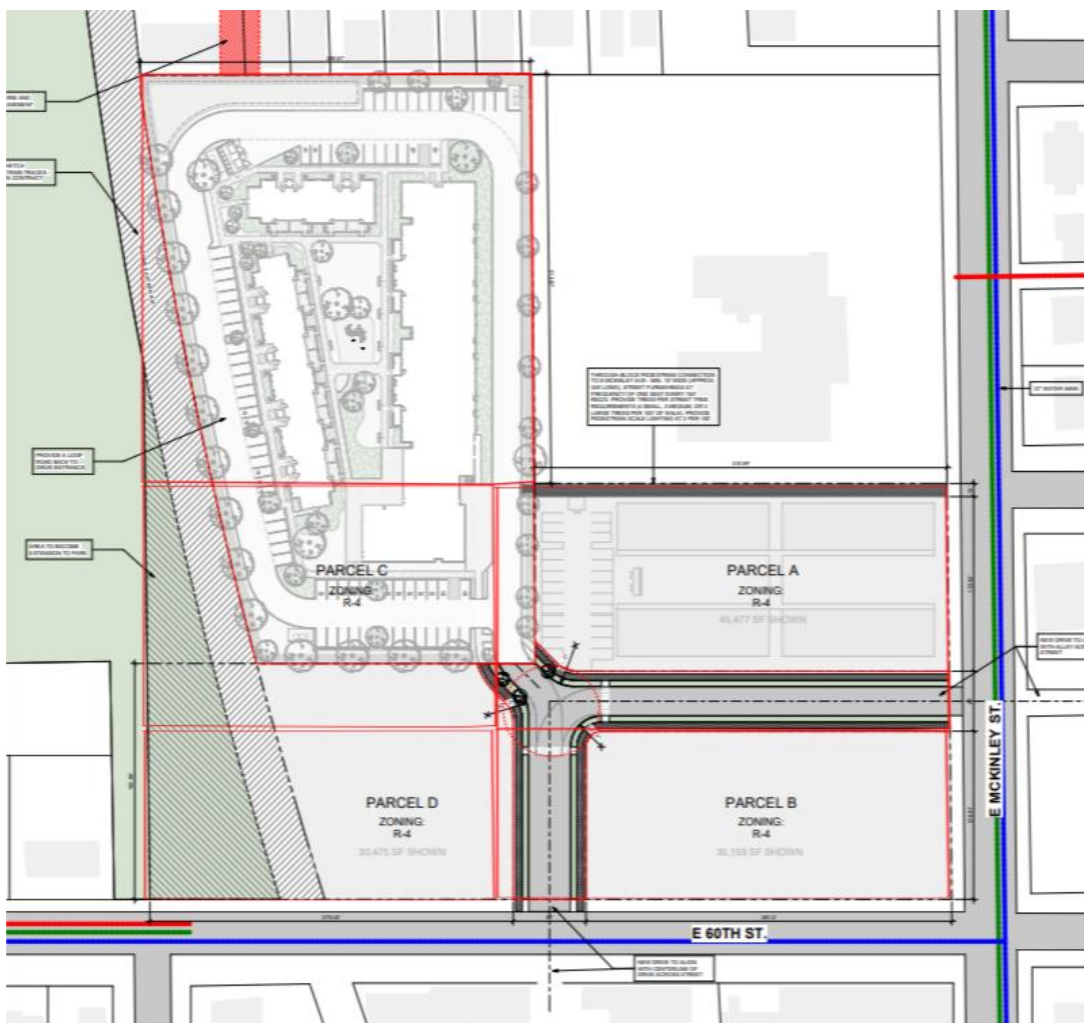
Related Northwest (Lot 3)

- Negotiations continue.

Mercy (Lot 4)

- Two additional tours of the semi-complete building for THA staff will take place in March.
- Construction remains on track for a late April Temporary Certificate of Occupancy. Mercy is coordinating with the city to ensure a quick turnaround from temporary to final certificate of occupancy.
- Coordination with THA and Mercy staff continues around Emergency Housing Voucher participants who will be prioritized for these new units.

Hillsdale Heights



Salishan & Hillside 2300 Resyndication



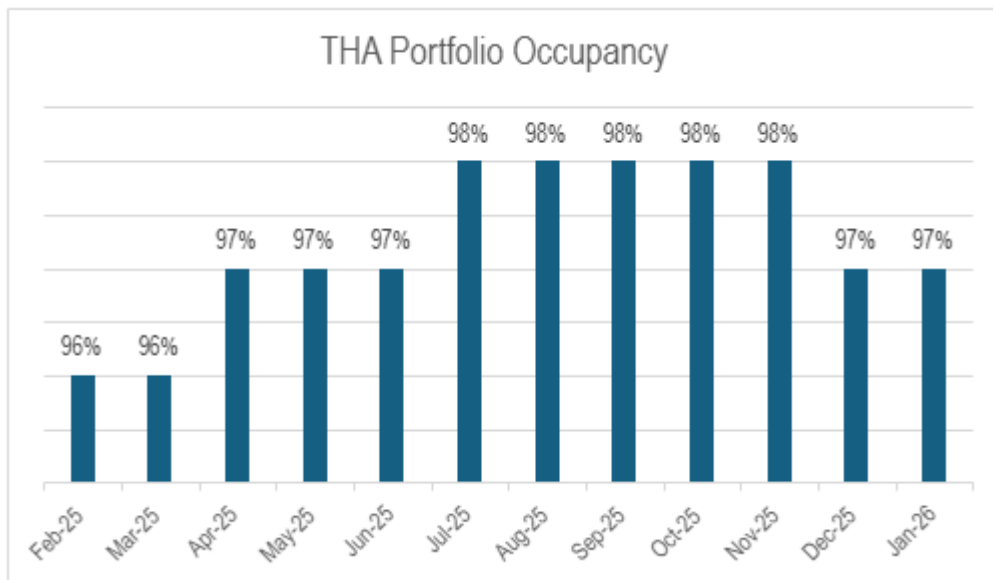
- Currently 22 households have been relocated so far, and 5 have moved back into their completed units.
- THA is working with Brawner and LMC to round out preferred scope options for the remainder of the project.
- Monthly wage requirement reporting has commenced and is on track.
- Salishan Monument Sign design options are being considered and hope to be finalized this month.
- The tenant file audit is tracking towards completion and submission to RBC ahead of the required deadline.
- Section 3 job fairs have begun, and candidates have started to interview with construction companies for the project.

