



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

MINUTES OF THE JULY 29TH REGULAR MEETING OF THE BOARD OF COMMISSIONERS

DATE: July 29th, 2026
3:30 PM

LOCATION: HPC Main Campus and Hybrid
over Microsoft Teams

IN ATTENDANCE: Chairperson Mark Martinez
Commissioner Blaksley
Commissioner Stewart
Commissioner Schuler
Commissioner Winship

ALSO IN ATTENDANCE:

Victor Caesar, Executive Director
*Tamara Meade, Deputy Executive Director
Ebonique Moore, Director of Property Management
Sean McKenna, Director of Project Management
Riley Guerrero, Policy and Strategy Manager
Ney Calhoun, Human Resources Manager
Joanna Nieto, Controller
Darcy Erwin, Business Analytics Manager
Ariel Daniels, HCV Manager
Julie Foss, Quality Control Coordinator
Daisy Perez, Executive Administrative Assistant
*In Attendance Via Zoom/Phone

CALL TO ORDER

Chairperson Martinez called the Regular Meeting of the Board of Commissioners to order at 3:30 p.m. with the presence of a quorum. All Commissioners were present at the start of the meeting except for Commissioner Blaksley who arrived at 3:31 p.m.

AGENDA

Chairperson Martinez entertained a motion to approve the agenda as presented. Commissioner Stewart so moved. Commissioner Schuler seconded the motion. Chairperson Martinez asked for any changes to the Agenda. With no changes proposed a vocal vote was taken with the following result:

	<i>In Favor</i>	<i>Opposed</i>	<i>Abstain</i>	<i>Absent</i>
<i>Commissioner Blaksley</i>	☒	☐	☐	☐
<i>Commissioner Stewart</i>	☒	☐	☐	☐
<i>Commissioner Schuler</i>	☒	☐	☐	☐
<i>Commissioner Winship</i>	☒	☐	☐	☐



Vice Chairperson Walton

Chairperson Martinez

☐	☐	☐	☒
☒	☐	☐	☐

The agenda was so approved.

PUBLIC COMMENT

Chairperson Martinez called for public comment. No comment was given. Public comment was thereby closed.

CONSENT AGENDA

Chairperson Martinez called for a motion to approve the minutes of the June 24th Regular Meeting as presented. Commissioner Winship so moved. Commissioner Stewart seconded the motion. A vocal vote was taken with the following result:

	<i>In Favor</i>	<i>Opposed</i>	<i>Abstain</i>	<i>Absent</i>
<i>Commissioner Blaksley</i>	☒	☐	☐	☐
<i>Commissioner Stewart</i>	☒	☐	☐	☐
<i>Commissioner Schuler</i>	☒	☐	☐	☐
<i>Commissioner Winship</i>	☒	☐	☐	☐
<i>Vice Chairperson Walton</i>	☐	☐	☐	☒
<i>Chairperson Martinez</i>	☒	☐	☐	☐

The minutes were so approved.

Chairperson Martinez entertained a motion to approve the cash disbursements for June 2026. Commissioner Stewart so moved. Commissioner Winship seconded the motion. Chairperson Martinez asked for the recommendation of the Finance Committee. Commissioner Stewart answered that the committee met Tuesday, July 28th and based on the information provided Commissioner Stewart recommends approval of the cash disbursements and voucher approval. A vocal vote was taken with the following result:

The cash disbursements from June 2026 were so approved.

RESOLUTIONS FOR DISCUSSION

Resolution 1993: Chateau Rainier Bond and Omnibus Resolution Amendment

Chairperson Martinez called for a motion to approve Resolution 1993, Chateau Rainier Bond and Omnibus Resolution Amendment. Commissioner Winship moved to approve, and Commissioner Schuler seconded the motion. Executive Director Victor Caesar presented Resolution 1993. Commissioner Schuler commented he didn't notice the Board of the Housing Authority is also the Board of the Housing Successes, LLC. Executive Director Caesar confirmed that in the bylaws, by default, the Board of the Housing Authority is also the Board of the Housing Successes, LLC.

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

	<i>In Favor</i>	<i>Opposed</i>	<i>Abstain</i>	<i>Absent</i>
<i>Commissioner Blaksley</i>	☒	☐	☐	☐
<i>Commissioner Stewart</i>	☒	☐	☐	☐
<i>Commissioner Schuler</i>	☒	☐	☐	☐
<i>Commissioner Winship</i>	☒	☐	☐	☐



Vice Chairperson Walton	☐	☐	☐	☒
Chairperson Martinez	☒	☐	☐	☐

Resolution 1993 was so approved.

AGENCY REPORTS

Director of Project Management, Sean McKenna presented the Project Management Report (page 57-58) of the July 29th, 2026, Regular Board Information Packet as written. No additional questions or comments were raised by the Commissioners.

Executive Director Victor Caesar presented the Executive Report and Real Estate Report (page 23-24) of the July 29th, 2026, Regular Board Information Packet as written. Commissioner Winship inquired about the location of the University Place Multifamily Apartments. Executive Director Caesar stated the location the apartments. Commissioner Schuler inquired if there are no vouchers on the Mercy Housing property then tenants will still be screened for affordable needs. Executive Director Caesar stated that is correct. No additional questions or comments were raised by the Commissioners.

