

Board of Commissioners

Chair Clarence Moriwaki
Vice Chair Ed Stern
Rob Putaansuu
Brittany Dunklin
Christine Rolfes
Katie Walters
Oran Root
Executive Director
Heather Blough



2244 NW Bucklin Hill Rd
Silverdale, WA 98383

Phone (360) 535.6100
Fax (360) 535.6169
TTY/TDD 711

<http://www.housingkitsap.org>

Special Note:

Housing Kitsap Board of Commissioners Meetings are hybrid meetings held both virtually via Zoom and with an in-person option at the Housing Kitsap Main Office.

Members of the public interested in participating in the meeting in-person may join in the conference room of the Housing Kitsap Main Office at 2244 NW Bucklin Hill Rd, Silverdale, WA 98383.

Members of the public interested in participating in the meeting virtually may do so via video conference or by logging/calling in to the link or telephone numbers below. Members of the public may indicate their interest in speaking during public participation by sending a "chat" to the meeting host who will unmute your phone or microphone.

Join Zoom Meeting

<https://us02web.zoom.us/j/82393334012?pwd=3nnwHhPpuWXwWa4yFI882xoFGgbZGT.1>

Meeting ID: 823 9333 4012

Passcode: 941741

Find your local number: <https://us02web.zoom.us/u/kdRegPZIZI>

Please note: the meeting is open to the public and no action will be taken to prohibit or otherwise limit the public's attendance from this meeting.

Written comments may be sent to HousingKitsap@housingkitsap.org prior to the meeting.



This institution is an equal opportunity provider and employer.

Housing Kitsap welcomes qualified tenants without regard to race, color, national origin, creed, religion, sex, marital status, familial status, disability or due to ownership of a service animal. Housing Kitsap provides reasonable accommodations to persons with disabilities. If you need this document in an alternate format, please contact Housing Kitsap Section 504 Coordinator, Freddy Linares at (360) 535-6128 or 2244 NW Bucklin Hill Rd, Silverdale, WA 98383.

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HOUSING KITSAP BOARD OF COMMISSIONERS

MEETING AGENDA

March 24, 2026

9:00 am – 11:00 am

2244 NW Bucklin Hill Rd, Silverdale, WA 98383 and via Teleconference

1. Call to Order
2. Approval of Agenda
3. Public Comment (Please limit comments to 3 minutes)
4. Consent Agenda

All matters listed within the Consent Agenda have been distributed to each member of the Housing Kitsap Board of Commissioners for reading and study, are considered routine, and will be enacted by one motion of the Board with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the Regular Agenda by request.

A. January 27, 2026, Meeting Minutes	Page 4
B. February 11, 2026, Special Meeting Minutes	Page 9
C. February 24, 2026, Meeting Cancellation	Page 11
D. January 2026 Disbursement Reports	Page 12
E. February 2026 Disbursement Reports	Page 23
F. Updated Purchase Authorization Matrix	Page 34
G. Updated Employee Handbook	Page 38
H. Asset Disposal	Page 39
I. Update to Salary Scale – Director of Procurement and Administration	Page 41



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5. Action Items

A. Timed Item: 9:30 am – Public Hearing

Discussion and possible action regarding Resolution 2026-08 approving the HUD PHA Plan for FY beginning 7/1/2026 through FY ending 6/30/27 Page 44

B. Discussion and possible action regarding Resolution 2026-09 approving the Capital Fund 5-Year Action Plan Page 61

C. Discussion and possible action regarding Resolution 2026-10 authorizing the Executive Director to apply to the Washington State Health Care Authority’s Public Employees Benefits Board (PEBB) program for 2027 Page 74

6. Discussion Item

A. Timed Item: 10:00 am – Audit Presentation Page 76

B. Discussion regarding USDA-RD funding for the Self-Help Program Page 77

7. Program Updates

This is an opportunity for Board members to ask any specific questions regarding the program updates included in the attachments, no presentations are planned.

A. Executive Director/Executive Committee Update (Heather Blough) Page 80

B. Finance Division Update (Roan Blacker) Page 83

C. Property Management Update (Jennifer Di Vitto and Maria Stitzel) Page 88

D. Compliance Department Update (Freddy Linares) Page 92

E. Single Family Program Update (Dean Nail) Page 93

F. Procurement & Administration Updates (Laura Auerbach) Page 136

8. Board Announcements and Community Updates

This is an opportunity for Board members to share any community items, news, conference updates, or program updates that are not otherwise scheduled for discussion during the Board meeting.

9. Adjourn



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**HOUSING KITSAP BOARD OF COMMISSIONERS
BOARD MEETING
JANUARY 27, 2026
MINUTES**

Board in Attendance: Kitsap County Commissioner Katie Walters (Chair), City of Bainbridge Island Council Member Clarence Moriwaki, Mayor of City of Port Orchard Rob Putaansuu, Resident Commissioner Brittany Dunklin, Mayor of City of Poulsbo Ed Stern

Attending Staff: Executive Director Heather Blough, Director of Finance Roan Blacker, Director of Compliance Freddy Linares, Director of Procurement and Administration Laura Auerbach, Director of Acquisition and Development Dean Nail, Executive Assistant and Office Manager Katie Loehrs, Property Management Records Clerk Kitty Eaton, Regional Director of Property Management Maria Stitzel, Information Systems Manager Troy Broucker, Human Resources Specialist Kristie Opp-Hermida, Property Manager Jenny Harsin, Property Manager LorAine Harden, Program Manager Gloria Devery

Absent: Kitsap County Commissioner Christine Rolfes, Kitsap County Commissioner Oran Root

Public in attendance:

1. Call to Order:

Chair Walters called the meeting to order at approximately 9:00 am.

2. Approval of Agenda:

Agenda approved.

3. Swearing in of Mayor of Poulsbo, Ed Stern

Ed Stern recited and signed the Oath of Commissioner of Kitsap County Consolidated Housing Authority, dba Housing Kitsap.

4. Public Comments:

Jenny Harsin read an email received from an HK Homes resident regarding how thankful they were for their new home.

5. Consent Agenda:

Commissioner Moriwaki moved to approve the consent agenda. The motion was seconded by Commissioner Dunklin. *The motion carried unanimously.*

6. Discussion Items

A. PHA Annual Plan and 5-Year Capital Fund Action Plan

Heather Blough informed the Board that the PHA Plan is required every year and the Capital Fund Plan every 5 years. Heather explained that since the PHA Program wasn't closed, there are capital funds that can be spent on acquisition and development. Heather added that they are looking at ways to spend those funds. Heather explained that both plans require a public comment period and a Resident Advisory Board meeting before being approved in March.

7. Action Items

A. Discussion and possible action regarding Resolution 2026-01 approving the write-off of uncollectible balances as of December 31, 2025

Roan Blacker informed the Board that there are approximately 25 former tenant accounts equaling approximately \$135,000 that are being requested to write off. Commissioner Putaansuu asked why most of the balances are from one property. Roan explained that they are focusing on processing each property as they go.

Commissioner Moriwaki moved to approve Resolution 2026-01. The motion was seconded by Commissioner Putaansuu. *The motion carried unanimously.*

B. Discussion and possible action regarding Resolution 2026-02 approving the Purchase Card Policy

Roan Blacker informed the Board that the auditors recommended having a Purchase Card Policy. While there were procedures already in place, nothing had been approved by the Board.

Commissioner Stern moved to approve Resolution 2026-02. The motion was seconded by Commissioner Moriwaki. *The motion carried unanimously.*

C. Discussion and possible action regarding Resolution 2026-03 approving the updated Records Retention Policy

Katie Loehrs explained that the updated policy changes job titles to match the current organizational chart and adds a reference to the Scan and Toss Policy.

Commissioner Putaansuu moved to approve Resolution 2026-03. The motion was seconded by Commissioner Moriwaki. *The motion carried unanimously.*

D. Discussion and possible action regarding Resolution 2026-04 approving Megan Nail's participation in the Self-Help Program

Heather Blough explained that Megan Nail, daughter of Director of Acquisition and Development Dean Nail, has been pulled for Riverstone Group 4 in the Self-Help Program. Heather explained that disclosure is required due to the close relationship with an employee and Board approval is needed for her to move forward in the Program. Heather added that approval of Megan as a participant is also determined by USDA.

Commissioner Putaansuu moved to approve Resolution 2026-04. The motion was seconded by Commissioner Stern. *The motion carried unanimously.*

E. Discussion and possible action regarding Resolution 2026-05 approving the sales proceeds use for the identified electrical repair costs for Heritage, Viewmont East, and Windsong

Roan Blacker explained that the electrical repairs for Heritage, Viewmont East, and Windsong were more expensive than what was originally approved. Roan added that the requested loans from the sales proceeds will reflect in the FY 2027 budget.

Commissioner Moriwaki moved to approve Resolution 2026-05. The motion was seconded by Commissioner Dunklin. *The motion carried unanimously.*

F. Discussion and possible action regarding Resolution 2026-06 approving the Electronic Fund Transfer (EFT) Policy

Roan Blacker informed the Board that the State Auditors Office recommended having an EFT Policy.

Commissioner Moriwaki moved to approve Resolution 2026-06. The motion was seconded by Commissioner Stern. *The motion carried unanimously.*

G. Discussion and possible action regarding Resolution 2026-07 authorizing the Executive Director to execute Public Works Contract No. 2026-GT2-SOL for an amount not to exceed \$328, 623

Dean Nail explained that Housing Kitsap will cover 1/3 of the cost upfront, but will be reimbursed. The rest of the funds are covered by a grant.

Commissioner Stern moved to approve Resolution 2026-07. The motion was seconded by Commissioner Moriwaki. *The motion carried unanimously.*

H. Discussion and possible action regarding nomination and election of Board Officers for calendar year 2026

Commissioner Putaansuu moved to nominate Commissioner Moriwaki as Board Chair and Commissioner Stern as Vice Chair for calendar year 2026. The motion was seconded by Commissioner Walters. *The motion carried unanimously.*

8. Executive Session

A. Executive Session – Potential Litigation RCW 42.30.110(1)(i)(ii)

At 9:30 am, Chair Walters stated that the Board will be entering into executive session until 9:50 am to discuss potential litigation pursuant to RCW 42.30.110(1)(i)(ii). The executive session included the Board of Commissioners, Heather Blough, Dean Nail, Roan Blacker, and attorney Jessica Clawson.

At 9:52 am, Chair Walters called the regular meeting back in session. No action was taken.

9. Program Updates

A. Executive Director/Executive Committee:

Heather Blough informed the Board that \$3.6 million was awarded for Stone Ridge. Heather added that the Harborside permit was finalized.

B. Finance Division:

Roan Blacker informed the Board that the State Auditors Office 2024 audit is at the tail end and the Novogradac audit will be closed by the end of March.

C. Property Management:

Jennifer Di Vitto noted the information in the report and offered to answer any questions. There were no further questions.

D. Compliance Department:

Freddy Linares noted the information in the report and offered to answer any questions. There were no further questions. Freddy added that Nordic Cottages is fully occupied.

E. Single Family:

Dean Nail informed the Board that:

- Vikings Crest sale to the HOA is closing on the day of the Board meeting and the rest of the property will be sold to the City of Poulsbo's parks departments
- He is meeting with the City of Bainbridge Island regarding the potential opportunities at Sally's Place
- He is meeting with the County for the pre-application for Howerton. The hope is that HK can build 12 units there.
- The Capital Fund could potentially be used to purchase the Markwick property, which is next to the Department of Natural Resources land
- The Key Ceremony for Riverstone Group 2 will be held on January 30, 2026

F. Administration and Procurement:

Laura Auerbach noted the information in the report and offered to answer any questions. There were no further questions.

10. Board Announcements and Community Updates

A. Board Announcements and Community Updates

Commissioner Walters informed the Board that the Bremerton City Council is discussing the hybrid shelter.

Commissioner Moriwaki informed the Board that the Seattle Times wrote an article about the Bainbridge Island affordable housing project. Commissioner Moriwaki discussed some of the challenges they are facing with upcoming projects.

Commissioner Putaansuu informed the Board that there is currently a legislative session. Commissioner Putaansuu explained that they are trying to prevent sweeps that will impact many projects. He added that there are real budget challenges this year.

Commissioner Walters informed the Board that they are having a legislative reception the first week of February. Commissioner Walters added that the County is facing a \$6.2 million deficit, so they are meeting to discuss revenue options.

Commissioner Stern informed the Board that they are looking at expanding the caucus next year.

11. Adjournment:

The meeting adjourned at 10:35 am.

ATTEST:

ATTEST:

Heather Blough
Executive Director

Clarence Moriwaki
Chair

Date Approved

Board of Commissioners
Chair Clarence Moriwaki
Vice Chair Ed Stern
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**HOUSING KITSAP BOARD OF COMMISSIONERS
SPECIAL BOARD MEETING
FEBRUARY 11, 2026
MINUTES**

Board in Attendance: Mayor of City of Poulsbo Ed Stern (Vice Chair), Resident Commissioner Brittany Dunklin, Kitsap County Commissioner Christine Rolfes, Kitsap County Commissioner Katie Walters, Kitsap County Commissioner Oran Root

Attending Staff: Executive Director Heather Blough, Director of Finance Roan Blacker, Director of Acquisition and Development Dean Nail, Executive Assistant and Office Manager Katie Loehrs,

Absent:, Mayor of City of Port Orchard Rob Putaansuu, City of Bainbridge Island Mayor Clarence Moriwaki (Chair)

Public in attendance:

1. Call to Order:

Vice Chair Stern called the meeting to order at approximately 2:00 pm.

2. Approval of Agenda:

No approval needed.

3. Public Comments:

None

4. Executive Session

A. Executive Session – Potential Litigation RCW 42.30.110(1)(i)(ii)

At 2:04 pm, Vice Chair Stern stated that the Board will be entering into executive session until 2:25 pm to discuss potential litigation pursuant to RCW 42.30.110(1)(i)(ii). The executive session included the Board of Commissioners, Heather Blough, Dean Nail, Roan Blacker, and attorney Jessica Clawson.

At 2:25 pm, Vice Chair Stern called the regular meeting back in session. No action was taken.

5. Adjournment:

The meeting adjourned at 2:26 pm.

ATTEST:

ATTEST:

Heather Blough
Executive Director

Clarence Moriwaki
Chair

Date Approved

Board of Commissioners
Chair Clarence Moriwaki
Vice Chair Ed Stern
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**HOUSING KITSAP BOARD OF COMMISSIONERS
BOARD MEETING
FEBRUARY 24, 2026
MINUTES**

The February 24, 2026, Board of Commissioners meeting was cancelled.

ATTEST:

ATTEST:

Heather Blough
Executive Director

Clarence Moriwaki
Chair

Date Approved

Board of Commissioners
Chair Clarence Moriwaki
Vice Chair Ed Stern
 Katie Walters
 Rob Putaansuu
 Oran Root
 Christine Rolfes
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To: Housing Kitsap Board of Commissioners
 From: Heather Blough, Executive Director
 Subject: Approval January 2026 Disbursements and/or Fund Transfer
 Date: Tuesday, February 24, 2026

KCCHA General Fund (New) – 4711	\$	475,226
KCCHA General Fund – 1524		1,857
Section 8 Fund (New) - 6311		482,568
Section 8 Fund - 8918		55
HK_MF_All-Owned_SD (New) - 8711		275,798
Self Help Family Account (New) - 2111		132,826
Self Help General Account (New) - 2112		7,853
Self Help SHOP Account - 3911		433,986
HK_MF_Sep_Corp_OP (New) - 7911		223,602
HK_MF_Sep_Corp_SD (New) - 0911		6,402
HK_MF_All-Owned_SD (New) - 1711		737
HK_Mngmt Nordic Cottages OP (New) - 1111		2,362
HK Projects Operating Account – 8213		3,199
RD USDA Projects Operating Account – 7421		9,006
Self Help CF SHOP Acct - 5157		2
Self Help 523TA Grant - 9543		42
Kitsap Apartments Operations – 0152		116,637
Liberty Bay Operating Acct - 2217		2,168
Heritage Apartments Operating Account – 9440		5,038
Viewmont Apartments Operating Account – 9499		14,996
Kitsap Apartments Security Deposit – 0160		12,501
Golden Tides III Security Deposit – 8992		783
Heritage Apartments Security Deposit – 9465		3,279
Viewmont Apartments Security Deposit – 9507		7,282
	\$	2,218,204

Disbursements of \$1,897,525 plus transfers of \$320,679 equal total payments of \$2,218,204.

"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 herein and that the claim was a just, due and unpaid obligation against Housing Kitsap, and that I am authorized to authenticate and certify to said claim."

 Heather Blough
 Executive Director

Date

 Clarence Moriwaki, Chair

Date

Payment Summary
January 2026 Board Cash Disbursement Report

Bank-NEW	Check#	Vendor	Date	\$ Amount
hkgsf4711 - KCCHA - GENERAL FUND	133672	V0000065 - CASCADE NATURAL GAS CORP.	1/2/2026	453.68
hkgsf4711 - KCCHA - GENERAL FUND	133673	v0000380 - Century Link	1/2/2026	392.70
hkgsf4711 - KCCHA - GENERAL FUND	133674	v0000406 - CENTURYLINK (LUMEN)	1/2/2026	28.43
hkgsf4711 - KCCHA - GENERAL FUND	133675	v0000192 - COEUR CAPITAL, INC, ASSIGNEE FOR	1/2/2026	21,701.32
hkgsf4711 - KCCHA - GENERAL FUND	133676	V0000081 - COMPRAISE	1/2/2026	2,500.00
hkgsf4711 - KCCHA - GENERAL FUND	133677	v0000131 - HARLOW AUTO REPAIR INC	1/2/2026	804.71
hkgsf4711 - KCCHA - GENERAL FUND	133678	V0000149 - INSIGHT PUBLIC SECTOR	1/2/2026	675.00
hkgsf4711 - KCCHA - GENERAL FUND	133679	v0000437 - OPP-HERMIDA, KRISTIE	1/2/2026	130.83
hkgsf4711 - KCCHA - GENERAL FUND	133680	v0000253 - PACIFIC NORTHWEST TITLE	1/2/2026	1,426.92
hkgsf4711 - KCCHA - GENERAL FUND	133681	v0000741 - SMARSH INC	1/2/2026	2,160.00
hkgsf4711 - KCCHA - GENERAL FUND	133682	v0000314 - SMS CLEANING, INC.	1/2/2026	1,300.00
hkgsf4711 - KCCHA - GENERAL FUND	133683	v0000352 - WASHINGTON STATE AUDITOR'S OFFICE	1/2/2026	4,590.30
hkgsf4711 - KCCHA - GENERAL FUND	JE 7157	ACH DR- VSP VISION	1/2/2026	692.33
hkgsf4711 - KCCHA - GENERAL FUND	JE 7158	ACH DR- USable Life Premium Payment	1/2/2026	3,049.81
hkgsf4711 - KCCHA - GENERAL FUND	JE 7159	ACH DR- METKC	1/2/2026	5,574.82
hkgsf4711 - KCCHA - GENERAL FUND	99589061	v0000143 - HOME DEPOT CREDIT SVCS- 4595	1/5/2026	97.65
hkgsf4711 - KCCHA - GENERAL FUND	JE 7160	ACH DR- BASIC BENEFITS	1/5/2026	38.70
hkgsf4711 - KCCHA - GENERAL FUND	133684	v0000473 - LYON, KRISTA	1/7/2026	50.15
hkgsf4711 - KCCHA - GENERAL FUND	133685	v0000677 - AFFORDABLE HOUSING NETWORK, LLC	1/8/2026	3,000.00
hkgsf4711 - KCCHA - GENERAL FUND	133686	V0000040 - BIRD ELECTRIC CORP.	1/8/2026	420.00
hkgsf4711 - KCCHA - GENERAL FUND	133687	V0000068 - CDW GOVERNMENT, INC.	1/8/2026	369.50
hkgsf4711 - KCCHA - GENERAL FUND	133688	v0000744 - FINE ARTS LITHO INC	1/8/2026	392.25
hkgsf4711 - KCCHA - GENERAL FUND	133689	v0000114 - FIRST CHOICE HEALTH NETWORK	1/8/2026	100.00
hkgsf4711 - KCCHA - GENERAL FUND	133690	V0000121 - GLOBAL VERIFICATION NETWORK	1/8/2026	116.20
hkgsf4711 - KCCHA - GENERAL FUND	133691	v0000199 - LOEHR, KATHERINE	1/8/2026	79.98
hkgsf4711 - KCCHA - GENERAL FUND	133692	v0000243 - NW COMMNET LLC	1/8/2026	405.95
hkgsf4711 - KCCHA - GENERAL FUND	133693	V0000247 - OFFICE DEPOT-ACCT. 67444053	1/8/2026	348.34
hkgsf4711 - KCCHA - GENERAL FUND	133694	v0000254 - PACIFIC OFFICE AUTOMATION (OR)	1/8/2026	176.85
hkgsf4711 - KCCHA - GENERAL FUND	133695	V0000374 - PITNEY BOWES GLOBAL FINANCIAL SERVS/ PITNEY BO	1/8/2026	215.32
hkgsf4711 - KCCHA - GENERAL FUND	133696	v0000327 - TERESA D. JOHNSON CPA INC.	1/8/2026	231.44
hkgsf4711 - KCCHA - GENERAL FUND	133697	V0000347 - VERIZON WIRELESS	1/8/2026	2,349.01
hkgsf4711 - KCCHA - GENERAL FUND	133698	v0000745 - WA HSG AUTH ACCOUNTING PROFESSIONALS dba WHA	1/8/2026	250.00
hkgsf4711 - KCCHA - GENERAL FUND	133699	v0000425 - WAPRO	1/8/2026	50.00
hkgsf4711 - KCCHA - GENERAL FUND	133700	V0000370 - YARDI SYSTEMS, INC.	1/8/2026	1,382.00
hkgsf4711 - KCCHA - GENERAL FUND	JE 7204	ACH DR- PAYNW JANUARY 09, 2026 PAYROLL	1/8/2026	103,885.78
hkgsf4711 - KCCHA - GENERAL FUND	JE 7205	ACH DR- PAYNW JAN 09, 2026 TAX DEPOSITS	1/8/2026	19,919.74
hkgsf4711 - KCCHA - GENERAL FUND	JE 7206	ACH DR- VOYA DEFERRED COMP	1/8/2026	8,473.85
hkgsf4711 - KCCHA - GENERAL FUND	JE 7207	ACH DR- HSA CONTRIBUTION	1/9/2026	414.70
hkgsf4711 - KCCHA - GENERAL FUND	JE 7208	ACH DR- PAYNW INVOICE JANUARY 09, 2026 PAYROLL	1/9/2026	1,829.32
hkgsf4711 - KCCHA - GENERAL FUND	JE 7211	ACH DR- VOYA DEFERRED COMP	1/12/2026	8,467.93
hkgsf4711 - KCCHA - GENERAL FUND	JE 7287	ACH DR- WA DRS PAYMENT	1/14/2026	37,856.93
hkgsf4711 - KCCHA - GENERAL FUND	133701	v0000027 - APPLETREE ANSWERS	1/15/2026	1,224.05
hkgsf4711 - KCCHA - GENERAL FUND	133702	V0000053 - BREMERTON GOVERNMENT CENTER ASSOCIATION	1/15/2026	3,086.40
hkgsf4711 - KCCHA - GENERAL FUND	133703	v0000114 - FIRST CHOICE HEALTH NETWORK	1/15/2026	100.00
hkgsf4711 - KCCHA - GENERAL FUND	133704	v0000125 - GRANITE TELECOMMUNICATIONS, LLC	1/15/2026	3,751.96
hkgsf4711 - KCCHA - GENERAL FUND	133705	v0000157 - JIFFY LUBE	1/15/2026	107.92
hkgsf4711 - KCCHA - GENERAL FUND	133706	V0000176 - KITSAP COUNTY PUBLIC WORKS-Sewer billings	1/15/2026	104.25
hkgsf4711 - KCCHA - GENERAL FUND	133707	V0000193 - LEMAY MOBILE SHREDDING	1/15/2026	41.15
hkgsf4711 - KCCHA - GENERAL FUND	133708	V0000198 - LINGO	1/15/2026	13.93
hkgsf4711 - KCCHA - GENERAL FUND	133709	v0000254 - PACIFIC OFFICE AUTOMATION (OR)	1/15/2026	126.27
hkgsf4711 - KCCHA - GENERAL FUND	133710	V0000256 - PACIFICA LAW GROUP, LLP	1/15/2026	15,747.00
hkgsf4711 - KCCHA - GENERAL FUND	133711	V0000262 - PITNEY BOWES RESERVE ACCOUNT	1/15/2026	1,500.00
hkgsf4711 - KCCHA - GENERAL FUND	133712	v0000267 - POULSBO, CITY OF	1/15/2026	309.50
hkgsf4711 - KCCHA - GENERAL FUND	133713	V0000272 - PUGET SOUND ENERGY	1/15/2026	616.05
hkgsf4711 - KCCHA - GENERAL FUND	99162026	v0000011 - 76 FLEET	1/16/2026	1,608.71
hkgsf4711 - KCCHA - GENERAL FUND	99567883	V0000168 - KITSAP BANK-VISA-DEAN NAIL	1/16/2026	490.22
hkgsf4711 - KCCHA - GENERAL FUND	99568211	V0000164 - KITSAP BANK - VISA - FREDDY LINARES	1/16/2026	9.50
hkgsf4711 - KCCHA - GENERAL FUND	99569484	V0000165 - KITSAP BANK - VISA - HEATHER L. BLOUGH	1/16/2026	4,121.46
hkgsf4711 - KCCHA - GENERAL FUND	JE 7384	PAYNW JAN 09, 2026 TAX DEPOSITS	1/20/2026	8.78
hkgsf4711 - KCCHA - GENERAL FUND	133714	V0000032 - ASSOCIATION OF WASHINGTON CITIES	1/22/2026	3,393.00
hkgsf4711 - KCCHA - GENERAL FUND	133715	V0000047 - BREM AIR DISPOSAL, INC.-Commercial accts	1/22/2026	1,251.19
hkgsf4711 - KCCHA - GENERAL FUND	133716	V0000068 - CDW GOVERNMENT, INC.	1/22/2026	66.10
hkgsf4711 - KCCHA - GENERAL FUND	133717	V0000063 - MOEN, CANDACE	1/22/2026	46.90

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hk9f4711 - KCCHA - GENERAL FUND	133718	v0000255 - PACIFIC OFFICE AUTOMATION INC. (PA)	1/22/2026	431.68
hk9f4711 - KCCHA - GENERAL FUND	133719	v0000314 - SMS CLEANING, INC.	1/22/2026	1,300.00
hk9f4711 - KCCHA - GENERAL FUND	133720	v0000425 - WAPRO	1/22/2026	25.00
hk9f4711 - KCCHA - GENERAL FUND	133721	v0000352 - WASHINGTON STATE AUDITOR'S OFFICE	1/22/2026	4,659.85
hk9f4711 - KCCHA - GENERAL FUND	JE 7318	ACH DR- PAYNW JANUARY 23, 2026 PAYROLL	1/22/2026	105,902.62
hk9f4711 - KCCHA - GENERAL FUND	JE 7319	ACH DR- PAYNW JANUARY 23, 2026 TAX DEPOSITS	1/22/2026	21,601.09
hk9f4711 - KCCHA - GENERAL FUND	JE 7320	ACH DR- PAYROLL MANUAL CK# 1000007	1/22/2026	931.95
hk9f4711 - KCCHA - GENERAL FUND	133722	v0000192 - COEUR CAPITAL, INC, ASSIGNEE FOR	1/23/2026	20,926.00
hk9f4711 - KCCHA - GENERAL FUND	133723	v0000498 - HARSIN, JENNY	1/23/2026	46.24
hk9f4711 - KCCHA - GENERAL FUND	133724	V0000247 - OFFICE DEPOT-ACCT. 67444053	1/23/2026	328.61
hk9f4711 - KCCHA - GENERAL FUND	JE 7321	ACH DR- PAYNW INVOICE JANUARY 23, 2026 PAYROLL	1/23/2026	217.69
hk9f4711 - KCCHA - GENERAL FUND	JE 7322	ACH DR- HSA CONTRIBUTION	1/23/2026	414.70
hk9f4711 - KCCHA - GENERAL FUND	JE 7323	ACH DR- VOYA DEFERRED COMP	1/23/2026	8,497.98
hk9f4711 - KCCHA - GENERAL FUND	99290879	V0000276 - RAIN NETWORKS	1/27/2026	15,266.16
hk9f4711 - KCCHA - GENERAL FUND	133725	v0000018 - AIR MANAGEMENT SOLUTIONS, LLC	1/29/2026	625.00
hk9f4711 - KCCHA - GENERAL FUND	133726	v0000380 - Century Link	1/29/2026	581.24
hk9f4711 - KCCHA - GENERAL FUND	133727	v0000192 - COEUR CAPITAL, INC, ASSIGNEE FOR	1/29/2026	14,086.80
hk9f4711 - KCCHA - GENERAL FUND	133728	v0000405 - CONNOLLY INSURANCE AGENCY INC	1/29/2026	462.00
hk9f4711 - KCCHA - GENERAL FUND	133729	v0000498 - HARSIN, JENNY	1/29/2026	54.84
hk9f4711 - KCCHA - GENERAL FUND	133730	V0000162 - KCB ENVIRONMENTAL SERVICES	1/29/2026	370.00
hk9f4711 - KCCHA - GENERAL FUND	133731	V0000247 - OFFICE DEPOT-ACCT. 67444053	1/29/2026	1,110.92
hk9f4711 - KCCHA - GENERAL FUND	133732	v0000322 - STRUCTURED COMMUNICATION SYSTEMS, INC.	1/29/2026	1,724.00
hk9f4711 - KCCHA - GENERAL FUND	99111032	v0000255 - PACIFIC OFFICE AUTOMATION INC. (PA)	1/30/2026	1,535.04
				475,226.19

Bank	Check#	Vendor	Date	Amount
hk1524 - KCCHA - GENERAL FUND	JE 7280	DECEMBER 2025 KEY BANK ANALYSIS SERVICE FEE PAYMENT	1/9/2026	606.40
hk1524 - KCCHA - GENERAL FUND	133248	v0000599 - KCCHA GENERAL FUND	1/13/2026	1,250.10
				1,856.50

Bank-NEW	Check#	Vendor	Date	Amount
hk6311 - Section 8-Hsg Choice Vouchers	25015	v7000621 - 2102 SE SEDGWICK DBA POTTERY CREEK II	1/5/2026	1,171.00
hk6311 - Section 8-Hsg Choice Vouchers	25016	v9004279 - Abbey Lane Apartments	1/5/2026	3,243.00
hk6311 - Section 8-Hsg Choice Vouchers	25017	v9005018 - ADAMS, JAY PRESTON	1/5/2026	1,300.00
hk6311 - Section 8-Hsg Choice Vouchers	25018	v9006344 - Ad-West Realty Services/Conifer Ridge Senior Apts	1/5/2026	710.00
hk6311 - Section 8-Hsg Choice Vouchers	25019	v9006343 - Ad-West Realty Services/Silvercrest Apartments	1/5/2026	1,458.00
hk6311 - Section 8-Hsg Choice Vouchers	25020	v9004829 - Ad-West Realty Svc/Island Terrace A	1/5/2026	2,355.00
hk6311 - Section 8-Hsg Choice Vouchers	25021	v9006226 - Allan Frey/Michael E Closser	1/5/2026	1,213.00
hk6311 - Section 8-Hsg Choice Vouchers	25022	v9000028 - Alta Pointe Apartments	1/5/2026	1,463.00
hk6311 - Section 8-Hsg Choice Vouchers	25023	v9003727 - Andrew Hento, Jr.	1/5/2026	375.00
hk6311 - Section 8-Hsg Choice Vouchers	25024	v9005673 - Andrew M. & Irene L. Lopez	1/5/2026	1,740.00
hk6311 - Section 8-Hsg Choice Vouchers	25025	v9006232 - Avenue 5 Apts/Ridgetop Apartments	1/5/2026	3,167.00
hk6311 - Section 8-Hsg Choice Vouchers	25026	v9006508 - Avenue 5/Atlas Apartments	1/5/2026	2,999.00
hk6311 - Section 8-Hsg Choice Vouchers	25027	v9005879 - Bay Bridge Apts	1/5/2026	6,092.00
hk6311 - Section 8-Hsg Choice Vouchers	25028	v8000555 - BPMS LLC	1/5/2026	991.00
hk6311 - Section 8-Hsg Choice Vouchers	25029	v9005119 - Butler	1/5/2026	1,013.00
hk6311 - Section 8-Hsg Choice Vouchers	25030	v9001546 - CALNAN, TIMOTHY G.	1/5/2026	1,717.00
hk6311 - Section 8-Hsg Choice Vouchers	25031	v9005624 - Carol Chafee	1/5/2026	195.00
hk6311 - Section 8-Hsg Choice Vouchers	25032	v0000690 - CASCADE RIDGE APARTMENTS	1/5/2026	1,169.00
hk6311 - Section 8-Hsg Choice Vouchers	25033	v7000594 - COOPER, DAVID	1/5/2026	1,984.00
hk6311 - Section 8-Hsg Choice Vouchers	25034	v9005793 - Daniel & Ramona Kroener	1/5/2026	126.00
hk6311 - Section 8-Hsg Choice Vouchers	25035	v9000359 - David L Butcher	1/5/2026	1,230.00
hk6311 - Section 8-Hsg Choice Vouchers	25036	v0000675 - DEBORAH LEE HOLM	1/5/2026	1,601.00
hk6311 - Section 8-Hsg Choice Vouchers	25037	v9006675 - Del E. Mueller	1/5/2026	1,916.00
hk6311 - Section 8-Hsg Choice Vouchers	25038	v0000724 - DIAMOND PARKING/OLYMPIC VIEW APTS	1/5/2026	1,650.00
hk6311 - Section 8-Hsg Choice Vouchers	25039	v0000538 - DONLIN, CLANCY	1/5/2026	2,750.00
hk6311 - Section 8-Hsg Choice Vouchers	25040	v7000597 - ELEV8 RESIDENTIAL/ASGARD APTS	1/5/2026	1,147.00
hk6311 - Section 8-Hsg Choice Vouchers	25041	v0000725 - ERIC & JANET SANDALL	1/5/2026	1,805.00
hk6311 - Section 8-Hsg Choice Vouchers	25042	v9000881 - Eric Holm	1/5/2026	8,876.00
hk6311 - Section 8-Hsg Choice Vouchers	25043	v8000581 - ETHOS SEAGLASS LLC/THE VIEW AT MANETTE	1/5/2026	1,542.00
hk6311 - Section 8-Hsg Choice Vouchers	25044	v9007128 - Eulalia Tomas Gonzales	1/5/2026	1,920.00
hk6311 - Section 8-Hsg Choice Vouchers	25045	v8000647 - GATEWAY PROPERTY MANAGEMENT	1/5/2026	648.00
hk6311 - Section 8-Hsg Choice Vouchers	25046	v9006369 - Good Prop Mgmt/Seattle Youth Home Services LLC	1/5/2026	935.00
hk6311 - Section 8-Hsg Choice Vouchers	25047	v0000679 - GRANCORP HOLDINGS/SILVERDALE SHORES	1/5/2026	1,403.00

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hk6311 - Section 8-Hsg Choice Vouchers	25048	v9000764 - Griffin Glen Apartments	1/5/2026	1,336.00
hk6311 - Section 8-Hsg Choice Vouchers	25049	v9000858 - Hidden Firs III	1/5/2026	2,186.00
hk6311 - Section 8-Hsg Choice Vouchers	25050	v9001508 - Housing Resources Bainbridge/Forest Home	1/5/2026	2,621.00
hk6311 - Section 8-Hsg Choice Vouchers	25051	v9001507 - Housing Resources Bainbridge/Island Home	1/5/2026	7,924.00
hk6311 - Section 8-Hsg Choice Vouchers	25052	v8000642 - HPA II BORROWER 2020-2 LLC	1/5/2026	3,230.00
hk6311 - Section 8-Hsg Choice Vouchers	25053	v9005727 - Irrevocable Living Trust of Dorothy Lee	1/5/2026	996.00
hk6311 - Section 8-Hsg Choice Vouchers	25054	v9007037 - Ison Realty/Bloomington Ave LLC	1/5/2026	1,144.00
hk6311 - Section 8-Hsg Choice Vouchers	25055	v9000008 - James and Cecilia Adrian	1/5/2026	13,410.00
hk6311 - Section 8-Hsg Choice Vouchers	25056	v9001509 - Janet West Home	1/5/2026	3,811.00
hk6311 - Section 8-Hsg Choice Vouchers	25057	v9001419 - Jim Adrian/Prigger	1/5/2026	1,363.00
hk6311 - Section 8-Hsg Choice Vouchers	25058	v9004679 - Joan Davis	1/5/2026	1,442.00
hk6311 - Section 8-Hsg Choice Vouchers	25059	v9002019 - JOHNSON, JOELINE R.	1/5/2026	2,435.00
hk6311 - Section 8-Hsg Choice Vouchers	25060	v9005575 - JP Housing LLC	1/5/2026	1,178.00
hk6311 - Section 8-Hsg Choice Vouchers	25061	v9006516 - Julie Bowling	1/5/2026	570.00
hk6311 - Section 8-Hsg Choice Vouchers	25062	v9005590 - Lacey Newman	1/5/2026	700.00
hk6311 - Section 8-Hsg Choice Vouchers	25063	v0000705 - LAWRENCE C. DANIELS	1/5/2026	707.00
hk6311 - Section 8-Hsg Choice Vouchers	25064	v9006249 - Lund Pointe Apartments	1/5/2026	1,411.00
hk6311 - Section 8-Hsg Choice Vouchers	25065	v0000625 - MERIDIAN GARDENS, LLC DBA KEYWAY APTS	1/5/2026	1,326.00
hk6311 - Section 8-Hsg Choice Vouchers	25066	v9002683 - Mike Foley	1/5/2026	707.00
hk6311 - Section 8-Hsg Choice Vouchers	25067	v9002914 - Mobile Properties Joint Junction LLC	1/5/2026	1,461.00
hk6311 - Section 8-Hsg Choice Vouchers	25068	v9002908 - Neil or Judy Bass	1/5/2026	1,642.00
hk6311 - Section 8-Hsg Choice Vouchers	25069	v9006887 - Norland Trails/Kitsap Olhava LLC	1/5/2026	2,481.00
hk6311 - Section 8-Hsg Choice Vouchers	25070	v9006312 - NSE Kitsap Fee Owner, LLC	1/5/2026	2,361.00
hk6311 - Section 8-Hsg Choice Vouchers	25071	v8000659 - OLYMPIC MULTI-FAMILY MGMT/TIMBER RUN	1/5/2026	1,216.00
hk6311 - Section 8-Hsg Choice Vouchers	25072	v9005633 - Olympic Pointe Apartments	1/5/2026	10,256.00
hk6311 - Section 8-Hsg Choice Vouchers	25073	v9001264 - Orchard On The Green	1/5/2026	4,847.00
hk6311 - Section 8-Hsg Choice Vouchers	25074	v8000645 - PARAMOUNT REAL ESTATE GROUP	1/5/2026	1,912.00
hk6311 - Section 8-Hsg Choice Vouchers	25075	v9006061 - Park Shore Property Management/Einspahr	1/5/2026	1,098.00
hk6311 - Section 8-Hsg Choice Vouchers	25076	v9002790 - Parkhurst Apartments	1/5/2026	1,668.00
hk6311 - Section 8-Hsg Choice Vouchers	25077	v8000641 - PARKSHORE PROPERTY MANAGEMENT	1/5/2026	1,539.00
hk6311 - Section 8-Hsg Choice Vouchers	25078	v9001563 - Parkwood Terrace Apartment Homes	1/5/2026	2,620.00
hk6311 - Section 8-Hsg Choice Vouchers	25079	v9006398 - Pickett Prop Mgmt/Shigeta	1/5/2026	1,335.00
hk6311 - Section 8-Hsg Choice Vouchers	25080	v9006680 - Pickett Prop Mgmt/Watson	1/5/2026	1,747.00
hk6311 - Section 8-Hsg Choice Vouchers	25081	v9006133 - Pickett Property Mgmt/Nelson	1/5/2026	146.00
hk6311 - Section 8-Hsg Choice Vouchers	25082	v9006483 - Pickett Property Mgt/Ana Simons Living Trust	1/5/2026	1,754.00
hk6311 - Section 8-Hsg Choice Vouchers	25083	v9005805 - Pine Ridge Apartments	1/5/2026	1,930.00
hk6311 - Section 8-Hsg Choice Vouchers	25084	v8000520 - PORT ORCHARD MULTIFAMILY LLC	1/5/2026	1,819.00
hk6311 - Section 8-Hsg Choice Vouchers	25085	v9007066 - Port Washington LLC	1/5/2026	1,600.00
hk6311 - Section 8-Hsg Choice Vouchers	25086	v0000691 - REALLY PROP MGMT/MONTMINY	1/5/2026	2,850.00
hk6311 - Section 8-Hsg Choice Vouchers	25087	v9006236 - Really Property Management/Borgatti	1/5/2026	1,574.00
hk6311 - Section 8-Hsg Choice Vouchers	25088	v8000595 - REALLY PROPERTY MANAGEMENT/KRECKER	1/5/2026	1,799.00
hk6311 - Section 8-Hsg Choice Vouchers	25089	v9005570 - REALLY PROPERTY MANAGEMENT/LOLLMAN	1/5/2026	2,650.00
hk6311 - Section 8-Hsg Choice Vouchers	25090	v9006259 - REALLY PROPERTY MANAGEMENT/NEUSON	1/5/2026	1,052.00
hk6311 - Section 8-Hsg Choice Vouchers	25091	v9007117 - REally Property Mgmt	1/5/2026	2,796.00
hk6311 - Section 8-Hsg Choice Vouchers	25092	v9006313 - RedTail Residential/The Clubhouse at Port Orchard Apts	1/5/2026	3,494.00
hk6311 - Section 8-Hsg Choice Vouchers	25093	v9006946 - Reeder Management Inc / Bay Breeze Apartments	1/5/2026	917.00
hk6311 - Section 8-Hsg Choice Vouchers	25094	v0000456 - REID PROPERTY MANAGEMENT LLC	1/5/2026	718.00
hk6311 - Section 8-Hsg Choice Vouchers	25095	v9006048 - Remax Connect/Webb	1/5/2026	1,457.00
hk6311 - Section 8-Hsg Choice Vouchers	25096	v8000674 - RENEW PROP MGMT/CAMELLE BOYKIN	1/5/2026	1,550.00
hk6311 - Section 8-Hsg Choice Vouchers	25097	v0000628 - RENEW PROP MGMT/COOPER CENTENNIAL LLC	1/5/2026	2,157.00
hk6311 - Section 8-Hsg Choice Vouchers	25098	v0000629 - RENEW PROP MGMT/CRI 5, LLC	1/5/2026	1,443.00
hk6311 - Section 8-Hsg Choice Vouchers	25099	v8000546 - RENEW PROP MGMT/SEACLIFF INVESTMENT GROUP, LL	1/5/2026	2,451.00
hk6311 - Section 8-Hsg Choice Vouchers	25100	v0000630 - RENEW PROP MGMT/WA NATL INVESTMENT GROUP, LL	1/5/2026	1,128.00
hk6311 - Section 8-Hsg Choice Vouchers	25101	v9001367 - Russell Frey Enterprise	1/5/2026	1,388.00
hk6311 - Section 8-Hsg Choice Vouchers	25102	v9003213 - Scandia Knolls Assoc. Limited Partnership	1/5/2026	3,487.00
hk6311 - Section 8-Hsg Choice Vouchers	25103	v8000589 - SILVA, CHRISTOPHER	1/5/2026	2,042.00
hk6311 - Section 8-Hsg Choice Vouchers	25104	v9005984 - Spencer Sutherland	1/5/2026	1,525.00
hk6311 - Section 8-Hsg Choice Vouchers	25105	v9006568 - TAM Residential/Cottage Bay Apartments	1/5/2026	9,334.00
hk6311 - Section 8-Hsg Choice Vouchers	25106	v9006561 - TAM Residential/Viewcrest Village Apts	1/5/2026	22,576.00
hk6311 - Section 8-Hsg Choice Vouchers	25107	v9006082 - The Diplomat Apartments	1/5/2026	1,149.00
hk6311 - Section 8-Hsg Choice Vouchers	25108	v0000483 - THE JOSEPH GROUP	1/5/2026	2,332.00
hk6311 - Section 8-Hsg Choice Vouchers	25109	v9006149 - The Neiders Company/Orchard Pointe Apartments	1/5/2026	1,695.00
hk6311 - Section 8-Hsg Choice Vouchers	25110	v9007049 - The Ridge at Payseno Lane Apartments	1/5/2026	1,973.00
hk6311 - Section 8-Hsg Choice Vouchers	25111	v0000623 - THE SINCLAIR II, LLC OF WASHINGTON	1/5/2026	1,725.00