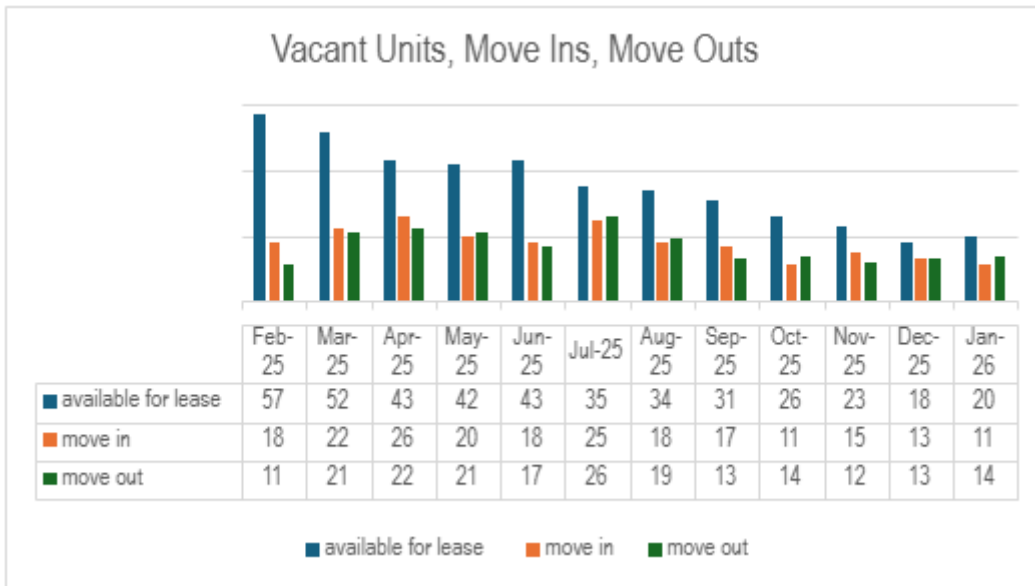
Capital Improvements

- 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 May.
- AMRED worked with PM, DSI, and Leadership to submit appropriation requests for Salishan 4 and Alberta J Canada totaling \$5M for future capital improvements to help offset property expenses.
- AMRED intends to submit a State Commerce 2026 Housing Preservation Program funding application for capital improvements at North Highland Court.

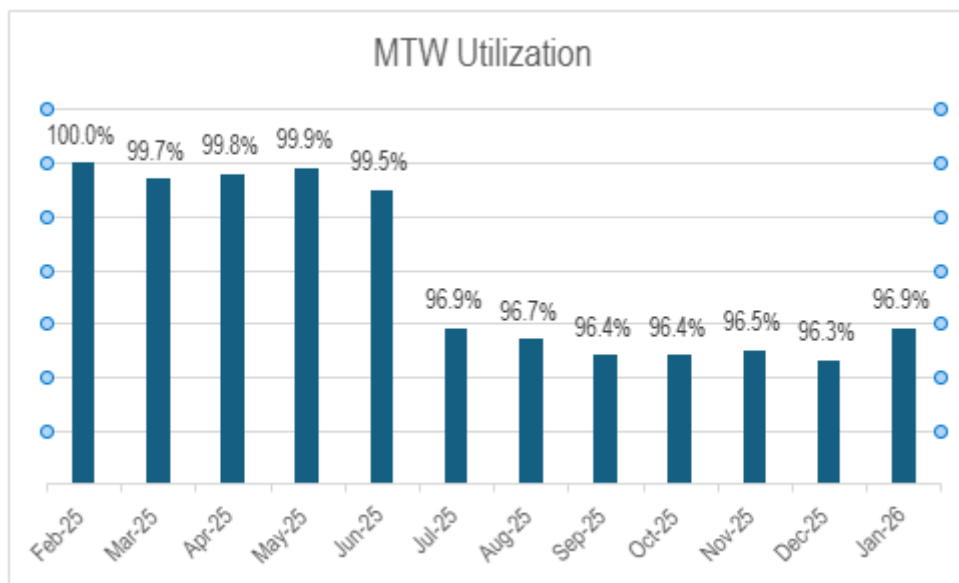
Maintenance Team Key Performance Indicators	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026
Completed Work Orders	2787	2525				
Unit Turns	12	12				
Maintenance Projects	2	0				
Emergent Issues Resolved by Maintenance	1	5				

