



## 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

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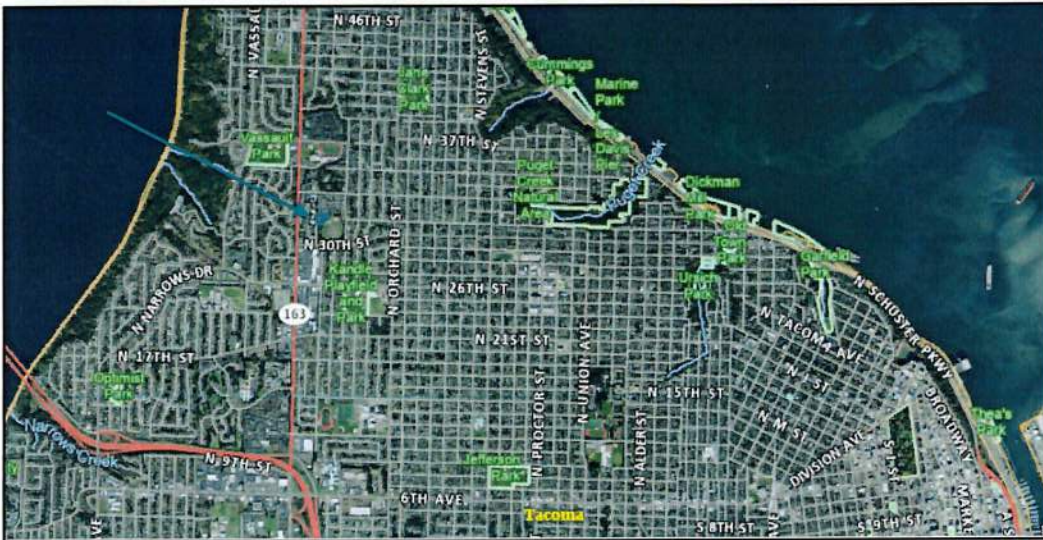
*This resolution will authorize Tacoma Housing Authority (THA) to seek funds via an application to the Washington State Department of Commerce 2026 Housing Preservation Program, and to use any and all funds awarded as a result of that application, to fund capital improvements at North Highland Court,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