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hk6311 - Section 8-Hsg Choice Vouchers	25112	v9003785 - The Summit - HAP acct	1/5/2026	2,195.00
hk6311 - Section 8-Hsg Choice Vouchers	25113	v9005941 - Theodore and Janet Apeland	1/5/2026	845.00
hk6311 - Section 8-Hsg Choice Vouchers	25114	v9006083 - Tip Top Property Investments LLC	1/5/2026	3,401.00
hk6311 - Section 8-Hsg Choice Vouchers	25115	v9003323 - Total Property Management/Lund Village	1/5/2026	1,323.00
hk6311 - Section 8-Hsg Choice Vouchers	25116	v9006573 - TYLER and KYLA McKEAN	1/5/2026	1,800.00
hk6311 - Section 8-Hsg Choice Vouchers	25117	v9005602 - Vintage at Bremerton	1/5/2026	9,566.00
hk6311 - Section 8-Hsg Choice Vouchers	25118	v9006533 - Vintage at Silverdale	1/5/2026	12,819.00
hk6311 - Section 8-Hsg Choice Vouchers	25119	v0000494 - VINTAGE AT SILVERDALE, LLC	1/5/2026	1,992.00
hk6311 - Section 8-Hsg Choice Vouchers	25120	v9001125 - Weatherstone Apartment Homes	1/5/2026	1,960.00
hk6311 - Section 8-Hsg Choice Vouchers	25121	v9006025 - William Brasch	1/5/2026	2,600.00
hk6311 - Section 8-Hsg Choice Vouchers	25122	v8000660 - WINDERMERE PROP MGMT/NEWKIRK	1/5/2026	2,800.00
hk6311 - Section 8-Hsg Choice Vouchers	25123	v9006971 - WINDERMERE PROPERTY MANAGEMENT/GIBBS-EGAN	1/5/2026	1,650.00
hk6311 - Section 8-Hsg Choice Vouchers	25124	v9006453 - WINDERMERE PROPERTY MANAGEMENT/KASHUK	1/5/2026	1,553.00
hk6311 - Section 8-Hsg Choice Vouchers	25125	v9006419 - WOZLECK, JAMES L.	1/5/2026	1,278.00
hk6311 - Section 8-Hsg Choice Vouchers	25126	t9001375 - Anderson	1/5/2026	197.00
hk6311 - Section 8-Hsg Choice Vouchers	25127	t0008479 - Ayers	1/5/2026	96.00
hk6311 - Section 8-Hsg Choice Vouchers	25128	t0041423 - Beck Peacock	1/5/2026	4.00
hk6311 - Section 8-Hsg Choice Vouchers	25129	t9001278 - Beebe	1/5/2026	225.00
hk6311 - Section 8-Hsg Choice Vouchers	25130	t0041910 - Bernier	1/5/2026	27.00
hk6311 - Section 8-Hsg Choice Vouchers	25131	t9001224 - Burke	1/5/2026	216.00
hk6311 - Section 8-Hsg Choice Vouchers	25132	t0012520 - Burton	1/5/2026	75.00
hk6311 - Section 8-Hsg Choice Vouchers	25133	t0007789 - Clark	1/5/2026	63.00
hk6311 - Section 8-Hsg Choice Vouchers	25134	t9001588 - Cyphers	1/5/2026	151.00
hk6311 - Section 8-Hsg Choice Vouchers	25135	t0017053 - Davis	1/5/2026	28.00
hk6311 - Section 8-Hsg Choice Vouchers	25136	t9001200 - Driggers	1/5/2026	158.00
hk6311 - Section 8-Hsg Choice Vouchers	25137	t0003138 - Duchesneau	1/5/2026	315.00
hk6311 - Section 8-Hsg Choice Vouchers	25138	t9001279 - Evanoff	1/5/2026	133.00
hk6311 - Section 8-Hsg Choice Vouchers	25139	t9001283 - Glitch	1/5/2026	47.00
hk6311 - Section 8-Hsg Choice Vouchers	25140	t9001627 - Goulden	1/5/2026	124.00
hk6311 - Section 8-Hsg Choice Vouchers	25141	t0007791 - Johnson	1/5/2026	151.00
hk6311 - Section 8-Hsg Choice Vouchers	25142	t0017679 - Jones	1/5/2026	107.00
hk6311 - Section 8-Hsg Choice Vouchers	25143	t9001280 - Kahuhu	1/5/2026	128.00
hk6311 - Section 8-Hsg Choice Vouchers	25144	t0001826 - Kellman	1/5/2026	43.00
hk6311 - Section 8-Hsg Choice Vouchers	25145	t0035825 - Koehler	1/5/2026	258.00
hk6311 - Section 8-Hsg Choice Vouchers	25146	t0014289 - Lange	1/5/2026	199.00
hk6311 - Section 8-Hsg Choice Vouchers	25147	t0036944 - Madrid	1/5/2026	197.00
hk6311 - Section 8-Hsg Choice Vouchers	25148	t0003298 - Masters	1/5/2026	16.00
hk6311 - Section 8-Hsg Choice Vouchers	25149	t0038595 - Meeks	1/5/2026	78.00
hk6311 - Section 8-Hsg Choice Vouchers	25150	t0035768 - Morse	1/5/2026	22.00
hk6311 - Section 8-Hsg Choice Vouchers	25151	t0017673 - Nall	1/5/2026	123.00
hk6311 - Section 8-Hsg Choice Vouchers	25152	t0036809 - Nguyen	1/5/2026	254.00
hk6311 - Section 8-Hsg Choice Vouchers	25153	t0014850 - Niles	1/5/2026	110.00
hk6311 - Section 8-Hsg Choice Vouchers	25154	t0017684 - Padilla Rangel	1/5/2026	119.00
hk6311 - Section 8-Hsg Choice Vouchers	25155	t0002971 - Pearson	1/5/2026	22.00
hk6311 - Section 8-Hsg Choice Vouchers	25156	t9001226 - Reitsma	1/5/2026	49.00
hk6311 - Section 8-Hsg Choice Vouchers	25157	t0014175 - Rhea	1/5/2026	492.00
hk6311 - Section 8-Hsg Choice Vouchers	25158	t0038936 - Roller	1/5/2026	171.00
hk6311 - Section 8-Hsg Choice Vouchers	25159	t9001311 - Roth	1/5/2026	47.00
hk6311 - Section 8-Hsg Choice Vouchers	25160	t0017725 - Rouse	1/5/2026	21.00
hk6311 - Section 8-Hsg Choice Vouchers	25161	t0007032 - Sadewasser	1/5/2026	103.00
hk6311 - Section 8-Hsg Choice Vouchers	25162	t0016776 - Sanders	1/5/2026	213.00
hk6311 - Section 8-Hsg Choice Vouchers	25163	t0017698 - Sayles	1/5/2026	47.00
hk6311 - Section 8-Hsg Choice Vouchers	25164	t9001179 - Schneider	1/5/2026	62.00
hk6311 - Section 8-Hsg Choice Vouchers	25165	t0006818 - Sherwood	1/5/2026	74.00
hk6311 - Section 8-Hsg Choice Vouchers	25166	t0038147 - Skuza	1/5/2026	8.00
hk6311 - Section 8-Hsg Choice Vouchers	25167	t9001313 - Stone	1/5/2026	136.00
hk6311 - Section 8-Hsg Choice Vouchers	25168	t0017846 - Swenson	1/5/2026	91.00
hk6311 - Section 8-Hsg Choice Vouchers	25169	t0013267 - Tillis	1/5/2026	261.00
hk6311 - Section 8-Hsg Choice Vouchers	25170	t0036497 - Turner	1/5/2026	11.00
hk6311 - Section 8-Hsg Choice Vouchers	25171	t9001483 - Ussin	1/5/2026	70.00
hk6311 - Section 8-Hsg Choice Vouchers	25172	t0038860 - VanBuren	1/5/2026	101.00
hk6311 - Section 8-Hsg Choice Vouchers	25173	t0035827 - Wilson	1/5/2026	226.00
hk6311 - Section 8-Hsg Choice Vouchers	99276240	v0000624 - ADVANI, ANURADHA	1/6/2026	3,100.00
hk6311 - Section 8-Hsg Choice Vouchers	99276240	v0000733 - EDWARD & MARLYS RECKNAGLE	1/6/2026	317.00

Payment Summary
January 2026 Board Cash Disbursement Report

hk6311 - Section 8-Hsg Choice Vouchers	99276240	v8000593 - BAGGERLY, KEITH	1/6/2026	1,023.00
hk6311 - Section 8-Hsg Choice Vouchers	99276240	v8000657 - SATRAN-LOUDIN, JILL	1/6/2026	571.00
hk6311 - Section 8-Hsg Choice Vouchers	99276240	v8000664 - BERNTSEN, SPENCER	1/6/2026	1,160.00
hk6311 - Section 8-Hsg Choice Vouchers	99276240	v9000445 - CLARK, STEPHEN M.	1/6/2026	837.00
hk6311 - Section 8-Hsg Choice Vouchers	99276240	v9000568 - Robert W Dick	1/6/2026	1,205.00
hk6311 - Section 8-Hsg Choice Vouchers	99276240	v9000729 - GAINES, MARK A.	1/6/2026	2,000.00
hk6311 - Section 8-Hsg Choice Vouchers	99276240	v9001416 - Frank J Prentice	1/6/2026	385.00
hk6311 - Section 8-Hsg Choice Vouchers	99276240	v9004359 - Rawlin Swanson	1/6/2026	2,463.00
hk6311 - Section 8-Hsg Choice Vouchers	99276240	v9005809 - Evert, Brenda	1/6/2026	1,096.00
hk6311 - Section 8-Hsg Choice Vouchers	99276240	v9006373 - Marty D. Lemon/Sydney LLC	1/6/2026	962.00
hk6311 - Section 8-Hsg Choice Vouchers	99276240	v9006443 - Mary E. Heskett	1/6/2026	1,485.00
hk6311 - Section 8-Hsg Choice Vouchers	99276240	v9006774 - Carlos E. Aceves	1/6/2026	2,078.00
hk6311 - Section 8-Hsg Choice Vouchers	99276240	v9007024 - Deborah McRae	1/6/2026	215.00
hk6311 - Section 8-Hsg Choice Vouchers	99276242	v0000493 - HARCOURTS PENINSULA PROPERTIES	1/6/2026	1,805.00
hk6311 - Section 8-Hsg Choice Vouchers	99276242	v0000709 - VINSHAW HOLDINGS, LLC	1/6/2026	2,816.00
hk6311 - Section 8-Hsg Choice Vouchers	99276242	v0000727 - DETAILS PROP MGMT/KEETON	1/6/2026	1,489.00
hk6311 - Section 8-Hsg Choice Vouchers	99276242	v8000514 - CDJ3@WA PROPERTY LLC	1/6/2026	2,494.00
hk6311 - Section 8-Hsg Choice Vouchers	99276242	v8000519 - KITSAP MENTAL HEALTH SERVICES	1/6/2026	8,281.00
hk6311 - Section 8-Hsg Choice Vouchers	99276242	v8000644 - CG WELLINGTON, LLC	1/6/2026	1,456.00
hk6311 - Section 8-Hsg Choice Vouchers	99276242	v8000661 - CROSSPOINTE ASSOC LTD PARTNERSHIP	1/6/2026	3,173.00
hk6311 - Section 8-Hsg Choice Vouchers	99276242	v9003457 - EP Holdings LLC/Erlands Point Apartments	1/6/2026	1,830.00
hk6311 - Section 8-Hsg Choice Vouchers	99276242	v9006030 - Brenna Fields/Aspen Orchard LLC	1/6/2026	1,285.00
hk6311 - Section 8-Hsg Choice Vouchers	99276242	v9006311 - Details Property Mgmt/Kallander	1/6/2026	1,707.00
hk6311 - Section 8-Hsg Choice Vouchers	99276242	v9006611 - ID Ent Rentals LLC	1/6/2026	1,495.00
hk6311 - Section 8-Hsg Choice Vouchers	99276242	v9007013 - ID Ent Rentals LLC/Haj	1/6/2026	2,700.00
hk6311 - Section 8-Hsg Choice Vouchers	99276331	v0000736 - DYER, KIMBERLEE M	1/6/2026	1,707.00
hk6311 - Section 8-Hsg Choice Vouchers	99277163	v0000001 - Housing Kitsap	1/7/2026	2,386.00
hk6311 - Section 8-Hsg Choice Vouchers	99277163	v9001405 - CONIFER WOODS APARTMENTS	1/7/2026	40,333.00
hk6311 - Section 8-Hsg Choice Vouchers	99277164	v9001278 - Park Place Apartments	1/7/2026	4,808.00
hk6311 - Section 8-Hsg Choice Vouchers	99277165	v0000001 - Housing Kitsap	1/7/2026	1,167.00
hk6311 - Section 8-Hsg Choice Vouchers	99277165	v0000005 - Kitsap Apartments	1/7/2026	1,938.00
hk6311 - Section 8-Hsg Choice Vouchers	99277165	v9000966 - Kingston Ridge Apartments	1/7/2026	8,940.00
hk6311 - Section 8-Hsg Choice Vouchers	99277168	v9000691 - Finch Place Associates	1/7/2026	540.00
hk6311 - Section 8-Hsg Choice Vouchers	99277169	v9005615 - Fjord Vista II	1/7/2026	641.00
hk6311 - Section 8-Hsg Choice Vouchers	99277170	v0000001 - Housing Kitsap	1/7/2026	1,270.00
hk6311 - Section 8-Hsg Choice Vouchers	99277170	v9005608 - Golden Tides II	1/7/2026	9,790.00
hk6311 - Section 8-Hsg Choice Vouchers	99277171	v9000747 - Golden Tides III Dyes Inlet	1/7/2026	2,595.00
hk6311 - Section 8-Hsg Choice Vouchers	99277172	v0000001 - Housing Kitsap	1/7/2026	17,235.00
hk6311 - Section 8-Hsg Choice Vouchers	99277174	v0000001 - Housing Kitsap	1/7/2026	1,183.00
hk6311 - Section 8-Hsg Choice Vouchers	99277174	v9001407 - Port Orchard Vista Apartments	1/7/2026	21,116.00
hk6311 - Section 8-Hsg Choice Vouchers	99277175	v9001022 - Liberty Bay Associates Ltd	1/7/2026	17,045.00
hk6311 - Section 8-Hsg Choice Vouchers	99277176	v0000721 - NORDIC COTTAGES	1/7/2026	17,700.00
				482,568.00

Bank	Check#	Vendor	Date	Amount
hcv8918 - Section 8-Hsg Choice Vouchers	JE 7346	BOA8918, 12/2025 ACCT ANALYSIS FEE	1/15/2026	54.86
				54.86

Bank-NEW	Check#	Vendor	Date	Amount
hkop8711 - HK_MF_All-Owned_OP	2433	v0000598 - ASHLEY'S CLEANING	1/2/2026	1,540.00
hkop8711 - HK_MF_All-Owned_OP	2434	V0000050 - BREMERTON CITY OF-Utility Billing	1/2/2026	5,587.77
hkop8711 - HK_MF_All-Owned_OP	2435	V0000065 - CASCADE NATURAL GAS CORP.	1/2/2026	1,735.51
hkop8711 - HK_MF_All-Owned_OP	2436	V0000070 - CINTAS FIRE 636525	1/2/2026	1,447.70
hkop8711 - HK_MF_All-Owned_OP	2437	V0000080 - COMCAST	1/2/2026	94.46
hkop8711 - HK_MF_All-Owned_OP	2438	V0000137 - HENDEN ELECTRIC, INC	1/2/2026	44,800.00
hkop8711 - HK_MF_All-Owned_OP	2439	V0000179 - KITSAP GARAGE DOOR CO.	1/2/2026	530.00
hkop8711 - HK_MF_All-Owned_OP	2440	V0000183 - KITSAP P.U.D.#1	1/2/2026	473.01
hkop8711 - HK_MF_All-Owned_OP	2441	v0000416 - PETTY CASH FUND - MADRONA MANOR	1/2/2026	50.62
hkop8711 - HK_MF_All-Owned_OP	2442	V0000272 - PUGET SOUND ENERGY	1/2/2026	1,402.02
hkop8711 - HK_MF_All-Owned_OP	2443	v0000281 - RELIABLE PARTS	1/2/2026	38.58
hkop8711 - HK_MF_All-Owned_OP	2444	V0000294 - SCOTT MCLENDONS HARDWARE	1/2/2026	43.97
hkop8711 - HK_MF_All-Owned_OP	2445	V0000317 - SOUND GLASS SALES INC.-BREMERTON	1/2/2026	1,000.00
hkop8711 - HK_MF_All-Owned_OP	2446	V0000359 - WAVE ASTOUND	1/2/2026	304.68
hkop8711 - HK_MF_All-Owned_OP	2447	V0000362 - WEST SOUND UTILITY DISTRICT	1/2/2026	7,071.49

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hkop8711 - HK_MF_All-Owned_OP	2448	t0000075 - Johnston	1/2/2026	65.00
hkop8711 - HK_MF_All-Owned_OP	2449	t0000111 - Wiklund	1/2/2026	78.00
hkop8711 - HK_MF_All-Owned_OP	2450	t0000107 - Garfield	1/5/2026	89.00
hkop8711 - HK_MF_All-Owned_OP	99089582	v0000143 - HOME DEPOT CREDIT SVCS- 4595	1/5/2026	12,006.77
hkop8711 - HK_MF_All-Owned_OP	99788151	V0000136 - HD SUPPLY - ACCT.#104436	1/5/2026	9,035.57
hkop8711 - HK_MF_All-Owned_OP	RC 47064	Returned item t9001462	1/5/2026	215.00
hkop8711 - HK_MF_All-Owned_OP	2451	V0000025 - ANCHOR SAVINGS BANK-WCRA for WINDSONG	1/8/2026	6,162.66
hkop8711 - HK_MF_All-Owned_OP	2452	V0000034 - BAINBRIDGE DISPOSAL, INC.	1/8/2026	1,245.66
hkop8711 - HK_MF_All-Owned_OP	2453	V0000035 - BAINBRIDGE ISLAND, CITY OF-Utility billing	1/8/2026	13,530.01
hkop8711 - HK_MF_All-Owned_OP	2454	v0000746 - BUILDING A TRADITION, LLC	1/8/2026	3,150.00
hkop8711 - HK_MF_All-Owned_OP	2455	V0000075 - CLEAN N ROOTER LLC	1/8/2026	3,723.71
hkop8711 - HK_MF_All-Owned_OP	2456	V0000080 - COMCAST	1/8/2026	154.26
hkop8711 - HK_MF_All-Owned_OP	2457	V0000121 - GLOBAL VERIFICATION NETWORK	1/8/2026	313.80
hkop8711 - HK_MF_All-Owned_OP	2458	v0000417 - PETTY CASH FUND - ORCHARD BLUFF	1/8/2026	105.76
hkop8711 - HK_MF_All-Owned_OP	2459	v0000266 - PORT ORCHARD, CITY OF - Utility Billing	1/8/2026	4,950.18
hkop8711 - HK_MF_All-Owned_OP	2460	V0000287 - RODDA PAINT COMPANY	1/8/2026	1,604.72
hkop8711 - HK_MF_All-Owned_OP	2461	V0000359 - WAVE ASTOUND	1/8/2026	91.89
hkop8711 - HK_MF_All-Owned_OP	2462	V0000362 - WEST SOUND UTILITY DISTRICT	1/8/2026	11,395.62
hkop8711 - HK_MF_All-Owned_OP	2463	t0000351 - Spelger	1/9/2026	135.48
hkop8711 - HK_MF_All-Owned_OP	99916250	v0000201 - LOWES - AM DEPT	1/10/2026	441.64
hkop8711 - HK_MF_All-Owned_OP	99482733	V0000136 - HD SUPPLY - ACCT.#104436	1/12/2026	20,288.25
hkop8711 - HK_MF_All-Owned_OP	RC 47655	Returned item b9001704	1/13/2026	95.00
hkop8711 - HK_MF_All-Owned_OP	2464	V0000050 - BREMERTON CITY OF-Utility Billing	1/15/2026	2,008.94
hkop8711 - HK_MF_All-Owned_OP	2465	V0000070 - CINTAS FIRE 636525	1/15/2026	52.00
hkop8711 - HK_MF_All-Owned_OP	2466	v0000192 - COEUR CAPITAL, INC, ASSIGNEE FOR	1/15/2026	4,650.00
hkop8711 - HK_MF_All-Owned_OP	2467	v0000684 - CONSENSUS CLOUD SOLUTIONS CANADA ULC	1/15/2026	12.50
hkop8711 - HK_MF_All-Owned_OP	2468	V0000088 - DANO'S SEPTIC	1/15/2026	750.00
hkop8711 - HK_MF_All-Owned_OP	2469	v0000703 - DRAIN PRO INC	1/15/2026	8,034.00
hkop8711 - HK_MF_All-Owned_OP	2470	V0000121 - GLOBAL VERIFICATION NETWORK	1/15/2026	209.20
hkop8711 - HK_MF_All-Owned_OP	2471	v0000157 - JIFFY LUBE	1/15/2026	96.03
hkop8711 - HK_MF_All-Owned_OP	2472	V0000176 - KITSAP COUNTY PUBLIC WORKS-Sewer billings	1/15/2026	10,801.70
hkop8711 - HK_MF_All-Owned_OP	2473	V0000180 - KITSAP GUTTERS INC	1/15/2026	2,000.00
hkop8711 - HK_MF_All-Owned_OP	2474	v0000267 - POULSBO, CITY OF	1/15/2026	10,936.91
hkop8711 - HK_MF_All-Owned_OP	2475	V0000272 - PUGET SOUND ENERGY	1/15/2026	2,732.71
hkop8711 - HK_MF_All-Owned_OP	2476	V0000287 - RODDA PAINT COMPANY	1/15/2026	353.42
hkop8711 - HK_MF_All-Owned_OP	2477	V0000294 - SCOTT MCLENDONS HARDWARE	1/15/2026	15.99
hkop8711 - HK_MF_All-Owned_OP	2478	V0000334 - THYSSENKRUPP ELEVATOR CORP.	1/15/2026	865.75
hkop8711 - HK_MF_All-Owned_OP	2479	v0000424 - TRS MECHANICAL, INC	1/15/2026	2,003.09
hkop8711 - HK_MF_All-Owned_OP	2480	v0000089 - WA DEPARTMENT OF COMMERCE	1/15/2026	15,015.67
hkop8711 - HK_MF_All-Owned_OP	2481	v0000355 - WA STATE HOUSING FINANCING COMMISSION	1/15/2026	2,075.00
hkop8711 - HK_MF_All-Owned_OP	99567617	V0000166 - KITSAP BANK - VISA - JENNIFER DI VITTO	1/16/2026	1,260.88
hkop8711 - HK_MF_All-Owned_OP	99569218	V0000164 - KITSAP BANK - VISA - FREDDY LINARES	1/16/2026	626.24
hkop8711 - HK_MF_All-Owned_OP	99569653	V0000165 - KITSAP BANK - VISA - HEATHER L. BLOUGH	1/16/2026	40.63
hkop8711 - HK_MF_All-Owned_OP	2482	V0000047 - BREM AIR DISPOSAL, INC.-Commercial accts	1/22/2026	4,765.80
hkop8711 - HK_MF_All-Owned_OP	2483	V0000075 - CLEAN N ROOTER LLC	1/22/2026	495.00
hkop8711 - HK_MF_All-Owned_OP	2484	V0000080 - COMCAST	1/22/2026	109.46
hkop8711 - HK_MF_All-Owned_OP	2485	v0000435 - PETTY CASH FUND - FJORD MANOR APTS	1/22/2026	101.91
hkop8711 - HK_MF_All-Owned_OP	2486	V0000272 - PUGET SOUND ENERGY	1/22/2026	7,656.68
hkop8711 - HK_MF_All-Owned_OP	2487	V0000287 - RODDA PAINT COMPANY	1/22/2026	1,118.70
hkop8711 - HK_MF_All-Owned_OP	2488	V0000047 - BREM AIR DISPOSAL, INC.-Commercial accts	1/23/2026	243.37
hkop8711 - HK_MF_All-Owned_OP	2489	V0000175 - KITSAP COUNTY PUBLIC WORKS-dump fees	1/23/2026	40.54
hkop8711 - HK_MF_All-Owned_OP	2490	v0000238 - NORTH PERRY AVENUE WATER DISTRICT	1/23/2026	2,979.61
hkop8711 - HK_MF_All-Owned_OP	2491	V0000247 - OFFICE DEPOT-ACCT. 67444053	1/23/2026	190.19
hkop8711 - HK_MF_All-Owned_OP	2492	V0000272 - PUGET SOUND ENERGY	1/23/2026	2,118.30
hkop8711 - HK_MF_All-Owned_OP	2493	V0000287 - RODDA PAINT COMPANY	1/23/2026	176.71
hkop8711 - HK_MF_All-Owned_OP	2494	V0000359 - WAVE ASTOUND	1/23/2026	289.10
hkop8711 - HK_MF_All-Owned_OP	99881704	v0000201 - LOWES - AM DEPT	1/26/2026	1,659.78
hkop8711 - HK_MF_All-Owned_OP	99537122	V0000136 - HD SUPPLY - ACCT.#104436	1/27/2026	269.03
hkop8711 - HK_MF_All-Owned_OP	99892698	v0000143 - HOME DEPOT CREDIT SVCS- 4595	1/28/2026	829.12
hkop8711 - HK_MF_All-Owned_OP	2495	v0000598 - ASHLEY'S CLEANING	1/29/2026	1,350.00
hkop8711 - HK_MF_All-Owned_OP	2496	V0000050 - BREMERTON CITY OF-Utility Billing	1/29/2026	5,339.12
hkop8711 - HK_MF_All-Owned_OP	2497	V0000070 - CINTAS FIRE 636525	1/29/2026	859.00
hkop8711 - HK_MF_All-Owned_OP	2498	V0000247 - OFFICE DEPOT-ACCT. 67444053	1/29/2026	1,537.66
hkop8711 - HK_MF_All-Owned_OP	2499	V0000287 - RODDA PAINT COMPANY	1/29/2026	723.14

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hkop8711 - HK_MF_All-Owned_OP	2500	V0000294 - SCOTT MCLENDONS HARDWARE	1/29/2026	272.92
hkop8711 - HK_MF_All-Owned_OP	2501	V0000030 - ASH CONSTRUCTION LLC	1/30/2026	20,945.00
hkop8711 - HK_MF_All-Owned_OP	2502	V0000065 - CASCADE NATURAL GAS CORP.	1/30/2026	453.35
hkop8711 - HK_MF_All-Owned_OP	2503	V0000070 - CINTAS FIRE 636525	1/30/2026	881.40
				275,798.34

Bank-NEW	Check#	Vendor	Date	Amount
self2111 - Self Help - Family AP Acct	20590	v0000464 - GUNS CONCRETE PUMPING LLC	1/12/2026	1,259.13
self2111 - Self Help - Family AP Acct	20582	V0000043 - B-MORE ELECTRIC	1/12/2026	1,760.11
self2111 - Self Help - Family AP Acct	20583	V0000061 - CALPORTLAND COMPANY	1/12/2026	4,066.20
self2111 - Self Help - Family AP Acct	20584	v0000095 - DMS SUPPLY, LLC	1/12/2026	20,804.59
self2111 - Self Help - Family AP Acct	20585	V0000096 - DS SALES ASSOCIATES	1/12/2026	7,458.81
self2111 - Self Help - Family AP Acct	20586	v0000097 - DTG RECYCLE	1/12/2026	314.70
self2111 - Self Help - Family AP Acct	20587	v0000463 - DYLAN TAYLOR CONSTRUCTION LLC	1/12/2026	7,574.75
self2111 - Self Help - Family AP Acct	20588	V0000107 - FARMERS INSURANCE	1/12/2026	5,037.00
self2111 - Self Help - Family AP Acct	20589	V0000112 - FINAL VISION INC	1/12/2026	1,336.50
self2111 - Self Help - Family AP Acct	20591	V0000128 - H.D. FOWLER COMPANY	1/12/2026	1,088.56
self2111 - Self Help - Family AP Acct	20592	v0000204 - MADRONA HOMES LLC	1/12/2026	7,612.76
self2111 - Self Help - Family AP Acct	20593	v0000557 - MARIO'S PLUMBING	1/12/2026	9,072.39
self2111 - Self Help - Family AP Acct	20594	V0000214 - MILES SAND & GRAVEL	1/12/2026	5,883.59
self2111 - Self Help - Family AP Acct	20595	V0000218 - MITCHELL LUMBER CO	1/12/2026	23,910.07
self2111 - Self Help - Family AP Acct	20596	V0000265 - PORT ORCHARD SAND & GRAVEL COMPANY	1/12/2026	399.98
self2111 - Self Help - Family AP Acct	20597	V0000270 - PRO VISION	1/12/2026	1,273.35
self2111 - Self Help - Family AP Acct	20598	v0000740 - Roadrunner Concrete Cutting LLC	1/12/2026	655.20
self2111 - Self Help - Family AP Acct	20599	v0000288 - ROYAL BUILDERS	1/12/2026	19,971.30
self2111 - Self Help - Family AP Acct	20600	v0000344 - VALLEY SUPPLY CO.	1/12/2026	3,604.81
self2111 - Self Help - Family AP Acct	20601	V0000362 - WEST SOUND UTILITY DISTRICT	1/12/2026	2,795.57
self2111 - Self Help - Family AP Acct	20602	V0000128 - H.D. FOWLER COMPANY	1/15/2026	248.99
self2111 - Self Help - Family AP Acct	20603	v0000344 - VALLEY SUPPLY CO.	1/15/2026	28.00
self2111 - Self Help - Family AP Acct	20604	v0000758 - ALORA LLAMAS	1/28/2026	299.14
self2111 - Self Help - Family AP Acct	20605	v0000752 - DANIEL DOLFIN	1/28/2026	269.46
self2111 - Self Help - Family AP Acct	20606	v0000751 - EMILY HAMILTON	1/28/2026	300.00
self2111 - Self Help - Family AP Acct	20607	v0000753 - KARLY NESHEM	1/28/2026	296.19
self2111 - Self Help - Family AP Acct	20608	v0000755 - KELLI PENBERTHY	1/28/2026	289.46
self2111 - Self Help - Family AP Acct	20609	v0000756 - MICHELLE GREGORY	1/28/2026	300.00
self2111 - Self Help - Family AP Acct	20610	V0000272 - PUGET SOUND ENERGY	1/28/2026	2,387.68
self2111 - Self Help - Family AP Acct	20611	v0000757 - SABRINA SELBY	1/28/2026	300.00
self2111 - Self Help - Family AP Acct	20612	v0000750 - TELESE WILLMES	1/28/2026	272.16
self2111 - Self Help - Family AP Acct	20613	V0000360 - WELLFLEET GROUP LLC	1/28/2026	1,656.00
self2111 - Self Help - Family AP Acct	20614	v0000754 - WILBUR CLAY	1/28/2026	300.00
				132,826.45

Bank-NEW	Check#	Vendor	Date	Amount
shga2112 - SELF-HELP GENERAL ACCOUNT	67	V0000209 - MASON PUD3	1/12/2026	73.08
shga2112 - SELF-HELP GENERAL ACCOUNT	66	v0000097 - DTG RECYCLE	1/12/2026	188.82
shga2112 - SELF-HELP GENERAL ACCOUNT	68	V0000228 - N.L. OLSON & ASSOCIATES	1/12/2026	797.00
shga2112 - SELF-HELP GENERAL ACCOUNT	69	v0000669 - PARTNERS CREDIT & VERIFICATION SOLUTIONS	1/12/2026	484.54
shga2112 - SELF-HELP GENERAL ACCOUNT	70	v0000501 - SPRINX FIRE PROTECTION, INC	1/12/2026	2,000.00
shga2112 - SELF-HELP GENERAL ACCOUNT	72	V0000256 - PACIFICA LAW GROUP, LLP	1/15/2026	1,362.00
shga2112 - SELF-HELP GENERAL ACCOUNT	71	V0000109 - FED EX	1/15/2026	12.24
shga2112 - SELF-HELP GENERAL ACCOUNT	99570792	V0000168 - KITSAP BANK-VISA-DEAN NAIL	1/16/2026	1,800.10
shga2112 - SELF-HELP GENERAL ACCOUNT	73	V0000109 - FED EX	1/28/2026	24.48
shga2112 - SELF-HELP GENERAL ACCOUNT	74	V0000316 - SOUND APPRAISAL GROUP, INC.	1/28/2026	500.00
shga2112 - SELF-HELP GENERAL ACCOUNT	75	V0000247 - OFFICE DEPOT-ACCT. 67444053	1/29/2026	63.83
shga2112 - SELF-HELP GENERAL ACCOUNT	76	v0000759 - PUERTO VALLARTA	1/30/2026	546.50
				7,852.59

Bank-NEW	Check#	Vendor	Date	Amount
shop3911 - Self Help SHOP	3273	v0000421 - RAR FENCE LLC	1/12/2026	72.00
shop3911 - Self Help SHOP	3272	V0000240 - NORTHWEST WATER SYSTEMS	1/12/2026	2,098.25
shop3911 - Self Help SHOP	3271	V0000228 - N.L. OLSON & ASSOCIATES	1/12/2026	1,111.50
shop3911 - Self Help SHOP	3274	V0000128 - H.D. FOWLER COMPANY	1/15/2026	39,234.75
shop3911 - Self Help SHOP	3275	v0000582 - AHBL, INC	1/28/2026	1,908.93

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January 2026 Board Cash Disbursement Report

shop3911 - Self Help SHOP	3276	v0000722 - Brumfield Construction, Inc.	1/28/2026	389,560.80
				433,986.23