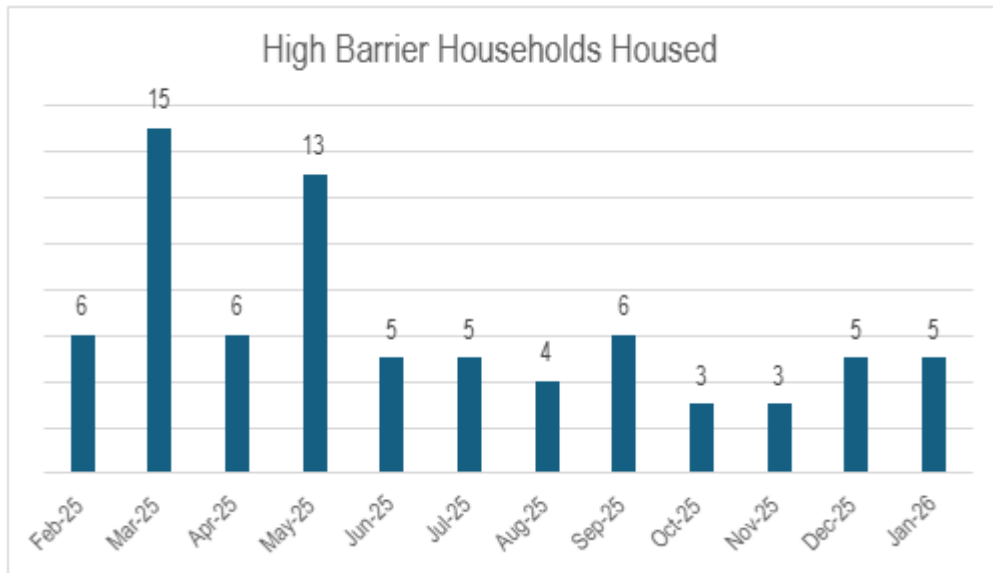
Invest in Housing Sustainability and Community Vitality





Move-ins and available units for lease are decreasing because units are being held for the resyndication project to temporarily house residents affected by the work. Once relocations end, available units for lease and move ins will increase as staff begin leasing previously held units.





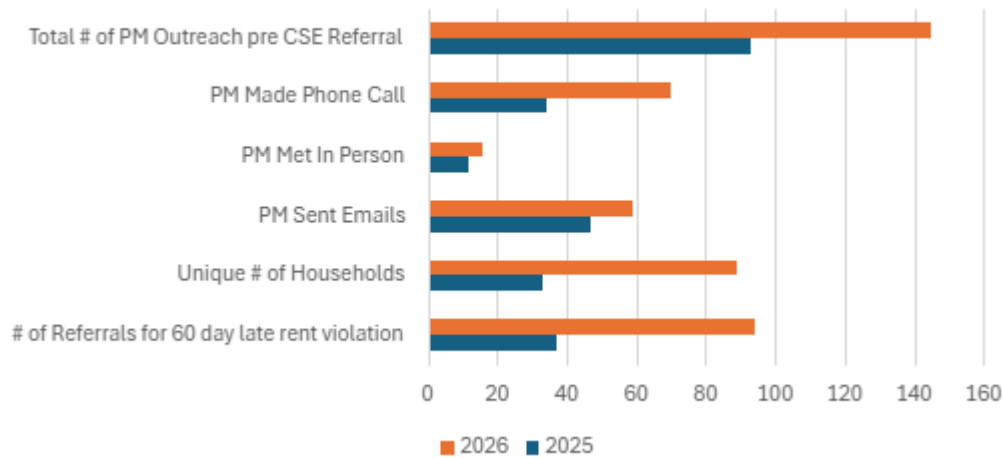
Rent Collection

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%	73%			

Several properties consistently exceed average rent collection, while a small number have shown improvement following targeted interventions. A subset of properties continues to underperform and will require additional focus. Operations are refining the warm outreach program, with changes scheduled for implementation in late Q2, and we expect these adjustments to begin improving performance in Q3 and Q4.

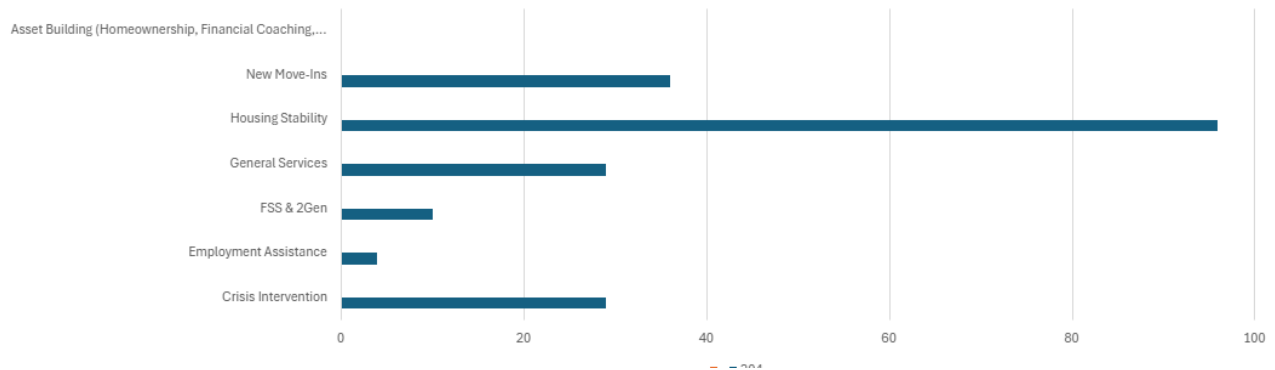
Referrals from PM to CSE for warm outreach and late rent continue to steadily increase. The graph below depicts PM’s 60 day late rent outreach in 2025 vs. 2026 (time period 1/1/25-2/28/25 vs. 1/1/26 vs. 2/28/26).

60 Day Late Rent Outreach



Additionally, referrals to CSE continue to increase substantially from the same time period only one year before. The graph below shows the referral trends to CSE for services between January and February 2026. Notably, referrals to CSE for Housing Stability needs have increased 245% in 2026 from the same time period in 2025 (236 in 2026 vs. 96 in 2025).

CSE Referrals Jan & Feb



Serve as a Great Employer, Contractor, and Community Partner

Employees will be provided with total reward statements this month. These statements increase employee awareness of the value of their overall compensation package so that they see the true value of their employment.

March TED Talk Tuesday Beyond the Cliff by Laura Van Dernoot Lipsky was well received by employees. It focuses on how to care for others while caring for yourself.

Two Community Advocate positions were filled. We are delighted to be their employer of choice.

There were no on-the-job injuries or occupational illnesses in February. We appreciate our employees' commitment to working safely.

