



RESOLUTION 2026-01-28 (5)

Date: January 20, 2026

To: THA Board of Commissioners

From: April Black
Executive Director

Re: Authority to Enter Into an Interlocal Agreement with King County Housing Authority (KCHA) for third-party property management services with Allied Residential

This resolution authorizes the Tacoma Housing Authority's (THA's) Executive Director to enter an Interlocal Agreement with King County Housing Authority (KCHA) for third-party property management services with Allied Residential.

BACKGROUND

THA currently contracts with FPI for property management services at Housing Hilltop and Alberta J. Canada Apartments. After repeated and sustained efforts to provide training and support to FPI, a recent audit highlighted several significant challenges that impact THA's ability to serve tenants and uphold agency standards. After thoughtful consideration regarding the severity of these increasingly escalating issues, THA has decided to terminate its LIHTC/HUD Management Agreements for both Housing Hilltop and Alberta J Canada Apartments. As a result, THA is in immediate need of a qualified property management provider to begin overseeing operations for both Housing Hilltop and Alberta J. Canada Apartments.

Under Chapter 39.34 RCW, local and state government agencies may make purchases of services, goods, or equipment using another agency's purchasing contract, a process known as "piggybacking." THA's Procurement Policy, No. PCI-01, more specifically authorizes THA to enter into an interlocal cooperation agreement that would enable piggybacking upon board approval via a resolution.

King County Housing Authority (KCHA) has selected Allied Residential for property management services through a competitive process that complies with all procurement laws applicable to it. To ensure its operational needs are met economically and efficiently, THA intends to use KCHA's contract and is seeking board approval to enter into an interlocal cooperation agreement to do so.

RECOMMENDATION

A THA seeks authority to enter into an interlocal cooperation agreement with KCHA pursuant to Chapter 39.34 RCW. This will allow THA to rely on KCHA's procurement of a third-party property management company to ensure operational and tenant needs are economically and efficiently met at Housing Hilltop and Alberta J. Canada Apartments.



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Approval of Contract with Allied Management

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.

Approved: January 28, 2026


Stanley Rumbaugh, Chair