Bank-NEW	Check#	Vendor	Date	Amount
hk7911 - HK_MF_Sep_Corp_OP	756	v0000698 - APARTMENTS LLC	1/2/2026	207.67
hk7911 - HK_MF_Sep_Corp_OP	757	v0000598 - ASHLEY'S CLEANING	1/2/2026	380.00
hk7911 - HK_MF_Sep_Corp_OP	758	V0000065 - CASCADE NATURAL GAS CORP.	1/2/2026	483.40
hk7911 - HK_MF_Sep_Corp_OP	759	v0000380 - Century Link	1/2/2026	94.18
hk7911 - HK_MF_Sep_Corp_OP	760	v0000192 - COEUR CAPITAL, INC, ASSIGNEE FOR	1/2/2026	4,111.38
hk7911 - HK_MF_Sep_Corp_OP	761	V0000121 - GLOBAL VERIFICATION NETWORK	1/2/2026	52.30
hk7911 - HK_MF_Sep_Corp_OP	762	V0000126 - GRECCO, RICK	1/2/2026	166.00
hk7911 - HK_MF_Sep_Corp_OP	763	v0000681 - HARBOR APPEALS AND LAW PLLC	1/2/2026	280.00
hk7911 - HK_MF_Sep_Corp_OP	764	v0000620 - HILL CONSTRUCTION	1/2/2026	14,987.50
hk7911 - HK_MF_Sep_Corp_OP	765	V0000183 - KITSAP P.U.D.#1	1/2/2026	2,439.78
hk7911 - HK_MF_Sep_Corp_OP	766	V0000246 - OFFICE DEPOT--ACCT# 19356639	1/2/2026	142.55
hk7911 - HK_MF_Sep_Corp_OP	767	V0000271 - PUCKETT & REDFORD P.L.L.C.	1/2/2026	2,013.00
hk7911 - HK_MF_Sep_Corp_OP	768	V0000272 - PUGET SOUND ENERGY	1/2/2026	7,540.68
hk7911 - HK_MF_Sep_Corp_OP	769	V0000359 - WAVE ASTOUND	1/2/2026	187.73
hk7911 - HK_MF_Sep_Corp_OP	770	v0000598 - ASHLEY'S CLEANING	1/2/2026	470.00
hk7911 - HK_MF_Sep_Corp_OP	771	t9000439 - Bowman	1/2/2026	83.00
hk7911 - HK_MF_Sep_Corp_OP	772	t0000141 - Bryant	1/2/2026	73.00
hk7911 - HK_MF_Sep_Corp_OP	773	t9000478 - Collis-Rush	1/2/2026	39.00
hk7911 - HK_MF_Sep_Corp_OP	774	t9001378 - Dunbar	1/2/2026	67.00
hk7911 - HK_MF_Sep_Corp_OP	775	t9000534 - Dunn	1/2/2026	18.00
hk7911 - HK_MF_Sep_Corp_OP	776	t9000458 - Fisher	1/2/2026	60.00
hk7911 - HK_MF_Sep_Corp_OP	777	t9000462 - Hoskinson	1/2/2026	83.00
hk7911 - HK_MF_Sep_Corp_OP	778	t9000735 - Ives	1/2/2026	67.00
hk7911 - HK_MF_Sep_Corp_OP	779	t9000564 - JOHNSON	1/2/2026	67.00
hk7911 - HK_MF_Sep_Corp_OP	780	t9000555 - KELLEY	1/2/2026	121.00
hk7911 - HK_MF_Sep_Corp_OP	781	t9000495 - KELLY	1/2/2026	67.00
hk7911 - HK_MF_Sep_Corp_OP	782	t9000508 - Maier	1/2/2026	67.00
hk7911 - HK_MF_Sep_Corp_OP	783	t9000437 - Mason	1/2/2026	83.00
hk7911 - HK_MF_Sep_Corp_OP	784	t9000436 - Olafsen	1/2/2026	83.00
hk7911 - HK_MF_Sep_Corp_OP	785	t0000150 - Rhodelander	1/2/2026	38.00
hk7911 - HK_MF_Sep_Corp_OP	786	t9000424 - Robertson	1/2/2026	69.00
hk7911 - HK_MF_Sep_Corp_OP	787	t9000743 - Scherler-Evenson	1/2/2026	121.00
hk7911 - HK_MF_Sep_Corp_OP	788	t9001487 - Short	1/2/2026	67.00
hk7911 - HK_MF_Sep_Corp_OP	789	t9000560 - WIPFF	1/2/2026	23.00
hk7911 - HK_MF_Sep_Corp_OP	JE 7199	Repay HAP Tenant Davis	1/2/2026	1,982.00
hk7911 - HK_MF_Sep_Corp_OP	99741193	v0000143 - HOME DEPOT CREDIT SVCS- 4595	1/5/2026	1,610.54
hk7911 - HK_MF_Sep_Corp_OP	9998349	V0000135 - HD SUPPLY - #3320024	1/5/2026	1,261.92
hk7911 - HK_MF_Sep_Corp_OP	790	v0000698 - APARTMENTS LLC	1/8/2026	1,496.60
hk7911 - HK_MF_Sep_Corp_OP	791	v0000598 - ASHLEY'S CLEANING	1/8/2026	837.00
hk7911 - HK_MF_Sep_Corp_OP	792	V0000075 - CLEAN N ROOTER LLC	1/8/2026	490.31
hk7911 - HK_MF_Sep_Corp_OP	793	V0000138 - HENERY HARDWARE, INC.	1/8/2026	36.62
hk7911 - HK_MF_Sep_Corp_OP	794	v0000455 - KURTZ, HEATHER	1/8/2026	43.08
hk7911 - HK_MF_Sep_Corp_OP	795	v0000238 - NORTH PERRY AVENUE WATER DISTRICT	1/8/2026	764.35
hk7911 - HK_MF_Sep_Corp_OP	796	V0000246 - OFFICE DEPOT--ACCT# 19356639	1/8/2026	389.84
hk7911 - HK_MF_Sep_Corp_OP	797	v0000266 - PORT ORCHARD, CITY OF - Utility Billing	1/8/2026	28,453.69
hk7911 - HK_MF_Sep_Corp_OP	798	v0000267 - POULSBO, CITY OF	1/8/2026	2,154.36
hk7911 - HK_MF_Sep_Corp_OP	799	V0000272 - PUGET SOUND ENERGY	1/8/2026	728.18
hk7911 - HK_MF_Sep_Corp_OP	800	v0000281 - RELIABLE PARTS	1/8/2026	226.24
hk7911 - HK_MF_Sep_Corp_OP	801	V0000294 - SCOTT MCLENDONS HARDWARE	1/8/2026	33.99
hk7911 - HK_MF_Sep_Corp_OP	99303933	V0000135 - HD SUPPLY - #3320024	1/9/2026	28,433.93
hk7911 - HK_MF_Sep_Corp_OP	99912093	v0000201 - LOWES - AM DEPT	1/9/2026	2,216.35
hk7911 - HK_MF_Sep_Corp_OP	802	v0000698 - APARTMENTS LLC	1/15/2026	382.20
hk7911 - HK_MF_Sep_Corp_OP	803	V0000050 - BREMERTON CITY OF-Utility Billing	1/15/2026	3,218.78
hk7911 - HK_MF_Sep_Corp_OP	804	V0000126 - GRECCO, RICK	1/15/2026	177.07
hk7911 - HK_MF_Sep_Corp_OP	805	v0000681 - HARBOR APPEALS AND LAW PLLC	1/15/2026	665.00
hk7911 - HK_MF_Sep_Corp_OP	806	V0000176 - KITSAP COUNTY PUBLIC WORKS-Sewer billings	1/15/2026	1,495.62
hk7911 - HK_MF_Sep_Corp_OP	807	V0000180 - KITSAP GUTTERS INC	1/15/2026	3,767.40
hk7911 - HK_MF_Sep_Corp_OP	808	V0000272 - PUGET SOUND ENERGY	1/15/2026	6,422.91
hk7911 - HK_MF_Sep_Corp_OP	809	v0000355 - WA STATE HOUSING FINANCING COMMISSION	1/15/2026	10,725.00
hk7911 - HK_MF_Sep_Corp_OP	810	V0000362 - WEST SOUND UTILITY DISTRICT	1/15/2026	19,495.95

Payment Summary
January 2026 Board Cash Disbursement Report

hk7911 - HK_MF_Sep_Corp_OP	99568376	V0000164 - KITSAP BANK - VISA - FREDDY LINARES	1/16/2026	115.28
hk7911 - HK_MF_Sep_Corp_OP	99569772	V0000165 - KITSAP BANK - VISA - HEATHER L. BLOUGH	1/16/2026	17.67
hk7911 - HK_MF_Sep_Corp_OP	811	V0000121 - GLOBAL VERIFICATION NETWORK	1/21/2026	209.20
hk7911 - HK_MF_Sep_Corp_OP	812	t9001722 - Summerill	1/22/2026	474.39
hk7911 - HK_MF_Sep_Corp_OP	813	v0000455 - KURTZ, HEATHER	1/22/2026	23.74
hk7911 - HK_MF_Sep_Corp_OP	814	V0000047 - BREM AIR DISPOSAL, INC.-Commercial accts	1/22/2026	7,027.01
hk7911 - HK_MF_Sep_Corp_OP	815	v0000698 - APARTMENTS LLC	1/23/2026	207.67
hk7911 - HK_MF_Sep_Corp_OP	816	v0000598 - ASHLEY'S CLEANING	1/23/2026	1,230.00
hk7911 - HK_MF_Sep_Corp_OP	817	V0000047 - BREM AIR DISPOSAL, INC.-Commercial accts	1/23/2026	1,899.39
hk7911 - HK_MF_Sep_Corp_OP	818	v0000380 - Century Link	1/23/2026	72.60
hk7911 - HK_MF_Sep_Corp_OP	819	V0000070 - CINTAS FIRE 636525	1/23/2026	1,141.53
hk7911 - HK_MF_Sep_Corp_OP	820	v0000192 - COEUR CAPITAL, INC, ASSIGNEE FOR	1/23/2026	610.43
hk7911 - HK_MF_Sep_Corp_OP	821	V0000121 - GLOBAL VERIFICATION NETWORK	1/23/2026	622.60
hk7911 - HK_MF_Sep_Corp_OP	822	V0000175 - KITSAP COUNTY PUBLIC WORKS-dump fees	1/23/2026	354.47
hk7911 - HK_MF_Sep_Corp_OP	823	V0000176 - KITSAP COUNTY PUBLIC WORKS-Sewer billings	1/23/2026	10,905.95
hk7911 - HK_MF_Sep_Corp_OP	824	V0000179 - KITSAP GARAGE DOOR CO.	1/23/2026	5,536.20
hk7911 - HK_MF_Sep_Corp_OP	825	V0000246 - OFFICE DEPOT--ACCT# 19356639	1/23/2026	137.23
hk7911 - HK_MF_Sep_Corp_OP	826	V0000272 - PUGET SOUND ENERGY	1/23/2026	2,004.21
hk7911 - HK_MF_Sep_Corp_OP	827	v0000281 - RELIABLE PARTS	1/23/2026	244.33
hk7911 - HK_MF_Sep_Corp_OP	828	V0000294 - SCOTT MCLENDONS HARDWARE	1/23/2026	273.15
hk7911 - HK_MF_Sep_Corp_OP	829	v0000300 - SERVPRO OF KITSAP COUNTY	1/23/2026	8,045.42
hk7911 - HK_MF_Sep_Corp_OP	830	V0000359 - WAVE ASTOUND	1/23/2026	118.41
hk7911 - HK_MF_Sep_Corp_OP	99550008	V0000135 - HD SUPPLY - #3320024	1/26/2026	3,980.40
hk7911 - HK_MF_Sep_Corp_OP	99920812	v0000201 - LOWES - AM DEPT	1/26/2026	2,550.31
hk7911 - HK_MF_Sep_Corp_OP	99146814	v0000143 - HOME DEPOT CREDIT SVCS- 4595	1/28/2026	189.85
hk7911 - HK_MF_Sep_Corp_OP	99728631	V0000135 - HD SUPPLY - #3320024	1/28/2026	76.99
hk7911 - HK_MF_Sep_Corp_OP	831	V0000047 - BREM AIR DISPOSAL, INC.-Commercial accts	1/29/2026	4,182.01
hk7911 - HK_MF_Sep_Corp_OP	832	v0000380 - Century Link	1/29/2026	94.05
hk7911 - HK_MF_Sep_Corp_OP	833	V0000070 - CINTAS FIRE 636525	1/29/2026	220.58
hk7911 - HK_MF_Sep_Corp_OP	834	V0000075 - CLEAN N ROOTER LLC	1/29/2026	650.34
hk7911 - HK_MF_Sep_Corp_OP	835	v0000703 - DRAIN PRO INC	1/29/2026	9,350.25
hk7911 - HK_MF_Sep_Corp_OP	836	V0000138 - HENERY HARDWARE, INC.	1/29/2026	13.09
hk7911 - HK_MF_Sep_Corp_OP	837	V0000246 - OFFICE DEPOT--ACCT# 19356639	1/29/2026	334.29
hk7911 - HK_MF_Sep_Corp_OP	838	V0000279 - REDROCK RESURFACING	1/29/2026	163.80
hk7911 - HK_MF_Sep_Corp_OP	839	V0000287 - RODDA PAINT COMPANY	1/29/2026	188.81
hk7911 - HK_MF_Sep_Corp_OP	840	v0000355 - WA STATE HOUSING FINANCING COMMISSION	1/29/2026	770.00
hk7911 - HK_MF_Sep_Corp_OP	841	V0000359 - WAVE ASTOUND	1/29/2026	157.87
hk7911 - HK_MF_Sep_Corp_OP	842	v0000598 - ASHLEY'S CLEANING	1/29/2026	580.00
hk7911 - HK_MF_Sep_Corp_OP	843	V0000137 - HENDEN ELECTRIC, INC	1/29/2026	6,337.97
hk7911 - HK_MF_Sep_Corp_OP	844	V0000272 - PUGET SOUND ENERGY	1/29/2026	128.98
				223,601.57

Bank	Check#	Vendor	Date	Amount
cosd0911 - HK_MF_Sep_Corp_SD	169	t9000585 - Davis	1/21/2026	1,942.00
cosd0911 - HK_MF_Sep_Corp_SD	171	t9000413 - Smith	1/21/2026	462.00
cosd0911 - HK_MF_Sep_Corp_SD	170	t0000304 - McLeod	1/21/2026	259.80
cosd0911 - HK_MF_Sep_Corp_SD	172	t9000415 - Sepulveda	1/22/2026	354.00
cosd0911 - HK_MF_Sep_Corp_SD	173	t9001722 - Summerill	1/22/2026	817.00
cosd0911 - HK_MF_Sep_Corp_SD	174	t9001441 - Duke	1/23/2026	2,567.00
				6,401.80

Bank	Check#	Vendor	Date	Amount
hksd1711 - HK_MF_All-Owned_SD	23568	t0000029 - Vander Veen	1/9/2026	104.53
hksd1711 - HK_MF_All-Owned_SD	23567	t0000055 - Murphy	1/9/2026	382.65
hksd1711 - HK_MF_All-Owned_SD	23569	t0000351 - Spelger	1/9/2026	250.00
				737.18

Bank	Check#	Vendor	Date	Amount
nord1111 - Nordic Cottages Operating	7	V0000272 - PUGET SOUND ENERGY	1/2/2026	353.79
nord1111 - Nordic Cottages Operating	99472674	v0000143 - HOME DEPOT CREDIT SVCS- 4595	1/5/2026	191.36
nord1111 - Nordic Cottages Operating	8	V0000121 - GLOBAL VERIFICATION NETWORK	1/8/2026	52.30
nord1111 - Nordic Cottages Operating	9	v0000133 - HOUSING AUTHORITIES RISK RETENTION POOL (HAARF	1/15/2026	229.00
nord1111 - Nordic Cottages Operating	10	v0000267 - POULSBO, CITY OF	1/15/2026	857.28

Payment Summary
January 2026 Board Cash Disbursement Report

nord1111 - Nordic Cottages Operating	11	V0000272 - PUGET SOUND ENERGY	1/15/2026	677.89
				2,361.62
Bank	Check#	Vendor	Date	Amount
proj8213 - HK Projects - Operating Acct	JE 7388	3rd Quarter 2025 BOA Analysis Fee Payment	1/6/2026	3,198.51
				3,198.51
Bank	Check#	Vendor	Date	Amount
rd7421 - RD USDA Projects Operating Acc	7766	v0000604 - HK_MF_ALL-OWNED-OPERATING	1/13/2026	9,006.17
				9,006.17
Bank	Check#	Vendor	Date	Amount
sh5157 - Self Help - CF SHOP Acct	51	v0000588 - SHOP POOLED ACCOUNT	1/13/2026	2.33
				2.33
Bank	Check#	Vendor	Date	Amount
shta9543 - Self Help - 523TA Grant	1048	v0000685 - SH GENERAL ACCOUNT	1/13/2026	42.39
				42.39
Bank	Check#	Vendor	Date	Amount
kas0152 - Kitsap Apts Operating Account	19903	v0000606 - HK_MF_SEP-CORP-OPERATING	1/13/2026	116,636.50
				116,636.50
Bank	Check#	Vendor	Date	Amount
lb2217 - Liberty Bay Operating Acct	906692	v0000606 - HK_MF_SEP-CORP-OPERATING	1/13/2026	2,167.88
				2,167.88
Bank	Check#	Vendor	Date	Amount
ht9440 - Heritage Apts Operating Acct	105497	v0000606 - HK_MF_SEP-CORP-OPERATING	1/13/2026	5,037.52
				5,037.52
Bank	Check#	Vendor	Date	Amount
vt9499 - Viewmont Apts Operating Acct	106538	v0000606 - HK_MF_SEP-CORP-OPERATING	1/13/2026	14,995.88
				14,995.88
Bank	Check#	Vendor	Date	Amount
kas0160 - Kitsap Apts Security Deposit	155	v0000607 - HK_MF_SEP-CORP-SECURITY DEPOSIT	1/13/2026	12,501.08
				12,501.08
Bank	Check#	Vendor	Date	Amount
dyes8992 - Golden Tides III Sec Dep Acct	1035	v0000607 - HK_MF_SEP-CORP-SECURITY DEPOSIT	1/13/2026	783.16
				783.16
Bank	Check#	Vendor	Date	Amount
ht9465 - Heritage Apts LP Sec Dep Acct	14	v0000607 - HK_MF_SEP-CORP-SECURITY DEPOSIT	1/13/2026	3,279.41
				3,279.41
Bank	Check#	Vendor	Date	Amount
vt9507 - Viewmont Apts LP Sec Dep Acct	100038	v0000607 - HK_MF_SEP-CORP-SECURITY DEPOSIT	1/13/2026	7,281.76
				7,281.76

Aggregate Total	2,218,203.92
Less Intercompany Payments	320,679.37
Total Disbursements	1,897,524.55

Board of Commissioners
Chair Clarence Moriwaki
Vice Chair Ed Stern
 Katie Walters
 Rob Putaansuu
 Oran Root
 Christine Rolfes
 Brittany Dunklin
Executive Director
 Heather Blough



2244 NW Bucklin Hill Rd
 Silverdale, WA 98383

Phone (360) 535.6100
 Fax (360) 535.6169
 TRS 711

<http://www.housingkitsap.org>

To: Housing Kitsap Board of Commissioners
 From: Heather Blough, Executive Director
 Subject: Approval February 2026 Disbursements and/or Fund Trans
 Date: Tuesday, March 24, 2026

KCCHA General Fund (New) – 4711	\$	665,315
Section 8 Fund (New) - 6311		992,103
Section 8 Fund - 8918		40,987
HK_MF_All-Owned_SD (New) - 8711		676,236
Projects Rental Account – 8213		17,265
Public Housing Operating Account - 8590		30,125
Self Help SHOP Account - 3911		2,686
Self Help Family Account (New) - 2111		131,555
Self Help General Account (New) - 2112		6,938
Self Help Family AP Account - 6090		1
HK_MF_Sep_Corp_OP (New) - 7911		470,689
HK_MF_Sep_Corp_SD (New) - 0911		3,383
Kitsap Apartments Security Deposit – 0160		2
HK_MF_All-Owned_SD (New) - 1711		2,226
RD USDA Projects Security Deposit – 3810		46,417
Public Housing Security Deposit Acct - 8626		2,589
HK_Mngmt Nordic Cottages OP (New) - 1111		2,590
	\$	3,091,107

Disbursements of \$1,548,555 plus transfers of \$1,542,552 equal total payments of \$3,091,107.

"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 herein and that the claim was a just, due and unpaid obligation against Housing Kitsap, and that I am authorized to authenticate and certify to said claim."

 Heather Blough Date
 Executive Director

 Clarence Moriwaki, Chair Date

Payment Summary
February 2026 Board Cash Disbursement Report

Bank-NEW	Check#	Vendor	Date	\$ Amount
hkcf4711 - KCCHA - GENERAL FUND	JE 7332	ACH DR- METKC	2/2/2026	5,781.07
hkcf4711 - KCCHA - GENERAL FUND	JE 7333	ACH DR- REGENCE MEDICAL	2/2/2026	87,869.00
hkcf4711 - KCCHA - GENERAL FUND	JE 7334	ACH DR- VSP VISION	2/2/2026	745.77
hkcf4711 - KCCHA - GENERAL FUND	JE 7360	ACH DR- USable Life Premium Payment	2/3/2026	3,402.29
hkcf4711 - KCCHA - GENERAL FUND	133733	v0000406 - CENTURYLINK (LUMEN)	2/5/2026	39.86
hkcf4711 - KCCHA - GENERAL FUND	133734	v0000524 - CHAMPAGNE-MONGOLD, DEANNA	2/5/2026	216.73
hkcf4711 - KCCHA - GENERAL FUND	133735	v0000381 - KITSAP COUNTY BLOCK GRANT PROGRAM, DEPT OF HU	2/5/2026	30,165.00
hkcf4711 - KCCHA - GENERAL FUND	133736	v0000381 - KITSAP COUNTY BLOCK GRANT PROGRAM, DEPT OF HU	2/5/2026	44,645.46
hkcf4711 - KCCHA - GENERAL FUND	133737	V0000183 - KITSAP P.U.D.#1	2/5/2026	183.32
hkcf4711 - KCCHA - GENERAL FUND	133738	V0000210 - MASTER BUILDERS ASSOCIATION	2/5/2026	100.00
hkcf4711 - KCCHA - GENERAL FUND	133739	V0000247 - OFFICE DEPOT-ACCT. 67444053	2/5/2026	39.47
hkcf4711 - KCCHA - GENERAL FUND	133740	V0000309 - SH-OLYMPIC SPRINGS INC.	2/5/2026	205.09
hkcf4711 - KCCHA - GENERAL FUND	133741	V0000338 - U. S. BANK	2/5/2026	1,173.65
hkcf4711 - KCCHA - GENERAL FUND	133742	V0000347 - VERIZON WIRELESS	2/5/2026	2,241.35
hkcf4711 - KCCHA - GENERAL FUND	JE 7356	ACH DR- PAYNW FEBRUARY 06, 2026 PAYROLL	2/5/2026	106,373.14
hkcf4711 - KCCHA - GENERAL FUND	JE 7357	ACH DR- PAYROLL MANUAL CK# 1000008	2/5/2026	819.22
hkcf4711 - KCCHA - GENERAL FUND	JE 7358	ACH DR- PAYNW FEBRUARY 06, 2026 TAX DEPOSITS	2/5/2026	21,053.00
hkcf4711 - KCCHA - GENERAL FUND	99062026	v0000011 - 76 FLEET	2/6/2026	2,569.81
hkcf4711 - KCCHA - GENERAL FUND	JE 7361	ACH DR- HSA CONTRIBUTION	2/6/2026	414.70
hkcf4711 - KCCHA - GENERAL FUND	JE 7362	ACH DR- PAYNW INVOICE FEBRUARY 06, 2026 PAYROLL	2/6/2026	976.98
hkcf4711 - KCCHA - GENERAL FUND	JE 7407	ACH DR- VOYA DEFERRED COMP	2/9/2026	8,554.39
hkcf4711 - KCCHA - GENERAL FUND	JE 7408	ACH DR- BASIC BENEFITS	2/9/2026	50.01
hkcf4711 - KCCHA - GENERAL FUND	JE 7424	ACH DR- WA DRS PAYMENT	2/11/2026	36,607.51
hkcf4711 - KCCHA - GENERAL FUND	133743	V0000065 - CASCADE NATURAL GAS CORP.	2/12/2026	694.52
hkcf4711 - KCCHA - GENERAL FUND	133744	V0000068 - CDW GOVERNMENT, INC.	2/12/2026	33.05
hkcf4711 - KCCHA - GENERAL FUND	133745	v0000114 - FIRST CHOICE HEALTH NETWORK	2/12/2026	100.00
hkcf4711 - KCCHA - GENERAL FUND	133746	V0000126 - GRECCO, RICK	2/12/2026	795.00
hkcf4711 - KCCHA - GENERAL FUND	133747	v0000184 - KITSAP SUN	2/12/2026	58.52
hkcf4711 - KCCHA - GENERAL FUND	133748	V0000193 - LEMAY MOBILE SHREDDING	2/12/2026	39.95
hkcf4711 - KCCHA - GENERAL FUND	133749	v0000243 - NW COMMNET LLC	2/12/2026	405.95
hkcf4711 - KCCHA - GENERAL FUND	133750	V0000247 - OFFICE DEPOT-ACCT. 67444053	2/12/2026	240.63
hkcf4711 - KCCHA - GENERAL FUND	133751	V0000272 - PUGET SOUND ENERGY	2/12/2026	753.78
hkcf4711 - KCCHA - GENERAL FUND	133752	V0000312 - SILVERDALE WATER DISTRICT	2/12/2026	219.67
hkcf4711 - KCCHA - GENERAL FUND	99283176	V0000164 - KITSAP BANK - VISA - FREDDY LINARES	2/17/2026	4.75
hkcf4711 - KCCHA - GENERAL FUND	99283358	V0000168 - KITSAP BANK-VISA-DEAN NAIL	2/17/2026	3,219.36
hkcf4711 - KCCHA - GENERAL FUND	99283399	V0000165 - KITSAP BANK - VISA - HEATHER L. BLOUGH	2/17/2026	4,097.88
hkcf4711 - KCCHA - GENERAL FUND	133753	V0000064 - CARAHSOFT TECHNOLOGY CORPORATION	2/18/2026	1,354.84
hkcf4711 - KCCHA - GENERAL FUND	133754	V0000064 - CARAHSOFT TECHNOLOGY CORPORATION	2/19/2026	1,633.39
hkcf4711 - KCCHA - GENERAL FUND	133755	V0000068 - CDW GOVERNMENT, INC.	2/19/2026	1,135.27
hkcf4711 - KCCHA - GENERAL FUND	133756	v0000134 - HAWKINS DELAFIELD & WOOD LLP	2/19/2026	3,871.50
hkcf4711 - KCCHA - GENERAL FUND	133757	V0000176 - KITSAP COUNTY PUBLIC WORKS-Sewer billings	2/19/2026	109.72
hkcf4711 - KCCHA - GENERAL FUND	133758	V0000198 - LINGO	2/19/2026	14.61
hkcf4711 - KCCHA - GENERAL FUND	99164705	v0000255 - PACIFIC OFFICE AUTOMATION INC. (PA)	2/19/2026	431.68
hkcf4711 - KCCHA - GENERAL FUND	99308901	v0000253 - PACIFIC NORTHWEST TITLE	2/19/2026	96,748.20
hkcf4711 - KCCHA - GENERAL FUND	99642466	V0000136 - HD SUPPLY - ACCT.#104436	2/19/2026	504.88
hkcf4711 - KCCHA - GENERAL FUND	JE 7471	ACH DR- PAYNW FEBRUARY 20, 2026 PAYROLL	2/19/2026	107,015.16
hkcf4711 - KCCHA - GENERAL FUND	JE 7472	ACH DR- PAYNW FEBRUARY 20, 2026 TAX DEPOSITS	2/19/2026	21,845.87
hkcf4711 - KCCHA - GENERAL FUND	99839205	v0000143 - HOME DEPOT CREDIT SVCS- 4595	2/20/2026	334.70
hkcf4711 - KCCHA - GENERAL FUND	JE 7482	ACH DR- PAYNW INVOICE FEBRUARY 20, 2026 PAYROLL	2/20/2026	198.29
hkcf4711 - KCCHA - GENERAL FUND	JE 7483	ACH DR- HSA CONTRIBUTION	2/20/2026	414.70
hkcf4711 - KCCHA - GENERAL FUND	99777723	v0000201 - LOWES - AM DEPT	2/23/2026	68.59
hkcf4711 - KCCHA - GENERAL FUND	JE 7485	ACH DR- VOYA DEFERRED COMP	2/25/2026	8,495.56
hkcf4711 - KCCHA - GENERAL FUND	133759	V0000047 - BREM AIR DISPOSAL, INC.-Commercial accts	2/26/2026	736.98
hkcf4711 - KCCHA - GENERAL FUND	133760	v0000380 - Century Link	2/26/2026	188.54
hkcf4711 - KCCHA - GENERAL FUND	133761	v0000406 - CENTURYLINK (LUMEN)	2/26/2026	41.02
hkcf4711 - KCCHA - GENERAL FUND	133762	v0000437 - OPP-HERMIDA, KRISTIE	2/26/2026	229.98
hkcf4711 - KCCHA - GENERAL FUND	133763	V0000256 - PACIFICA LAW GROUP, LLP	2/26/2026	2,619.00
hkcf4711 - KCCHA - GENERAL FUND	133764	v0000352 - WASHINGTON STATE AUDITOR'S OFFICE	2/26/2026	1,834.30
hkcf4711 - KCCHA - GENERAL FUND	133765	v0000667 - WESTERN EXTERMINATOR	2/26/2026	128.75
hkcf4711 - KCCHA - GENERAL FUND	99313182	v0000370 - YARDI SYSTEMS, INC.	2/27/2026	50,469.60

665,315.01

Payment Summary
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Bank-NEW	Check#	Vendor	Date	Amount
hk6311 - Section 8-Hsg Choice Vouchers	25174	v7000621 - 2102 SE SEDGWICK DBA POTTERY CREEK II	2/3/2026	1,171.00
hk6311 - Section 8-Hsg Choice Vouchers	25175	v9004279 - Abbey Lane Apartments	2/3/2026	3,243.00
hk6311 - Section 8-Hsg Choice Vouchers	25176	v9005018 - ADAMS, JAY PRESTON	2/3/2026	1,300.00
hk6311 - Section 8-Hsg Choice Vouchers	25177	v9006343 - Ad-West Realty Services/Silvercrest Apartments	2/3/2026	1,458.00
hk6311 - Section 8-Hsg Choice Vouchers	25178	v9004829 - Ad-West Realty Srvc/Island Terrace A	2/3/2026	2,985.00
hk6311 - Section 8-Hsg Choice Vouchers	25179	v9006226 - Allan Frey/Michael E Closser	2/3/2026	1,213.00
hk6311 - Section 8-Hsg Choice Vouchers	25180	v9000028 - Alta Pointe Apartments	2/3/2026	1,463.00
hk6311 - Section 8-Hsg Choice Vouchers	25181	v9003727 - Andrew Hento, Jr.	2/3/2026	375.00
hk6311 - Section 8-Hsg Choice Vouchers	25182	v9005673 - Andrew M. & Irene L. Lopez	2/3/2026	1,740.00
hk6311 - Section 8-Hsg Choice Vouchers	25183	v9006232 - Avenue 5 Apts/Ridgetop Apartments	2/3/2026	3,167.00
hk6311 - Section 8-Hsg Choice Vouchers	25184	v9006508 - Avenue 5/Atlas Apartments	2/3/2026	2,999.00
hk6311 - Section 8-Hsg Choice Vouchers	25185	v9005879 - Bay Bridge Apts	2/3/2026	6,092.00
hk6311 - Section 8-Hsg Choice Vouchers	25186	v8000555 - BPM5 LLC	2/3/2026	991.00
hk6311 - Section 8-Hsg Choice Vouchers	25187	v9005119 - Butler	2/3/2026	1,013.00
hk6311 - Section 8-Hsg Choice Vouchers	25188	v9001546 - CALNAN, TIMOTHY G.	2/3/2026	1,637.00
hk6311 - Section 8-Hsg Choice Vouchers	25189	v9005624 - Carol Chafee	2/3/2026	195.00
hk6311 - Section 8-Hsg Choice Vouchers	25190	v0000690 - CASCADE RIDGE APARTMENTS	2/3/2026	1,169.00
hk6311 - Section 8-Hsg Choice Vouchers	25191	v7000594 - COOPER, DAVID	2/3/2026	1,984.00
hk6311 - Section 8-Hsg Choice Vouchers	25192	v9005793 - Daniel & Ramona Kroener	2/3/2026	126.00
hk6311 - Section 8-Hsg Choice Vouchers	25193	v9000359 - David L Butcher	2/3/2026	1,230.00
hk6311 - Section 8-Hsg Choice Vouchers	25194	v0000675 - DEBORAH LEE HOLM	2/3/2026	1,601.00
hk6311 - Section 8-Hsg Choice Vouchers	25195	v9006675 - Del E. Mueller	2/3/2026	1,916.00
hk6311 - Section 8-Hsg Choice Vouchers	25196	v0000724 - DIAMOND PARKING/OLYMPIC VIEW APTS	2/3/2026	1,650.00
hk6311 - Section 8-Hsg Choice Vouchers	25197	v0000538 - DONLIN, CLANCY	2/3/2026	2,750.00
hk6311 - Section 8-Hsg Choice Vouchers	25198	v7000597 - ELEV8 RESIDENTIAL/ASGARD APTS	2/3/2026	1,168.00
hk6311 - Section 8-Hsg Choice Vouchers	25199	v0000725 - ERIC & JANET SANDALL	2/3/2026	1,805.00
hk6311 - Section 8-Hsg Choice Vouchers	25200	v9000881 - Eric Holm	2/3/2026	15,127.00
hk6311 - Section 8-Hsg Choice Vouchers	25201	v8000581 - ETHOS SEAGLASS LLC/THE VIEW AT MANETTE	2/3/2026	1,567.00
hk6311 - Section 8-Hsg Choice Vouchers	25202	v9007128 - Eulalia Tomas Gonzales	2/3/2026	1,920.00
hk6311 - Section 8-Hsg Choice Vouchers	25203	v8000647 - GATEWAY PROPERTY MANAGEMENT	2/3/2026	648.00
hk6311 - Section 8-Hsg Choice Vouchers	25204	v9006369 - Good Prop Mgmt/Seattle Youth Home Services LLC	2/3/2026	935.00
hk6311 - Section 8-Hsg Choice Vouchers	25205	v0000679 - GRANCORP HOLDINGS/SILVERDALE SHORES	2/3/2026	1,403.00
hk6311 - Section 8-Hsg Choice Vouchers	25206	v9000764 - Griffin Glen Apartments	2/3/2026	1,336.00
hk6311 - Section 8-Hsg Choice Vouchers	25207	v9001508 - Housing Resources Bainbridge/Forest Home	2/3/2026	2,621.00
hk6311 - Section 8-Hsg Choice Vouchers	25208	v9001507 - Housing Resources Bainbridge/Island Home	2/3/2026	7,924.00
hk6311 - Section 8-Hsg Choice Vouchers	25209	v8000642 - HPA II BORROWER 2020-2 LLC	2/3/2026	3,230.00
hk6311 - Section 8-Hsg Choice Vouchers	25210	v9005727 - Irrevocable Living Trust of Dorothy Lee	2/3/2026	996.00
hk6311 - Section 8-Hsg Choice Vouchers	25211	v9007037 - Ison Realty/Bloomington Ave LLC	2/3/2026	1,144.00
hk6311 - Section 8-Hsg Choice Vouchers	25212	v9000008 - James and Cecilia Adrian	2/3/2026	13,586.00
hk6311 - Section 8-Hsg Choice Vouchers	25213	v9001509 - Janet West Home	2/3/2026	3,811.00
hk6311 - Section 8-Hsg Choice Vouchers	25214	v9001419 - Jim Adrian/Prigger	2/3/2026	1,363.00
hk6311 - Section 8-Hsg Choice Vouchers	25215	v9002019 - JOHNSON, JOELINE R.	2/3/2026	2,435.00
hk6311 - Section 8-Hsg Choice Vouchers	25216	v9005575 - JP Housing LLC	2/3/2026	1,178.00
hk6311 - Section 8-Hsg Choice Vouchers	25217	v9006516 - Julie Bowling	2/3/2026	570.00
hk6311 - Section 8-Hsg Choice Vouchers	25218	v9005590 - Lacey Newman	2/3/2026	800.00
hk6311 - Section 8-Hsg Choice Vouchers	25219	v0000705 - LAWRENCE C. DANIELS	2/3/2026	707.00
hk6311 - Section 8-Hsg Choice Vouchers	25220	v9006249 - Lund Pointe Apartments	2/3/2026	1,411.00
hk6311 - Section 8-Hsg Choice Vouchers	25221	v0000625 - MERIDIAN GARDENS, LLC DBA KEYWAY APTS	2/3/2026	1,326.00
hk6311 - Section 8-Hsg Choice Vouchers	25222	v9002683 - Mike Foley	2/3/2026	707.00
hk6311 - Section 8-Hsg Choice Vouchers	25223	v9002914 - Mobile Properties Joint Junction LLC	2/3/2026	1,461.00
hk6311 - Section 8-Hsg Choice Vouchers	25224	v9002908 - Neil or Judy Bass	2/3/2026	1,642.00
hk6311 - Section 8-Hsg Choice Vouchers	25225	v9006887 - Norland Trails/Kitsap Olhava LLC	2/3/2026	2,481.00
hk6311 - Section 8-Hsg Choice Vouchers	25226	v9006312 - NSE Kitsap Fee Owner, LLC	2/3/2026	2,361.00
hk6311 - Section 8-Hsg Choice Vouchers	25227	v8000659 - OLYMPIC MULTI-FAMILY MGMT/TIMBER RUN	2/3/2026	1,216.00
hk6311 - Section 8-Hsg Choice Vouchers	25228	v9005633 - Olympic Pointe Apartments	2/3/2026	10,256.00
hk6311 - Section 8-Hsg Choice Vouchers	25229	v9001264 - Orchard On The Green	2/3/2026	4,847.00
hk6311 - Section 8-Hsg Choice Vouchers	25230	v8000645 - PARAMOUNT REAL ESTATE GROUP	2/3/2026	1,912.00
hk6311 - Section 8-Hsg Choice Vouchers	25231	v9006061 - Park Shore Property Management/Einspahr	2/3/2026	1,098.00
hk6311 - Section 8-Hsg Choice Vouchers	25232	v9002790 - Parkhurst Apartments	2/3/2026	1,668.00
hk6311 - Section 8-Hsg Choice Vouchers	25233	v8000641 - PARKSHORE PROPERTY MANAGEMENT	2/3/2026	1,539.00
hk6311 - Section 8-Hsg Choice Vouchers	25234	v9001563 - Parkwood Terrace Apartment Homes	2/3/2026	2,620.00
hk6311 - Section 8-Hsg Choice Vouchers	25235	v9006398 - Pickett Prop Mgmt/Shigeta	2/3/2026	1,359.00