Community Partnership Highlight

Associated Ministries

In February, THA relaunched our annual partnership with Associated Ministries to support the Volunteer Income Tax Assistance (VITA) program in Salishan. Beginning February 7, 2026, the Family Investment Center opened as a designated site for free, volunteer-led income tax preparation services. Staff coordinated space usage, provided logistical support, and ensured volunteers had the resources needed to serve community members efficiently. This collaboration strengthens our commitment to increasing financial stability for local households during tax season and expands access to trusted, no-cost tax preparation services.

1Drop

In February, THA and 1Drop began our collaborative, in-person information events in support of resyndication at Salishan and Hillside Terrace. These events were held in Salishan on February 26th and Bay Terrace on March 5th. Marketing from 1Drop and CSE's Community Building team led to 45 job seekers attending these events. Additionally, over 70 people registered to learn more information and submit their applications via 1Drop's event registration form. 1Drop is pleased to say that they now have enough candidates and will begin screening to match applicants with sub-contractors and start interviews. 1Drop is optimistic that the first job seeker could be on the job by the end of March.

A Look Ahead

The April Board meeting will be focused on Moving to Work (MTW) Report Highlights.

Other Updates

The Council of Large Public Housing Authorities Spring Conference is March 18-20. Commissioners Rumbaugh, Dunn, and Jones will attend with staff. Attached are the materials that will be shared with our Congressional delegation during the trip.



LMC
CONSTRUCTION

SALISHAN | HILLSIDE RENOVATION UPDATE



MARCH 2026

LMC Construction is proud to be working in your community to deliver important upgrades that improve comfort, safety, and long-term building quality.

Exterior Improvements:

We are completing several updates throughout the neighborhood, including:

- New roofs, gutters, and downspouts
- High-efficiency triple-pane windows
- Updated exterior doors and fresh paint
- Improved landscaping, playgrounds, mailboxes, and safer walkways

Interior Improvements:

Inside your homes, our team is installing:

- Mini-split heating and cooling systems
- Continuous-operation bathroom fans
- Quartz countertops and selective cabinet and door replacements
- New flooring where needed
- Updated LED lighting, plumbing fixtures, and window coverings
- In-wall cadet heaters replacing older baseboard units

Our Commitment:

We work closely with the Tacoma Housing Authority and project partners to ensure renovations are completed safely and with as little disruption as possible. Work is done in phases to help families stay within the community. We're also supporting opportunities for local and underrepresented subcontractors throughout the project.

What's Next:

You will continue receiving updates as work progresses in each area. Thank you for your patience and partnership as we help improve the homes and community spaces you live in.



WHERE WE ARE NOW:

We are currently working on Phases 1-3. Phase 1 is nearly complete and will turn over this week. Phase 2 is progressing as scheduled and is in the cabinet and countertop installation stage. Phase 3 has finished demo and MEP rough-in and is beginning sheetrock. Roofing crews are working ahead of the main phases and have completed through Phase 6.



WHERE WE ARE HEADED:

We will be starting Phase 4 next Monday the 9th, and will start a new phase every other Monday.



WHAT'S COMING UP:

We will continue work on just the units at this time, but we are working towards getting some of the other exterior and site scope going in the coming weeks.



Tacoma-based **1Drop** is a diverse real estate development partner that focuses on expanding equitable opportunities in the construction and housing industry. As part of the ongoing renovation of 316 homes across the Salishan and Hillside Terrace communities, 1Drop is partnering with the Tacoma Housing Authority, LMC Construction, and Brawner to pilot an equitable construction model. Through this collaboration, 1Drop supports community-centered design input, targeted outreach to BIPOC-owned subcontractors, and hands-on residency opportunities for aspiring developers, ensuring that local and underrepresented professionals actively benefit from the project.

Scan the QR Code to see photos from the renovation and a current project map.



CONTACT US



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503.878.2105



Project Manager:
Nick Shanklin
nick.shanklin@lmconstruction.com
541.531.1019



Working Hours:
Mon-Fri: 7:00AM - 5:00PM
Saturday: 8:00AM - 4:00PM

HUD's Proposed Mixed Status Rule

Submit Public Comments by April 21, 2026

Under federal law, individuals without US citizenship or eligible immigration status cannot receive housing assistance through programs like Housing Choice Vouchers and Public Housing.

HUD's long-standing "mixed status rule" allows families with both eligible and ineligible members to live together in assisted housing by providing reduced (prorated) assistance based only on the eligible members, instead of denying help to the entire household. Now HUD wants to change that.

On February 19, 2026, the U.S. Department of Housing and Urban Development (HUD) [proposed a revised mixed status rule for public comment](#) by publishing it in the Federal Register. HUD is required by law to review the comments they receive.

When this rule was proposed under the first Trump administration, communities across the country flooded HUD with more than 30,000 comments, changing the outcome so that the rule was not implemented. Right now, communities have a chance to make their voices heard again.

This fact sheet is meant to help you and your organization develop comments to submit to HUD for review. Comments are due by April 21, 2026, and can be submitted electronically or by mail. Comments may be submitted anonymously.

Under current rules:

- Families can stay together in HUD assisted housing even if not everyone in the household is eligible for assistance.
- Housing assistance is provided only for family members who are U.S. citizens or have eligible immigration status, so the household receives less federal assistance and pays more of the rent themselves.
- U.S. citizens can confirm their eligibility by signing a written declaration—no additional documents are required.
- KCHA data shows that in most mixed status families, the majority of the household is made up of US citizens or other eligible members.

Under the proposed rule:

- Households with ineligible members could not receive any housing assistance at all, so a mixed status household could not use a Housing Choice Voucher or live in Public Housing.

- Everyone in the household – including seniors – would have to provide proof of citizenship or eligible status.