Deputy Executive Director Tamara Meade presented the Deputy Executive Report and Supported Housing & Family Self-Sufficiency Report, and Two-Year Tool Report (page 25-30) of the July 29th, 2026, Regular Board Information Packet as written. Commissioner Winship inquired about the PUC analysis graph decreased slope. Deputy Executive Director Meade stated the slope should be evened out by August 2026 or September 2026. Commissioner Schuler inquired about the definition of an "Exception Payment Standard." Deputy Executive Director Meade gave the definition. No additional questions or comments were raised by the Commissioners.

Director of Property Management Ebonique Moore presented the Property Management Report (page 31-34) of the July 29th, 2026, Regular Board Information Packet as written. Commissioner Schuler inquired about total delinquency and if the tenants were current or evicted. Director Moore stated the tenants are current. No additional questions or comments were raised by the Commissioners.

Controller Joanna Nieto presented the Finance Report (page 35-37) of the July 29th, 2026, Regular Board Information Packet as written. Chairperson Martinez commented on his appreciation for Nieto staying on deadline for the 2025 audit. Commissioner Schuler inquired about the total delinquency and what the collection net may look like. Controller Nieto stated not a lot is collected on past tenants. No additional questions or comments were raised by the Commissioners.

Human Resources Manager Ney Calhoun presented the Human Resources Quarterly Report (page 55-56) of the July 29th, 2026, Regular Board Information Packet as written. Commissioner Winship inquired if the employee handbook is negotiated with the union. Human Resource Manger Calhoun stated certain policies that directly affect represented employees are negotiated with the union. Commissioner Stewart inquired about the reasoning behind the separation of a couple employees. Human Resource Manager Calhoun stated both took other positions. Commissioner Winship inquired if accountants are part of the union. Human Resource Manager Calhoun confirmed accountants are part of the union. No additional questions or comments were raised by the Commissioners.



COMMISSIONERS CORNER

Chairperson Martinez opened Commissioners' Corner. Chairperson Martinez thanked leadership for allowing him to attend the NAHRO Summer Conference. Chairperson Martinez announced he will be absent for the August 2026 regular board meeting. With no additional business, Commissioners' Corner was then closed.

EXECUTIVE SESSION

An Executive Session was called to review the performance of a public employee for a duration of 15 minutes, from 4:13 p.m. to 4:28 p.m.

The Executive Session was closed, and the Board returned to regular session at 4:28 p.m. No action was taken following the Executive Session.

ADJOURNMENT

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

With all in favor and none opposed, the meeting was adjourned at 4:30 p.m.



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VOUCHER APPROVAL REPORT

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described, or that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the Pierce County Housing Authority, and that I am authorized to authenticate and certify to said claim in the amount of:

\$5,087,095.93 This 29th day of July 2026

Date Range	Transaction ID#	Bank Account	Total June 2026	Total May 2026	Change in Disbursements Month over Month	Notes
30-Jun-26	Check#:	LIPH Mgmt.	\$0.00	\$1,500.00	-\$1,500.00	
30-Jun-26	EFT#:	LIPH Mgmt.	\$0.00	\$0.00	\$0.00	
30-Jun-26	VOID Check#:	LIPH Mgmt.	\$0.00	\$0.00	\$0.00	
30-Jun-26	VOID EFT#:	LIPH Mgmt.	\$0.00	\$0.00	\$0.00	
30-Jun-26	Check #: 359169-359323	Section 8	\$349,435.54	\$372,414.52	-\$22,978.98	
30-Jun-26	EFT#: 320446-321578	Section 8	\$3,654,272.92	\$3,636,682.79	\$17,590.13	
30-Jun-26	VOID Check#: 359187,359261,359309	Section 8	-\$9,392.35	-\$1,212.04	-\$8,180.31	May voids Check#: 359153,359156
30-Jun-26	VOID EFT#: 320640	Section 8	-\$1,054.00	-\$13,187.00	\$12,133.00	May voids: EFT#: 319717, 320218, 320400
30-Jun-26	Check#:93190-93300	Gen Ops	\$352,890.87	\$480,844.00	-\$127,953.13	
30-Jun-26	EFT#: 10427-10482	Gen Ops	\$301,385.00	\$151,151.63	\$150,233.37	
30-Jun-26	VOID Check#: 93215, 93242	Gen Ops	-\$27,454.49	\$0.00	-\$27,454.49	PC Sewer
30-Jun-26	VOID EFT#:	Gen Ops	\$0.00	\$0.00	\$0.00	
Jun-26	Greystone Transfers	Gen Ops	\$140,484.00	\$140,484.00	\$0.00	
12-Jun-26	Payroll 12	Payroll	\$164,241.29	\$175,196.80	-\$10,955.51	
26-Jun-26	Payroll 13	Payroll	\$162,287.15	\$159,835.00	\$2,452.15	
		Payroll	\$0.00	\$160,804.74	-\$160,804.74	
		Totals	\$5,087,095.93	\$5,264,514.44	-\$177,418.51	

Auditing Officer: _____

Date: _____