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hk6311 - Section 8-Hsg Choice Vouchers	25236	v9006680 - Pickett Prop Mgmt/Watson	2/3/2026	1,747.00
hk6311 - Section 8-Hsg Choice Vouchers	25237	v9006483 - Pickett Property Mgt/Ana Simons Living Trust	2/3/2026	2,088.00
hk6311 - Section 8-Hsg Choice Vouchers	25238	v9005805 - Pine Ridge Apartments	2/3/2026	1,930.00
hk6311 - Section 8-Hsg Choice Vouchers	25239	v8000520 - PORT ORCHARD MULTIFAMILY LLC	2/3/2026	1,819.00
hk6311 - Section 8-Hsg Choice Vouchers	25240	v9007066 - Port Washington LLC	2/3/2026	1,600.00
hk6311 - Section 8-Hsg Choice Vouchers	25241	v0000691 - REALLY PROP MGMT/MONTMINY	2/3/2026	2,850.00
hk6311 - Section 8-Hsg Choice Vouchers	25242	v9006236 - Really Property Management/Borgatti	2/3/2026	1,574.00
hk6311 - Section 8-Hsg Choice Vouchers	25243	v8000595 - REALLY PROPERTY MANAGEMENT/KRECKER	2/3/2026	1,799.00
hk6311 - Section 8-Hsg Choice Vouchers	25244	v9005570 - REALLY PROPERTY MANAGEMENT/LOLLMAN	2/3/2026	2,650.00
hk6311 - Section 8-Hsg Choice Vouchers	25245	v9006259 - REALLY PROPERTY MANAGEMENT/NEUSON	2/3/2026	1,096.00
hk6311 - Section 8-Hsg Choice Vouchers	25246	v9007117 - REally Property Mgmt	2/3/2026	2,796.00
hk6311 - Section 8-Hsg Choice Vouchers	25247	v9006313 - RedTail Residential/The Clubhouse at Port Orchard Apts	2/3/2026	3,494.00
hk6311 - Section 8-Hsg Choice Vouchers	25248	v9006946 - Reeder Management Inc / Bay Breeze Apartments	2/3/2026	917.00
hk6311 - Section 8-Hsg Choice Vouchers	25249	v0000456 - REID PROPERTY MANAGEMENT LLC	2/3/2026	718.00
hk6311 - Section 8-Hsg Choice Vouchers	25250	v9006048 - Remax Connect/Webb	2/3/2026	1,457.00
hk6311 - Section 8-Hsg Choice Vouchers	25251	v8000674 - RENEW PROP MGMT/CAMELLE BOYKIN	2/3/2026	1,550.00
hk6311 - Section 8-Hsg Choice Vouchers	25252	v0000628 - RENEW PROP MGMT/COOPER CENTENNIAL LLC	2/3/2026	5,121.00
hk6311 - Section 8-Hsg Choice Vouchers	25253	v0000629 - RENEW PROP MGMT/CRI 5, LLC	2/3/2026	1,443.00
hk6311 - Section 8-Hsg Choice Vouchers	25254	v8000546 - RENEW PROP MGMT/SEACLIFF INVESTMENT GROUP, LL	2/3/2026	2,464.00
hk6311 - Section 8-Hsg Choice Vouchers	25255	v0000630 - RENEW PROP MGMT/WA NATL INVESTMENT GROUP, LL	2/3/2026	612.00
hk6311 - Section 8-Hsg Choice Vouchers	25256	v9001367 - Russell Frey Enterprise	2/3/2026	1,388.00
hk6311 - Section 8-Hsg Choice Vouchers	25257	v9003213 - Scandia Knolls Assoc. Limited Partnership	2/3/2026	3,487.00
hk6311 - Section 8-Hsg Choice Vouchers	25258	v8000589 - SILVA, CHRISTOPHER	2/3/2026	2,042.00
hk6311 - Section 8-Hsg Choice Vouchers	25259	v9005984 - Spencer Sutherland	2/3/2026	1,525.00
hk6311 - Section 8-Hsg Choice Vouchers	25260	v9006568 - TAM Residential/Cottage Bay Apartments	2/3/2026	9,334.00
hk6311 - Section 8-Hsg Choice Vouchers	25261	v9006561 - TAM Residential/Viewcrest Village Apts	2/3/2026	22,576.00
hk6311 - Section 8-Hsg Choice Vouchers	25262	v9006082 - The Diplomat Apartments	2/3/2026	1,149.00
hk6311 - Section 8-Hsg Choice Vouchers	25263	v0000483 - THE JOSEPH GROUP	2/3/2026	2,332.00
hk6311 - Section 8-Hsg Choice Vouchers	25264	v9006149 - The Neiders Company/Orchard Pointe Apartments	2/3/2026	1,695.00
hk6311 - Section 8-Hsg Choice Vouchers	25265	v9007049 - The Ridge at Payseno Lane Apartments	2/3/2026	1,973.00
hk6311 - Section 8-Hsg Choice Vouchers	25266	v0000623 - THE SINCLAIR II, LLC OF WASHINGTON	2/3/2026	1,725.00
hk6311 - Section 8-Hsg Choice Vouchers	25267	v9003785 - The Summit - HAP acct	2/3/2026	2,195.00
hk6311 - Section 8-Hsg Choice Vouchers	25268	v9005941 - Theodore and Janet Apeland	2/3/2026	845.00
hk6311 - Section 8-Hsg Choice Vouchers	25269	v9003323 - Total Property Management/Lund Village	2/3/2026	946.00
hk6311 - Section 8-Hsg Choice Vouchers	25270	v9006573 - TYLER and KYLA McKEAN	2/3/2026	1,800.00
hk6311 - Section 8-Hsg Choice Vouchers	25271	v9005602 - Vintage at Bremerton	2/3/2026	9,566.00
hk6311 - Section 8-Hsg Choice Vouchers	25272	v9006533 - Vintage at Silverdale	2/3/2026	12,819.00
hk6311 - Section 8-Hsg Choice Vouchers	25273	v0000494 - VINTAGE AT SILVERDALE, LLC	2/3/2026	1,992.00
hk6311 - Section 8-Hsg Choice Vouchers	25274	v9001125 - Weatherstone Apartment Homes	2/3/2026	1,960.00
hk6311 - Section 8-Hsg Choice Vouchers	25275	v9006025 - William Brasch	2/3/2026	2,600.00
hk6311 - Section 8-Hsg Choice Vouchers	25276	v8000660 - WINDERMERE PROP MGMT/NEWKIRK	2/3/2026	2,800.00
hk6311 - Section 8-Hsg Choice Vouchers	25277	v9006971 - WINDERMERE PROPERTY MANAGEMENT/GIBBS-EGAN	2/3/2026	1,369.00
hk6311 - Section 8-Hsg Choice Vouchers	25278	v9006453 - WINDERMERE PROPERTY MANAGEMENT/KASHUK	2/3/2026	1,427.00
hk6311 - Section 8-Hsg Choice Vouchers	25279	v9006419 - WOZLECK, JAMES L.	2/3/2026	1,278.00
hk6311 - Section 8-Hsg Choice Vouchers	25280	t9001375 - Anderson	2/3/2026	197.00
hk6311 - Section 8-Hsg Choice Vouchers	25281	t0008479 - Ayers	2/3/2026	96.00
hk6311 - Section 8-Hsg Choice Vouchers	25282	t0041423 - Beck Peacock	2/3/2026	4.00
hk6311 - Section 8-Hsg Choice Vouchers	25283	t9001278 - Beebe	2/3/2026	225.00
hk6311 - Section 8-Hsg Choice Vouchers	25284	t0041910 - Bernier	2/3/2026	27.00
hk6311 - Section 8-Hsg Choice Vouchers	25285	t9001224 - Burke	2/3/2026	216.00
hk6311 - Section 8-Hsg Choice Vouchers	25286	t0012520 - Burton	2/3/2026	183.00
hk6311 - Section 8-Hsg Choice Vouchers	25287	t0007789 - Clark	2/3/2026	63.00
hk6311 - Section 8-Hsg Choice Vouchers	25288	t9001422 - Cornwell	2/3/2026	4.00
hk6311 - Section 8-Hsg Choice Vouchers	25289	t9001588 - Cyphers	2/3/2026	151.00
hk6311 - Section 8-Hsg Choice Vouchers	25290	t0017053 - Davis	2/3/2026	28.00
hk6311 - Section 8-Hsg Choice Vouchers	25291	t9001200 - Driggers	2/3/2026	158.00
hk6311 - Section 8-Hsg Choice Vouchers	25292	t0003138 - Duchesneau	2/3/2026	315.00
hk6311 - Section 8-Hsg Choice Vouchers	25293	t9001279 - Evanoff	2/3/2026	133.00
hk6311 - Section 8-Hsg Choice Vouchers	25294	t9001233 - Gaeta	2/3/2026	582.00
hk6311 - Section 8-Hsg Choice Vouchers	25295	t9001627 - Goulden	2/3/2026	124.00
hk6311 - Section 8-Hsg Choice Vouchers	25296	t0007791 - Johnson	2/3/2026	151.00
hk6311 - Section 8-Hsg Choice Vouchers	25297	t0017679 - Jones	2/3/2026	107.00
hk6311 - Section 8-Hsg Choice Vouchers	25298	t9001280 - Kahuhu	2/3/2026	128.00

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hk6311 - Section 8-Hsg Choice Vouchers	25299	t0035825 - Koehler	2/3/2026	258.00
hk6311 - Section 8-Hsg Choice Vouchers	25300	t0014289 - Lange	2/3/2026	199.00
hk6311 - Section 8-Hsg Choice Vouchers	25301	t0036944 - Madrid	2/3/2026	197.00
hk6311 - Section 8-Hsg Choice Vouchers	25302	t0003298 - Masters	2/3/2026	16.00
hk6311 - Section 8-Hsg Choice Vouchers	25303	t9001791 - Mathis	2/3/2026	135.00
hk6311 - Section 8-Hsg Choice Vouchers	25304	t0038595 - Meeks	2/3/2026	39.00
hk6311 - Section 8-Hsg Choice Vouchers	25305	t0035768 - Morse	2/3/2026	22.00
hk6311 - Section 8-Hsg Choice Vouchers	25306	t0017673 - Nall	2/3/2026	123.00
hk6311 - Section 8-Hsg Choice Vouchers	25307	t0036809 - Nguyen	2/3/2026	254.00
hk6311 - Section 8-Hsg Choice Vouchers	25308	t0014850 - Niles	2/3/2026	110.00
hk6311 - Section 8-Hsg Choice Vouchers	25309	t0017684 - Padilla Rangel	2/3/2026	119.00
hk6311 - Section 8-Hsg Choice Vouchers	25310	t9001235 - Parker	2/3/2026	182.00
hk6311 - Section 8-Hsg Choice Vouchers	25311	t0002971 - Pearson	2/3/2026	22.00
hk6311 - Section 8-Hsg Choice Vouchers	25312	t9001226 - Reitsma	2/3/2026	49.00
hk6311 - Section 8-Hsg Choice Vouchers	25313	t0014175 - Rhea	2/3/2026	492.00
hk6311 - Section 8-Hsg Choice Vouchers	25314	t0038936 - Roller	2/3/2026	171.00
hk6311 - Section 8-Hsg Choice Vouchers	25315	t9001311 - Roth	2/3/2026	47.00
hk6311 - Section 8-Hsg Choice Vouchers	25316	t0017725 - Rouse	2/3/2026	21.00
hk6311 - Section 8-Hsg Choice Vouchers	25317	t0007032 - Sadewasser	2/3/2026	103.00
hk6311 - Section 8-Hsg Choice Vouchers	25318	t9001634 - Salihi	2/3/2026	212.00
hk6311 - Section 8-Hsg Choice Vouchers	25319	t0016776 - Sanders	2/3/2026	213.00
hk6311 - Section 8-Hsg Choice Vouchers	25320	t0017698 - Sayles	2/3/2026	147.00
hk6311 - Section 8-Hsg Choice Vouchers	25321	t9001179 - Schneider	2/3/2026	62.00
hk6311 - Section 8-Hsg Choice Vouchers	25322	t0042120 - Sharp	2/3/2026	6.00
hk6311 - Section 8-Hsg Choice Vouchers	25323	t0006818 - Sherwood	2/3/2026	74.00
hk6311 - Section 8-Hsg Choice Vouchers	25324	t0038147 - Skuza	2/3/2026	8.00
hk6311 - Section 8-Hsg Choice Vouchers	25325	t9001051 - Spears	2/3/2026	338.00
hk6311 - Section 8-Hsg Choice Vouchers	25326	t9001313 - Stone	2/3/2026	136.00
hk6311 - Section 8-Hsg Choice Vouchers	25327	t0017846 - Swenson	2/3/2026	91.00
hk6311 - Section 8-Hsg Choice Vouchers	25328	t0013267 - Tillis	2/3/2026	261.00
hk6311 - Section 8-Hsg Choice Vouchers	25329	t0036497 - Turner	2/3/2026	60.00
hk6311 - Section 8-Hsg Choice Vouchers	25330	t9001633 - Warren-Henderson	2/3/2026	123.00
hk6311 - Section 8-Hsg Choice Vouchers	25331	t0035827 - Wilson	2/3/2026	226.00
hk6311 - Section 8-Hsg Choice Vouchers	99296949	v0000624 - ADVANI, ANURADHA	2/3/2026	3,032.00
hk6311 - Section 8-Hsg Choice Vouchers	99296949	v0000733 - EDWARD & MARLYS RECKNAGLE	2/3/2026	317.00
hk6311 - Section 8-Hsg Choice Vouchers	99296949	v0000736 - DYER, KIMBERLEE M	2/3/2026	813.00
hk6311 - Section 8-Hsg Choice Vouchers	99296949	v8000593 - BAGGERLY, KEITH	2/3/2026	621.00
hk6311 - Section 8-Hsg Choice Vouchers	99296949	v8000657 - SATRAN-LOUDIN, JILL	2/3/2026	571.00
hk6311 - Section 8-Hsg Choice Vouchers	99296949	v8000664 - BERNTSEN, SPENCER	2/3/2026	1,160.00
hk6311 - Section 8-Hsg Choice Vouchers	99296949	v9000445 - CLARK, STEPHEN M.	2/3/2026	837.00
hk6311 - Section 8-Hsg Choice Vouchers	99296949	v9000568 - Robert W Dick	2/3/2026	1,290.00
hk6311 - Section 8-Hsg Choice Vouchers	99296949	v9001416 - Frank J Prentice	2/3/2026	385.00
hk6311 - Section 8-Hsg Choice Vouchers	99296949	v9004359 - Rawlin Swanson	2/3/2026	1,932.00
hk6311 - Section 8-Hsg Choice Vouchers	99296949	v9004679 - Joan Davis	2/3/2026	1,442.00
hk6311 - Section 8-Hsg Choice Vouchers	99296949	v9005809 - Evert, Brenda	2/3/2026	1,096.00
hk6311 - Section 8-Hsg Choice Vouchers	99296949	v9006373 - Marty D. Lemon/Sydney LLC	2/3/2026	962.00
hk6311 - Section 8-Hsg Choice Vouchers	99296949	v9006443 - Mary E. Heskett	2/3/2026	1,485.00
hk6311 - Section 8-Hsg Choice Vouchers	99296949	v9006774 - Carlos E. Aceves	2/3/2026	2,078.00
hk6311 - Section 8-Hsg Choice Vouchers	99296949	v9007024 - Deborah McRae	2/3/2026	215.00
hk6311 - Section 8-Hsg Choice Vouchers	99296950	v0000493 - HARCOURTS PENINSULA PROPERTIES	2/3/2026	1,805.00
hk6311 - Section 8-Hsg Choice Vouchers	99296950	v0000709 - VINSHAW HOLDINGS, LLC	2/3/2026	2,816.00
hk6311 - Section 8-Hsg Choice Vouchers	99296950	v0000727 - DETAILS PROP MGMT/KEETON	2/3/2026	1,489.00
hk6311 - Section 8-Hsg Choice Vouchers	99296950	v8000514 - CDJ3@WA PROPERTY LLC	2/3/2026	2,494.00
hk6311 - Section 8-Hsg Choice Vouchers	99296950	v8000519 - KITSAP MENTAL HEALTH SERVICES	2/3/2026	8,281.00
hk6311 - Section 8-Hsg Choice Vouchers	99296950	v8000644 - CG WELLINGTON, LLC	2/3/2026	1,456.00
hk6311 - Section 8-Hsg Choice Vouchers	99296950	v8000661 - CROSSPOINTE ASSOC LTD PARTNERSHIP	2/3/2026	3,173.00
hk6311 - Section 8-Hsg Choice Vouchers	99296950	v9003457 - EP Holdings LLC/Erlands Point Apartments	2/3/2026	1,830.00
hk6311 - Section 8-Hsg Choice Vouchers	99296950	v9006030 - Brenna Fields/Aspen Orchard LLC	2/3/2026	1,285.00
hk6311 - Section 8-Hsg Choice Vouchers	99296950	v9006083 - Tip Top Property Investments LLC	2/3/2026	3,401.00
hk6311 - Section 8-Hsg Choice Vouchers	99296950	v9006311 - Details Property Mgmt/Kallander	2/3/2026	1,731.00
hk6311 - Section 8-Hsg Choice Vouchers	99296950	v9006611 - ID Ent Rentals LLC	2/3/2026	1,495.00
hk6311 - Section 8-Hsg Choice Vouchers	99296950	v9007013 - ID Ent Rentals LLC/Haj	2/3/2026	2,700.00
hk6311 - Section 8-Hsg Choice Vouchers	99296949	v9000729 - GAINES, MARK A.	2/4/2026	2,000.00

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hk6311 - Section 8-Hsg Choice Vouchers	99297664	v0000001 - Housing Kitsap	2/4/2026	2,386.00
hk6311 - Section 8-Hsg Choice Vouchers	99297664	v9001405 - KAS - CONIFER WOODS APARTMENTS	2/4/2026	37,542.00
hk6311 - Section 8-Hsg Choice Vouchers	99297666	v9000691 - Finch Place Apartments	2/4/2026	540.00
hk6311 - Section 8-Hsg Choice Vouchers	99297669	v9005615 - Fjord Vista II	2/4/2026	641.00
hk6311 - Section 8-Hsg Choice Vouchers	99297670	v0000001 - Housing Kitsap	2/4/2026	1,270.00
hk6311 - Section 8-Hsg Choice Vouchers	99297670	v9005608 - Golden Tides II	2/4/2026	9,735.00
hk6311 - Section 8-Hsg Choice Vouchers	99297671	v9000747 - Golden Tides III Dyes Inlet	2/4/2026	2,595.00
hk6311 - Section 8-Hsg Choice Vouchers	99297674	v0000001 - Housing Kitsap	2/4/2026	87,631.00
hk6311 - Section 8-Hsg Choice Vouchers	99297674	v0000001 - Housing Kitsap	2/4/2026	71,059.00
hk6311 - Section 8-Hsg Choice Vouchers	99297674	v0000001 - Housing Kitsap	2/4/2026	3,714.00
hk6311 - Section 8-Hsg Choice Vouchers	99297674	v0000478 - HK Homes	2/4/2026	15,047.00
hk6311 - Section 8-Hsg Choice Vouchers	99297674	v9007124 - HK Homes (for Golden Tides 1)	2/4/2026	12,510.00
hk6311 - Section 8-Hsg Choice Vouchers	99297674	v9007129 - HK Homes (for Nollwood)	2/4/2026	24,190.00
hk6311 - Section 8-Hsg Choice Vouchers	99297675	v0000001 - Housing Kitsap	2/4/2026	1,859.00
hk6311 - Section 8-Hsg Choice Vouchers	99297675	v0000005 - Kitsap Apartments	2/4/2026	1,938.00
hk6311 - Section 8-Hsg Choice Vouchers	99297675	v9000966 - KAS - Kingston Ridge Apartments	2/4/2026	8,770.00
hk6311 - Section 8-Hsg Choice Vouchers	99297676	v0000001 - Housing Kitsap	2/4/2026	17,235.00
hk6311 - Section 8-Hsg Choice Vouchers	99297677	v9001022 - Liberty Bay Apartments	2/4/2026	12,522.00
hk6311 - Section 8-Hsg Choice Vouchers	99297678	v9001050 - Madrona Manor	2/4/2026	12,517.00
hk6311 - Section 8-Hsg Choice Vouchers	99297680	v0000721 - NORDIC COTTAGES	2/4/2026	12,294.00
hk6311 - Section 8-Hsg Choice Vouchers	99297682	v9001278 - KAS - Park Place Apartments	2/4/2026	4,808.00
hk6311 - Section 8-Hsg Choice Vouchers	99297683	v0000001 - Housing Kitsap	2/4/2026	1,183.00
hk6311 - Section 8-Hsg Choice Vouchers	99297683	v9001407 - Port Orchard Vista Apartments	2/4/2026	20,083.00
hk6311 - Section 8-Hsg Choice Vouchers	25332	v8000554 - ORCHARD PARK LLC	2/6/2026	2,884.00
hk6311 - Section 8-Hsg Choice Vouchers	25333	v9000858 - Hidden Firs III	2/9/2026	2,186.00
hk6311 - Section 8-Hsg Choice Vouchers	99304070	v0000001 - Housing Kitsap	2/11/2026	80,084.00
hk6311 - Section 8-Hsg Choice Vouchers	99304070	v0000001 - Housing Kitsap	2/12/2026	50,807.00
hk6311 - Section 8-Hsg Choice Vouchers	99304070	v0000001 - Housing Kitsap	2/12/2026	38,602.00
hk6311 - Section 8-Hsg Choice Vouchers	99304070	v0000478 - HK Homes	2/12/2026	18,710.00
hk6311 - Section 8-Hsg Choice Vouchers	99304070	v9007124 - HK Homes (for Golden Tides 1)	2/12/2026	12,679.00
hk6311 - Section 8-Hsg Choice Vouchers	99304070	v9007129 - HK Homes (for Nollwood)	2/12/2026	22,630.00
hk6311 - Section 8-Hsg Choice Vouchers	99304070	v9007129 - HK Homes (for Nollwood)	2/12/2026	3,174.00
hk6311 - Section 8-Hsg Choice Vouchers	99304071	v9001050 - Madrona Manor	2/12/2026	12,517.00
hk6311 - Section 8-Hsg Choice Vouchers	25334	t9001824 - Black	2/19/2026	165.00
hk6311 - Section 8-Hsg Choice Vouchers	25336	v0000743 - FK INSIGNIA LLC	2/19/2026	919.00
hk6311 - Section 8-Hsg Choice Vouchers	25337	v8000642 - HPA II BORROWER 2020-2 LLC	2/19/2026	354.00
hk6311 - Section 8-Hsg Choice Vouchers	25338	v0000742 - STEPHEN PORTER	2/19/2026	1,730.00
hk6311 - Section 8-Hsg Choice Vouchers	25339	t0039439 - Talbert	2/19/2026	200.00
hk6311 - Section 8-Hsg Choice Vouchers	25340	v9006561 - TAM Residential/Viewcrest Village Apts	2/19/2026	12.00
hk6311 - Section 8-Hsg Choice Vouchers	25341	v9001509 - Janet West Home	2/20/2026	3,144.00
hk6311 - Section 8-Hsg Choice Vouchers	99309996	v0000688 - Housing Authority of Snohomish County	2/23/2026	19,515.88
hk6311 - Section 8-Hsg Choice Vouchers	99313151	v0000001 - Housing Kitsap	2/25/2026	15,137.00
hk6311 - Section 8-Hsg Choice Vouchers	99313151	v9007129 - HK Homes (for Nollwood)	2/25/2026	2,976.00
hk6311 - Section 8-Hsg Choice Vouchers	99313152	v0000721 - NORDIC COTTAGES	2/25/2026	1,814.00
				992,102.88

Bank	Check#	Vendor	Date	Amount
hcv8918 - Section 8-Hsg Choice Vouchers	JE 7565	ACH DR- JANUARY 2026 BANK OF AMERICA ANALYSIS FEE	2/17/2026	67.06
hcv8918 - Section 8-Hsg Choice Vouchers	JE 7559	FINAL CHECKS CLOSING BOA & KEYBANK ACCTS	2/27/2026	40,920.27
				40,987.33

Bank-NEW	Check#	Vendor	Date	Amount
hkop8711 - HK_MF_All-Owned_OP	2504	t0000118 - Carr	2/3/2026	65.00
hkop8711 - HK_MF_All-Owned_OP	2505	t0000075 - Johnston	2/3/2026	65.00
hkop8711 - HK_MF_All-Owned_OP	2506	t0000111 - Wiklund	2/3/2026	78.00
hkop8711 - HK_MF_All-Owned_OP	2507	t0000107 - Garfield	2/3/2026	89.00
hkop8711 - HK_MF_All-Owned_OP	99298146	v0000001 - Housing Kitsap	2/4/2026	156,143.80
hkop8711 - HK_MF_All-Owned_OP	2508	V0000025 - ANCHOR SAVINGS BANK-WCRA for WINDSONG	2/5/2026	6,162.66
hkop8711 - HK_MF_All-Owned_OP	2509	v0000598 - ASHLEY'S CLEANING	2/5/2026	675.00
hkop8711 - HK_MF_All-Owned_OP	2510	V0000034 - BAINBRIDGE DISPOSAL, INC.	2/5/2026	1,245.66
hkop8711 - HK_MF_All-Owned_OP	2511	v0000746 - BUILDING A TRADITION, LLC	2/5/2026	13,050.00
hkop8711 - HK_MF_All-Owned_OP	2512	V0000121 - GLOBAL VERIFICATION NETWORK	2/5/2026	57.03
hkop8711 - HK_MF_All-Owned_OP	2513	v0000620 - HILL CONSTRUCTION	2/5/2026	15,943.50

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hkop8711 - HK_MF_All-Owned_OP	2514	v0000726 - MATERNAL INSTINCTS	2/5/2026	1,732.50
hkop8711 - HK_MF_All-Owned_OP	2515	V0000247 - OFFICE DEPOT-ACCT. 67444053	2/5/2026	335.25
hkop8711 - HK_MF_All-Owned_OP	2516	v0000502 - ONE CALL DEMOLITION & EXCAVATION LLC	2/5/2026	11,000.00
hkop8711 - HK_MF_All-Owned_OP	2517	v0000417 - PETTY CASH FUND - ORCHARD BLUFF	2/5/2026	32.80
hkop8711 - HK_MF_All-Owned_OP	2518	v0000267 - POULSBO, CITY OF	2/5/2026	10,768.68
hkop8711 - HK_MF_All-Owned_OP	2519	V0000272 - PUGET SOUND ENERGY	2/5/2026	155.63
hkop8711 - HK_MF_All-Owned_OP	2520	V0000294 - SCOTT MCLENDONS HARDWARE	2/5/2026	41.97
hkop8711 - HK_MF_All-Owned_OP	2521	v0000300 - SERVPRO OF KITSAP COUNTY	2/5/2026	23,783.71
hkop8711 - HK_MF_All-Owned_OP	2522	V0000362 - WEST SOUND UTILITY DISTRICT	2/5/2026	12,811.68
hkop8711 - HK_MF_All-Owned_OP	99566992	v0000201 - LOWES - AM DEPT	2/5/2026	95.44
hkop8711 - HK_MF_All-Owned_OP	RC 48729	Returned item t9001462	2/5/2026	440.00
hkop8711 - HK_MF_All-Owned_OP	99300043	v0000610 - HK_MF_RD-REQ-RESERVES	2/7/2026	3,438.34
hkop8711 - HK_MF_All-Owned_OP	99300045	v0000001 - Housing Kitsap	2/7/2026	5,000.00
hkop8711 - HK_MF_All-Owned_OP	99300049	v0000610 - HK_MF_RD-REQ-RESERVES	2/7/2026	3,438.34
hkop8711 - HK_MF_All-Owned_OP	99300050	v0000001 - Housing Kitsap	2/7/2026	5,000.00
hkop8711 - HK_MF_All-Owned_OP	99300052	v0000747 - Time Square Apartments	2/7/2026	84.49
hkop8711 - HK_MF_All-Owned_OP	99300052	v9005608 - Golden Tides II	2/7/2026	40.00
hkop8711 - HK_MF_All-Owned_OP	99625329	V0000136 - HD SUPPLY - ACCT.#104436	2/9/2026	23,572.74
hkop8711 - HK_MF_All-Owned_OP	2523	v0000598 - ASHLEY'S CLEANING	2/12/2026	1,765.00
hkop8711 - HK_MF_All-Owned_OP	2524	V0000050 - BREMERTON CITY OF-Utility Billing	2/12/2026	1,817.88
hkop8711 - HK_MF_All-Owned_OP	2525	V0000065 - CASCADE NATURAL GAS CORP.	2/12/2026	2,048.79
hkop8711 - HK_MF_All-Owned_OP	2526	V0000070 - CINTAS FIRE 636525	2/12/2026	52.00
hkop8711 - HK_MF_All-Owned_OP	2527	V0000080 - COMCAST	2/12/2026	154.26
hkop8711 - HK_MF_All-Owned_OP	2528	V0000121 - GLOBAL VERIFICATION NETWORK	2/12/2026	114.06
hkop8711 - HK_MF_All-Owned_OP	2529	V0000138 - HENERY HARDWARE, INC.	2/12/2026	9.82
hkop8711 - HK_MF_All-Owned_OP	2530	V0000180 - KITSAP GUTTERS INC	2/12/2026	3,603.60
hkop8711 - HK_MF_All-Owned_OP	2531	v0000184 - KITSAP SUN	2/12/2026	63.76
hkop8711 - HK_MF_All-Owned_OP	2532	v0000523 - PUGET FENCE INC	2/12/2026	1,262.65
hkop8711 - HK_MF_All-Owned_OP	2533	V0000272 - PUGET SOUND ENERGY	2/12/2026	6,803.98
hkop8711 - HK_MF_All-Owned_OP	2534	V0000312 - SILVERDALE WATER DISTRICT	2/12/2026	2,685.11
hkop8711 - HK_MF_All-Owned_OP	2535	V0000351 - WASH.STATE DEPT. OF LABOR & INDUSTRIES	2/12/2026	285.40
hkop8711 - HK_MF_All-Owned_OP	2536	V0000359 - WAVE ASTOUND	2/12/2026	76.89
hkop8711 - HK_MF_All-Owned_OP	99175898	V0000136 - HD SUPPLY - ACCT.#104436	2/13/2026	14,625.14
hkop8711 - HK_MF_All-Owned_OP	99190489	v0000201 - LOWES - AM DEPT	2/13/2026	2,746.09
hkop8711 - HK_MF_All-Owned_OP	99283299	V0000166 - KITSAP BANK - VISA - JENNIFER DI VITTO	2/17/2026	263.95
hkop8711 - HK_MF_All-Owned_OP	99283476	V0000165 - KITSAP BANK - VISA - HEATHER L. BLOUGH	2/17/2026	621.01
hkop8711 - HK_MF_All-Owned_OP	2537	V0000050 - BREMERTON CITY OF-Utility Billing	2/19/2026	179.03
hkop8711 - HK_MF_All-Owned_OP	2538	v0000746 - BUILDING A TRADITION, LLC	2/19/2026	2,088.00
hkop8711 - HK_MF_All-Owned_OP	2539	V0000080 - COMCAST	2/19/2026	119.46
hkop8711 - HK_MF_All-Owned_OP	2540	v0000684 - CONSENSUS CLOUD SOLUTIONS CANADA ULC	2/19/2026	12.50
hkop8711 - HK_MF_All-Owned_OP	2541	V0000088 - DANO'S SEPTIC	2/19/2026	1,500.00
hkop8711 - HK_MF_All-Owned_OP	2542	V0000138 - HENERY HARDWARE, INC.	2/19/2026	51.88
hkop8711 - HK_MF_All-Owned_OP	2543	v0000762 - JM & JR ENTERPRISES	2/19/2026	398.58
hkop8711 - HK_MF_All-Owned_OP	2544	V0000175 - KITSAP COUNTY PUBLIC WORKS-dump fees	2/19/2026	331.37
hkop8711 - HK_MF_All-Owned_OP	2545	V0000176 - KITSAP COUNTY PUBLIC WORKS-Sewer billings	2/19/2026	11,638.90
hkop8711 - HK_MF_All-Owned_OP	2546	v0000726 - MATERNAL INSTINCTS	2/19/2026	440.00
hkop8711 - HK_MF_All-Owned_OP	2547	v0000254 - PACIFIC OFFICE AUTOMATION (OR)	2/19/2026	172.81
hkop8711 - HK_MF_All-Owned_OP	2548	v0000416 - PETTY CASH FUND - MADRONA MANOR	2/19/2026	19.11
hkop8711 - HK_MF_All-Owned_OP	2549	V0000272 - PUGET SOUND ENERGY	2/19/2026	5,121.76
hkop8711 - HK_MF_All-Owned_OP	2550	V0000287 - RODDA PAINT COMPANY	2/19/2026	209.60
hkop8711 - HK_MF_All-Owned_OP	2551	V0000294 - SCOTT MCLENDONS HARDWARE	2/19/2026	9.56
hkop8711 - HK_MF_All-Owned_OP	2552	V0000334 - THYSSENKRUPP ELEVATOR CORP.	2/19/2026	3,245.86
hkop8711 - HK_MF_All-Owned_OP	2553	v0000667 - WESTERN EXTERMINATOR	2/19/2026	518.50
hkop8711 - HK_MF_All-Owned_OP	99172936	v0000255 - PACIFIC OFFICE AUTOMATION INC. (PA)	2/19/2026	340.07
hkop8711 - HK_MF_All-Owned_OP	RC 49750	Returned item t0000282	2/19/2026	925.00
hkop8711 - HK_MF_All-Owned_OP	2554	t0000059 - Hayden	2/20/2026	353.00
hkop8711 - HK_MF_All-Owned_OP	99309197	v0000001 - Housing Kitsap	2/20/2026	109,275.74
hkop8711 - HK_MF_All-Owned_OP	99309206	v0000001 - Housing Kitsap	2/20/2026	156,143.80
hkop8711 - HK_MF_All-Owned_OP	99580031	v0000143 - HOME DEPOT CREDIT SVCS- 4595	2/20/2026	3,324.53
hkop8711 - HK_MF_All-Owned_OP	99699154	v0000201 - LOWES - AM DEPT	2/20/2026	9,180.53
hkop8711 - HK_MF_All-Owned_OP	JE 7552	REPAY HAP TENANT: PRY 04/2025-07/2025	2/24/2026	9,656.00
hkop8711 - HK_MF_All-Owned_OP	2555	V0000047 - BREM AIR DISPOSAL, INC.-Commercial acct	2/26/2026	4,240.74
hkop8711 - HK_MF_All-Owned_OP	2556	V0000050 - BREMERTON CITY OF-Utility Billing	2/26/2026	5,158.60

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hkop8711 - HK_MF_All-Owned_OP	2557	v0000746 - BUILDING A TRADITION, LLC	2/26/2026	320.00
hkop8711 - HK_MF_All-Owned_OP	2558	V0000065 - CASCADE NATURAL GAS CORP.	2/26/2026	1,224.72
hkop8711 - HK_MF_All-Owned_OP	2559	v0000764 - KITSAP DRAINAGE LLC	2/26/2026	10,497.40
hkop8711 - HK_MF_All-Owned_OP	2560	v0000702 - PETTY CASH FUND-TIME SQUARE APTS	2/26/2026	46.40
hkop8711 - HK_MF_All-Owned_OP	2561	V0000272 - PUGET SOUND ENERGY	2/26/2026	3,611.20
hkop8711 - HK_MF_All-Owned_OP	2562	V0000065 - CASCADE NATURAL GAS CORP.	2/26/2026	391.78
hkop8711 - HK_MF_All-Owned_OP	2563	V0000272 - PUGET SOUND ENERGY	2/26/2026	264.00
hkop8711 - HK_MF_All-Owned_OP	2564	v0000746 - BUILDING A TRADITION, LLC	2/27/2026	880.00
				676,236.04

Bank	Check#	Vendor	Date	Amount
proj8213 - HK Projects - Operating Acct	JE 7559	FINAL CHECKS CLOSING BOA & KEYBANK ACCTS	2/27/2026	17,264.63
				17,264.63

Bank	Check#	Vendor	Date	Amount
ph8590 - Public Housing Operating Acct	JE 7559	FINAL CHECKS CLOSING BOA & KEYBANK ACCTS	2/27/2026	30,125.32
				30,125.32

Bank	Check#	Vendor	Date	Amount
shop3911 - Self Help SHOP	3279	v0000421 - RAR FENCE LLC	2/5/2026	72.00
shop3911 - Self Help SHOP	3278	V0000228 - N.L. OLSON & ASSOCIATES	2/5/2026	375.00
shop3911 - Self Help SHOP	3277	V0000043 - B-MORE ELECTRIC	2/5/2026	691.84
shop3911 - Self Help SHOP	3282	v0000501 - SPRINX FIRE PROTECTION, INC	2/26/2026	1,050.00
shop3911 - Self Help SHOP	3281	V0000272 - PUGET SOUND ENERGY	2/26/2026	484.70
shop3911 - Self Help SHOP	3280	V0000109 - FED EX	2/26/2026	12.71
				2,686.25

Bank-NEW	Check#	Vendor	Date	Amount
self2111 - Self Help - Family AP Acct	20623	v0000464 - GUNS CONCRETE PUMPING LLC	2/5/2026	1,239.46
self2111 - Self Help - Family AP Acct	20633	V0000310 - SHOWER SAVER	2/5/2026	491.40
self2111 - Self Help - Family AP Acct	20615	v0000029 - ARROW LUMBER & HARDWARE LLC	2/5/2026	21.16
self2111 - Self Help - Family AP Acct	20616	v0000495 - B&C TRUCKING INC.	2/5/2026	3,189.99
self2111 - Self Help - Family AP Acct	20617	V0000043 - B-MORE ELECTRIC	2/5/2026	12,686.68
self2111 - Self Help - Family AP Acct	20618	v0000095 - DMS SUPPLY, LLC	2/5/2026	1,152.90
self2111 - Self Help - Family AP Acct	20619	V0000096 - DS SALES ASSOCIATES	2/5/2026	511.15
self2111 - Self Help - Family AP Acct	20620	v0000761 - DTG53, LLC	2/5/2026	157.35
self2111 - Self Help - Family AP Acct	20621	v0000463 - DYLAN TAYLOR CONSTRUCTION LLC	2/5/2026	7,912.13
self2111 - Self Help - Family AP Acct	20622	V0000112 - FINAL VISION INC	2/5/2026	2,905.00
self2111 - Self Help - Family AP Acct	20624	V0000128 - H.D. FOWLER COMPANY	2/5/2026	499.92
self2111 - Self Help - Family AP Acct	20625	v0000662 - Insulation NW, LLC	2/5/2026	4,699.90
self2111 - Self Help - Family AP Acct	20626	v0000484 - JAG CONSTRUCTION LLC	2/5/2026	7,613.84
self2111 - Self Help - Family AP Acct	20627	v0000760 - KEENAN HALL	2/5/2026	300.00
self2111 - Self Help - Family AP Acct	20628	v0000557 - MARIO'S PLUMBING	2/5/2026	22,691.19
self2111 - Self Help - Family AP Acct	20629	V0000214 - MILES SAND & GRAVEL	2/5/2026	3,462.63
self2111 - Self Help - Family AP Acct	20630	V0000218 - MITCHELL LUMBER CO	2/5/2026	34,127.76
self2111 - Self Help - Family AP Acct	20631	V0000265 - PORT ORCHARD SAND & GRAVEL COMPANY	2/5/2026	776.68
self2111 - Self Help - Family AP Acct	20632	V0000298 - SEATTLE LIGHTING	2/5/2026	30.85
self2111 - Self Help - Family AP Acct	20634	v0000344 - VALLEY SUPPLY CO.	2/5/2026	1,423.10
self2111 - Self Help - Family AP Acct	20635	v0000761 - DTG53, LLC	2/26/2026	157.35
self2111 - Self Help - Family AP Acct	20636	v0000463 - DYLAN TAYLOR CONSTRUCTION LLC	2/26/2026	7,912.13
self2111 - Self Help - Family AP Acct	20637	V0000128 - H.D. FOWLER COMPANY	2/26/2026	62.41
self2111 - Self Help - Family AP Acct	20638	V0000178 - KITSAP COUNTY TREASURER	2/26/2026	11,972.26
self2111 - Self Help - Family AP Acct	20639	V0000272 - PUGET SOUND ENERGY	2/26/2026	2,030.68
self2111 - Self Help - Family AP Acct	20640	V0000298 - SEATTLE LIGHTING	2/26/2026	656.47
self2111 - Self Help - Family AP Acct	20641	V0000310 - SHOWER SAVER	2/26/2026	191.10
self2111 - Self Help - Family AP Acct	20642	v0000343 - USDA RURAL DEVELOPMENT	2/26/2026	448.34
self2111 - Self Help - Family AP Acct	20643	v0000343 - USDA RURAL DEVELOPMENT	2/26/2026	158.88
self2111 - Self Help - Family AP Acct	20644	v0000343 - USDA RURAL DEVELOPMENT	2/26/2026	160.38
self2111 - Self Help - Family AP Acct	20645	v0000343 - USDA RURAL DEVELOPMENT	2/26/2026	891.22
self2111 - Self Help - Family AP Acct	20646	v0000343 - USDA RURAL DEVELOPMENT	2/26/2026	152.75
self2111 - Self Help - Family AP Acct	20647	v0000343 - USDA RURAL DEVELOPMENT	2/26/2026	171.87
self2111 - Self Help - Family AP Acct	20648	v0000343 - USDA RURAL DEVELOPMENT	2/26/2026	162.37
self2111 - Self Help - Family AP Acct	20649	v0000343 - USDA RURAL DEVELOPMENT	2/26/2026	174.63

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self2111 - Self Help - Family AP Acct	20650	v0000343 - USDA RURAL DEVELOPMENT	2/26/2026	176.00
self2111 - Self Help - Family AP Acct	20651	v0000343 - USDA RURAL DEVELOPMENT	2/26/2026	183.00
				131,554.93

Bank-NEW	Check#	Vendor	Date	Amount
shga2112 - SELF-HELP GENERAL ACCOUNT	77	V0000209 - MASON PUD3	2/5/2026	96.19
shga2112 - SELF-HELP GENERAL ACCOUNT	78	V0000228 - N.L. OLSON & ASSOCIATES	2/5/2026	1,205.00
shga2112 - SELF-HELP GENERAL ACCOUNT	79	V0000272 - PUGET SOUND ENERGY	2/5/2026	223.41
shga2112 - SELF-HELP GENERAL ACCOUNT	99304656	V0000017 - AFFORDABLE HOUSING RISK POOL	2/12/2026	321.00
shga2112 - SELF-HELP GENERAL ACCOUNT	80	v0000735 - BAMB DESIGN, LLC	2/26/2026	2,000.00
shga2112 - SELF-HELP GENERAL ACCOUNT	81	v0000766 - DAFFODIL STORAGE	2/26/2026	295.00
shga2112 - SELF-HELP GENERAL ACCOUNT	82	V0000109 - FED EX	2/26/2026	12.71
shga2112 - SELF-HELP GENERAL ACCOUNT	83	V0000272 - PUGET SOUND ENERGY	2/26/2026	131.52
shga2112 - SELF-HELP GENERAL ACCOUNT	84	V0000247 - OFFICE DEPOT-ACCT. 67444053	2/26/2026	154.61
shga2112 - SELF-HELP GENERAL ACCOUNT	85	V0000256 - PACIFICA LAW GROUP, LLP	2/26/2026	2,199.00
shga2112 - SELF-HELP GENERAL ACCOUNT	86	v0000768 - PHILADELPHIA INSURANCE COMPANIES	2/26/2026	300.00
				6,938.44

Bank-NEW	Check#	Vendor	Date	Amount
sh6090 - Self Help - Family AP Acct	JE 7559	FINAL CHECKS CLOSING BOA & KEYBANK ACCTS	2/27/2026	1.20
				1.20