The impact could be:

- Families being forced to separate or lose their housing. break up or face eviction.
- More families, elders, and children becoming homeless.
- Long-term effects on people’s health, education, and opportunity.
- Increasing service costs to local communities.
- Direct harm to the US citizens and eligible people who live in a mixed status family.

How to write an effective comment:

- Start with the goal in the subject line and be sure to include the regulation number (FR-6524):
 - “I strongly oppose HUD’s proposed rule changing verification of eligible status (FR-6524)”
- State the demand:
 - “HUD should immediately withdraw the current proposal.”
- Include a personal story and share why this is important to you, for example:
 - The proposal will increase homelessness, exacerbate the housing crisis, destabilize communities, and cost more in local services.
 - The proposal will evict thousands of children, including US citizens, stealing their future and leaving them in poverty.
 - The proposal undermines fundamental American values by breaking up families.
 - The proposal will harm elders and grandparents, taking away one of the last affordable options for childcare and pushing more seniors into homelessness.
- State the alternative:
 - Families and communities are stronger when everybody is housed. HUD should work with Congress to invest in federal housing programs that provide the stability to help people achieve the American Dream.

How to submit your comment:

- The easiest way to submit is online at <https://www.regulations.gov/commenton/HUD-2026-0199-0001>
- You can submit as an individual, an organization, or anonymous
- The deadline is April 21, 2026

Spread the Word:

- Put a call to action in your newsletter and at your meetings.
- Nonprofits: Share this with your Board, staff, donors, and members.
- Schools: Share this information with your teachers, staff associations, PTAs, School Boards, student bodies, and community partners.

Resources:

- Keep Families Together: <https://www.keep-families-together.org/>
- Know Your Rights & Legal Help
 - Check with the [Northwest Immigrant Rights Project](#), the [Washington Immigrant Solidarity Network](#), or the [ACLU](#), for “Know Your Rights” information in multiple languages



Tacoma Housing Authority

2026 Legislative Priorities



VOUCHER FUNDING

Despite an overall increase to voucher funding in the FY26 HUD budget, our agency is facing a local funding cut. HUD assigned us a 0% increase and a 99% proration, compared with last year's 0% increase paired with a 100.7% proration. This shift results in an effective 1.7% reduction in funding, even as housing costs and community need continue to rise. Without corrective action, this shortfall will limit our ability to maintain current leasing levels and risks deepening in FY27, putting housing stability for vulnerable households at greater risk.

AT A GLANCE

Primary Concerns

- Decrease in voucher funding in 2026
- EHV program ending necessitates more Tenant Protection Vouchers
- HUD Proposal on Mixed-Status Households
- Please see additional documents detailing our FY27 funding requests

EMERGENCY HOUSING VOUCHERS

Last year, HUD announced plans to end the Emergency Housing (EHV) program years earlier than its originally planned expiration date of September 2030. The EHV program provides critical housing support to some of our most vulnerable community members, including families at risk of homelessness and survivors of domestic violence.

Thank you for the increase in Tenant Protection Vouchers that will help to backfill this program. We anticipate more TPVs will be necessary in FY27 to keep households on the program.

MIXED-STATUS HOUSEHOLDS

We are concerned with HUD's recent proposal to end prorated housing assistance for mixed-status families. THA is currently providing prorated assistance to 15 mixed-status households throughout THAs rental assistance programs. These 15 households represent 60 people, including 31 children.

**THANK YOU FOR YOUR
SUPPORT OF OUR FY26
CDS AWARD!**

If enacted, this rule would force displacement of mixed-status families, further straining local safety-net systems. Additionally, the rule would impose significant administrative burdens on staff, diverting capacity away from service delivery and community-stability efforts. These combined pressures make the proposal a serious threat to both housing access and operational efficiency in Tacoma.



Alberta J. Canada Rehabilitation Project



OVERVIEW

Tacoma Housing Authority (THA) is seeking federal support to complete critical rehabilitation work at the Alberta J. Canada building, a deeply valued affordable housing community serving older adults in the Hilltop neighborhood. The project includes essential upgrades to improve safety, comfort, accessibility, and long-term viability—ensuring that senior residents can continue to age in place with dignity.

KEY IMPROVEMENTS

Interior Unit Upgrades

- Modernization of living spaces to improve accessibility, safety, and resident comfort

Climate & Air Quality Improvements

- Installation of a new HVAC system in common areas

These improvements are essential public-health interventions that ensure older adults have safe and climate-resilient housing—conditions that are no longer optional in the Pacific Northwest’s rapidly changing environment.

FUNDING REQUEST

THA respectfully requests the inclusion of \$2.8M in the Fiscal Year 2027 federal appropriations to support the Alberta J. Canada Rehabilitation Project. This investment will protect vulnerable seniors, preserve long-term affordability, and ensure this building remains a safe, resilient home for generations to come.



Salishan 4 Rehabilitation Project



OVERVIEW

Tacoma Housing Authority (THA) seeks funding to complete critical rehabilitation work at Salishan 4, one of Tacoma's longstanding and most essential affordable housing communities. The project focuses on two urgent capital needs: full replacement of aging roofs, and comprehensive exterior painting and protective coating. These improvements are vital to preserving long-term safety, structural durability, and livability of the homes that hundreds of residents rely on.

COMMUNITY IMPACT

Salishan 4 continues to serve working families, seniors, and vulnerable residents who depend on stable, high-quality affordable housing. Preserving this community safeguards not only the residents who live there, but also the broader Tacoma housing system by preventing displacement and maintaining the city's limited supply of deeply affordable units.

Investing in this project also aligns with regional priorities to:

- Support long-term housing stability
- Strengthen and preserve neighborhoods
- Maintain affordability amid increasing regional housing pressures

FUNDING REQUEST

THA requests the inclusion of \$2.2M in Fiscal Year 2027 appropriations to complete the Salishan 4 rehabilitation project. This investment will:

- Protect the homes of hundreds of Tacoma residents
- Prevent displacement
- Preserve one of Tacoma's most important affordable housing communities
- Ensure the neighborhood remains safe, sustainable, and vibrant for years to come

**THANK YOU TO
CONGRESSWOMAN
STRICKLAND AND
SENATOR CANTWELL FOR
SECURING 850K FOR
SALISHAN 1-3!**



TACOMA HOUSING AUTHORITY

PRESENTATION



THA's Who We Serve- THA's Portfolio



March 25, 2026





THA Property Portfolio Overview

SELF-MANAGED

 **1,416** Units

 **16** Properties

 **97%** of Units (1,368) are Subsidized

THIRD-PARTY MANAGED

 **435** Units

 **6** Properties

 **25%** of Units (108) are Subsidized



Voucher Holders Rent Units at Properties Without Subsidy

THA'S Self-Managed Properties



Bay Terrace Phase 2 Apartments & Townhomes

THA has 1,416 units that are owned and managed by THA's Property Management Department .

- 1-bedrooms to 5-bedrooms units
- Midrise apartments and townhomes.
- 16 different locations across Tacoma

THA Housing Programs Program Types

THA operates different programs in their units.

- **Tax Credit:** Units at 30%, 40%, 50% or 60% AMI
- **Project Based Vouchers:** Subsidies attached to the units, income-based rents.
- **Unsubsidized Units:** 48 market rate units (available to voucher holders).
 - In 2025 THA received board approval to convert the 45 unsubsidized units at Bay Terrace Phase 1&2 to PBV through income qualification and attrition at turnover.



Salishan Apartments & Townhomes

THA Housing Programs Set Asides

Special Set Asides at the Properties

- **VASH Project Based Vouchers:** 18 (The Rise)
- **Homeless:** 116 homeless set-aside units
- **Senior/Disabled:** 353 units at 7 different properties for senior/disabled households
- **Homeless Young Adults 18-24: 58 Units** (Arlington Apartments)



Arlington Apartments

Who We Serve

THA's Owned & Managed Portfolio

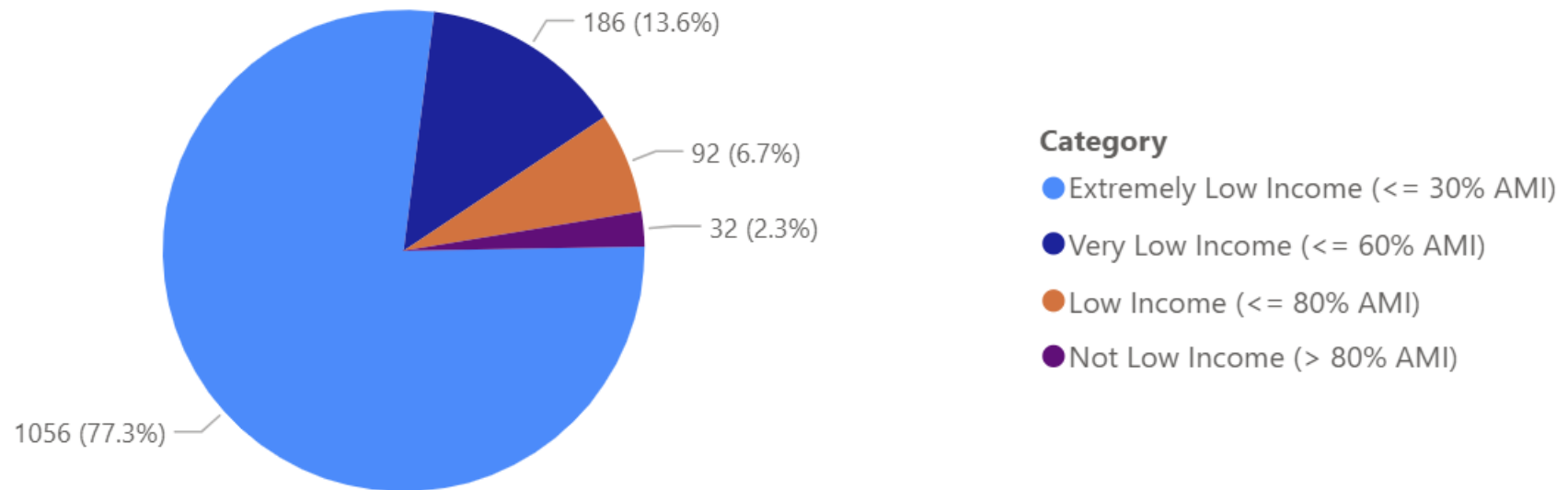
- Households Served – 1,366
- Total Participants Served 3,425
- % Elderly or Disabled Household 56%
- % of Households with members under 18 – 30%



Bergerson Terrace Apartments

Who We Serve

Income Level



Who We Serve



- \$23,964 Average Income Last 50058
- \$1,169 Average monthly subsidy paid in subsidy
- \$453 Average tenant rent to owner

Project Highlight – Elevator Jacks

- In 2020, THA started planning to replace four elevator jacks in the midrise buildings. In 2023, THA began the work to replace jacks at K St, G St, Fawcett and Wright. The project completed in November 2025.
- Before 1972, many elevators were installed with now-prohibited single-bottom jack designs, making them subject to mandatory modernization
- Tacoma Housing Authority's recent replacement of elevator jacks aligns with these state-mandated safety and compliance requirements.
- Elevators were down for an average of 3 weeks. Fawcett was the only single elevator building, as a result temporary relocation was required for some households.
- The total cost of this project was \$599,100. \$120,000 under budget.