Bank-NEW	Check#	Vendor	Date	Amount
hk7911 - HK_MF_Sep_Corp_OP	845	t0000141 - Bryant	2/3/2026	73.00
hk7911 - HK_MF_Sep_Corp_OP	846	t9000478 - Collis-Rush	2/3/2026	39.00
hk7911 - HK_MF_Sep_Corp_OP	847	t9001378 - Dunbar	2/3/2026	67.00
hk7911 - HK_MF_Sep_Corp_OP	848	t9000534 - Dunn	2/3/2026	18.00
hk7911 - HK_MF_Sep_Corp_OP	849	t9000458 - Fisher	2/3/2026	60.00
hk7911 - HK_MF_Sep_Corp_OP	850	t9000459 - Fontana	2/3/2026	249.00
hk7911 - HK_MF_Sep_Corp_OP	851	t9000462 - Hoskinson	2/3/2026	83.00
hk7911 - HK_MF_Sep_Corp_OP	852	t9000735 - Ives	2/3/2026	67.00
hk7911 - HK_MF_Sep_Corp_OP	853	t9000564 - JOHNSON	2/3/2026	67.00
hk7911 - HK_MF_Sep_Corp_OP	854	t9000555 - KELLEY	2/3/2026	121.00
hk7911 - HK_MF_Sep_Corp_OP	855	t9000495 - KELLY	2/3/2026	67.00
hk7911 - HK_MF_Sep_Corp_OP	856	t9000508 - Maier	2/3/2026	67.00
hk7911 - HK_MF_Sep_Corp_OP	857	t9000437 - Mason	2/3/2026	83.00
hk7911 - HK_MF_Sep_Corp_OP	858	t9000436 - Olafsen	2/3/2026	83.00
hk7911 - HK_MF_Sep_Corp_OP	859	t0000150 - Rhodelander	2/3/2026	38.00
hk7911 - HK_MF_Sep_Corp_OP	860	t9000424 - Robertson	2/3/2026	69.00
hk7911 - HK_MF_Sep_Corp_OP	861	t9000743 - Scherler-Evenson	2/3/2026	121.00
hk7911 - HK_MF_Sep_Corp_OP	862	t9001487 - Short	2/3/2026	67.00
hk7911 - HK_MF_Sep_Corp_OP	863	t9000560 - WIPFF	2/3/2026	23.00
hk7911 - HK_MF_Sep_Corp_OP	JE 7422	HAP RECOVERIES RB 10224; CB 4545	2/4/2026	2,100.00
hk7911 - HK_MF_Sep_Corp_OP	JE 7426	HAP RECLAIM LEEMAN 04/2025 \$403, 05/2025 \$403, 06/2025 \$403,	2/4/2026	4,030.00
hk7911 - HK_MF_Sep_Corp_OP	864	V0000138 - HENERY HARDWARE, INC.	2/5/2026	531.77
hk7911 - HK_MF_Sep_Corp_OP	865	v0000598 - ASHLEY'S CLEANING	2/5/2026	1,350.00
hk7911 - HK_MF_Sep_Corp_OP	866	V0000050 - BREMERTON CITY OF-Utility Billing	2/5/2026	2,432.33
hk7911 - HK_MF_Sep_Corp_OP	867	V0000065 - CASCADE NATURAL GAS CORP.	2/5/2026	671.83
hk7911 - HK_MF_Sep_Corp_OP	868	V0000070 - CINTAS FIRE 636525	2/5/2026	7,406.98
hk7911 - HK_MF_Sep_Corp_OP	869	V0000121 - GLOBAL VERIFICATION NETWORK	2/5/2026	456.24
hk7911 - HK_MF_Sep_Corp_OP	870	v0000267 - POULSBO, CITY OF	2/5/2026	2,423.08
hk7911 - HK_MF_Sep_Corp_OP	871	V0000272 - PUGET SOUND ENERGY	2/5/2026	7,884.24
hk7911 - HK_MF_Sep_Corp_OP	872	v0000451 - ROTO-ROOTER SERVICES CO	2/5/2026	4,385.32
hk7911 - HK_MF_Sep_Corp_OP	873	V0000294 - SCOTT MCLENDONS HARDWARE	2/5/2026	13.11
hk7911 - HK_MF_Sep_Corp_OP	874	V0000351 - WASH.STATE DEPT. OF LABOR & INDUSTRIES	2/5/2026	114.10
hk7911 - HK_MF_Sep_Corp_OP	875	V0000362 - WEST SOUND UTILITY DISTRICT	2/5/2026	14,463.66
hk7911 - HK_MF_Sep_Corp_OP	99636012	V0000135 - HD SUPPLY - #3320024	2/6/2026	5,634.44
hk7911 - HK_MF_Sep_Corp_OP	99300053	v9000747 - Golden Tides III Dyes Inlet	2/7/2026	34.00
hk7911 - HK_MF_Sep_Corp_OP	99300057	v0000608 - HK_MF_SEP-CORP-RESERVES	2/7/2026	8,063.65
hk7911 - HK_MF_Sep_Corp_OP	99300058	v0000001 - Housing Kitsap	2/7/2026	5,000.00
hk7911 - HK_MF_Sep_Corp_OP	99300059	v0000608 - HK_MF_SEP-CORP-RESERVES	2/7/2026	8,063.65
hk7911 - HK_MF_Sep_Corp_OP	99300061	v0000001 - Housing Kitsap	2/7/2026	5,000.00
hk7911 - HK_MF_Sep_Corp_OP	99638025	V0000135 - HD SUPPLY - #3320024	2/9/2026	11,719.17

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hk7911 - HK_MF_Sep_Corp_OP	99728914	V0000135 - HD SUPPLY - #3320024	2/9/2026	1,832.25
hk7911 - HK_MF_Sep_Corp_OP	RC 48807	Returned item t0000207	2/10/2026	205.36
hk7911 - HK_MF_Sep_Corp_OP	876	v0000698 - APARTMENTS LLC	2/12/2026	207.67
hk7911 - HK_MF_Sep_Corp_OP	877	V0000121 - GLOBAL VERIFICATION NETWORK	2/12/2026	399.21
hk7911 - HK_MF_Sep_Corp_OP	878	V0000126 - GRECCO, RICK	2/12/2026	156.15
hk7911 - HK_MF_Sep_Corp_OP	879	V0000180 - KITSAP GUTTERS INC	2/12/2026	3,472.56
hk7911 - HK_MF_Sep_Corp_OP	880	V0000271 - PUCKETT & REDFORD P.L.L.C.	2/12/2026	2,673.59
hk7911 - HK_MF_Sep_Corp_OP	881	V0000272 - PUGET SOUND ENERGY	2/12/2026	6,186.61
hk7911 - HK_MF_Sep_Corp_OP	882	v0000281 - RELIABLE PARTS	2/12/2026	141.74
hk7911 - HK_MF_Sep_Corp_OP	883	V0000287 - RODDA PAINT COMPANY	2/12/2026	347.94
hk7911 - HK_MF_Sep_Corp_OP	884	V0000294 - SCOTT MCLENDONS HARDWARE	2/12/2026	202.16
hk7911 - HK_MF_Sep_Corp_OP	885	V0000312 - SILVERDALE WATER DISTRICT	2/12/2026	617.31
hk7911 - HK_MF_Sep_Corp_OP	886	v0000445 - SOUND PEST CONTROL	2/12/2026	475.02
hk7911 - HK_MF_Sep_Corp_OP	887	V0000334 - THYSSENKRUPP ELEVATOR CORP.	2/12/2026	2,499.25
hk7911 - HK_MF_Sep_Corp_OP	888	V0000362 - WEST SOUND UTILITY DISTRICT	2/12/2026	6,671.68
hk7911 - HK_MF_Sep_Corp_OP	99342704	v0000201 - LOWES - AM DEPT	2/14/2026	2,451.03
hk7911 - HK_MF_Sep_Corp_OP	99283228	V0000164 - KITSAP BANK - VISA - FREDDY LINARES	2/17/2026	452.92
hk7911 - HK_MF_Sep_Corp_OP	99283430	V0000165 - KITSAP BANK - VISA - HEATHER L. BLOUGH	2/17/2026	37.99
hk7911 - HK_MF_Sep_Corp_OP	889	v0000254 - PACIFIC OFFICE AUTOMATION (OR)	2/19/2026	284.46
hk7911 - HK_MF_Sep_Corp_OP	890	V0000047 - BREM AIR DISPOSAL, INC.-Commercial accts	2/19/2026	10,755.21
hk7911 - HK_MF_Sep_Corp_OP	891	V0000070 - CINTAS FIRE 636525	2/19/2026	1,454.60
hk7911 - HK_MF_Sep_Corp_OP	892	V0000121 - GLOBAL VERIFICATION NETWORK	2/19/2026	261.50
hk7911 - HK_MF_Sep_Corp_OP	893	V0000176 - KITSAP COUNTY PUBLIC WORKS-Sewer billings	2/19/2026	1,611.54
hk7911 - HK_MF_Sep_Corp_OP	894	v0000474 - PETTY CASH FUND - PORT ORCHARD VISTA	2/19/2026	61.02
hk7911 - HK_MF_Sep_Corp_OP	895	V0000272 - PUGET SOUND ENERGY	2/19/2026	4,011.51
hk7911 - HK_MF_Sep_Corp_OP	896	V0000294 - SCOTT MCLENDONS HARDWARE	2/19/2026	3.05
hk7911 - HK_MF_Sep_Corp_OP	897	v0000445 - SOUND PEST CONTROL	2/19/2026	158.34
hk7911 - HK_MF_Sep_Corp_OP	99172204	v0000255 - PACIFIC OFFICE AUTOMATION INC. (PA)	2/19/2026	230.84
hk7911 - HK_MF_Sep_Corp_OP	RC 49935	Returned item t9000453	2/19/2026	1,056.00
hk7911 - HK_MF_Sep_Corp_OP	JE 7585	WD LeaseDirect Payment Adjustment 02/19	2/19/2026	4.74
hk7911 - HK_MF_Sep_Corp_OP	99309196	v0000001 - Housing Kitsap	2/20/2026	63,072.06
hk7911 - HK_MF_Sep_Corp_OP	99309201	v0000001 - Housing Kitsap	2/20/2026	22,078.95
hk7911 - HK_MF_Sep_Corp_OP	99309202	v0000001 - Housing Kitsap	2/20/2026	9,548.21
hk7911 - HK_MF_Sep_Corp_OP	99309204	v0000001 - Housing Kitsap	2/20/2026	31,052.47
hk7911 - HK_MF_Sep_Corp_OP	99309205	v0000001 - Housing Kitsap	2/20/2026	140,709.58
hk7911 - HK_MF_Sep_Corp_OP	99309207	v0000001 - Housing Kitsap	2/20/2026	40,179.89
hk7911 - HK_MF_Sep_Corp_OP	99309208	v0000001 - Housing Kitsap	2/20/2026	8,050.80
hk7911 - HK_MF_Sep_Corp_OP	99805327	v0000143 - HOME DEPOT CREDIT SVCS- 4595	2/20/2026	2,872.03
hk7911 - HK_MF_Sep_Corp_OP	99771066	v0000201 - LOWES - AM DEPT	2/21/2026	2,467.77
hk7911 - HK_MF_Sep_Corp_OP	898	V0000065 - CASCADE NATURAL GAS CORP.	2/26/2026	268.71
hk7911 - HK_MF_Sep_Corp_OP	899	v0000380 - Century Link	2/26/2026	94.05
hk7911 - HK_MF_Sep_Corp_OP	900	V0000176 - KITSAP COUNTY PUBLIC WORKS-Sewer billings	2/26/2026	3,939.32
hk7911 - HK_MF_Sep_Corp_OP	901	V0000246 - OFFICE DEPOT--ACCT# 19356639	2/26/2026	22.81
hk7911 - HK_MF_Sep_Corp_OP	902	v0000506 - PETTY CASH FUND - KINGSTON RIDGE	2/26/2026	150.00
hk7911 - HK_MF_Sep_Corp_OP	903	v0000702 - PETTY CASH FUND-TIME SQUARE APTS	2/26/2026	94.14
hk7911 - HK_MF_Sep_Corp_OP	904	V0000272 - PUGET SOUND ENERGY	2/26/2026	969.83
hk7911 - HK_MF_Sep_Corp_OP	905	V0000279 - REDROCK RESURFACING	2/26/2026	1,841.11
hk7911 - HK_MF_Sep_Corp_OP	906	V0000359 - WAVE ASTOUND	2/26/2026	158.08
hk7911 - HK_MF_Sep_Corp_OP	99307577	V0000135 - HD SUPPLY - #3320024	2/27/2026	956.21
				470,688.84

Bank	Check#	Vendor	Date	Amount
cosd0911 - HK_MF_Sep_Corp_SD	99300055	v0000418 - PARK PLACE APTS	2/7/2026	100.00
cosd0911 - HK_MF_Sep_Corp_SD	175	t9001427 - Sero-Gould	2/12/2026	1,395.52
cosd0911 - HK_MF_Sep_Corp_SD	99314734	v0000418 - PARK PLACE APTS	2/26/2026	1,887.44
				3,382.96

Bank-NEW	Check#	Vendor	Date	Amount
kas0160 - Kitsap Apts Security Deposit	JE 7561	FINAL CHECKS CLOSING KEYBANK ACCTS	2/19/2026	1.55
				1.55

Bank	Check#	Vendor	Date	Amount
hksd1711 - HK_MF_All-Owned_SD	99300047	v0000387 - FJORD MANOR	2/7/2026	111.23

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hksd1711 - HK_MF_All-Owned_SD	99300047	v9005608 - Golden Tides II	2/7/2026	752.00
hksd1711 - HK_MF_All-Owned_SD	99300047	v0000478 - HK Homes	2/7/2026	275.00
hksd1711 - HK_MF_All-Owned_SD	99300047	v0000389 - WINDSONG APTS	2/7/2026	585.00
hksd1711 - HK_MF_All-Owned_SD	99300056	v0000600 - KCCHA PUBLIC HOUSING-OPERATING ACCT	2/7/2026	78.00
hksd1711 - HK_MF_All-Owned_SD	99314726	v0000478 - HK Homes	2/26/2026	110.00
hksd1711 - HK_MF_All-Owned_SD	99314726	v0000389 - WINDSONG APTS	2/26/2026	85.00
hksd1711 - HK_MF_All-Owned_SD	99314744	v0000478 - HK Homes	2/27/2026	229.60
				2,225.83

Bank	Check#	Vendor	Date	Amount
proj3810 - Projects/RD USDA Security Dep	JE 7559	FINAL CHECKS CLOSING BOA & KEYBANK ACCTS	2/27/2026	46,416.80
				46,416.80

Bank	Check#	Vendor	Date	Amount
ph8626 - Public Housing Security Dep Ac	JE 7559	FINAL CHECKS CLOSING BOA & KEYBANK ACCTS	2/27/2026	2,588.95
				2,588.95

Bank	Check#	Vendor	Date	Amount
nord1111 - Nordic Cottages Operating	12	v0000192 - BERRY LAKE HOME SERVICES	2/5/2026	775.32
nord1111 - Nordic Cottages Operating	13	v0000267 - POULSBO, CITY OF	2/5/2026	944.56
nord1111 - Nordic Cottages Operating	14	V0000272 - PUGET SOUND ENERGY	2/19/2026	846.03
nord1111 - Nordic Cottages Operating	99115891	v0000143 - HOME DEPOT CREDIT SVCS- 4595	2/20/2026	24.05
				2,589.96

Aggregate Total	3,091,106.92
Less Intercompany Payments	1,542,552.23
Total Disbursements	1,548,554.69



Housing Kitsap Board of Commissioners

Consent Agenda Item

MEETING DATE: March 24, 2026

ESTIMATED TIME: 5 minutes

AGENDA TITLE: Update Purchasing Authorization Matrix

AGENDA ITEM: 4. F.

SUBMITTED BY: Laura Auerbach, Director of Procurement & Administration

The previous Purchasing Authorization Matrix was approved in February 2025.

The Matrix is being updated to:

- Substantiate Authority Delegation as per Resolution 2025-21 approved July 24, 2025
- Clarify Self-Help specific contract authority
- Adjust signing authority limits by job title and responsibilities

Recommended Action: Approve

HOUSING KITSAP BOARD OF COMMISSIONERS

By: _____

Clarence Moriwaki, Chair

ATTEST: _____

Heather Blough, Executive Director

Purchasing Authorization Matrix

Housing Kitsap Contract Authority Delegation	Expense Value	Authorized Personnel	Delegation	Notes
Grants	All	Executive Director	Can be delegated per Resolution 2025-21 Approved June 24, 2025	Budgeted Routine Business Needs
Contracts with Vendors/Purchase Orders/Leases/HAP	Up to \$250,000	Executive Director		
Contracts with Vendors/Purchase Orders/Leases/HAP	As delegated up to \$250,000	Executive Director's Delegate		
Contracts with Vendors/Purchase orders	Over \$250,000	Executive Director with Board Approval		

Self-Help Specific Contract Authority	Expense Value	Authorized Personnel	Delegation	Notes
USDA Grant Agreements - 502 Direct Loan, 523 Technical Assistance Grant, HOME, CDBG, SHOP and Kitsap County	All	Director of Acquisition & Development	Authority given per Resolution 2025-21 Approved June 24, 2025	Budgeted routine business needs Prior Approval by Executive Director
Home Builder Agreements	All	Director of Acquisition & Development		
Contracts/Purchase Orders/Change Orders	Up to \$50,000	Director of Acquisition & Development		
Contracts/Purchase Orders/Change Orders	In excess of \$50,000	Director of Acquisition & Development		

Purchase Signing Authority for Housing Kitsap and Self-Help	Not to Exceed	Authorized Personnel	Expense Type
	\$100	Self Help Accountant	Budgeted routine business needs
		Records Clerk/Public Records Officer	
		Compliance Specialist	
		Certification Specialist	
		Housing Inspector	
		Housing Specialist	
		Operations Consistency Specialist	

	Property Accountant	
	General Ledger Accountant	
	Senior Accountant	
\$500	Maintenance Technician	Budgeted routine business needs
\$1,000	Single Family Marketing and Administration	Budgeted routine business needs
	Home Rehab Specialist	
	Construction Supervisor	
	Lead Maintenance Tech	
	Property Manager	
\$2,500	Executive Assistant and Office Manager	Budgeted routine business needs
	Maintenance Purchasing and Work Order Clerk	
	Maintenance Operations Manager	
\$5,000	Human Resources Specialist (also see exceptions)	Budgeted routine business needs
\$10,000	Director of Procurement and Administration	Budgeted routine business needs
	Regional Director of Property Management	
	Director of Compliance	
	Senior Controller	
	Finance Director	
	IT Manager	
	Program Manager	
	Construction Manager	
Up to \$250,000	Executive Director	Budgeted routine business needs

Exceptions		
\$120,000	Human Resource Specialist	Benefit Related Invoices only

1/25/2022 As approved by Board Resolution 2022-05
2/22/2022 consent approved edits

8/23/2022 consent approved edits
4/25/2023 consent approved edits
3/26/2024 consent approved edits
5/26/2024 consent approved edits
1/28/2025 consent approved edits
2/25/2025 consent approved edits



Housing Kitsap Board of Commissioners

Consent Agenda Item

MEETING DATE: March 24, 2026

ESTIMATED TIME: 5 minutes

AGENDA TITLE: Employee Handbook Updates

AGENDA ITEM: 4. G.

SUBMITTED BY: Kristie Opp-Hermida

TITLE: Human Resource Specialist

Previous Action:

The Board approved the most recent employee handbook updates on September 23, 2025.

Summary Statement:

Housing Kitsap has reviewed the current employee handbook, updated sections, and added Appendix R – Issued Housing Kitsap Apparel Policy

Specific Revisions:

7.2 Probationary period

- Update training rate step increase guidelines

9.2 Personal Appearance

- Add information about personal appearance and Housing Kitsap issued apparel

13.2 Annual Leave

- Staff Ambassadors authorized 2 hours annual leave per year

Appendix D – Code of Ethics

- Add Section k about family that are employees, residents, or applicants with Housing Kitsap

Appendix K – Safety Policy

- 2.0 Basic Safety Practice- add section about footwear.

Appendix M – Vehicle Policy

- 1.0 General Vehicle Usage – add 1.10 Maintain Mileage Logs
- 5.1 Housing Authority Vehicle Driven Home – Change IRS rate for commute trips from paycheck deduction to taxable fringe benefit.
- 5.2 Personal Mileage in Housing Authority vehicles – add approved verbiage.

Appendix Q – Emergency On-Call Maintenance Administrative Policy and Procedures

- Update chain of command for emergency calls.

Appendix R – **New Policy**

- Issued Housing Kitsap Apparel Policy



Housing Kitsap Board of Commissioners

Consent Agenda Item

MEETING DATE: March 24, 2026

ESTIMATED TIME: 5 minutes

AGENDA TITLE: Asset Disposal

AGENDA ITEM: 4. H.

SUBMITTED BY: Laura Auerbach

TITLE: Director of Procurement & Administration

Summary:

Authorization is requested to dispose of select assets that are obsolete and no longer viable for use in the conduct of Housing Kitsap business.

Housing Kitsap’s technology and operational needs have evolved, resulting in certain equipment exceeding its useful lifespan or no longer meeting the agency’s operational requirements. Additionally, changes in position and location requirements make some assets unnecessary.

This disposition also supports Housing Kitsap’s long-term technology plan, to continually replace end-of-life hardware, upgrade monitors, and transition to the use of tablets.

A complete list of assets proposed for disposal is provided in the chart that follows.

Recommended Action: Approve

HOUSING KITSAP BOARD OF COMMISSIONERS

By: _____

Clarence Moriwaki, Chair

ATTEST: _____

Heather Blough, Executive Director

Asset List 3/24/2026

Asset Tag	Category	Make	Model	Serial Number
A0013475	Monitor	Acer	B193	20505254442
A0013532	Monitor	Acer	B193	21801918542
A0014096	Monitor	Acer	V193L	31208179642
A0014097	Monitor	Acer	V193L	31208180742
A0014098	Monitor	Acer	V193L	31208180842
A0014365	Monitor	Acer	V196L	41209473285
A0014752	Monitor	Acer	V196L	51803670585
A0014754	Monitor	Acer	V196L	51803865585
A0014930	Printer	hp	LaserJet Pro M127fn	CNB9H851H7
A0014932	Tablet	Microsoft	Surface Pro 2	36924454053
A0014934	Printer	HP	LaserJet Pro M127fn	CNB9HBP7W1
A0014960	Monitor	Acer	V196L	53300567285
A0014962	Monitor	Acer	V196L	53300567885
A0014963	Monitor	Acer	V196L	53300579285
A0014984	Tablet	Microsoft	Surface Pro 2	36990160853
A0015164	Monitor	Acer	V196L	64407990585
A0015165	Monitor	Acer	V196L	64407990685
A0015202	Monitor	Acer	V196L	62510429385
A0015203	Monitor	Acer	V196L	62510429485
A0015632	Computer	Lenovo	M910s	MJ07MQRQ
A0015667	Computer	Lenovo	M910s	MJ085K5R
A0015668	Computer	Lenovo	M910s	MJ085K5T
A0015669	Computer	Lenovo	M910s	MJ085K6K
A0015670	Computer	Lenovo	M910s	MJ085K6M
A0015671	Computer	Lenovo	M910s	MJ085K6X
A0015672	Computer	Lenovo	M910s	MJ085K71
A0015675	Computer	Lenovo	M910s	MJ085K4K
A0015761	Computer	Lenovo	M910s	MJ08V7TC
A0022778	Monitor	Acer	V193L	32212511785
A0022781	Monitor	Acer	V193L	32212512385
A0022782	Monitor	Acer	V193L	32212596885
A0023685	Monitor	ViewSonic	VG700b	A1K033402332
A0025507	Tablet	Microsoft	Surface Pro 7	14547794353
A0025511	Laptop	Dell	Inspiron	DL4FX23
A0025624	Computer	Lenovo	M920s	MJ0ECAB1
A0025715	Tablet	Microsoft	Surface Pro 7	29864613653



Housing Kitsap Board of Commissioners

Consent Agenda Item

MEETING DATE: March 24, 2026

ESTIMATED TIME: 2 minutes

AGENDA TITLE: Salary Scale Update

AGENDA ITEM: 4. I.

SUBMITTED BY: Kristie Opp-Hermida

TITLE: Human Resource Specialist

Summary Statement:

Update salary scale for Director of Procurement and Administration.

- The Board approved the most recent Salary Scale on January 27, 2026.
- Update the Director of Procurement and Administration salary scale based on Washington State 2026 salary thresholds and salary study completed in June 2025.

Recommended Action: Approve

HOUSING KITSAP BOARD OF COMMISSIONERS

By: _____

Clarence Moriwaki, Chair

ATTEST: _____

Heather Blough, Executive Director

FY26, start date 07.01.2025		All scales are listed at FTE		%age																
		Z%		Rates - Annu																
		3.00%																		
Department/Title	Current FTE	Training 07.2025	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11	Step 12	Step 13	Step 14	Step 15 (Max)			
Administration																				
Executive Director			138,091	142,230	146,494	150,883	155,418	160,077	164,882	169,832	174,928	180,170	185,578	191,152	196,893	202,800	208,894	215,155		
			66.39	68.38	70.43	72.54	74.72	76.96	79.27	81.65	84.10	86.62	89.22	91.90	94.66	97.50	100.43	103.44		
Financial Advisor	20%		106,413	109,595	112,882	116,272	119,766	123,365	127,067	130,874	134,805	138,840	143,000	147,285	151,694	156,250	160,930	165,755		
			51.16	52.69	54.27	55.90	57.58	59.31	61.09	62.92	64.81	66.75	68.75	70.81	72.93	75.12	77.37	79.69		
Director of Procurement & Administration			70,450	72,571	74,755	77,002	79,310	81,682	84,136	86,652	89,252	91,936	94,702	97,552	100,485	103,501	106,600	109,803		
			33.87	34.89	35.94	37.02	38.13	39.27	40.45	41.66	42.91	44.20	45.53	46.90	48.31	49.76	51.25	52.79		
Director of Procurement & Administration			77,854	80,184	82,597	85,072	87,630	90,251	92,955	95,742	98,613	101,566	104,603	107,744	110,968	114,296	117,728	121,264		
			37.43	38.55	39.71	40.90	42.13	43.39	44.69	46.03	47.41	48.83	50.29	51.80	53.35	54.95	56.60	58.30		
Information Systems Manager			74,734	76,981	79,290	81,661	84,115	86,632	89,232	91,915	94,682	97,531	100,464	103,480	106,579	109,782	113,069	116,459		
			35.93	37.01	38.12	39.26	40.44	41.65	42.90	44.19	45.52	46.89	48.30	49.75	51.24	52.78	54.36	55.99		
Human Resources Specialist			59,675	61,464	63,315	65,208	67,163	69,181	71,261	73,403	75,608	77,875	80,205	82,618	85,093	87,651	90,272	92,976		
			28.69	29.55	30.44	31.35	32.29	33.26	34.26	35.29	36.35	37.44	38.56	39.72	40.91	42.14	43.40	44.70		
Executive Assistant/Office Manager			54,800	55,702	57,366	59,093	60,861	62,691	64,563	66,498	68,494	70,554	72,675	74,859	77,106	79,414	81,806	84,261		
			26.00	26.78	27.58	28.41	29.26	30.14	31.04	31.97	32.93	33.92	34.94	35.99	37.07	38.18	39.33	40.51		
Records Clerk	150%		44,512	45,843	47,216	48,630	50,086	51,584	53,123	54,725	56,368	58,053	59,800	61,589	63,440	65,354	67,309	69,326		
			21.40	22.04	22.70	23.38	24.08	24.80	25.54	26.31	27.10	27.91	28.75	29.61	30.50	31.42	32.36	33.33		
Front Desk Administrative Assistant			35,339	36,400	37,502	38,626	39,790	40,976	42,203	43,472	44,782	46,134	47,528	48,963	50,440	51,958	53,518	55,120		
			16.99	17.50	18.03	18.57	19.13	19.70	20.29	20.90	21.53	22.18	22.85	23.54	24.25	24.98	25.73	26.50		
Finance																				
Director of Finance			106,413	109,595	112,882	116,272	119,766	123,365	127,067	130,874	134,805	138,840	143,000	147,285	151,694	156,250	160,930	165,755		
			51.16	52.69	54.27	55.90	57.58	59.31	61.09	62.92	64.81	66.75	68.75	70.81	72.93	75.12	77.37	79.69		
Senior Controller			90,022	92,726	95,514	98,384	101,338	104,374	107,515	110,739	114,067	117,499	121,014	124,654	128,398	132,246	136,219	140,296		
			43.28	44.58	45.92	47.30	48.72	50.18	51.69	53.24	54.84	56.49	58.18	59.93	61.73	63.58	65.49	67.45		
Senior Accountant			63,086	64,979	66,934	68,952	71,011	73,133	75,317	77,584	79,914	82,306	84,781	87,318	89,939	92,643	95,430	98,301		
			30.33	31.24	32.18	33.15	34.14	35.16	36.21	37.30	38.42	39.57	40.76	41.98	43.24	44.54	45.88	47.26		
General Ledger Accountant			49,566	51,043	52,582	54,163	55,786	57,450	59,176	60,944	62,774	64,667	66,602	68,598	70,658	72,779	74,963	77,210		
			23.83	24.54	25.28	26.04	26.82	27.62	28.45	29.30	30.18	31.09	32.02	32.98	33.97	34.99	36.04	37.12		
Senior Accountant for Compliance, Reporting and Budget			68,474	70,533	72,654	74,838	77,085	79,394	81,786	84,240	86,778	89,378	92,061	94,827	97,677	100,610	103,626	106,725		
			32.92	33.91	34.93	35.98	37.06	38.17	39.32	40.50	41.72	42.97	44.26	45.59	46.96	48.37	49.82	51.31		
Property Accountant			52,562	54,142	55,765	57,429	59,155	60,923	62,754	64,646	66,581	68,578	70,637	72,758	74,942	77,189	79,498	81,890		
			25.27	26.03	26.81	27.61	28.44	29.29	30.17	31.08	32.01	32.97	33.96	34.98	36.03	37.11	38.22	39.37		
Property Management																				
Director of Compliance			88,712	91,374	94,120	96,949	99,861	102,856	105,934	109,117	112,382	115,752	119,226	122,803	126,485	130,270	134,181	138,216		
			42.65	43.93	45.25	46.61	48.01	49.45	50.93	52.46	54.03	55.65	57.32	59.04	60.81	62.63	64.51	66.45		
Compliance Specialist			55,203	56,867	58,573	60,320	62,130	64,002	65,915	67,891	69,930	72,030	74,194	76,419	78,707	81,078	83,512	86,008		
			26.54	27.34	28.16	29.00	29.87	30.77	31.69	32.64	33.62	34.63	35.67	36.74	37.84	38.98	40.15	41.35		
Housing Specialist			53,581	55,182	56,846	58,552	60,299	62,109	63,981	65,894	67,870	69,909	72,010	74,173	76,398	78,686	81,037	83,470		
			25.76	26.53	27.33	28.15	28.99	29.86	30.76	31.68	32.63	33.61	34.62	35.66	36.73	37.83	38.96	40.13		
Certification Specialist			52,229	53,789	55,411	57,075	58,781	60,549	62,358	64,230	66,165	68,141	70,179	72,280	74,443	76,669	78,978	81,349		
			25.11	25.86	26.64	27.44	28.26	29.11	29.98	30.88	31.81	32.76	33.74	34.75	35.79	36.86	37.97	39.11		
Housing Inspector			54,662	56,306	57,990	59,738	61,526	63,378	65,270	67,226	69,243	71,323	73,466	75,670	77,938	80,267	82,680	85,155		
			26.28	27.07	27.88	28.72	29.58	30.47	31.38	32.32	33.29	34.29	35.32	36.38	37.47	38.59	39.75	40.94		
Regional Director of Property Management			69,659	71,739	73,882	76,107	78,395	80,746	83,158	85,654	88,234	90,875	93,600	96,408	99,299	102,274	105,352	108,514		
			33.49	34.49	35.52	36.59	37.69	38.82	39.98	41.18	42.42	43.69	45.00	46.35	47.74	49.17	50.65	52.17		
Property Manager			56,347	58,032	59,779	61,568	63,419	65,312	67,267	69,285	71,365	73,507	75,712	77,979	80,309	82,722	85,197	87,755		
			27.09	27.90	28.74	29.60	30.49	31.40	32.34	33.31	34.31	35.34	36.40	37.49	38.61	39.77	40.96	42.19		
Operations Consistency Specialist			56,347	58,032	59,779	61,568	63,419	65,312	67,267	69,285	71,365	73,507	75,712	77,979	80,309	82,722	85,197	87,755		
			27.09	27.90	28.74	29.60	30.49	31.40	32.34	33.31	34.31	35.34	36.40	37.49	38.61	39.77	40.96	42.19		
Maintenance Operations Manager			65,915	67,891	69,930	72,030	74,194	76,419	78,707	81,078	83,512	86,008	88,587	91,250	93,995	96,824	99,736	102,731		
			31.69	32.64	33.62	34.63	35.67	36.74	37.84	38.98	40.15	41.35	42.59	43.87	45.19	46.55	47.95	49.39		
Regional Maintenance Lead			55,203	56,867	58,573	60,320	62,130	64,002	65,915	67,891	69,930	72,030	74,194	76,419	78,707	81,078	83,512	86,008		
			26.54	27.34	28.16	29.00	29.87	30.77	31.69	32.64	33.62	34.63	35.67	36.74	37.84	38.98	40.15	41.35		
Maintenance Purchasing & Work Order Clerk			47,278	48,693	50,149	51,646	53,186	54,787	56,430	58,115	59,862	61,651	63,502	65,416	67,371	69,389	71,469	73,611		
			22.73	23.41	24.11	24.83	25.57	26.34	27.13	27.94	28.78	29.64	30.53	31.45	32.39	33.36	34.36	35.39		
Maintenance Technician 2			47,278	48,693	50,149	51,646	53,186	54,787	56,430	58,115	59,862	61,651	63,502	65,416	67,371	69,389	71,469	73,611		
			22.73	23.41	24.11	24.83	25.57	26.34	27.13	27.94	28.78	29.64	30.53	31.45	32.39	33.36	34.36	35.39		

Department/Title	Current FTE	Training 07.2025	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11	Step 12	Step 13	Step 14	Step 15 (Max)
Maintenance Technician		45,282	46,634	48,027	49,462	50,939	52,458	54,038	55,661	57,325	59,051	60,819	62,650	64,522	66,456	68,453	70,512
		21.77	22.42	23.09	23.78	24.49	25.22	25.98	26.76	27.56	28.39	29.24	30.12	31.02	31.95	32.91	33.90
Property Management Records Clerk		44,512	45,843	47,216	48,630	50,086	51,584	53,123	54,725	56,368	58,053	59,800	61,589	63,440	65,354	67,309	69,326
		21.40	22.04	22.70	23.38	24.08	24.80	25.54	26.31	27.10	27.91	28.75	29.61	30.50	31.42	32.36	33.33
Self Help/Single Family																	
Director of Acquisition Development		94,307	97,136	100,048	103,043	106,142	109,325	112,611	115,981	119,454	123,032	126,714	130,520	134,430	138,466	142,626	146,910
		45.34	46.70	48.10	49.54	51.03	52.56	54.14	55.76	57.43	59.15	60.92	62.75	64.63	66.57	68.57	70.63
Program Manager		68,994	71,074	73,216	75,421	77,688	80,018	82,410	84,885	87,422	90,043	92,747	95,534	98,405	101,358	104,395	107,536
		33.17	34.17	35.20	36.26	37.35	38.47	39.62	40.81	42.03	43.29	44.59	45.93	47.31	48.73	50.19	51.70
Self-Help Construction Supervisor		62,982	64,875	66,830	68,827	70,886	73,008	75,192	77,438	79,768	82,160	84,635	87,173	89,794	92,498	95,264	98,114
		30.28	31.19	32.13	33.09	34.08	35.10	36.15	37.23	38.35	39.50	40.69	41.91	43.17	44.47	45.80	47.17
Home Rehabilitation Specialist		50,482	52,000	53,560	55,162	56,826	58,531	60,278	62,088	63,960	65,874	67,850	69,888	71,989	74,152	76,378	78,666
		24.27	25.00	25.75	26.52	27.32	28.14	28.98	29.85	30.75	31.67	32.62	33.60	34.61	35.65	36.72	37.82
Single Family Housing Accountant		53,102	54,704	56,347	58,032	59,779	61,568	63,419	65,312	67,267	69,285	71,365	73,507	75,712	77,979	80,309	82,722
		25.53	26.30	27.09	27.90	28.74	29.60	30.49	31.40	32.34	33.31	34.31	35.34	36.40	37.49	38.61	39.77
Marketing Administrative Specialist		48,027	49,462	50,939	52,458	54,038	55,661	57,325	59,051	60,819	62,650	64,522	66,456	68,453	70,512	72,634	74,818
		23.09	23.78	24.49	25.22	25.98	26.76	27.56	28.39	29.24	30.12	31.02	31.95	32.91	33.90	34.92	35.97



Housing Kitsap Board of Commissioners

Action Item

MEETING DATE: March 24, 2026

ESTIMATED TIME: 10 minutes

AGENDA ITEM: 5. A.

AGENDA TITLE: Discussion and possible action regarding approval of Resolution 2026-08 approving the HUD PHA Plan for FY beginning 7/1/2026 through FY ending 6/30/27

SUBMITTED BY: Heather Blough, Executive Director

Summary Statement:

The PHA plan is an annual requirement for HUD that is due this year on April 17, 2026.

The plan requires a public comment period of 45 days and an option for the Resident Advisory Board to participate and make recommendations.

The plan was sent to the Resident Advisory Board, and a Resident Advisory Board meeting was held February 23, 2026, at 3:30 pm, with no attendance.

A public hearing is scheduled during the Board meeting to allow for additional comments prior to the Board deciding on approval.

Recommended Action: Approve Resolution 2026-08 approving the HUD PHA Plan for FY beginning 7/1/2026 through FY ending 6/30/27

Executive Director's Recommendation: Agree Disagree No Opinion

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA **do not** need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p> PHA Name: _____ PHA Code: _____ PHA Type: <input type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units _____ Number of Housing Choice Vouchers (HCVs) _____ Total Combined Units/Vouchers _____ </p> <p> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. </p>

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

- | | | |
|--------------------------|--------------------------|--|
| Y | N | |
| <input type="checkbox"/> | <input type="checkbox"/> | Statement of Housing Needs and Strategy for Addressing Housing Needs. |
| <input type="checkbox"/> | <input type="checkbox"/> | Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. |
| <input type="checkbox"/> | <input type="checkbox"/> | Financial Resources. |
| <input type="checkbox"/> | <input type="checkbox"/> | Rent Determination. |
| <input type="checkbox"/> | <input type="checkbox"/> | Operation and Management. |
| <input type="checkbox"/> | <input type="checkbox"/> | Grievance Procedures. |
| <input type="checkbox"/> | <input type="checkbox"/> | Homeownership Programs. |
| <input type="checkbox"/> | <input type="checkbox"/> | Community Service and Self-Sufficiency Programs. |
| <input type="checkbox"/> | <input type="checkbox"/> | Safety and Crime Prevention. |
| <input type="checkbox"/> | <input type="checkbox"/> | Pet Policy. |
| <input type="checkbox"/> | <input type="checkbox"/> | Asset Management. |
| <input type="checkbox"/> | <input type="checkbox"/> | Substantial Deviation. |
| <input type="checkbox"/> | <input type="checkbox"/> | Significant Amendment/Modification. |

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

(c) The PHA must submit its Deconcentration Policy for Field Office review.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- Choice Neighborhoods Grants.
- Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Homeownership Program under Section 32, 9 or 8(Y)
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

B.3

Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.3</p>	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

C.5 Troubled PHA.

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y N N/A

(b) If yes, please describe:

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section (24 CFR 903.4).

A.1 Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and Number of HCVs, PHA Plan Submission Type,** and the **Public Availability of Information,** specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no" (24 CFR 903.7).

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)). Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR 903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements (24 CFR 903.7(b)). Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists (24 CFR 903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV (24 CFR 903.7(b)). Describe the unit assignment policies for public housing (24 CFR 903.7(b)).

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources (24 CFR 903.7(c)).

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies (24 CFR 903.7(d)).

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA (24 CFR 903.7(e)).

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants (24 CFR 903.7(f)).

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of (24 CFR 903.7(l)). Provide a description of: (1) Any programs relating to services and amenities provided or offered to assisted families; and (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS (24 CFR 903.7(l)).

Safety and Crime Prevention (VAWA). Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities (24 CFR 903.7(m)). Note: All coordination and activities must be consistent with federal civil rights obligations. A description of: (1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to survivors of domestic violence, dating violence, sexual assault, or stalking; (2) Any activities, services, or programs provided or offered by a PHA that helps survivors of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and (3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance survivor safety in assisted families (24 CFR 903.7(m)(5)).

Pet Policy. Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing (24 CFR 903.7(n)).

Asset Management. State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory (24 CFR 903.7(q)).

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH 2019-23(HA), successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)).

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

Choice Neighborhoods Grants. (1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods Grants; and (2) A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD's website at: <https://www.hud.gov/cn> (Notice PIH 2011-47).

Modernization or Development (Conventional & Mixed-Finance). (1) A description of any Public Housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and (2) A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. (See 24 CFR part 905 and guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4).

Demolition and/or Disposition. With respect to public housing only, (1) describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) a timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/ and 24 CFR 903.7(h).

Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted, or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: (1) development name and number; (2) designation type; (3) application status; (4) date the designation was approved, submitted, or planned for submission, (5) the number of units affected and (6) expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation (24 CFR 903.7(i)(c)).

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe (1) any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; (2) an analysis of the projects or buildings required to be converted under Section 33; and (3) a statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at the Special Applications Center (SAC) (<https://www.hud.gov/sac>) and 24 CFR 903.7(j).

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD). Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment ID of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: <https://www.hud.gov/RAD/library/notices>.

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty day notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. (See additional guidance on HUD's website at: Notice PIH-2021-35 (24 CFR 960.503) (24 CFR 903.7(b)).

Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency

may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: Notice PIH 2021-35. (24 CFR 960.505) (24 CFR 903.7(b))
NOTE: All activities must be consistent with civil rights laws – including ensuring that it does not have a disparate impact on protected class groups based on race, color, religion, national origin, sex (including sexual orientation), familial status, and disability.

Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: Notice PIH 2009-21 and Notice PIH-2017-03 (24 CFR 903.7(e)).

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 990.145(a)(1).

Other Capital Grant Programs (i.e., Capital Fund Lead Based Paint, Housing Related Hazards, At Risk/Receivership/Substandard/Troubled Program, and/or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the applicable Fiscal Year, provide a description of the activity in the space provided.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan (24 CFR 903.7(s)(1)).

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided (24 CFR 903.7(p)).

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.13(c), 24 CFR 903.19).

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR 903.15). **Note:** A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 et. seq., 24 CFR 903.7(o)(1), and 903.15.

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A" (24 CFR 903.9).

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 3/31/2024

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 07/01/2026 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintains records reflecting these analyses and actions.

Kitsap County Consolidated Housing Authority
dba Housing Kitsap

WA036

PHA Name

PHA Number/HA Code

I hereby certify that all the statement above, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director: Heather Blough

Name of Board Chairperson: Clarence Moriwaki

Signature

Date

Signature

Date

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. The information is collected to ensure that PHAs carry out applicable civil rights requirements. Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Certification by State or Local
 Official of PHA Plans Consistency
 with the Consolidated Plan or
 State Consolidated Plan
 (All PHAs)**

U. S Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, Bonnie Tufts, the Block Grant Program Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years N/A and/or Annual PHA Plan for fiscal year ending 6/30/2027 of the Kitsap County Consolidated Housing Authority is consistent with the

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the Kitsap County Consolidated Plan or State Consolidated Plan of pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The increase to Housing Kitsap's Inventory of Affordable Housing/Rental assistance is consistent with Kitsap County's strategic plan priority of development and preservation of affordable rental and homeowner housing.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official: Bonnie Tufts	Title: Block Grant Program Manager
Signature: <i>Bonnie Tufts</i>	Date: 3/18/26

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Certifications of Compliance with
PHA Plan and Related Regulations
(Small PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

Kitsap County Consolidated Housing Authority

Resolution 2026-08

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or _X_ Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning _07/01/2026___ in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice (AI) or Assessment of Fair Housing (AFH) as applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR § 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last

Annual PHA Plan (check all policies, programs, and components that have been changed):

___ 903.7a Housing Needs

___ 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies

___ 903.7c Financial Resources

___ 903.7d Rent Determination Policies

___ 903.7h Demolition and Disposition

___ 903.7k Homeownership Programs

___ 903.7r Additional Information

___ A. Progress in meeting 5-year mission and goals

___ B. Criteria for substantial deviation and significant amendments

___ C. Other information requested by HUD

___ 1. Resident Advisory Board consultation process

___ 2. Membership of Resident Advisory Board

___ 3. Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:

- (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
- (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
- (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.

5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For a PHA Plan that includes a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.

16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Kitsap County Consolidated Housing Authority
 dba Housing Kitsap

WA036

 PHA Name

 5-Year PHA Plan for Fiscal Years 20____ - 20_____

 PHA Number/HA Code

 Annual PHA Plan for Fiscal Year 2027__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director: Heather Blough		Name of Board Chairman: Clarence Moriwaki	
Signature	Date	Signature	Date

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.



Housing Kitsap Board of Commissioners

Action Item Agenda Summary

MEETING DATE: March 24, 2026

ESTIMATED TIME: 10 minutes

AGENDA ITEM: 5. B.

AGENDA TITLE: Discussion and possible action regarding approval of Resolution 2026-09 approving the updated 2025-2029 5-Year Capital Fund Action Plan

SUBMITTED BY: Freddy Linares, Director of Compliance

Previous Actions: The most recent Capital Fund 5-year Action Plan was approved in March 2020 and revised in January 2025.

Summary: Housing Kitsap is required to maintain a current 5-Year Action Plan identifying the planned use of Public Housing Capital Fund resources. The prior 5-Year Action Plan expired at the end of calendar year 2024, and a new plan is required to cover the period of 2025 through 2029.

Housing Kitsap intends to utilize these funds in support of development activities associated with the agency's Faircloth to RAD initiative, now referred to by HUD as Restore Rebuild. Under this strategy, Capital Fund resources are anticipated to support eligible development-related costs associated with the creation and preservation of affordable housing through the Restore Rebuild program, subject to HUD approval and all applicable program requirements.

A notice was provided to residents of the former public housing units, who serve as the Resident Advisory Board (RAB) for this purpose, and a public meeting was held on February 23, 2026, at 3:30 p.m. to present the proposed 2025–2029 5-Year Action Plan and receive resident input.

Approval of this action will authorize submission of the 2025–2029 5-Year Action Plan to HUD.

Recommended Action: Approval of Resolution 2026-09 approving the updated 2025-2029 5-Year Capital Fund Action Plan

Executive Director's Recommendation: Agree Disagree No Opinion

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Kitsap County Consolidated Housing Auth PHA Number: WA036			Locality (City/County & State) <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)			
A.	Development Number and Name	Work Statement for Year 1 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	AUTHORITY-WIDE	\$509,667.00	\$509,667.00	\$509,667.00	\$509,667.00	\$509,667.00

DRAFT

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Development - restore rebuild(RAD Funds Pre Closing (1480))	\$509,667.00
Subtotal of Estimated Cost	\$509,667.00

DRAFT

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Development - restore rebuild(RAD Funds Pre Closing (1480))	\$509,667.00
Subtotal of Estimated Cost	\$509,667.00

DRAFT

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Development - restore rebuild(RAD Funds Pre Closing (1480))	\$509,667.00
Subtotal of Estimated Cost	\$509,667.00

DRAFT

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Development - restore rebuild(RAD Funds Pre Closing (1480))	\$509,667.00
Subtotal of Estimated Cost	\$509,667.00

DRAFT

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2029
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Development - restore rebuild(RAD Funds Pre Closing (1480))	\$509,667.00
Subtotal of Estimated Cost	\$509,667.00

DRAFT

**KITSAP COUNTY CONSOLIDATED HOUSING AUTHORITY
dba HOUSING KITSAP**

RESOLUTION 2026-09

**RESOLUTION APPROVING THE 2025-2029 CAPITAL FUND 5-YEAR
ACTION PLAN**

WHEREAS, all Public Housing Authorities (PHAs) receive Capital Fund for Public Housing Units; and

WHEREAS, all PHAs are required to submit a 5-Year Action Plan for the Capital Fund Program and update the plan as activities change as determined by the PHA, with resident input; and

WHEREAS, the previous Capital Fund 5-Year Action Plan expired at the end of calendar year 2024, and Housing Kitsap is required to adopt a new 5-Year Action Plan covering the period of 2025 through 2029; and

WHEREAS, PHAs are required to ask for input from the Resident Advisory Board so residents can provide input regarding the Capital Fund Program; and

WHEREAS, Housing Kitsap distributed the attached 2025–2029 Capital Fund 5-Year Action Plan to all Resident Advisory Board members, and a resident meeting was scheduled and held on February 23, 2026, at 3:30 p.m., for residents to meet with PHA staff to provide input and ask questions; and

WHEREAS, the Board of Commissioners held a public hearing to hear public comment on the plan on March 24, 2026, as required;

NOW, AND THEREFORE, BE IT RESOLVED, that the Housing Kitsap Board of Commissioners hereby approves the 2025–2029 Capital Fund 5-Year Action Plan attached.

ADOPTED, by the Housing Kitsap Board of Commissioners at a regular open public meeting this 24th day of March, 2026.

HOUSING KITSAP BOARD OF COMMISSIONERS

By: _____
Clarence Moriwaki, Chair

ATTEST:
By: _____
Heather Blough, Executive Director



Housing Kitsap Board of Commissioners

Action Item Agenda Summary

MEETING DATE: March 24, 2026

ESTIMATED TIME: 10 minutes

AGENDA ITEM: 5. C.

AGENDA TITLE: Discussion and possible action regarding approval of Resolution 2026-10 authorizing the Executive Director to apply to the Washington State Health Care Authority's Public Employees Benefits Board (PEBB) program for 2027

SUBMITTED BY: Heather Blough, Executive Director

Summary Statement:

Housing Kitsap is exploring options for 2027 medical/vision, dental, life and AD&D insurance and long-term disability insurance.

Washington State Health Care Authority's Public Employees Benefits Board (PEBB) Program requires an application, including an approved resolution, prior to approval to be part of the program.

If approved, then Housing Kitsap can better compare options for 2027 benefits including budget numbers.

Recommended Action: Approve Resolution 2026-10 authorizing the Executive Director to apply to the Washington State Health Care Authority's Public Employees Benefits Board (PEBB) program for 2027.

Executive Director's Recommendation: Agree Disagree No Opinion

KITSAP COUNTY CONSOLIDATED HOUSING AUTHORITY,

dba HOUSING KITSAP

RESOLUTION 2026-10

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO APPLY TO THE WASHINGTON STATE HEALTH CARE AUTHORITY'S PUBLIC EMPLOYEES BENEFIT BOARD (PEBB) PROGRAM FOR 2027

WHEREAS, the Health Care Authority administers the medical, dental, life, and long term disability insurance coverage for the employees of the state of Washington, as set forth in chapter 41.05 RCW; and

WHEREAS, the Board of Commissioners representing Housing Kitsap have reviewed the state insurance plans, chapter 41.05 RCW, RCW 41.04.205, chapter 182-08 WAC, and chapter 182-12 WAC; and

WHEREAS, we deem the state insurance plans as providing desirable insurance coverage for the employees; and

WHEREAS, we certify that all employees enrolled are eligible to participate in the state insurance plans;

NOW, AND THEREFORE, BE IT RESOLVED, that Housing Kitsap requests approval by the Health Care Authority to participate in the state insurance plans for the employees of the Housing Kitsap, subject to the requirement of RCW 41.04.205 and the rules adopted thereunder.

ADOPTED by the Housing Kitsap Board of Commissioners at an open public meeting this 24th day of March 2026.

HOUSING KITSAP BOARD OF COMMISSIONERS

By: _____

Clarence Moriwaki, Chair

ATTEST:

Heather Blough, Executive Director



Housing Kitsap Board of Commissioners

Discussion Item

MEETING DATE: March 24, 2026

ESTIMATED TIME: 20 minutes

AGENDA TITLE: Audit Presentation

AGENDA ITEM: 6. A.

SUBMITTED BY: Roan Blacker

TITLE: Director of Finance

Summary Statement:

Presentation of the Audit for Fiscal Year 2025 by Novogradac.



Housing Kitsap Board of Commissioners

Discussion Item

MEETING DATE: March 24, 2026

ESTIMATED TIME: 10 minutes

AGENDA TITLE: Handbook Changes to 502 Loan Program

AGENDA ITEM: 6. B.

SUBMITTED BY: Dean Nail

TITLE: Director of Acquisition and Development

Background

On February 10, USDA and the Rural Housing Service issued revisions to the Section 502 Handbook that significantly undermine the current program and directly conflict with existing regulations. These revisions have effectively halted loan making; as a result, no Section 502 loan funds have been allocated to the states.

The changes have created uncertainty for thousands of rural families who submitted applications months ago and are now discovering that their eligibility may be in question—including families who previously received eligibility notices that later expired because USDA refused to make loans. As of today, with more than 1,100 loan applications pending, USDA has still not released Section 502 funds to the states.

Summary of Key Revisions

- State Rural Development Directors must review and approve all Section 502 loans twice, including 38-year term loans.
- Maximum loan limits reduced from 80% of HUD 203(b) area limits to 60%.
- Maximum packaging fee reduced from \$1,750–\$2,000 to \$750.
- SNAP benefits may no longer be used to determine repayment ability or calculate subsidy.

Implications of the Revisions

1. State Director Reviews

With \$1 billion available, USDA could make approximately 5,000 loans. The revised handbook requires two separate reviews per loan, creating 10,000 required actions by state directors. This will slow processing, create confusion, and significantly reduce the likelihood that USDA will fully obligate available funds.

2. Reduced Loan Limits (60% of HUD 203(b))

The new loan limits do not reflect current home values. Historically, USDA has granted exceptions in misaligned markets; the new revisions eliminate that flexibility.

Consequences include:

- The 502 Direct program becomes inaccessible to many rural households.
- Self-Help families lose the ability to leverage sweat equity, undermining wealth-building.
- In many areas, the cost to build a modest home exceeds the new loan limits.
- The program may shift toward less rural, more suburban, higher-cost communities, where loan limits are higher—contrary to the program’s purpose.

3. Packaging Fee Reduction

USDA’s field staff capacity has declined significantly. Packaging fees—typically \$1,750 to \$2,000—help intermediary organizations assist families with applications. Reducing the fee to \$750, combined with reduced staffing, will result in fewer Section 502 loans being made.

4. Eliminating SNAP From Repayment Calculations

SNAP is not excluded under current regulations; the handbook revision effectively rewrites regulation without public comment.

Impacts:

- 40% of Section 502 loans are reserved for very low-income households, many of whom rely on SNAP to demonstrate repayment ability.
- Removing SNAP will make it harder for USDA to meet statutory requirements.
- More loan funds will go unobligated.

5. Lack of Stakeholder Consultation

USDA did not consult with grantees, developers, or local partners before issuing these changes. Many subdivisions are already under development with federal funding, and the new rules may conflict with existing timelines and requirements.

Example: A nonprofit developer submitted 24 applications in November and 8 more last week. Eleven received preliminary approval before the national office abruptly prohibited that practice in January. Some families will now be ineligible due to reduced loan limits or SNAP changes.

History of Section 502 Loans

Section 502 Direct Loans, authorized under the Housing Act of 1949, are the nation’s only deeply targeted federal homeownership loans for low-income rural households. Borrowers may receive 100% financing with subsidized interest rates based on income. Loans are typically 33 years, with a 38-year option for households below 60% of area median income.

- FY 2024: 5,099 loans totaling \$1.062 billion
- FY 2025: 3,890 loans totaling \$757.3 million

Despite \$1 billion in FY 2026 appropriations (PL 119-37, enacted November 12, 2025), USDA has made only 6 loans, with more than 1,100 applications pending.

Actions Taken by Housing Kitsap

- Met with Representative Emily Randall's office to share concerns.
- Contacted Senator Patty Murray's team to provide detailed information.
- Coordinated with USDA national leadership on next steps, including potential participation in a pilot program.
- Met with Kirk Pearson, USDA State Director, and all 523 Mutual Self-Help grantees to develop a unified message.
- Engaged Evergreen Home Loans to explore conventional financing alternatives.
- Began working with Heritage Bank's CDFI branch; first meeting scheduled for late this week or early next.
- Connected with the Department of Commerce regarding up to \$100,000 per home in down-payment assistance for Stoneridge.
- Engaged with the Washington State Housing Finance Commission about using the House Key Opportunity Program for 502 borrowers and potentially adding the Self-Help model; meeting scheduled March 20.
- Signed on to multiple state and federal support letters.
- Requested support letters from former Self-Help participants dating back to 2007, including links to Secretary Rawlings, Senator Murray, Senator Cantwell, and Representative Randall.
- Planning to attend meetings in Sacramento in late March/early April to discuss new strategies and learn from peer organizations.

Programmatic Considerations Moving Forward

The 523 Grant Program is designed to operate alongside Section 502 Direct Loans, which offer long terms and interest rates as low as 1%. These programs are meant to function together; however, we are currently paused while awaiting policy changes that would allow loans to be funded when appraised values reach 80% of Area Median Income (AMI). For Kitsap County, this change is essential for loan feasibility.

Congress attempted to include language reversing the handbook revisions in the 21st Century Housing Act, but it did not make the final bill. Our most viable path now is the pilot program under consideration, which would allow loans to be funded at 80% of HUD Area Loan Limits.

We are also evaluating community land trust models as a potential alternative. This approach would fundamentally change how the program operates and would require returning to Ives Mill to amend the approved preliminary plat. While it could create long-term affordability, it would involve significant restructuring and regulatory steps.



Housing Kitsap Board of Commissioners

Department Update

MEETING DATE: March 24, 2026

ESTIMATED TIME: 5 minutes

AGENDA TITLE: Executive Director/Committee Update

AGENDA ITEM: 7. A.

SUBMITTED BY: Heather Blough

TITLE: Executive Director

1. Executive Committee/General:

- Several current and past resident issues around pending evictions, past evictions, and other concerns continue to filter up to the Executive Director and the Board.
- Continuing Kitsap Mental Health Services Board, including one committee.
- Attended bi-weekly “Housing Updates from Washington” National Association of Housing and Redevelopment Officials call.
- Attended the National Association of Housing and Redevelopment Officials (NAHRO) Washington D.C. Conference and participated in “Hill Day.” We were able to meet with Senator Murray’s staff and Senator Cantwell, along with her staff. Congresswoman Emily Randall and staff were not in session, so not available on that date. HUD Secretary Turner, along with many other HUD staff attended and presented.
- Norm Dicks Government Center – no movement
- Development Consultant – submitted first round of requested documents, a few additional documents may be needed.
- Assisted Kingston Cares in applying to the “Phase 1” portion for grant for non-profits to request predevelopment funding up to \$50,000. Resulted in “Phase 2” invitation to apply. Assisted with that application, though we were not successful in that application process.
- Worked with Kingston Cares to submit legislative request for \$350,000 for predevelopment funding for Howerton, which will fund HK’s activities. Successful, with \$366,000 awarded.
- Attending Kingston Affordable Housing Working Group meeting when possible.

2. Finance:

- FYE 2025 Audit to be presented at this meeting, one finding on the financial statements this year. Previous finding cleared.
- Meeting weekly with Finance Director
- Attending, when possible, bi-weekly meetings between property management and property accounting
- No recent movement with The Office of the Washington State Auditor for FYE 2024 audit. HK has provided all requested items.
- BASIC reinstatement processing – working to secure necessary E&O coverage for the Board

- Still working to implement Housing Assistance Payments electronic process which will improve efficiency.
- FYE 2027 Budget process beginning
- Finalization of closing all previous bank accounts now complete
- Exploring a “Sweep” account at Kitsap Bank

3. Housing (Property management, Compliance, Housing Choice Voucher):

- HK Homes: 117 leased, 115 Occupied, 21 available, 10 pending applications. Waiting List opened 2/17/2026 and closed 3/6/2026
- Maintenance:
 - Normal operations throughout HK portfolio
 - Maintenance Leads-2 hired (one has since given notice), Maintenance Techs-6 hired
 - Meeting with Yardi to determine what assistance can be provided for technicians to fully utilize the mobile work order system. Finalizing step by step instructions.
- Continuing conversations with City of Poulsbo Finance Staff to solidify billing process.
- Resident Advisory Board meeting held February 23, 2026 – no attendees
- Determining if we will still utilize HUD Technical Assistance provider for “Restore Rebuild” assistance now that we have hired a Development Consultant.
- Retained Fair Housing consultant to assist with policy review and review of a recent complaint
- Requested extensions on the Capital Fund expenditures and obligation dates. One successful, one pending.

4. Administration/Procurement:

- Employee Handbook update under consent agenda provides Staff Ambassadors with additional leave (2 hours a year), updated re: HK provided apparel, updates to the vehicle policy, code of ethics policy, and safety policy, and clarity regarding move from training step to step 1, among other things.
- Procurement Calendar beginning to take shape
- Review of Physical and Capital Needs assessments to determine priorities for next budget year in preparation for budget and grant submissions to the County Coordinated Grant. Process has been implemented.
- Hiring is a continual process between vacant positions and newly authorized positions.

5. Development/Single Family

- Howerton Place – Kingston Cares – Working on purchase and sale agreement, initial meeting with county to determine what is possible there. This will provide a source for HK to bill for activities conducted prior to acquisition and construction.
- Crossroads Neighborhood Church development – supplied a support letter for comment, have not had further contact.
- Southern Cross – positive article in Bainbridge Island Review. Special meeting for executive session regarding same. Submitted letter to the City of Bainbridge outlining HK’s position.

We have received additional communication from the same neighbor who still disagrees with the permitted use.

- Vikings Crest partial sale finalized, working with City of Poulsbo on remaining land
- Significant changes to the Self-Help program regarding maximum loan values. Will have a major impact on Housing Kitsap's program.
- Beginning to work with Department of Commerce on grant requirements for the Stoneridge development.



Housing Kitsap Board of Commissioners

Department Update

MEETING DATE: March 24, 2026

ESTIMATED TIME: 4 minutes

AGENDA TITLE: Finance Update

AGENDA ITEM: 7. B.

SUBMITTED BY: Roan Blacker

TITLE: Finance Director

1. General

- Processed property-based grant subsidy payments from HUD and USDA and grant reimbursements and expenditures from: Rural Development 523 Technical Assistance Grant; Rural Development 502 loans; and Kitsap County Block Grant (CDBG REHAB).
- Received and processed HUD’s January 2026 and February 2026 Housing Assistance Payments (HAP) grant funds for HK’s Housing Choice Voucher program:

	January	February
HAP – Rent and utilities	\$ 762,353	\$ 720,052
HAP - FSS (Family Self Sufficiency)	1,514	1,514
Administrative Fee	<u>65,616</u>	<u>46,724</u>
TOTAL	\$ 829,483	\$ 768,290

- Submitted the January 2026 and February 2026 Voucher Management System (VMS) Data Report inclusive of ongoing retroactive adjustments required.
- Completed regular accounting duties including entering and reviewing deposits, payroll, and processing disbursements.
- In the process of completing our engagement with the WA State Auditor Office FY 2024 Accountability Audit and finalizing our FY 2025 Audit preparation with our accountant Novogradac which will be submitted to HUD later this month.
- Assessed positively HK’s ability to finance an access road paving project for Madrona Manor (\$55,100).
- Closed out the final old bank accounts (Bank of America and Key Bank) and are currently exploring FDIC-insured investment opportunities with “IntraFi” through Kitsap Bank.

2. Financial Statements, and Tenant Charges and Receivables:

- Attached are the draft Balance Sheet for February 2026, YTD actual to budget through February 2026, and the Cash Flow Projection through the remaining fiscal year.
- Also attached are the monthly trailing tenant charges, collections, and aged account receivables for the most recent eight months.

Kitsap Consolidated Housing Authority
 Unaudited - Statement of Net Position - For Management Purposes Only
 February 28, 2026
HK BUSINESS TYPE ACTIVITIES ONLY (Note Consolidated to include Component Units)

Assets and Deferred Outflow of Resources

Current Assets	
Cash & Cash Equivalents	\$ 7,494,150
Tenant Security Deposits	551,635
Accounts Receivable, Net	1,590,575
Notes Receivable, Current	(105,620)
Government Grants Receivable	210,843
Prepaid Expense & Other Assets	372,680
Construction in Progress	3,125,847
Total Current Assets	13,240,110
Non-Current Assets	
Restricted Cash	6,176,379
Notes Receivable, Non-Current	29,111,249
Net Pension Asset	629,745
Capital Assets, Net	42,798,973
Investment In Limited Partnerships	2,473,750
Total Non-Current Assets	81,190,096
Deferred Outflows of Resources (PERS - Pension)	1,176,184
Total Assets and Deferred Outflow of Resources	\$ 95,606,391

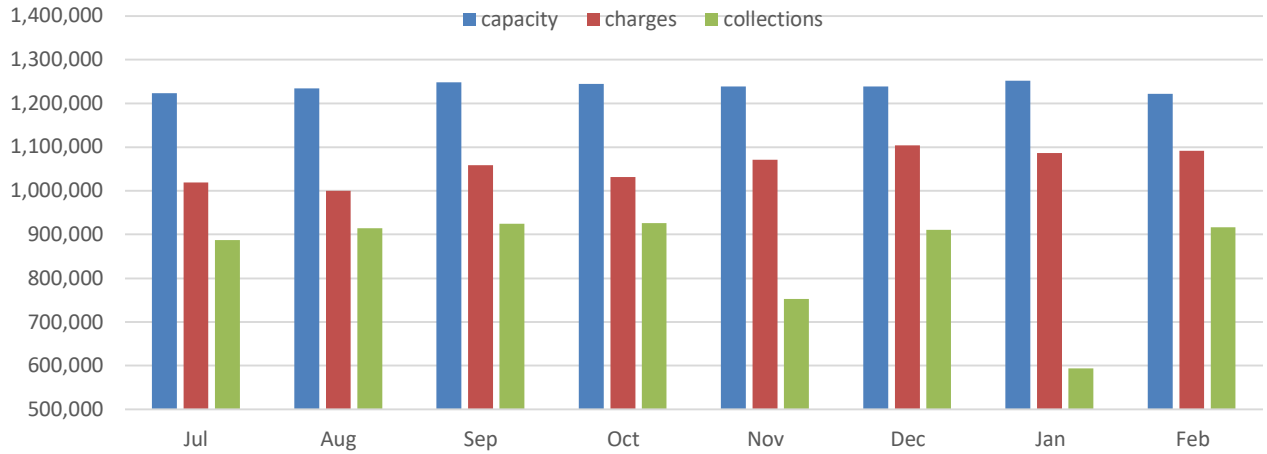
Liabilities, Deferred Inflows of Resources and Net Position

Current Liabilities	
Accounts Payable	\$ 205,002
Accrued Expenses	363,698
Tenant Security Deposits Payable	553,900
Unearned Revenue	299,392
Accrued Compensated Absences, Current	237,173
Notes Payable, Current	838,802
Accrued Interest Payable	332,581
Total Current Liabilities	2,830,547
Non-Current Liabilities	
Accrued Compensated Absences, Non-Current	79,057
Accrued Pension Liabilities	260,325
Notes Payable, Non-Current	39,863,186
Accrued Interest Payable, Non-Current	6,372,424
Other Non-Current Liabilities	82,216
Total Non-Current Liabilities	46,657,208
Deferred Inflows of Resources (PERS-Pension)	307,834
Net Position	
Restricted	1,599,016
Unrestricted	44,211,786
Total Net Position	45,810,802
Total Liabilities, Deferred Inflows of Resources and Net Position	\$ 95,606,391

Kitsap Consolidated Housing Authority
Unaudited Statement of Revenue, Expense & Change in Net Position - For Management Purposes Only
Current Month and Year to Date as of 2/28/2026
HK BUSINESS TYPE ACTIVITIES ONLY (Consolidated to include Component Units)

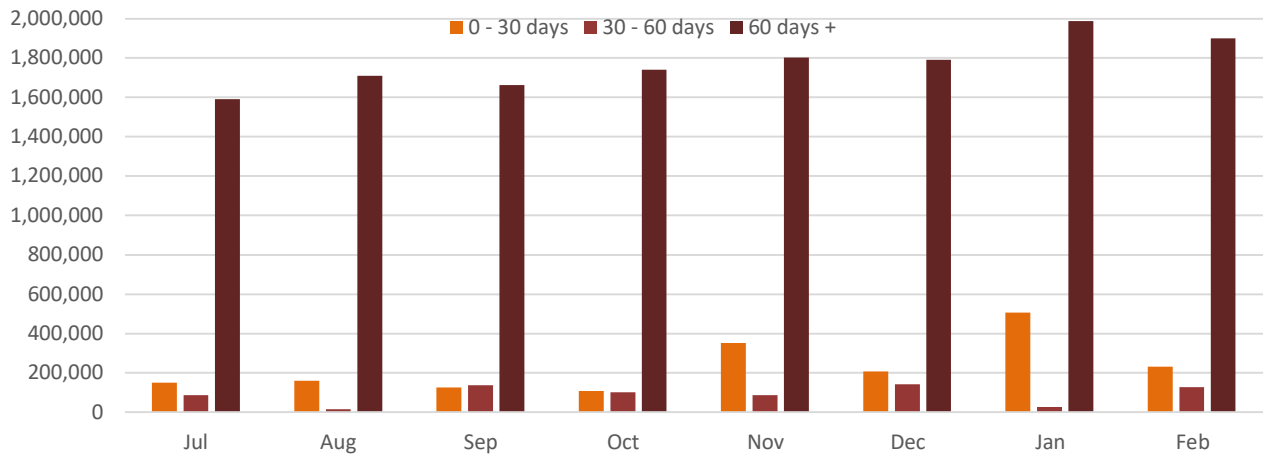
	Current Month				Year to Date			
	Feb-2026 <u>Actual</u>	Feb-2026 <u>Budget</u>	<u>Variance</u>	<u>var %</u>	7 months <u>Actual</u>	7 months <u>Budget</u>	<u>Variance</u>	<u>var %</u>
Income								
Rent and Other Tenant Related Income	\$ 1,259,906	\$ 1,366,568	\$ (106,662)	-7.8%	\$ 10,064,081	\$ 10,932,543	\$ (868,462)	-7.9%
Self Help Sales and Other Income	-	95,000	(95,000)	-100.0%	115,990	760,000	(644,010)	-84.7%
Grant Income	848,534	803,500	45,034	5.6%	6,174,138	6,427,997	(253,859)	-3.9%
Interest Income	39,396	53,244	(13,848)	-26.0%	328,102	425,952	(97,850)	-23.0%
Total Income	<u>2,147,837</u>	<u>2,318,312</u>	<u>(170,475)</u>	-7.4%	<u>16,682,311</u>	<u>18,546,493</u>	<u>(1,864,181)</u>	-10.1%
Expense								
Payroll/Labor Expense	393,572	508,129	(114,556)	-22.5%	3,273,123	4,065,029	(791,906)	-19.5%
Property Expense	166,836	189,000	(22,164)	-11.7%	1,359,201	1,511,998	(152,797)	-10.1%
Utilities	136,536	139,180	(2,644)	-1.9%	1,220,681	1,113,437	107,244	9.6%
Marketing/Advertising Expense	1,925	2,344	(419)	-17.9%	15,597	18,752	(3,155)	-16.8%
Office Expense	62,599	32,513	30,086	92.5%	248,048	260,101	(12,053)	-4.6%
Operational/Professional	160,825	238,907	(78,082)	-32.7%	1,370,759	1,911,260	(540,501)	-28.3%
Grant Expense	749,917	718,319	31,598	4.4%	4,102,110	5,746,548	(1,644,438)	-28.6%
Self Help Lot Sales & Other Costs	-	79,167	(79,167)	-100.0%	106,363	633,336	(526,973)	-83.2%
Insurance/Tax Expense	54,118	53,458	660	1.2%	436,098	427,666	8,432	2.0%
Depreciation & Amortization	117,817	117,701	116	0.1%	922,279	941,606	(19,327)	-2.1%
Interest on Debt	81,927	97,433	(15,506)	-15.9%	767,371	779,460	(12,089)	-1.6%
Total Expense	<u>1,926,071</u>	<u>2,176,149</u>	<u>(250,078)</u>	-11.5%	<u>13,821,631</u>	<u>17,409,194</u>	<u>(3,587,563)</u>	-20.6%
Net Income (Loss)	<u>\$ 221,765</u>	<u>\$ 142,162</u>	<u>\$ 79,603</u>	56%	<u>\$ 2,860,680</u>	<u>\$ 1,137,299</u>	<u>\$ 1,723,381</u>	152%

Housing Kitsap rental charges and collections



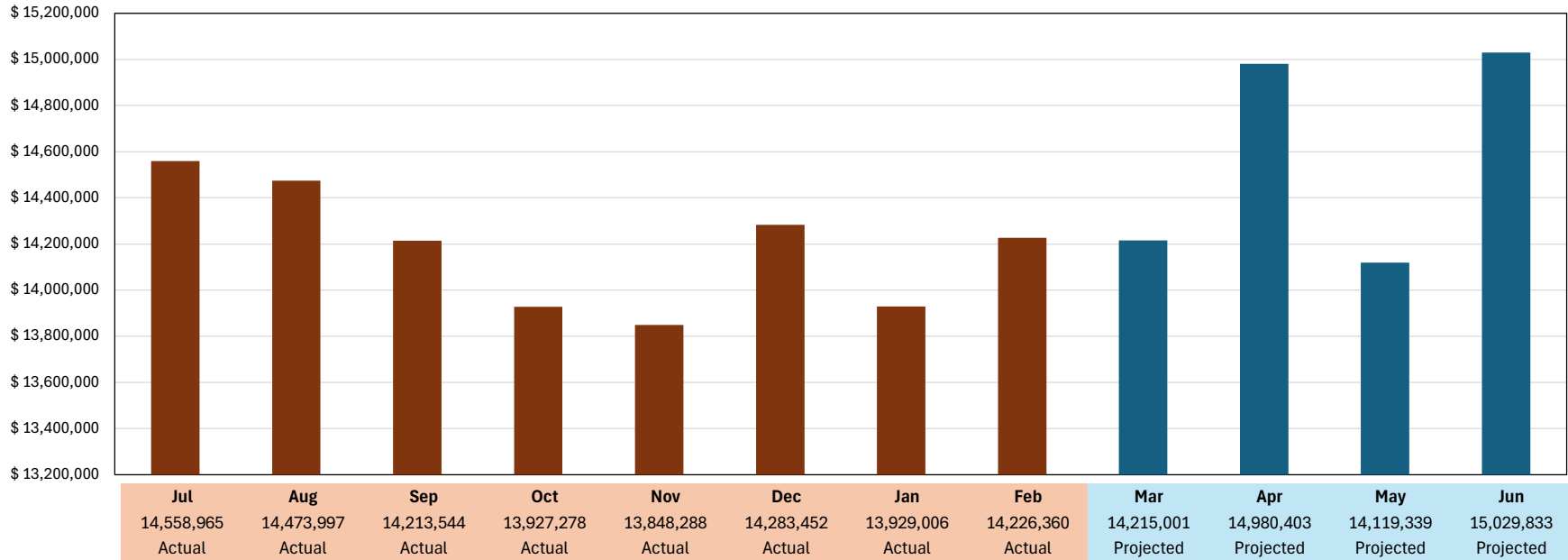
capacity	1,223,715	1,234,250	1,247,977	1,244,703	1,238,506	1,238,506	1,251,456	1,222,116
charges	1,018,852	1,000,430	1,058,757	1,031,444	1,071,142	1,103,875	1,086,323	1,091,412
collections	887,206	914,575	924,835	926,381	752,444	911,112	593,707	916,180

Housing Kitsap tenant account receivables



0 - 30 days	149,514	158,965	125,158	107,549	350,480	207,349	505,876	231,140
30 - 60 days	85,637	15,938	137,610	100,523	85,822	141,992	26,002	128,087
60 days +	1,590,445	1,710,122	1,662,865	1,741,226	1,801,631	1,790,235	1,988,137	1,900,816

Housing Kitsap Cash Flow Projection



Expected Cash Inflow and Outflows include the following:

March 2026:

- a. RD 523 TA/ REHAB/Dvlpt Director Salary Grants - \$106,000
- b. Rents and Subsidies
- a. Orchard Bluff Department of Commerce Loan - \$15,000
- b. REHAB Expenses - \$12,000
- c. Windsong First Security Bank Loan Payment - \$6,163
- d. Kingston Roof Replacement Project - \$100,000
- e. Madrona Manor Repaved Road - \$55,000
- f. Rhododendron Exterior Decks - \$50,000
- g. Southern Cross Project \$45,000.00

April 2026:

- a. RD 523 TA/ REHAB/Dvlpt Director Salary Grants - \$102,000
- b. Rents and Subsidies
- c. Riverstone Group 4 Land Sales (9 lots) - \$810,000
- d. Reimbursement for Southern Cross Project - \$45,000
- a. REHAB Expenses and Program Income Returns - \$12,000
- b. Heritage Revenue Bond Interest Payment - \$ 24,553
- c. Viewmont Revenue Bond Loan Interest Payment - \$344,160
- d. Windsong First Security Bank Loan Payment - \$6,163
- e. Heritage Exterior Stairs Project - \$75,000
- f. Kingston Roof Replacement Project - \$100,000
- g. Rhododendron Exterior Decks - \$50,000

May 2026:

- a. RD 523 TA/ REHAB/Dvlpt Director Salary Grants - \$89,000
- b. Rents and Subsidies
- a. REHAB Expenses - \$12,000
- b. Windsong First Security Bank Loan Payment - \$6,163
- c. Finch Place HOME Loan Payment - \$6,534
- d. Heritage Exterior Stairs Project - \$75,000
- e. Kingston Roof Replacement Project - \$50,000

June 2026:

- a. RD 523 TA/ REHAB/Dvlpt Director Salary Grants - \$135,000
- b. SHOP Loan Forgiveness - \$200,000
- c. Rents and Subsidies
- d. Reimbursement for Heritage Stairs Project - \$189,205
- e. Reimbursement for Kingston Roof Project - \$234,175
- a. Kitsap Apartments Bond Interest Payment - \$196,680.
- b. Golden Tides II HOME Loan Payment - \$53,659
- c. Orchard Bluff HTF Loan - \$15,016
- d. Windsong First Security Bank Loan Payment - \$6,163
- e. Heritage Exterior Stairs Project - \$39,205



Housing Kitsap Board of Commissioners

Department Update

MEETING DATE: March 24, 2026

ESTIMATED TIME: 10 minutes

AGENDA TITLE: Property Management Update

AGENDA ITEM: 7. C.

SUBMITTED BY: Jennifer Di Vitto and Maria Stitzel, Regional Directors of Property Management

- Staffing Updates:
 - Currently recruiting for two Lead Maintenance Technicians
- A private, agency-owned road, Village Lane, runs alongside Madrona Manor. Over time, a significant pothole developed, negatively impacting travel through the area. The owner of a new apartment community currently under construction north of Madrona Manor contacted Housing Kitsap's Director of Acquisition and Development and offered to share the cost of repaving the road. Housing Kitsap's portion will be covered through a reallocation of existing operating funds. The work is anticipated to be completed by the end of the month.
- Following the successful opening of the HK Homes 1-, 2-, 3-, and 4-bedroom waitlist (February 17, 2026 – March 6, 2026), staff observed an 11.4% increase in applications across other properties with open waitlists, which is a known trend when high-demand waitlists open. To support accessibility, a laptop was made available for applicant use during front desk hours, in addition to paper applications.
- On Thursday, March 12, 2026, the Human Resources Specialist, Regional Directors of Property Management, and Information Technology Manager met with Maintenance Technicians. During this meeting, new agency-branded polos were distributed and acknowledged. Given several recent hires, staff also provided a refresher on the Yardi Mobile Maintenance application, including logging in, creating work orders, and troubleshooting syncing issues (such as clearing the cache). Expectations were also reinforced regarding professional communication, including proper setup of voicemail greetings identifying staff name and position with Housing Kitsap.
- On Wednesday, March 18, 2026, the Regional Directors of Property Management met with Property Managers to review key operational processes, including Yardi Screening, RENTCafé payment processing, and proper notice issuance (behavior notices, pay or vacate notices, termination notices, and 3-Day Notices to Quit). The team also discussed post-notice procedures and expectations. Property Managers were asked to bring current challenges to the meeting to support collaborative problem-solving and consistent decision-making across the portfolio.
- Housing Kitsap continues to pursue unlawful detainers for non-payment of rent in accordance with agency policy and applicable regulations. For households owing more than one month of rent, repayment agreements are offered prior to initiating court proceedings in an effort to resolve the balance and maintain tenancy. If the matter proceeds to a show cause hearing, Housing Kitsap will comply with any court-ordered repayment agreement. Full payment of the outstanding balance is accepted at any time prior to the execution of a physical eviction by the Sheriff's Office.