Fawcett Apartments

Project Highlight – Key Holders



Bay Terrace Phase 1 Apartments & Townhomes

- Trusted community members, tenants, and leaders who are hired part time to work an hour a day 365 days a year at the property where they reside.
- We currently have 7 Key Holders in the Midrise properties.
- In 2026, THA has added 3 new Key Holder positions at Bay Terrace 1 & 2 and the Rise.
- Key Holders hold keys to shared spaces like the community rooms, laundry rooms, and restrooms for opening and closing.
- They support events, improve access for tenants, and support staff by providing an extra set of eyes and presence at the properties.

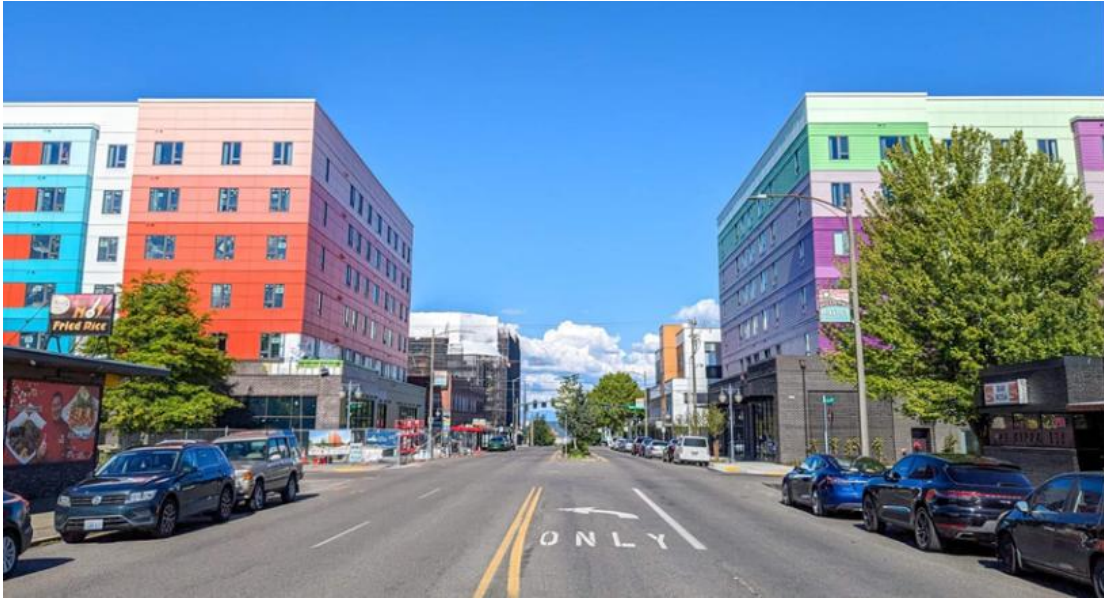
Project Highlight – Community Cafés



Ludwig Apartment

- Community Café is a meeting at the properties lead by Property Management and supported by Client Support and Empowerment Staff.
- The purpose is to bring the residents together, produce new ideas, collaborate, address concerns, hear updates/changes, tenant education (fire drills) and overall community building.
- These happen quarterly at all West Portfolio Properties.
- We have noticed increased attendance and participation. Overall positive feedback.

Third Party Managed Properties



Housing Hilltop North & South

231 residential units & 4 Commercial units
171 60% AMI LIHTC units
14 30% AMI PBS units
46 50% AMI PBS units
59 HCV voucher holders
47 Set aside units for Large families

Alberta J Canada

48 residential units, 5 commercial units & an ATM
All PBRA units
All Senior/Disabled set aside



Third Party Managed Properties



The Outrigger

49 units unrestricted affordable housing
Available for HCV clients
14 HCV clients currently residing



Highland Crest

73 units unrestricted affordable housing
Available for HCV clients
10 HCV clients currently residing



North Highland Court

35 80% AMI affordable units through HOME program
Available for HCV clients
3 HCV clients currently residing

Crisis Residential Center



- New Directions is a 12-bed Crisis Residential Center (short term stays)
- The center has two triple rooms and six single rooms
- Serving youth ages 12 to 17
- Services provided by Community Youth services (CYS)

Want to know more

- Property videos showing the inside of the properties, common areas and staff interviews can be found on the THA website.
- Unit floor plans with virtual scans can also be found on THA website.

[Properties - Tacoma Housing Authority](#)



K Street Apartment



Questions?



TACOMA HOUSING AUTHORITY

NEW BUSINESS



Resolution 1



RESOLUTION 2026-03-25 (1)

Date: March 25, 2026
To: THA Board of Commissioners
From: April Black
Executive Director
Re: North Highland Court Application for Funding

This resolution will authorize Tacoma Housing Authority (THA) to seek funds via an application to the Washington State Department of Commerce 2026 Housing Preservation Program, and to use any and all funds awarded as a result of that application, to fund capital improvements at North Highland Court, a THA-owned, third party-managed property.

BACKGROUND

THA purchased North Highland Court, a 35-apartment garden-style property, in 2022. Financing from the Washington State Department of Commerce enabled a \$400,000 reserve fund for capital improvements. In 2025, over \$300,000 of capital improvements were completed and funded through the reserve, including key roofing, drainage, hot water heater, and electrical upgrades necessary to maintain the condition of the property.

A 2023 Physical Needs assessment also identified short-term needs of building-wide plumbing replacement and other capital improvements which will exceed the remaining capital. THA is therefore pursuing an application through the State Department of Commerce 2026 Housing Preservation Program for capital improvement support, a fund for which North Highland is eligible due to its existing contract with Commerce. Board approval is a requirement of the Housing Preservation Program grant application.

North Highland Court Apartments, 3015 N Highland St, Tacoma WA, 98407



RECOMMENDATION

Approve Resolution 2026-03-25 (1).