- The following spreadsheet provides an overview of current vacancy data across all properties. It includes the number of vacant units, applications in progress, and the total number of applicants on the waitlist for each property.

Property	Total Units	Vacant	On Notice	Eviction	Applications In Process	Number of Waitlist Applicants per Bedroom Size				Portfolio
						1	2	3	4	
Conifer Woods Apartments	72	6	1	-	2	-	70	31	-	South End
Finch Place Apartments	29	3	-	-	3	98	-	-	-	North End
Fjord Manor Apartments	38	-	-	-	-	223	32	-	-	North End
Fjord Vista II Apartments	16	-	-	-	-	-	319	135	-	North End
Golden Tides II	45	5	-	-	6	115	6	-	-	North End
Golden Tides III	18	1	-	-	1	120	-	-	-	North End
Heritage Apartments	56	5	-	-	5	37	47	31	-	South End
HK Homes	136	21	-	-	10	93	174	157	72	North End
Kingston Ridge Apartments	43	1	-	-	1	143	1	21	-	North End
Liberty Bay	16	1	-	-	1	-	-	-	-	North End
Madrona Manor	40	1	-	-	1	303	5	-	-	South End
Nordic Cottages	8	0	-	-	-	50	-	-	-	North End
Orchard Bluff Mobile Home Park	89	0	-	-	-	-	-	-	-	South End
Park Place Apartments	86	10	1	4	5	-	83	21	-	South End
Port Orchard Vista	42	2	1	-	2	251	3	-	-	South End
Rhododendron Apartments	50	6	-	-	-	81	29	-	-	North End
Time Square Apartments	16	1	-	-	-	41	23	-	-	North End
Viewmont East Apartments	76	5	1	-	2	33	51	41	-	South End
Windsong Apartments	36	1	-	-	1	285	216	-	-	North End
Totals	904	69	4	4	40	indicates bedroom size not available at this property				

12 Month Occupancy March 2025 - February 2026

Property	Units	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb
Conifer Woods Apartments	72	85.52%	83.33%	83.94%	85.22%	84.86%	90.68%	92.27%	95.83%	97.22%	98.12%	97.85%	93.95%
Finch Place Apartments	29	86.21%	86.21%	86.21%	86.21%	86.09%	78.86%	79.31%	79.31%	79.31%	79.31%	79.31%	79.31%
Fjord Manor	38	100.00%	100.00%	99.91%	97.37%	97.19%	94.73%	97.20%	97.20%	98.33%	93.29%	92.28%	97.46%
Fjord Vista II	16	93.75%	93.75%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Golden Tides II	45	77.78%	76.56%	78.81%	77.78%	77.78%	80.32%	82.22%	82.22%	82.22%	82.22%	82.22%	83.22%
Golden Tides III	18	94.44%	87.63%	88.89%	88.89%	93.70%	100.00%	100.00%	100.00%	100.00%	100.00%	94.44%	94.44%
Heritage Apartments	56	91.23%	92.51%	92.86%	92.86%	92.86%	91.07%	87.50%	87.50%	88.93%	88.65%	88.48%	91.48%
HK Homes	136	81.54%	80.72%	79.75%	78.36%	78.87%	79.41%	79.71%	79.76%	79.83%	82.19%	83.40%	82.59%
Kingston Ridge Apartments	43	81.48%	83.42%	89.46%	86.57%	86.05%	90.92%	95.35%	95.20%	95.35%	95.35%	95.35%	95.35%
Liberty Bay Apartments	16	100.00%	100.00%	100.00%	100.00%	100.00%	93.75%	93.75%	93.75%	93.75%	93.75%	93.75%	93.75%
Madrona Manor	40	98.30%	95.24%	95.00%	95.00%	97.17%	98.06%	98.87%	100.00%	96.55%	98.23%	97.50%	96.88%
Nordic Cottages	8	-	-	-	-	-	-	-	0.00%	50.00%	72.18%	89.52%	100.00%
Orchard Bluff	89	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Park Place Apartments	86	85.13%	84.92%	85.89%	84.96%	84.84%	90.06%	94.60%	92.95%	95.43%	94.56%	89.08%	88.21%
Port Orchard Vista	42	93.37%	95.93%	98.73%	93.40%	95.16%	97.23%	96.31%	96.07%	92.79%	96.16%	96.16%	94.27%
Rhododendron Apartments	51	83.82%	84.32%	84.53%	86.65%	86.93%	88.17%	88.24%	88.24%	88.24%	88.24%	88.24%	88.24%
Time Square Apartments	16	-	-	93.75%	93.75%	93.75%	93.75%	93.75%	93.54%	93.75%	93.75%	93.75%	94.64%
Viewmont East	76	91.73%	90.20%	89.87%	86.64%	91.98%	90.78%	90.75%	89.88%	92.85%	92.70%	91.91%	91.48%
Windsong Apartments	36	94.35%	89.43%	94.26%	94.44%	97.04%	100.00%	100.00%	100.00%	97.22%	97.22%	97.22%	95.24%
Housing Kitsap Average	913	90.51%	89.66%	91.21%	90.45%	91.35%	92.10%	92.77%	87.97%	90.62%	91.89%	92.13%	92.66%

Resident Activity

July 1, 2025 - February 28, 2026

Property	Units	Move In	Move Out	Notice	Cancel Notice	Rented	Canceled Application	Denied	Re-Apply	On Site Transfer	Eviction	Cancel Eviction
Conifer Woods Apartments	72	13	8	5	2	11	6	4	2	0	3	2
Finch Place Apartments	29	1	2	1	0	2	0	0	0	1	0	0
Fjord Manor	38	7	3	4	1	7	1	0	1	0	0	0
Fjord Vista II	16	0	0	0	0	0	0	0	0	0	0	0
Golden Tides II	45	3	0	0	0	5	4	10	2	0	0	0
Golden Tides III	18	1	1	1	0	0	0	0	0	0	0	0
Heritage Apartments	56	6	7	5	0	6	4	1	1	0	1	0
HK Homes	136	18	12	11	2	27	10	28	6	1	2	0
Kingston Ridge Apartments	43	7	2	1	0	4	5	3	1	0	0	0
Liberty Bay Apartments	16	0	1	1	0	0	0	0	0	0	0	0
Madrona Manor	40	4	5	4	0	4	0	0	0	0	0	0
Nordic Cottage	8	8	0	0	0	9	2	3	0	0	0	0
Orchard Bluff	89	2	2	4	0	3	0	0	0	0	0	0
Park Place Apartments	86	15	13	9	0	10	9	9	2	2	14	7
Port Orchard Vista	42	7	6	5	0	5	1	0	1	1	0	0
Rhododendron Apartments	51	3	1	0	0	1	1	1	0	1	1	0
Time Square Apartments	16	3	3	0	0	0	0	0	0	3	0	0
Viewmont East	76	6	6	1	0	3	2	5	3	3	4	3
Windsong Apartments	36	1	2	4	2	1	0	0	0	0	0	0
Totals	913	105	74	56	7	98	45	64	19	12	25	12
Total Overall Percentage		12%	8%	6%	1%	11%	5%	7%	2%	1%	3%	1%



Housing Kitsap Board of Commissioners

Department Update

MEETING DATE: March 24, 2026

ESTIMATED TIME: 5 minutes

AGENDA TITLE: Compliance Update

AGENDA ITEM: 7. D.

SUBMITTED BY: Freddy Linares

TITLE: Director of Compliance

- Processed Viewmont and Heritage April 2026 Housing Assistance Payments request through the Tenant Rental Assistance Certification System. Both properties are currently at a 100% reporting rate.
- 16 new Reasonable Accommodation Requests were received/reviewed.
- 7 New Admission/move in files were received/reviewed.
- 78 HCV certifications were submitted to HUD via PIC.
- USDA Rural Development properties submitted required monthly certifications via MINC.
- Met biweekly with Property Management Regional Directors and Finance Director to discuss yardi software troubleshooting, as well as process changes to routine activities.
- Certification Specialist position filled – Marley Neal hired.
- Yardi Compliance Manager set up call with conversion lead held on March 11, 2026.
- Ongoing communication with HUD regarding our shortfall funding. This has been an issue HK has been following up on repeatedly.
- Attended HCV Managers monthly call to discuss hot topics, such as EIV/SAVE report from HUD, PBV waiting list referral processing, and Hearing Officer procedures.

HCV program update:

Total Vouchers leased as of January 20, 2025	460
units under agency ACC	553



Housing Kitsap Board of Commissioners

Department Update

MEETING DATE: March 24, 2026

ESTIMATED TIME: 15 minutes

AGENDA TITLE: Development Update

AGENDA ITEM: 7. E.

SUBMITTED BY: Dean Nail

TITLE: Director of Acquisition and Development

1. Mutual Self-Help Housing (MSH)

- General
 - a. USDA 523 Grant application has moved from RCAC to USDA for approval.
 - b. USDA 502 direct funding has been delayed since the government shutdown, program changes were a discussion item

- Riverstone Plat
 - a. Group 1 – Closed out
 - b. Group 2 – Families are moved in
 - c. Group 3 – Various framing and rough in work, 2 homes are dried in.
 - d. Group 4 – 9 files for are at USDA for a group of 9. Holding until the 502-appraisal issue is resolved.
 - e. Working with legal to establish the HOA Board members

- Lakeland Property (Allyn 2)
 - a. Working on final plat approval steps, construction is complete.

- Ives Mill
 - a. Preliminary Plat was approved and working on Site Development Activity Permit (SDAP) application with our engineering firm

- Stoneridge
 - a. First townhomes will be delivered in October of 2026, working with our funders and Kitsap Bank to meet our expectations

2. Housing Kitsap's Home Rehabilitation Program (CDBG Rehab)

- Projects are back under way with delays around environmental approvals. One project was approved and now under construction.

3. Other Affordable Housing

- Southern Cross Rental Homes
 - a. Under construction, preparing to dig foundations
 - b. We received a letter from the neighbor's firm concerned we are renting homes which they believe is not consistent with the Hearing Examiner's decision. They support amending the plat for sale of these parcels.

4. Viking's Crest Phase 2 Sale

- Met with the City of Poulsbo who agreed to purchase the remaining Vikings Crest parcel as city park space along with 2 other legacy lots in Poulsbo.

5. Sally's Place

- HK has procured an architectural firm and created a scope of work. Environmental Works is providing test fit scope with a few options. Requested meeting with the city to discuss options.

6. Howerton Place

- Met with Kitsap County and waiting for results of the pre-application meeting, our engineer and architect engaged in the project. We have a draft Purchase and Sale Agreement (PSA) included in the Board report for review. Once all funding is in place and permits are approved, the seller will transfer the property to HK for 10,000 dollars

7. DNR/Markwick Silverdale Site

- No additional conversation with the Markwicks

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this “**Agreement**”), dated as of [____], 2026 (“**Effective Date**”), is made by and between 11002 NE Oregon LLC, a Washington limited liability company, (“**Seller**”) a wholly owned subsidiary of Kingston Cares, a Washington nonprofit corporation and Kitsap County Consolidated Housing Authority, a Washington public body corporate and politic, d/b/a Housing Kitsap (“**Buyer**”).

RECITALS:

A. Seller is the owner of certain real property located at 11002 NE Oregon St., Kingston, Washington as depicted on Exhibit A-1; and

B. Seller desires to sell, and Buyer desires to purchase, the Property (as defined below) in accordance with and upon the terms set forth in this Agreement.

In consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt, sufficiency and delivery of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. AGREEMENT TO PURCHASE AND SELL.

Seller hereby agrees to sell, and Buyer hereby agrees to purchase, subject to the terms and conditions of this Agreement, all of Seller’s right, title and interest in and to the following real, personal and intangible property (collectively, the “**Property**”):

1.1. Real Property. Fee simple title in and to the land described on Exhibit A-2 attached hereto, together with all easements, rights, privileges and benefits appurtenant thereto and any land lying in the bed of any street, road, avenue, open or proposed, public or private, in front of or adjoining the said land or any portion thereof (collectively, the “**Land**”), and the buildings and other improvements thereon (collectively, the “**Improvements**”). The Land and the Improvements are collectively referred to as the “**Real Property**.”

1.2. Personal Property. Fixtures and all other tangible personal property owned by Seller, if any, used solely in connection with the operation of the Improvements and located in the Improvements including, without limitation, boilers, pumps, tanks, electric panel switchboards, lighting equipment and wiring, heating, plumbing, ventilating and air conditioning apparatus and equipment. All of the foregoing are collectively referred to as the “**Personal Property**.”

1.3. Intangible Property. All intangible property (the “**Intangible Property**”), if any, owned by Seller and pertaining to the Land, the Improvements, or the Personal Property including, without limitation, all transferable permits, licenses, warranties, utility contracts, transferable telephone exchange numbers, plans and specifications, engineering plans and studies, floor plans, landscape plans, logos, designs, trade names, trademarks, servicemarks, copyrights and other intellectual property, and specifically the name “Howerton Place” and any other name or names by which the Property is commonly known.

1.4. Appurtenant Rights. Any and all of Seller’s right, title and interest in and to all rights of way, easements, licenses, privileges, reversions, tenements, hereditaments and all other appurtenances, including, without limitation, all minerals, oil, gas and other hydrocarbon substances on and under the

Land as well as all development rights, air rights, water rights, in any way belonging or pertaining to the Land and the Improvements (collectively, the “**Appurtenant Rights**”).

1.5. Contracts. All assignable contracts for service, equipment, supply and maintenance of the Property (the “**Contracts**”) to the extent not terminated pursuant to Section 6.3 of this Agreement and which Buyer has elected to assume pursuant to Section 6.3.2 of this Agreement.

2. PURCHASE PRICE AND PAYMENT.

2.1. Purchase Price. The purchase price for the Property (the “**Purchase Price**”) shall be the sum of Ten Thousand and No/100 Dollars (\$10,000.00). Subject to the terms and conditions of this Agreement, the Purchase Price shall be paid as provided below.

2.2. Deposit. Within five (5) business days after the Effective Date, Buyer shall deliver an Earnest Money Promissory Note in the form attached hereto as Exhibit I in the amount of Two Thousand and No/100 Dollars (\$2,000.00) (“**Deposit**”) to Pacific Northwest Title of Kitsap (“**Escrow Agent**”). The Deposit (as hereinafter defined) shall be held and disbursed in accordance with this Agreement.

2.3. Use Restriction. In consideration for the Property, Buyer agrees to record a low-income housing covenant against the Real Property in the records of Kitsap County restricting the entire Property to be used as low-income housing for households earning less than eighty percent (80%) of Area Median Income for Kitsap County (AMI) as determined periodically by the U.S. Department of Housing and Urban Development for no less than fifty (50) years (the “**Covenant**”).

2.4. Project Name. The Project is currently named “Howerton Place.” If Buyer at any point chooses to change the name of the housing project, any name will have to be approved by Kingston Cares, a Washington nonprofit corporation and the sole member of Seller.

2.5. Payment. On the Closing Date, as defined in Section 2.6, Buyer shall deposit or cause to be deposited with the Escrow Agent sums sufficient to pay the Purchase Price and all other amounts necessary to satisfy Buyer’s obligations with respect to closing the transactions contemplated herein. Subject to the terms of this Agreement, on the Closing Date, Buyer shall cause the Purchase Price to be paid to Seller as follows:

2.5.1. Delivery of Deposit. Buyer shall cause the Escrow Agent to pay to Seller the Deposit held by the Escrow Agent by federal wire transfer in immediately available funds to such bank account(s) as Seller may designate, and such amount shall be credited against the Purchase Price.

2.5.2. Payment of Balance. Buyer shall timely fund to the Escrow Agent the remaining balance of the Purchase Price, as adjusted for the prorations and credits set forth in this Agreement, and shall cause the Escrow Agent to transfer to Seller such amount by federal wire transfer in immediately available funds to such bank account(s) as Seller may designate.

2.6. Closing. Payment of the Purchase Price and the closing hereunder (the “**Closing**”) will take place pursuant to an escrow closing, conducted by Pacific Northwest Title of Kitsap on such date as determined by the parties (the “**Closing Date**”). On or prior to the Closing Date, and in accordance with Sections 9.1 and 9.2, the parties shall deposit in escrow with the Escrow Agent all documents, instruments and Closing funds required to be delivered by such party in order to consummate Closing pursuant to this Agreement.

3. INSPECTION PERIOD.

3.1. Inspection Period. During the period (the “**Inspection Period**”) that commences on the Effective Date and ends at 11:59 P.M. Pacific Standard Time on [December 31, 2028], unless extended, Buyer, its agents, employees and contractors, shall be entitled, subject to the rights of tenants and occupants under the Leases and applicable law, to enter upon the Real Property, after not less than two (2) business days’ prior notice to Seller, to perform non-invasive inspections and tests of the Real Property, including, without limitation, surveys, environmental studies, examination and tests of all structural and mechanical systems within the Improvements and studies of all other matters that Buyer wishes to consider at Buyer’s sole cost and expense. All inspections shall occur at reasonable times agreed upon by Seller and Buyer. Seller shall be entitled to have a representative present during any entry onto the Real Property by Buyer or its agents to conduct any inspections or tests. In no event shall Buyer perform any test borings or other intrusive testing with respect to the Property, including, without limitation, any Phase II environmental testing, without the prior written consent of Seller, which consent shall not be unreasonably withheld.

3.1.1. Insurance. Prior to entry upon the Real Property, Buyer shall deliver to Seller evidence reasonably satisfactory to Seller that Buyer has obtained the following insurance with respect to the Property and any entry onto or activities on or about the Real Property by Buyer and all of Buyer’s agents, employees and contractors (and any others entering onto the Real Property for or at the request of Buyer): (i) worker’s compensation/employer’s liability, with a limit of \$500,000.00 with a waiver in favor of Seller; (ii) commercial general liability, with a limit of \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate; and (iii) business automobile liability, with a limit of \$1,000,000.00 combined single limit. The aforesaid coverages shall be maintained throughout the term of this Agreement. Furthermore, any coverage written on a “Claims-Made” basis shall be kept in force, either by renewal or the purchase of an extended reporting period, for a minimum period of one (1) year following the Closing or other termination of this Agreement. Such insurance shall be issued by an insurer with an A.M. Best financial strength and size rating of “A-/XV” or better. Nothing herein contained shall in any way limit Buyer’s liability under this Agreement or otherwise. Seller shall be listed as a certificate holder and Seller and its property manager shall be listed as additional insureds on the commercial general liability and business automobile insurance policies.

3.1.2. Limitation on Inspections. In connection with the right to enter upon the Real Property set forth in this Section 3, Buyer agrees (i) to comply with all applicable laws, (ii) not to interfere with the operation of the Property or disturb or otherwise interfere in the use of the Property by any tenant at the Property, and (iii) to restore the Property to its prior condition after the performance of any such inspection. In addition, and notwithstanding the foregoing provisions of this Section 3.1, Buyer and its agents, employees and contractors (and any others entering onto the Real Property for or at the request of Buyer) shall: (a) be subject to and shall not violate the rights of any tenant of the Real Property; (b) not damage any part of the Property or any other property; (c) not injure or otherwise cause bodily harm to Seller, its agents, contractors and employees or any tenant (or any others entering onto the Real Property); (d) promptly pay when due the costs of all tests, investigations and examinations with regard to the Property conducted by or at the instruction of Buyer and all of Buyer’s agents, employees and contractors (and any others entering onto the Real Property for or at the request of Buyer); (e) not permit any liens to attach to the Property by reason of the exercise of its rights under this Section 3.1; and (f) keep confidential and not disclose to any third party the results of any such study or investigation except as may be required by applicable law. Seller shall reasonably cooperate with Buyer in its due diligence but shall not be obligated to incur any liability or expense in connection therewith. Buyer shall, and does hereby agree to, indemnify, defend and hold Seller, its affiliates, its property manager and asset manager, the direct and indirect members, managers, partners, trustees, shareholders, beneficiaries, directors, officers, employees, attorneys and agents of each of them, and their respective heirs, successors, personal representatives and assigns (collectively, the “**Seller Related Parties**”), harmless from and against any

and all claims, demands, suits, obligations, payments, damages, losses, penalties, liabilities, costs and expenses (including, but not limited to, reasonable attorneys' fees) caused, directly or indirectly, by the actions of Buyer and any and all of Buyer's agents, employees and contractors; provided, however, such indemnity shall not extend to protect Seller from any pre-existing liabilities for matters merely discovered by Buyer (e.g., latent environmental contamination). The provisions of this Section 3.1.2 shall survive the Closing or termination of this Agreement.

3.2. Termination Option. Buyer shall notify Seller in writing ("**Buyer's Inspection Period Notice**") on or before the expiration of the Inspection Period if Buyer approves the condition of the Property and Buyer's investigations with respect thereto, which approval may be granted or withheld in Buyer's sole and absolute discretion. Buyer's failure to deliver Buyer's Inspection Period Notice on or before the expiration of the Inspection Period shall be deemed Buyer's disapproval in which case this Agreement shall terminate and neither party shall have any remaining rights or obligations hereunder, except such obligations that survive the termination of this Agreement.

3.3. Buyer's Reports. At no cost to Seller, Buyer shall deliver to Seller, as and when the same are received by Buyer, copies of all third-party, non-proprietary reports and other information prepared by third parties for Buyer relating to the Property, including, without limitation, the Title Commitment and Survey (as these terms are defined below), environmental and engineering reports. The provisions of this Section 3.3 shall survive the Closing or termination of the Agreement.

3.4. Title and Survey. Buyer shall have the right to order (a) a title commitment relative to the Real Property (the "**Title Commitment**") for a title policy from Escrow Agent (in its capacity as title insurer, the "**Title Company**") and (b) an ALTA/ACSM survey of the Real Property (the "**Survey**").

3.4.1. Title and Survey Objections. Buyer shall have the right to object to any exceptions to the Title Commitment or matters shown on the Survey by giving written notice to Seller no later than fifteen (15) days following receipt of the last of the Title Commitment and Survey, stating the matters to which Buyer objects and the reasons therefor. Exceptions to the Title Commitment that Buyer does not object to shall be "**Permitted Exceptions**." If Buyer timely objects to any matter affecting title or the Survey, then Seller shall, within five (5) business days after receipt of such written notice (but in any event, one (1) business day prior to expiration of the Inspection Period), notify Buyer in writing of its election to Cure (as defined below) or not Cure Buyer's objections and, if Seller elects to Cure, Seller shall use reasonable efforts to Cure the same. Seller's failure to timely notify Buyer as set forth above shall be deemed an election not to Cure. If Seller elects not to Cure any such objections, Buyer's sole recourse shall be to exercise its right to terminate this Agreement during the Inspection Period as provided in Section 3.2 of this Agreement. In the event Buyer does not terminate this Agreement during the Inspection Period, such objections shall become Permitted Exceptions hereunder.

3.4.2. New Title Matter. After the expiration of the Inspection Period, Buyer shall have the right to object to any new title matters (i) that were not caused, requested by, or consented to by Buyer, and (ii) that first appear in the land records of Kitsap County, Washington, after the expiration of the Inspection Period (a "**New Title Matter**"), by giving written notice to Seller no later than the date which is two (2) business days after Buyer obtains knowledge of such New Title Matter. Within two (2) business days after Seller's receipt of Buyer's objection to any New Title Matter, Seller shall notify Buyer in writing of its election to Cure or not Cure Buyer's objections, and, if Seller elects not to Cure then Buyer will have the same options as set forth above (i.e., to terminate this Agreement or to waive its objections and proceed to Closing, in which case such New Title Matters shall become Permitted Exceptions hereunder). If Seller receives a timely objection to a New Title Matter less than two (2) business days prior to Closing, then the Closing Date may be extended, at Seller's option, to allow Seller

a full two (2) business days to notify Buyer of Seller's election whether or not to Cure. If Seller elects to Cure, then the Closing Date will be extended as provided in Section 3.4.4 to allow Seller the opportunity to effect such cure.

3.4.3. Cure. For purposes of this Section 3, the term "**Cure**" shall mean, at Seller's election (i) the removal of such matter of record, (ii) the provision of information to the Title Company sufficient to remove such matter as a title exception in the Title Commitment, or (iii) the provision of a bond sufficient to cause the Title Company to remove such matter from the Title Commitment.

3.4.4. Seller's Opportunity to Cure. If Seller elects to Cure any title or survey objection, Seller shall have a reasonable period of time, not to exceed sixty (60) days, to do so and the Closing Date shall be extended, if necessary, to the date such items are Cured. If such objections are not Cured within the foregoing time period, then Buyer may either: (a) terminate this Agreement, in which event (i) the Deposit shall be returned to Buyer, and (ii) except as expressly provided for in this Agreement, neither Seller nor Buyer shall have any further liability or obligation to the other under this Agreement, or (b) proceed to Closing under this Agreement and take title to the Property subject to such unCured objections without any reduction in the Purchase Price, in which case such unCured objections shall become Permitted Exceptions.

3.4.5. Mandatory Cure Items. All deeds of trust, mortgages, and other monetary liens granted by Seller and all mechanic's and materialmen's liens filed in connection with work performed by Seller or Seller's tenants (but excluding all liens caused by acts of Buyer or its agents, employees, contractors or representatives) are deemed to be objections that Seller shall be obligated to Cure at or prior to Closing.

4. FEASIBILITY PERIOD.

4.1. Feasibility. Seller is selling the Property to Buyer for Buyer to develop an affordable housing project for low-income households (the "**Project**"). During the period (the "**Feasibility Period**") that commences on the Effective Date and ends at 11:59 P.M. Pacific Standard Time on [December 31, 2028], unless extended pursuant to Section 4.3, Buyer, its agents, employees and contractors, with the cooperation of the Seller will determine the feasibility of developing the Project on the Property, including:

4.1.1. Design Plans. During the Feasibility Period, Buyer will have design plans created for the Project to determine the feasibility of developing an affordable housing project on the Property with a sufficient number of units to support the long-term operating costs of the Project. Buyer shall submit the design plans to Seller for approval, which approval Seller will not unreasonably withhold.

4.1.2. Financing. During the Feasibility Period, Buyer will seek financing for the construction of the Project. If Buyer has failed to submit any grant applications for the financing of the Project by [January 31, 2027] (unless extended pursuant to Section 4.3), or has failed to secure sufficient funding for the entire development by [August 31, 2028] (unless extended pursuant to Section 4.3), Seller may terminate this Agreement.

4.1.3. Construction and Closing Timeline. Seller shall transfer the Property to Buyer when Buyer is prepared to start construction on the affordable housing development, but no later than [January 1, 2029] unless extended pursuant to Section 4.3. If Buyer is not prepared to start construction on the Closing Date, Seller may terminate this Agreement.

4.2. Termination Option. Buyer shall notify Seller in writing (“**Buyer’s Feasibility Period Notice**”) on or before the expiration of the Feasibility Period if Buyer determines in its sole and absolute discretion to proceed with this transaction. Buyer’s failure to deliver Buyer’s Feasibility Period Notice on or before the expiration of the Feasibility Period shall be deemed Buyer’s disapproval in which case this Agreement shall terminate and neither party shall have any remaining rights or obligations hereunder, except such obligations that survive the termination of this Agreement.

4.3. Extension. Any extension to the Feasibility Period must be agreed to by both parties in writing. Notwithstanding the foregoing, if Buyer is unable to meet any of the dates set forth above during the Feasibility Period due to circumstances outside of Buyer’s control and as a result Buyer requests to extend the Feasibility Period and Closing Date, Seller agrees to extend the Feasibility Period and Closing Date for a reasonable amount of time to account for such circumstances.

5. REPRESENTATIONS AND WARRANTIES OF SELLER.

5.1. Representations and Warranties. Seller represents and warrants to Buyer that the following are true and correct in all material respects as of the date hereof, subject to modification as set forth herein:

5.1.1. Authority. Seller is a limited liability company validly existing and in good standing under the laws of the State of Washington, and Seller has all requisite limited liability company power and authority to enter into this Agreement and all documents now or hereafter to be executed and delivered by Seller pursuant to this Agreement and to perform its obligations under this Agreement and under such documents. Seller shall have obtained by the Closing any consents necessary for it to enter into and perform this Agreement.

5.1.2. No Violation. The execution, delivery and performance by Seller of this Agreement will not result in a violation by Seller of its obligations under any of the following that are binding on Seller: (a) any judgment or order entered by any court or governmental body, (b) any governmental statute, ordinance, code, rule or regulation, or (c) any contract or agreement or indenture.

5.1.3. No Condemnation. There are no pending or, to Seller’s knowledge, overtly threatened, condemnation, eminent domain or similar proceedings with respect to all or any portion of the Real Property.

5.1.4. Compliance. Seller has not received written notice from any governmental authority of any presently uncured material violations of any applicable governmental statute, ordinance, code, rule or regulation affecting the Real Property.

5.1.5. Litigation. There are no pending or, to Seller’s knowledge, overtly threatened, actions, suits or proceedings against or affecting Seller or the Property, or arising out of the ownership, management or operation of the Property, this Agreement or the transactions contemplated by this Agreement that will bind or burden the Property after the Closing.

5.1.6. Leases. There are no leases or rights of occupancy with respect to the Property other than the Leases entered into by Seller except as set forth in Exhibit B. The foregoing representation and warranty shall be deemed modified at Closing to reflect any Leases entered into, modified or terminated pursuant to the terms of this Agreement or in the event of a termination, renewal, extension, rent increase/decrease or like event occurring pursuant to the terms of the relevant Lease. To Seller’s knowledge, the copies of the Leases provided to Buyer are complete and correct and are in full force and

effect, and all Leases and rights to occupy the Property will terminate prior to the Closing Date. Seller has no knowledge of any uncured default by any tenant under any Lease. The Property has no tenants as of the Effective Date of this Agreement, and Seller will inform any tenants it leases the Property to prior to the Closing Date that Buyer is purchasing the Property to redevelop it in collaboration with Seller as a multifamily residential development and their right to occupy the Property will terminate prior to the Closing Date. Seller has not received notice of any claim of any uncured default by Seller under any Lease.

5.1.7. Contracts. There are no other Contracts affecting the Property or the operation thereof other than the Contracts set forth in Exhibit C. The foregoing representation and warranty shall be deemed modified at Closing to reflect any Contracts entered into, modified or terminated pursuant to the terms of this Agreement or in the event of a termination, renewal, extension, or like event occurring pursuant to the terms of the relevant Contract. To Seller's knowledge, the copies of the Contracts provided to Buyer are complete and correct and, to Seller's knowledge, Seller is not in default thereunder.

5.1.8. FIRPTA. Seller is not a "foreign person" as defined in Section 1445(f)(3) of the Internal Revenue Code.

5.1.9. Bankruptcy. Seller has not (a) commenced a voluntary case with respect to it or its assets, or to Seller's knowledge had entered against it a petition, for relief under any federal bankruptcy act or any similar petition, order or decree under any federal or state law or statute relative to bankruptcy, insolvency or other relief for debtors, (b) caused, suffered or consented to the appointment of a receiver, trustee, administrator, conservator, liquidator, or similar official in any federal, state, or foreign judicial or non-judicial proceeding, to hold, administer and/or liquidate all or substantially all of its assets, or (c) made a general assignment for the benefit of creditors.

5.1.10. OFAC. Neither Seller nor, to Seller's current actual knowledge, any of its respective partners, members, shareholders or other equity owners, if any, is a person or entity with whom U.S. persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control ("OFAC") of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons List) or under any statute, executive order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism).

5.1.11. Notice of Violations. Seller has received no written notices of violations that are uncured at or by the Property of zoning, building, subdivision, fire, air pollution, business, occupancy, the Americans with Disabilities Act, 42 U.S.C. Sec. 12101, et seq., or Environmental Requirements (as defined below), rules or regulations relating to Property or of other governmental action affecting the Property.

5.1.12. Environmental. Except to the extent disclosed in those environmental reports set forth in Schedule 5.1.12, (i) Seller has received no notice from any federal, state, county or municipal authority as to the existence of any Hazardous Materials (as defined below) at the Property in violation of law, (ii) Seller has no actual knowledge of the presence or release of Hazardous Materials on or from the Property during the time of Seller's ownership thereof, and (iii) Seller has not used Hazardous Materials on the Property in violation of law during the time of Seller's ownership thereof.

5.1.13. Brokerage Agreements; Tenant Improvements. There are no (i) outstanding agreements with real estate brokers in respect of selling the Property or leasing agents in respect of leasing space in the Property that will be binding on Buyer after Closing nor are there any outstanding

commissions payable to any brokers with respect to the Leases, or (ii) outstanding amounts due with respect to commissions, tenant improvement work, tenant allowances, rent concessions and/or landlord work with respect to the current terms of the Leases that are payable or may hereafter become payable in connection with any of the Leases.

5.1.14. Property Rights. Seller is the owner of the Property. The Property is not subject to any outstanding agreement of sale, option, right of first refusal, or other right of any third party to acquire any interest therein, except this Agreement.

5.1.15. Utilities. All bills for services performed or materials furnished to the Real Property have been paid in full, or Seller will cause all such bills to be paid in full prior to the Closing Date, and there are no mechanic or materialman liens against the Real Property. Seller has not received any written notice of any proposed, planned or actual curtailment of service of any utility supplied to the Real Property.

5.2. Survival. Seller's representations and warranties set forth in this Agreement shall survive the Closing for a period (the "**Survival Period**") of twelve (12) months and any action brought on Seller's representations and warranties shall be commenced within said Survival Period or shall be forever barred and waived. Seller represents, warrants, and covenants to maintain its existence, a minimum tangible net worth and liability insurance throughout the Survival Period to cover any claims that may arise during the Survival Period (and thereafter until the final resolution of any claims of which Buyer provides written notice to Seller within the Survival Period), which obligation shall survive Closing.

5.3. Definitions

5.3.1. As used herein, the term "**Hazardous Materials**" shall mean any substance which is or contains (i) any "hazardous substance" as now or hereafter defined in 101(14) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended (42 USC 9601 *et seq.*) ("**CERCLA**") or any regulations promulgated under CERCLA; (ii) any "Hazardous Waste" as now or hereafter defined in the Resource Conservation and Recovery Act (42 USC 6901 *et seq.*) ("**RCRA**") or regulations promulgated under RCRA; (iii) any substance regulated by the Toxic Substances Control Act (15 USC 2601 *et seq.*); (iv) gasoline, diesel fuel, or other petroleum hydrocarbons; (v) asbestos and asbestos containing materials, in any form, whether friable or non-friable; (vi) polychlorinated biphenyls; (vii) radon gas; and (viii) any additional substances or materials which are now or hereafter classified or considered to be hazardous or toxic under environmental requirements or the common law, state law or any other applicable laws relating to the Property. Hazardous Materials shall include, without limitation, any substance, the presence of which on the Property, (a) requires reporting, monitoring, investigation or remediation under environmental requirements; (b) causes or threatens to cause a nuisance on the Property or adjacent property or poses or threatens to pose a hazard to the health or safety of persons on the Property or adjacent property; or (c) which, if it emanated or migrated from the Property, could constitute a trespass.

5.3.2. As used herein, the term "**Environmental Requirements**" shall mean all laws, ordinances, statutes, codes, rules, regulations, agreements, judgments, orders, and decrees, now or hereafter enacted, promulgated, or amended, of the United States, the State of Washington, the counties, the cities, or any other political subdivisions in which the Property is located, and any other political subdivision, agency or instrumentality exercising jurisdiction over the owner of the Property, the Property, or the use of the Property, relating to (i) pollution, (ii) the protection or regulation of human health, natural resources, or the environment, or (iii) the emission, discharge, release or threatened release

of pollutants, contaminants, chemicals, or industrial, toxic or hazardous substances or waste or hazardous materials into the environment (including, without limitation, ambient air, indoor air, surface water, ground water or land or soil).

6. COVENANTS.

6.1. Maintenance of Real Property. From and after the date of this Agreement through the Closing, the Real Property will be operated and managed by or on behalf of Seller in a manner substantially consistent with the way the Real Property is presently being operated and managed, provided, however, that Seller shall have no obligation to make any capital improvements to the Real Property.

6.2. Leases.

6.2.1. New Leases. During the pendency of this Agreement, Seller will not, without the prior written consent of Buyer, which may be withheld in Buyer's sole discretion: (a) execute any new Lease affecting the Real Property or any part thereof; or (b) materially amend or modify any existing Lease listed on Exhibit B attached hereto. With respect to any new Lease or Lease amendment submitted by Seller to Buyer for consent as set forth in this Section 6.2.1, if Buyer shall fail to either consent or to expressly withhold its consent, then Buyer shall be deemed to have withheld Buyer's consent thereto.

6.2.2. Termination of Leases and Rights to Occupy. Prior to the Closing Date, Seller will terminate all Leases and rights granted to third parties to occupy the Property. Seller represents that all Leases and rights granted to third parties to occupy the Property, including those identified in Exhibit B, are terminable prior to the Closing Date. At Closing, Seller shall deliver the Property to Buyer free and clear of all Leases and rights of third parties to occupy the Property.

6.3. Contracts.

6.3.1. New Contracts. During the pendency of this Agreement, Seller will not, without the prior written consent of Buyer, which consent may be withheld in Buyer's sole discretion: (a) execute any new Contract affecting the Real Property, or any part thereof which will be binding on Buyer following Closing, unless terminable without cost upon thirty (30) days' notice; or (b) materially amend or modify any existing Contract listed on Exhibit C attached hereto if such new Contract or amendment will be binding on Buyer following Closing unless terminable without cost upon thirty (30) days' notice. With respect to any new Contract or Contract amendment submitted by Seller to Buyer for its consent pursuant to this Section 6.3.1, if Buyer shall fail to either consent or to expressly withhold its consent by a written notice to Seller, then Buyer shall be deemed to have withheld Buyer's consent thereto.

6.3.2. Assumption and Termination of Contracts. Buyer shall notify Seller prior to the expiration of the Inspection Period which of the Contracts Buyer desires to assume at Closing and the balance of the Contracts shall be terminated by Seller on or prior to Closing. Seller shall provide written notice of termination to the applicable vendor(s) at Closing. Buyer shall assume at Closing only those Contracts it has elected to assume in accordance with this Section 6.3.2 (in such case, the "**Assumed Contracts**").

6.4. Negative Covenants. From the Effective Date until the Closing Date, Seller shall not take any of the following actions without the prior express written consent of Buyer, which consent shall not be unreasonably withheld, conditioned or delayed: (a) make or permit to be made any material alterations to or upon the Real Property or any part of the Real Property except as provided for in the Leases or any

of the other Permitted Exceptions; (b) grant any liens or encumbrances upon the Property that will not be discharged upon the Closing; or (c) remove or permit the removal from the Real Property of any fixtures, mechanical equipment, or any other item included in the Real Property except as provided for in the Leases or any of the Permitted Exceptions.

7. **REPRESENTATIONS AND WARRANTIES OF BUYER.**

7.1. **Representations and Warranties.** Buyer represents and warrants to Seller as follows as of the date hereof:

7.2. **Authority.** Buyer has all requisite power and authority to enter into this Agreement and all documents now or hereafter to be executed and delivered by Buyer pursuant to this Agreement and to perform its obligations under this Agreement and under such documents. Buyer has obtained any consents necessary for it to enter into this Agreement.

7.3. **No Violation.** The execution, delivery and performance by Buyer of this Agreement will not result in a violation by Buyer of (a) any judgment or order entered by any court or governmental body, (b) any governmental statute, ordinance, code, rule or regulation, or (c) any contract or agreement or indenture.

7.4. **Bankruptcy.** Buyer has not (a) commenced a voluntary case with respect to it or its assets, or had entered against it a petition, for relief under any federal bankruptcy act or any similar petition, order or decree under any federal or state law or statute relative to bankruptcy, insolvency or other relief for debtors, (b) caused, suffered or consented to the appointment of a receiver, trustee, administrator, conservator, liquidator, or similar official in any federal, state, or foreign judicial or non-judicial proceeding, to hold, administer and/or liquidate all or substantially all of its assets, or (c) made a general assignment for the benefit of creditors.

8. **CONDITIONS TO CLOSING.**

8.1. **Buyer's Conditions.** Buyer's obligation to consummate Closing pursuant to this Agreement is conditioned upon the satisfaction (or waiver by Buyer) of the following conditions on and as of the Closing Date:

8.1.1. **Full Performance.** Seller shall have performed and satisfied its obligations under this Agreement in all material respects.

8.1.2. **Representations and Warranties.** The representations and warranties of Seller shall be true and correct in all material respects as of the Closing.

8.1.3. **Housing Kitsap Board Approval.** The Housing Kitsap Board must pass a resolution approving the transaction to prior to Closing.