RESOLUTION 2026-03-25 (1)
(North Highland Court Application for Funding)

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

WHEREAS, the Housing Authority of the City of Tacoma (THA) seeks to encourage the provision of long-term housing and for low-income persons residing within the City of Tacoma, Washington; and

WHEREAS, RCW 35.82.070(2) provides that a housing authority may “prepare, carry out, acquire, lease and operate housing projects; to provide for the construction, reconstruction, improvement, alteration or repair of any housing project or any part thereof...”; and

WHEREAS, the property at 3015 N Highland Street, Tacoma, referred to as North Highland Court, has identified capital needs in excess of reserves that will need to be addressed maintain the quality and condition of the property; now, therefore, be it

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

THA is authorized to seek and use any funds awarded by the Washington State Department of Commerce 2026 Housing Preservation Program to fund capital improvements at North Highland Court, a THA-owned, third party-managed property.

Approved: March 25, 2026

Stanley Rumbaugh, Chair

ATTEST:

Executive Director

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Executive Director of the Housing Authority of the City of Tacoma (the “Authority”) and keeper of the records of the Authority, CERTIFY:

1. That the attached Resolution 2026-03-25 (1) – North Highland Court Application for Funding, (the “Resolution”) is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a meeting of the Authority held on March 25, 2026 (the “Meeting”), and duly recorded in the minute books of the Authority;

2. That the public was notified of access options for remote participation in the Meeting: <https://www.tacomahousing.org/about/board/meetings/>; and

3. That the Meeting was duly convened, held, and included an opportunity for public comment, in all respects in accordance with law, and to the extent required by law, due and proper notice of the Meeting was given; that a quorum was present throughout the Meeting, and a majority of the members of the Board of Commissioners of the Authority present at the Meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed; and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand on March 25, 2026.

HOUSING AUTHORITY OF THE CITY OF TACOMA

April Black, Executive Director



Resolution 2



RESOLUTION 2026-03-25 (2)

Date: March 25, 2026
To: THA Board of Commissioners
From: April Black
Executive Director
Re: Administrative Plan Changes to Waitlist Preferences

This resolution would approve the decision to update the Tacoma Housing Authority (THA)'s waitlist preferences to ensure participants in federally funded programs that are at risk of losing funding and participants whose housing is disrupted due to necessary rehabilitation can be offered a voucher to remain stably housed.

BACKGROUND

The United States Department of Housing and Urban Development (HUD) allows public housing authorities (PHAs) to develop local preferences for their waitlist to address local housing needs. THA is seeking to update two of our existing waitlist preferences to address a couple of challenges that have arisen.

First, funding for the Emergency Housing Voucher Program (EHV) has been cut prematurely. THA serves 115 households through the EHV program. As a result of this cut, THA is faced with ensuring EHV families can remain stably housed. To do this, staff have been working with third party housing providers and exploring the option of transitioning households to the Housing Choice Voucher (HCV). Current waitlist preferences allow HCV households who have had their assistance terminated to be offered a voucher once funding is available. However, this language does not include families whose program is facing funding cuts or who have not yet been terminated. Additionally, though EHV is an off-shoot of HCV program, the current language does not provide guidance on whether the preference extends to special-voucher programs or if the preference is only for traditional HCV participants. Clarifying the scope of the

policy is essential to ensure households in our federally funded programs could remain stably housed if there is a disruption to program funding.

Second, current preferences allow, and HUD policy mandates, households who have requested Choice Mobility to be served ahead of people on the THA waitlist. (Choice Mobility is the path for residents to request a tenant-based voucher to rent on the private rental market.) Due to the resyndication of Salishan and Hillside Terrace, THA anticipates that there may be a few families who may not qualify to return to their units but would benefit from a tenant-based voucher to remain stably housed. These tenants are facing a tight timeline in which they may need to find alternative housing. As a result, staff propose modifying our current Choice Mobility preference to allow households on the list for a voucher to be served first if they are facing housing disruptions due to the rehabilitation of the unit.

A 30-day public comment period was held to solicit community feedback on these proposed changes. No comments were submitted in response to the notice of proposed changes to the waitlist preferences.

RECOMMENDATION

Staff from the Department of Strategic Initiatives, in consultation with other departments, recommend updating our waitlist preferences to include families who are facing or are at risk of losing program funding as well as families whose unit is undergoing rehabilitation. The table outlines on the next page outlines the proposed changes for which we seek approval.

Related Topic	Original Policy/Process	Proposed Change
Local Preferences	<p>Families Terminated Due to Funding</p> <p>The PHA will offer a preference to any family that has been terminated from its HCV program due to insufficient program funding.</p>	<p>Families Terminated Due to Funding</p> <p>The PHA will offer a preference to any family that has been terminated <u>or is at risk of being terminated</u> from HCV <u>and other federally funded programs managed by THA</u> due to insufficient program funding.</p>
Local Preferences	<p>THA Tenants on the Transfer/Choice Mobility Waitlist</p> <p>THA will allow those on the transfer waitlist to be served ahead of those on the regular waitlist. As they become available, THA will offer a voucher or unit to households on the transfer waitlist (families are not required to accept the HCV).</p>	<p>THA Tenants on the Transfer/Choice Mobility Waitlist</p> <p>THA will allow those on the transfer waitlist to be served ahead of those on the regular waitlist. As they become available, THA will offer a voucher or unit to households on the transfer waitlist (families are not required to accept the HCV). <u>Households on the list due to the rehabilitation of their unit may be granted priority over other households on the Transfer/Choice Mobility waitlist.</u></p>



RESOLUTION 2026-03-25 (2)

(Administrative Plan Changes to Waitlist Preferences)

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

WHEREAS, HUD allows PHA to develop local preferences for their waitlist to address local housing needs; and

WHEREAS, THA is seeking to update two of the agency's waitlist preferences in order to address housing instability that may arise from potential losses to funding in federal funding and property resyndication; now, therefore, be it

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

THA's waitlist preferences are updated such that households participating in programs that are at risk of being terminated and households who are impacted by the rehabilitation of their unit may be granted priority.

Approved: March 25, 2026

Stanley Rumbaugh, Chair