8.1.4. **Owner's Policy.** The Title Company shall be committed, subject only to the payment by Buyer of the costs and fees related thereto and satisfaction of Buyer's other obligations, to issue an owner's title insurance policy consistent with the provisions of Section 3.4.

8.2. **Seller's Conditions.** Seller's obligation to consummate Closing pursuant to this Agreement is conditioned upon the satisfaction (or waiver by Seller) of the following conditions on and as of the Closing Date:

8.2.1. Full Performance. Buyer shall have performed and satisfied its obligations under this Agreement in all material respects.

8.2.2. Representations and Warranties. The representations and warranties of Buyer shall be true and correct in all material respects as of the Closing.

8.3. Failure of Condition. In the event that any condition set forth in Sections 8.1 or 8.2 is not satisfied or waived by Buyer or Seller, as the case may be, on or as of the Closing Date, and the other party is not otherwise in default hereunder, the sole right of Buyer and Seller, as applicable, shall be to either (a) terminate this Agreement by delivering written notice of such termination to the other party on or prior to the Closing Date, in which event the Deposit shall be returned to Buyer and the parties shall have no further obligations or liabilities to the other hereunder, except as expressly provided for in this Agreement, or (b) waive the satisfaction of such condition or conditions and proceed to Closing in accordance with and subject to the terms of this Agreement; provided, however, that the foregoing shall not relieve either party of any liability to the other for the breach of any representation or warranty set forth in this Agreement if such party has no knowledge of such breach and elects to proceed to Closing.

9. CLOSING DELIVERIES.

9.1. Seller's Closing Deliveries. At Closing, Seller shall deliver, or cause to be delivered, into escrow with the Escrow Agent the following with respect to the Property:

9.1.1. Deed. A Bargain and Sale Deed (the "**Deed**") for the Real Property substantially in the form attached hereto as Exhibit D conveying to Buyer title to the Real Property, free from all liens, encumbrances, easements, conditions and other matters affecting title except the Permitted Exceptions.

9.1.2. Assignment of Intangible Property. With respect to Intangible Property, execute the Assignment of Intangible Property substantially in the form attached hereto as Exhibit E ("**Assignment of Intangible Property**").

9.1.3. FIRPTA. Execute and deliver an affidavit certifying that Seller is not a "foreign person" as defined in the Federal Foreign Investment in Real Property Tax Act of 1980, and the 1984 Reform Tax Act, as amended.

9.1.4. Bill of Sale. With respect to Personal Property, a Bill of Sale in the form attached hereto as Exhibit F.

9.1.5. REETA. A Real Estate Excise Tax Affidavit ("**REETA**") together with any transfer documents or certificates required by any applicable governing body or law to complete this transaction.

9.1.6. Closing Statement. A closing and proration statement agreed to by the parties which reflects all adjustments to the Purchase Price contemplated by this Agreement (the "**Closing Statement**").

9.1.7. Authorization; Owner's Affidavit. In connection with the issuance of such Seller's title policy, Seller agrees to provide to the Title Company such evidence of authority and authorizations of Seller as Title Company may reasonably require, as well as such affidavits or indemnities as may be reasonably necessary for issuance of the Seller's title policy with extended coverage and to remove therefrom the standard pre-printed exception for mechanics liens.

9.1.8. Other Documents. All other documents reasonably required to effectuate this Agreement and the transaction contemplated by this Agreement.

9.2. Buyer's Closing Deliveries. At Closing, Buyer shall deliver, or cause to be delivered, into escrow with the Escrow Agent the following with respect to the Property:

9.2.1. Purchase Price. The Purchase Price, adjusted in accordance with the provisions of Section 10 hereof.

9.2.2. Bill of Sale. A counterpart of the Bill of Sale.

9.2.3. REETA. A counterpart original of the REETA.

9.2.4. Covenant. A Low-Income Housing Covenant to be recorded against the Real Property at Closing restricting the use of the Property to housing for low-income households for the benefit of Seller.

9.2.5. Closing Statement. A counterpart of the Closing Statement.

9.2.6. Other Documents. All other documents reasonably required to effectuate this Agreement and the transaction contemplated by this Agreement.

10. **APPORTIONMENTS; EXPENSES.**

10.1. Apportionments. The following matters shall be apportioned and adjusted between Seller and Buyer as of the Closing Date.

10.1.1. Taxes. Applicable real estate and personal property taxes for the Property shall be apportioned as of the Closing Date (i.e., with Seller being responsible for all such amounts payable with respect to the period up to but not including the Closing Date and with Buyer being responsible for all such amounts payable with respect to the period from and after the Closing Date). The term "real estate taxes" shall include any installments of special or similar assessments, assessments relating to a local improvement district or leasehold excise tax. Water and sewer charges, including any such charges that may be the subject of a municipal lien, whether or not due, shall be prorated.

10.1.2. Operating Expenses. All maintenance, management, electricity, water, gas, sewage and other utility and operating expenses, if any, applicable to the Real Property and all payments, if any, required under any Assumed Contracts shall be prorated between Seller and Buyer as of the Closing Date based on estimates of the amounts that will be due and payable on the next payment date, unless final readings or invoices therefor as of the Closing Date shall have been obtained, in which case such final readings shall be utilized as the basis for adjustment. Any and all deposits, if any, held by utility companies or with other providers of services to the Real Property shall remain the property of Seller and be returned to Seller by such companies and providers except to the extent that Buyer elects to pay to Seller the amount of any such deposits and accruals, if any, thereon.

10.1.3. Calculations; Survival. Except as otherwise set forth herein, all items to be apportioned and adjusted pursuant to this Section 10.1 shall be prorated as of 11:59 p.m. of the day immediately preceding the Closing Date. All items of income and expense which accrue for the period prior to the Closing will be for the account of Seller and all items of income and expense which accrue for the period on and after the Closing will be for the account of Buyer. All such prorations shall be made on the basis of the actual number of days of the month which shall have elapsed as of the day of the Closing

and based upon the actual number of days in the month and a three hundred sixty-five (365) day year. The amount of such apportionments and adjustments shall be initially performed at Closing but shall be subject to adjustment in cash after the Closing as and when complete and accurate information becomes available, if such information is not available at the Closing; provided, however, that Seller and Buyer agree that there shall be no further adjustments under this Section 10.1.3 after the date that is four (4) months after the Closing Date. Any payment required in connection with any adjustments hereunder shall be made within ten (10) days after such adjustments. The provisions of this Section 10 shall survive the Closing.

10.2. Expenses.

10.2.1. Seller's Expenses. Seller shall pay (a) all real estate excise tax incident to the transfer of the Real Property, if any; and (b) expenses incurred by Seller in connection with the transaction contemplated by this Agreement.

10.2.2. Buyer's Expenses. Buyer shall pay: (a) all recording fees in connection with recording the Deed, (b) the base premium for Buyer's owner's title insurance policy and all premiums related to Buyer's extended coverage title insurance policy, (c) expenses incurred by Buyer in connection with the transaction contemplated by this Agreement and (d) the fees charged by Escrow Agent.

11. EMINENT DOMAIN; CASUALTY.

11.1. Eminent Domain. If prior to the Closing Date condemnation proceedings are commenced against all or any part of the Real Property, then Seller shall promptly notify Buyer of the same (the "**Taking Notice**") and the following provisions shall apply:

11.1.1. Total Taking. If in the event such condemnation is commenced against all or substantially all of the Real Property, this Agreement shall terminate in which event (a) the Deposit shall be returned to Buyer and (b) except as expressly provided for in this Agreement, neither Seller nor Buyer shall have any further liability or obligation under this Agreement.

11.1.2. Material Taking. In the event such condemnation is Material (as defined below) but not a total taking as set forth in Section 11.1.1 above, Buyer shall have the right to terminate this Agreement by notice from Buyer to Seller given on or before the date that is the earlier to occur of (a) ten (10) days after the date of the Taking Notice and (b) the Closing. In the event Buyer does not terminate this Agreement, Buyer shall accept such title to the Real Property as Seller can deliver, in which case Seller shall pay over or assign to Buyer all rights and proceeds arising by reason of such taking (less any collection costs incurred by Seller in connection therewith and any costs and expenses incurred by Seller to restore the Property) and Buyer shall pay the Purchase Price without reduction. If Buyer terminates this Agreement pursuant to this Section 11.1.2, (i) the Deposit shall be returned to Buyer, and (ii) except as expressly provided for in this Agreement, neither Seller nor Buyer shall have any further liability or obligation under this Agreement.

11.1.3. Immaterial Taking. In the event such condemnation is not Material, then Buyer shall accept such title to the Real Property as Seller can deliver, in which case Seller shall pay over or assign to Buyer all rights and proceeds arising by reason of such taking (less any collection costs incurred by Seller in connection therewith and any costs and expenses incurred by Seller to restore the Property) and Buyer shall pay the Purchase Price at the Closing without reduction.

11.1.4. **“Material”**. For purposes of this Section 11.1 the term “Material” shall mean a condemnation involving (i) any portion of the rentable square feet of the Improvements, (ii) 10% or more of the Land or (iii) all or a material portion of access to the Real Property.

11.2. **Casualty**. If any time prior to the Closing any portion of the Improvements is destroyed or damaged as a result of fire or any casualty, Seller shall promptly notify Buyer of the same. The rights and obligations of the parties by reason of such destruction or damage shall be as follows:

11.2.1. If the Cost of Repair and Restoration (as hereinafter defined) of such destruction or damage shall be five percent (5%) of the Purchase Price (the **“Repair Threshold”**) or less the obligations of the parties under this Agreement shall not be affected by such destruction or damage, and Buyer shall accept title to the Property in its destroyed or damaged condition. Buyer shall pay the Purchase Price without reduction, and Seller shall pay over or assign to Buyer without recourse all rights to any proceeds of insurance payable with respect to such destruction or damage (less any collection costs incurred by Seller in connection therewith and any costs and expenses incurred by Seller to restore the Property) including the proceeds of any rent loss insurance applicable to the period after Closing, and Buyer shall receive a credit against the Purchase Price in the amount of any deductible.

11.2.2. If the Cost of Repair and Restoration of such destruction or damage shall exceed the Repair Threshold, Buyer shall have the right to terminate this Agreement by notice from Buyer to Seller given on or before the date that is the earlier to occur of (a) ten (10) days after the date of the Cost Notice (as hereinafter defined) or (b) the Closing. In the event Buyer does not terminate this Agreement, Buyer shall accept title to the Property in its destroyed or damaged condition in accordance with and subject to the provisions of Section 11.2.1. In the event Buyer so terminates this Agreement, (i) the Deposit shall be returned to Buyer, and (ii) except as expressly provided for in this Agreement, neither Seller nor Buyer shall have any further liability or obligation to the other under this Agreement.

11.2.3. The term **“Cost of Repair and Restoration”** shall mean the amount of Seller’s good faith estimate of the actual cost of repair and restoration, excluding the actual cost of any repair or restoration which is the obligation of any tenant under a Lease. Seller shall send Buyer notice of the Cost of Repair and Restoration (the **“Cost Notice”**) promptly after making the aforesaid estimate.

12. **DEFAULT AND REMEDIES.**

12.1. **Seller’s Remedies**. If Buyer defaults in its obligation to close under this Agreement, Seller shall be entitled to receive the entire Deposit as agreed liquidated damages (and not as a penalty) and as Seller’s sole remedy, in lieu of, and as full compensation for, all other rights or claims of Seller against Buyer by reason of such default. Upon such payment to Seller of the Deposit, this Agreement shall terminate and, except as expressly provided for in this Agreement, neither Seller nor Buyer shall have any further liability or obligation under this Agreement. Buyer and Seller acknowledge that the damages to Seller resulting from Buyer’s breach would be difficult, if not impossible, to ascertain with any accuracy, and that the liquidated damage amount set forth in this Section 12.1 represents both parties’ reasonable efforts to approximate such potential damages.

12.2. **Buyer’s Remedies**. If Seller defaults in its obligation to close under this Agreement, Buyer’s sole remedy therefor shall be to either (a) bring an action for specific performance of Seller’s obligation under this Agreement to deliver the documents required under Section 9.1 above, provided that any action for specific performance must be initiated no later than thirty (30) days after the date that Closing is otherwise required to occur under this Agreement; or (b) terminate this Agreement and receive reimbursement from Seller for Buyer’s out-of-pocket expenses incurred in connection with this

Agreement and Buyer's due diligence activities contemplated in this Agreement, not to exceed \$75,000.00 in the aggregate, in which event neither Seller nor Buyer shall have any further liability or obligation under this Agreement except as expressly provided for in this Agreement. In the event that Buyer elects to seek specific performance under this Section 12.2, Seller shall not be obligated to expend any money to change the condition of the Property or the state of title of the Property.

12.3. Seller's Liability. To the extent Buyer is entitled to assert a claim against Seller under this Agreement following the Closing, and subject always to the limitations set forth herein on Buyer's ability to assert such claims, nothing contained in this Agreement is intended to limit or restrict any rights Buyer may have under applicable law to enforce such claim against Seller. The provisions of this Section 12.3 shall expressly survive the Closing or the termination of this Agreement.

12.4. Remedies Exclusive. By the express agreement of Buyer and Seller, the remedies set forth in this Section 12.4 constitute the sole remedies at law or in equity available to Buyer and Seller, as the case may be, on account of the other party's breach of its obligations to close under this Agreement, provided, however, to the extent any terms or provisions of this Agreement are specifically intended to survive the Closing and delivery of the Deed or the termination of this Agreement, Buyer shall have all remedies with respect thereto as may be available at law or in equity, subject to and pursuant to Section 12.2, and Seller shall have all remedies with respect thereto as may be available at law or in equity. In no event, however, shall either party to this Agreement be liable for any consequential, special, indirect or punitive damages.

13. **FURTHER ASSURANCES.**

After the Closing, Seller and Buyer agree to perform such other acts, and to execute, acknowledge and deliver, such other instruments, documents and other materials as the other may reasonably request (at no cost or liability to the performing party) and as shall be necessary in order to effect the consummation of the transactions contemplated by this Agreement or to provide further assurances of any transfer, conveyance or assignment made pursuant to this Agreement. The provisions of this Section 13 shall survive the Closing for a period of one year.

14. **NOTICES.**

Except as may be otherwise provided in this Agreement, all notices, demands, requests or other communications required or permitted to be given under this Agreement must be delivered to the following addresses (a) personally, by hand delivery; (b) by Federal Express or a similar internationally recognized overnight courier service; or (c) by email. All such notices, demands, requests or other communications shall be deemed to have been given for all purposes of this Agreement upon the date of receipt or refusal (or upon transmission if by email), except that whenever under this Agreement a notice is either received on a day which is not a business day or is required to be delivered on or before a specific day which is not a business day, the day of receipt or required delivery shall automatically be extended to the next business day.

If to Seller:

Attention: _____

Email address: _____

with a copy to:

Attention: _____

Email address: _____

If to Buyer:

Housing Kitsap

Attention: _____

Email address: _____

with a copy to:

Pacifica Law Group LLP
401 Union Street, Suite 1600
Seattle, WA 98101
Attention: Kyra Perrigo
Email: kyra.perrigo@pacificalawgroup.com

Notice given by counsel to a party to this Agreement shall be considered notice given by such party. Any party to this Agreement or its counsel may designate a different address for itself by notice given in the manner set forth above.

15. **BROKERS.**

Buyer and Seller each represent to the other that it has not dealt with any broker or agent in connection with this transaction. Each of Buyer and Seller hereby indemnifies and holds harmless the other from all loss, cost and expenses (including reasonable attorneys' fees and expenses) arising out of a breach of its representation or undertaking set forth in this Section 15. The provisions of this Section 15 shall survive Closing or the termination of this Agreement.

16. **MISCELLANEOUS.**

16.1. **Assignability.** Buyer may not assign or transfer all or any portion of its rights or obligations under this Agreement to any other individual, entity or person without the prior written consent thereto by Seller. However, Buyer may, without the consent of Seller but after written notice to Seller at least ten (10) days prior to Closing, (i) direct that the deed be granted to an entity under common control with Buyer by notice to Seller or (ii) assign its rights under this Agreement to an entity under common control with Buyer. No assignment or transfer by Buyer will release Buyer of its obligations under this Agreement.

16.2. **Governing Law; Parties in Interest.** This Agreement shall be governed by the law of the Washington without giving effect to its conflicts of law principles and shall bind and inure to the benefit of the parties to this Agreement and their respective heirs, executors, administrators, successors, and permitted assigns.

16.3. **Recording.** No notice or memorandum of this Agreement shall be recorded in any public record. A violation of this prohibition shall constitute a material breach of this Agreement.

16.4. **Time of the Essence.** Time is of the essence of each and every provision of this Agreement.

16.5. **Headings.** The headings preceding the text of the sections and subsections hereof are inserted solely for convenience of reference and shall not constitute a part of this Agreement, nor shall they affect its meaning, construction or effect.

16.6. **Counterparts; Signatures.** This Agreement, and any amendments hereto, may be executed simultaneously in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Electronic signatures or signatures delivered electronically (e.g. via pdf file) shall be deemed to be the equivalent of original signatures for purposes of this Agreement and any amendments hereto.

16.7. **Exhibits.** All Exhibits which are referred to in this Agreement and which are attached to this Agreement are expressly made and constitute a part of this Agreement.

16.8. **Merger.** Except as otherwise specifically provided in this Agreement, the acceptance of the Deed by the recordation thereof shall be deemed to be a full and complete performance and discharge of every agreement and obligation of Seller contained in this Agreement.

16.9. **Entire Agreement; Amendments.** This Agreement and the Exhibits to this Agreement set forth all of the covenants, representations, warranties, agreements, conditions and undertakings between the parties to this Agreement with respect to the subject matter of this Agreement, and supersede all prior and contemporaneous agreements and understandings, inducements or conditions, express or implied, oral or written. This Agreement may not be changed orally but only by an agreement in writing, duly executed by or on behalf of the party or parties against whom enforcement of any waiver, change, modification, consent or discharge is sought.

16.10. **Jury Trial Waiver.** To the extent permitted under applicable law, each party hereby waives trial by jury in any action, proceeding, claim or counterclaim brought by either party in connection with any matter arising out of or in any way connected with this Agreement and the relationship of Buyer and Seller under this Agreement. Each party hereby consents to any service of process in any such action, proceeding, claim or counterclaim at the address set forth for such party in this Agreement; provided,

however, that nothing in this Agreement shall be construed as requiring such service at such address. This jury trial waiver provision shall survive the Closing or the termination of this Agreement.

16.11. Exclusive Jurisdiction. Any claim, counterclaim or other action arising under this Agreement shall be brought only in the state or cognizant federal courts in the Washington. This provision shall survive the Closing or the termination of this Agreement.

16.12. No Third-Party Beneficiaries. This Agreement is for the sole benefit of the parties to this Agreement (and their respective successors and permitted assigns), and no other person or entity shall be deemed to be a third-party beneficiary of this Agreement.

16.13. Business Day. For purposes of this Agreement, “**business day**” means any day on which business is generally transacted by banks in the Washington. If a date or the expiration date of any period that is set out in any paragraph of this Agreement falls upon a day that is not a business day, then, in such event, the date or expiration date of such period shall be extended to the next business day.

16.14. Severability. If any one or more of the provisions hereof shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

16.15. 1031 or 1033 Exchange. Buyer and Seller hereby acknowledge that it is possible that the other party may wish to complete a deferred tax-free exchange and qualify for treatment under Section 1031 or 1033 of the Internal Revenue Code. The exchange shall not delay the Closing. The exchanging party’s rights and obligations under this Agreement may be assigned to a Qualified Intermediary (as defined in IRS Regulation 1.1031(k)-1) of such party’s choice, for the purpose of completing the exchange. Each party agrees to cooperate with the other party and the Qualified Intermediary in a manner necessary to complete the exchanging party’s exchange, provided that the other party is not responsible for any additional cost or liability as a result of cooperation with the exchanging party and the Qualified Intermediary to consummate such transaction.

16.16. Recording of Memorandum. Following execution of this Agreement, Seller and Buyer will enter into a Memorandum of Purchase Agreement in the form attached hereto as Exhibit H and record the same against the Real Property.

16.17. Confidentiality. Subject to public disclosure laws, Buyer and Seller shall each maintain as confidential any and all non-public material obtained about the other and, in the case of Buyer, about the Property, and shall not disclose such information to any third party, except as necessary for the performance of the parties’ obligations hereunder and the completion of the transactions described herein and except to its current and prospective members, managers, partners, owners, directors, officers, employees, agents, lenders, investors, contractors, attorneys, and consultants. This provision shall survive Closing or any termination of this Agreement.

Notwithstanding anything in this Agreement to the contrary, the parties acknowledge that the Buyer is an agency subject to Chapter 42.56 RCW, Washington State’s Public Records Act. Any materials Seller deems to be confidential or proprietary pursuant to this agreement must be clearly identified as such by Seller. To the extent consistent with RCW 42.56, Buyer shall maintain the confidentiality of all such information marked confidential or proprietary. If a request is made to view Seller’s confidential or proprietary information, Buyer will notify Seller of the request and give Seller not less than ten (10) business days to allow Seller to seek a protective order or other remedy pursuant to RCW 42.56.540 that

such information is exempt from public disclosure. If Seller fails to obtain a court order enjoining disclosure, Buyer will release the requested information on the date required by applicable law. The provisions of this Section shall survive any termination of this Agreement.

17. **AS IS PURCHASE.**

EXCEPT FOR SUCH REPRESENTATIONS AND WARRANTIES AS ARE EXPRESSLY SET FORTH IN THIS AGREEMENT OR IN ANY CONVEYANCING DOCUMENT, BUYER IS ACQUIRING THE PROPERTY IN ITS "AS IS" CONDITION, WITH ALL FAULTS, AND WITHOUT ANY WARRANTY, EXPRESS, IMPLIED OR STATUTORY, ALL OF WHICH ARE HEREBY WAIVED AND DISCLAIMED BY BUYER. OTHER THAN AS EXPRESSLY SET FORTH IN THIS AGREEMENT OR IN ANY CONVEYANCING DOCUMENT, NO SELLER RELATED PARTIES (INCLUDING, WITHOUT LIMITATION, BROKER (AS HEREINAFTER DEFINED)) HAS MADE ANY REPRESENTATIONS OR WARRANTIES, DIRECT OR INDIRECT, ORAL OR WRITTEN, EXPRESS OR IMPLIED, TO BUYER OR ANY AGENTS, REPRESENTATIVES, CONTRACTORS OR EMPLOYEES OF BUYER WITH RESPECT TO THE CONDITION OR CONSTRUCTION OR DESIGN OF THE PROPERTY, ITS FITNESS FOR ANY PARTICULAR PURPOSE, ITS MERCHANTABILITY, ITS COMPLIANCE WITH ANY LAWS, OR OTHERWISE AND BUYER IS NOT AWARE OF AND DOES NOT RELY UPON ANY SUCH REPRESENTATION. BUYER ACKNOWLEDGES THAT THE INSPECTION PERIOD WILL HAVE AFFORDED BUYER THE OPPORTUNITY TO MAKE SUCH INSPECTIONS (OR HAVE SUCH INSPECTIONS MADE BY CONSULTANTS) AS IT DESIRES OF THE PROPERTY AND ALL FACTS RELEVANT TO ITS USE, INCLUDING, WITHOUT LIMITATION, THE INTERIOR, EXTERIOR, STRUCTURE, AND CONSTRUCTION OF ALL IMPROVEMENTS, IF ANY, AND THE CONDITION OF SOILS AND SUBSURFACES. EXCEPT WITH RESPECT TO A BREACH BY SELLER OF ANY REPRESENTATION OR WARRANTY EXPRESSLY CONTAINED IN THIS AGREEMENT OR IN ANY CONVEYANCING DOCUMENT, BUYER HEREBY WAIVES, RELEASES AND FOREVER DISCHARGES THE SELLER RELATED PARTIES OF AND FROM ANY AND ALL CLAIMS, ACTIONS, CAUSES OF ACTION, DEMANDS, RIGHTS, DAMAGES, LIABILITIES AND COSTS WHATSOEVER, DIRECT OR INDIRECT, KNOWN OR UNKNOWN, WHICH BUYER NOW HAS OR WHICH MAY ARISE IN THE FUTURE AGAINST ANY OF THE SELLER RELATED PARTIES OR ANY SUCH OTHER PARTIES RELATED IN ANY WAY TO THE PHYSICAL CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, ITS CONSTRUCTION OR DESIGN OR ANY DEFECTS (STRUCTURAL OR OTHERWISE) THEREIN, OR ANY MEANS, METHODS, OR TECHNIQUES WITH RESPECT TO THE CONSTRUCTION OF THE IMPROVEMENTS, ITS AND THEIR VALUE, COMPLIANCE WITH LAWS, OR CONDITION, OR SEQUENCES AND PROCEDURE EMPLOYED IN THE CONSTRUCTION THEREOF. IN FURTHERANCE OF THE FOREGOING SENTENCE AND NOT IN LIMITATION THEREOF, BUYER HEREBY AGREES NOT TO ASSERT ANY CLAIM FOR CONTRIBUTION, COST, RECOVERY OR OTHERWISE AGAINST THE SELLER RELATED PARTIES (WHETHER ARISING UNDER STATUTORY LAW, COMMON LAW, FEDERAL LAW, STATE LAW OR OTHERWISE) RELATING DIRECTLY OR INDIRECTLY TO THE PHYSICAL CONDITION OF THE PROPERTY AND THE IMPROVEMENTS, INCLUDING, WITHOUT LIMITATION, ANY CONSTRUCTION OR DESIGN DEFECTS (STRUCTURAL OR OTHERWISE), THE EXISTENCE OF OIL, LEAD PAINT, ASBESTOS, OR HAZARDOUS MATERIALS OR SUBSTANCES ON, OR THE ENVIRONMENTAL CONDITION OF, THE PROPERTY, WHETHER KNOWN OR UNKNOWN. THE PROVISIONS OF THIS SECTION SHALL SURVIVE THE CLOSING OR TERMINATION OF THIS AGREEMENT.

18. **SCHEDULE OF EXHIBITS.**

- 18.1. Exhibit A-1 Depiction of the Land
- 18.2. Exhibit A-2 Legal Description of the Land
- 18.3. Exhibit B Leases
- 18.4. Exhibit C Contracts
- 18.5. Exhibit D Form of Deed
- 18.6. Exhibit E Form of Assignment of Intangible Property
- 18.7. Exhibit F Form of Bill of Sale
- 18.8. Exhibit G Form of Assignment and Assumption of Contracts
- 18.9. Exhibit H Form of Memorandum of Purchase Agreement
- 18.10. Exhibit I Form of Earnest Money Promissory Note
- 18.11. Schedule 5.1.12 Environmental Reports

[Signature Page Follows]

DRAFT

IN WITNESS WHEREOF, the parties have executed and delivered this Agreement as of the date first above written.

SELLER:

11002 NE OREGON LLC, a Washington limited liability company

By: _____
Name: _____
Its: _____

BUYER:

KITSAP COUNTY CONSOLIDATED HOUSING AUTHORITY, a Washington public body corporate and politic d/b/a Housing Kitsap

By: _____
Name: _____
Its: _____

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EXHIBIT A-1

DEPICTION OF THE LAND

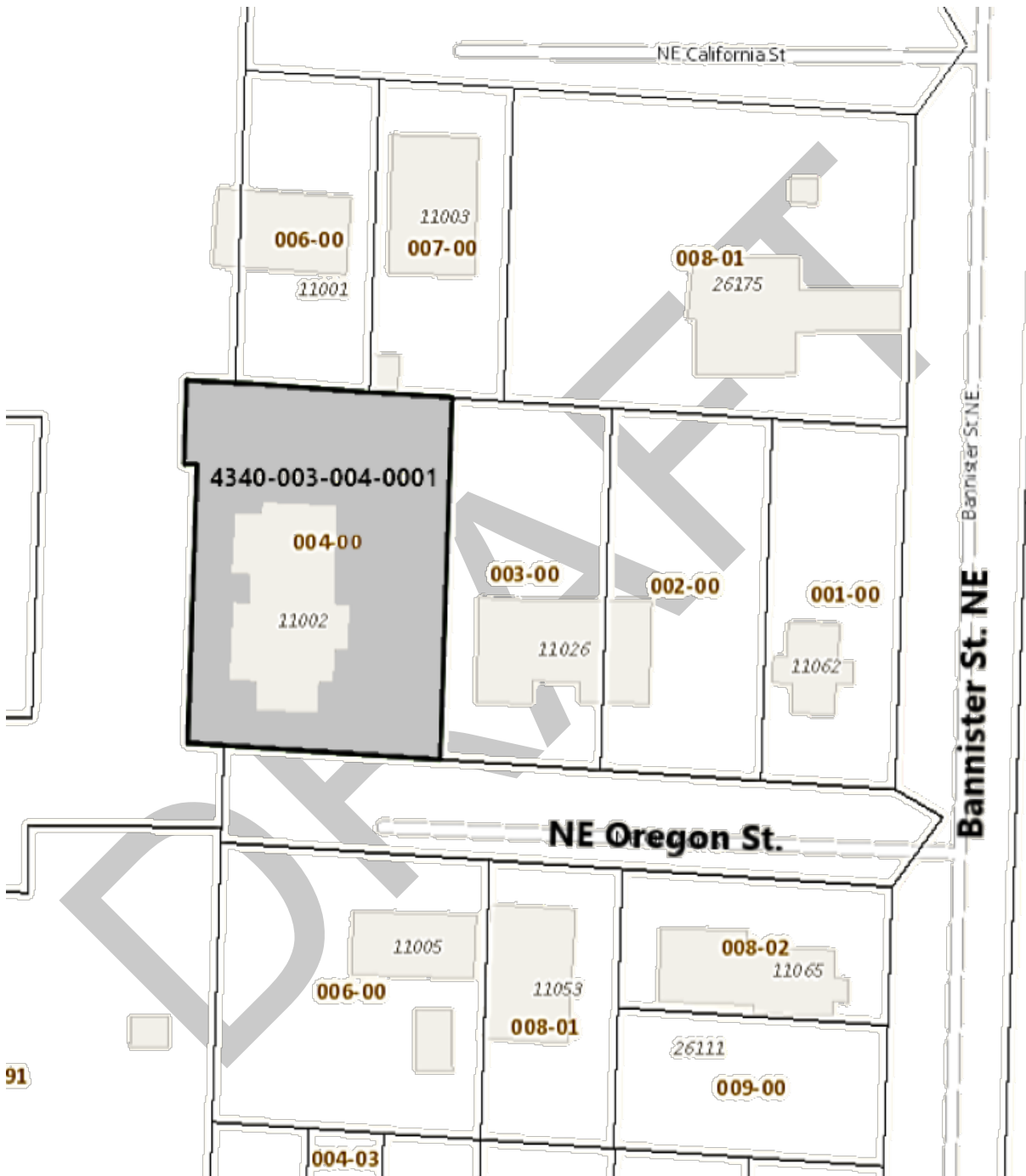


Exhibit A-1

EXHIBIT A-2

LEGAL DESCRIPTION OF THE LAND

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EXHIBIT B

LEASES

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EXHIBIT C
CONTRACTS

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EXHIBIT D
FORM OF DEED

FORM OF BARGAIN AND SALE DEED

After recording, return to:

Pacifica Law Group LLP
401 Union Street, Suite 1600
Seattle, WA 98101
Attn: Faith Pettis

BARGAIN AND SALE DEED

Reference numbers of related documents: N/A

GRANTOR: 11002 NE Oregon LLC

GRANTEE: Kitsap County Consolidated Housing Authority

ABBREVIATED
LEGAL: _____

Situate in the County of _____, State of Washington.

ASSESSOR'S TAX
PARCEL NO(S): _____

11002 NE Oregon LLC, a Washington limited liability company (“**Grantor**”), for good and valuable consideration, receipt of which is hereby acknowledged, bargains, sells, and conveys to Kitsap County Consolidated Housing Authority, a Washington public body corporate and politic d/b/a Housing Kitsap (“**Grantee**”), the following described real estate, situated in Kitsap County, Washington:

See Exhibit A attached hereto and incorporated herein by this reference;

SUBJECT TO the exceptions set forth on Exhibit B attached hereto.

Grantor hereby expressly limits the covenants of this Deed to those stated in RCW 64.04.040.

[Signature page to Bargain and Sale Deed.]

DATED this ____ day of _____, 2026.

GRANTOR:

11002 NE OREGON LLC, a Washington limited liability company

By: _____

Name: _____

Title: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

On this day personally appeared before me _____, the _____, of _____, who executed the within and foregoing instrument on behalf of said company, and acknowledged the said instrument to be the free and voluntary act and deed of said individuals, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

GIVEN under my hand and official seal this ____ day of _____, 2026.

(Print name of notary)
NOTARY PUBLIC in and for the State of
Washington, residing at _____
My commission expires _____

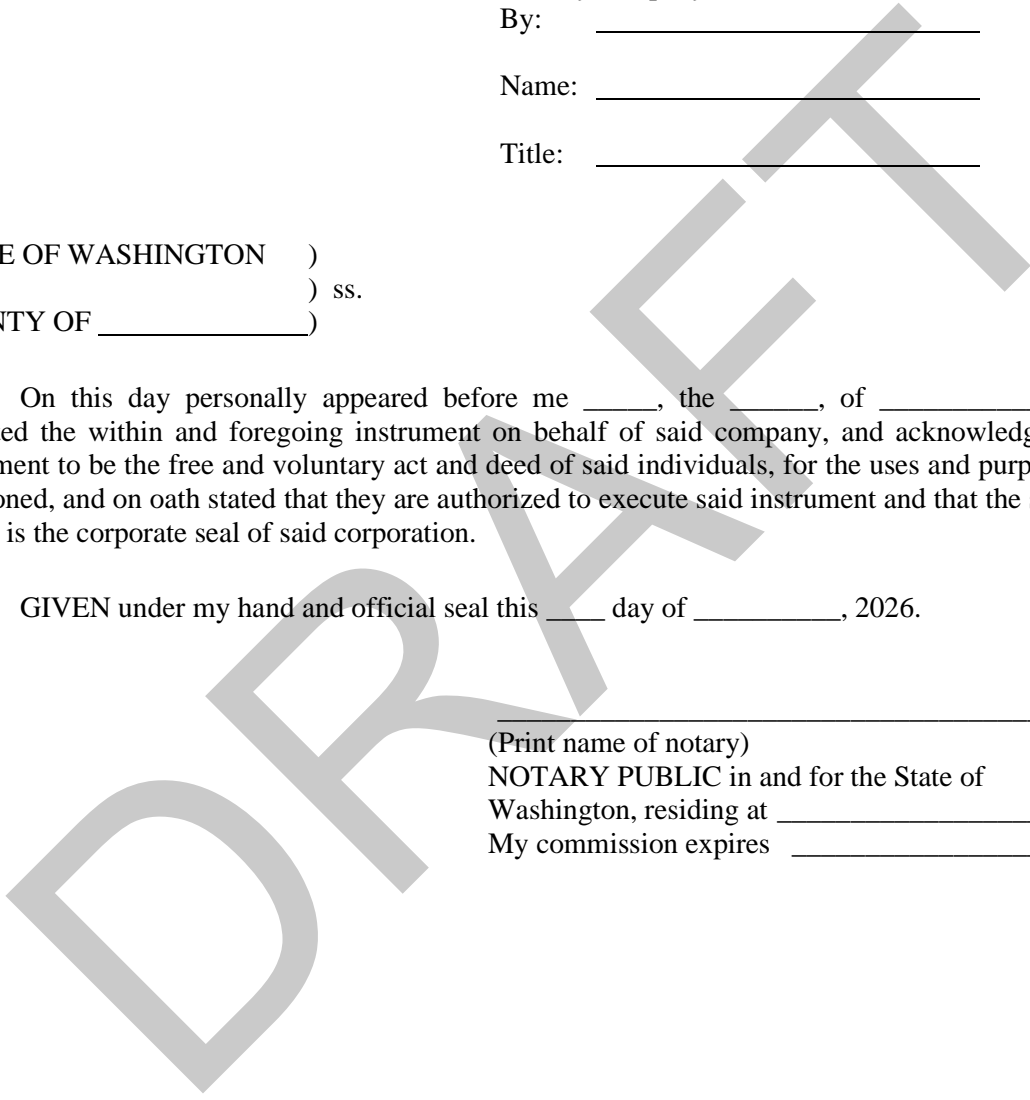


EXHIBIT A TO BARGAIN AND SALE DEED

Legal Description

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EXHIBIT B TO BARGAIN AND SALE DEED

PERMITTED EXCEPTIONS

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EXHIBIT E

FORM OF ASSIGNMENT OF INTANGIBLE PROPERTY

THIS ASSIGNMENT OF INTANGIBLE PROPERTY (“Assignment”) is entered into this ___ day of ___, 2026, by and between 11002 NE Oregon LLC, a Washington limited liability company (“Assignor”) and the Kitsap County Consolidated Housing Authority, a Washington public body corporate and politic d/b/a Housing Kitsap (“Assignee”).

WITNESSETH:

1. Definitions.

(a) Property. The “Property” means the real property located at 11002 NE Oregon St., Kingston, Washington, together with the building, structures and other improvements located thereon.

(b) Intangible Property. The term “Intangible Property” shall have the meaning ascribed thereto in that certain Purchase and Sale Agreement dated as of ___, 2026 (“Agreement”) by and between Assignor, as Seller, and Aegis Assignee, as Buyer, concerning the Property, and legally described on Exhibit A attached hereto.

2. Assignment. For good and valuable consideration received by Assignor, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby grants, transfers and assigns to Assignee the entire right, title and interest of Assignor in and to the Intangible Property, but only to the extent transferable without third party consent or any cost or liability to Assignor. Further, for good and valuable consideration received by Assignor, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby grants, transfers and assigns to Assignee the entire right, title and interest of Assignor in and to the Contracts, but reserving unto Assignor all uncollected rent and payments attributable to the period prior to the date hereof. It is specifically agreed between Assignor and Assignee that Assignor shall remain liable for the performance of the obligations to be performed by Assignor under the Contracts which were required to be performed prior to (but not from and after) the date hereof.

3. Assumption. Assignee hereby assumes the entire right, title and interest of Assignor in and to the Intangible Property as of the date of this Assignment. Further, Assignee hereby assumes the covenants, agreements and obligations of Assignor as owner of the Property under the Contracts as of the date of this Assignment. Assignee hereby assumes the covenants, agreements and obligations of Assignor under the Contracts which are applicable to the period and required to be performed from and after the date of this Assignment, but not otherwise.

4. Attorneys’ Fees. If either Assignee or Assignor, or their respective successors or assigns, file suit to enforce the obligations of the other party under this Assignment, the substantially prevailing party shall be entitled to recover the reasonable fees and expenses of its attorneys.

5. Successors and Assigns. This Assignment shall be binding upon and inure to the benefit of Assignor and Assignee and their respective successors and assigns.

6. Counterparts. This Assignment may be signed in any number of counterparts each of which shall be deemed to be an original and all of which taken together shall constitute one and the same instrument.

[Signature Page Follows]

IN WITNESS WHEREOF, Assignor and Assignee have executed and delivered this Assignment the day and year first above written.

ASSIGNOR:

11002 NE OREGON LLC, a Washington limited liability company

By: _____

Name: _____

Title: _____

ASSIGNEE:

KITSAP COUNTY CONSOLIDATED HOUSING AUTHORITY, a Washington public body corporate and politic d/b/a Housing Kitsap

By: _____

Name: _____

Title: _____

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EXHIBIT A TO ASSIGNMENT OF INTANGIBLE PROPERTY

LEGAL DESCRIPTION OF PROPERTY

DRAFT

EXHIBIT F
FORM OF BILL OF SALE

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, 11002 NE Oregon LLC, a Washington limited liability company (“**Transferor**”), does hereby sell, transfer, and convey to Kitsap County Consolidated Housing Authority, a Washington public body corporate and politic d/b/a Housing Kitsap (“**Transferee**”), all right, title and interest of Transferor in and to the personal property located at 11002 NE Oregon St. Kingston, Washington (collectively, the “**Personal Property**”).

AS IS. The Personal Property is being conveyed to Transferee in its “AS IS, WHERE IS”, WITH ALL FAULTS CONDITION and Transferor makes no representations or warranties with respect to the Equipment.

IN WITNESS WHEREOF, the Transferor has executed this instrument this ____ day of _____, 2026.

TRANSFEROR:

11002 NE OREGON LLC, a Washington limited liability company

By: _____
Name: _____
Its: _____

EXHIBIT G

FORM OF ASSIGNMENT AND ASSUMPTION OF CONTRACTS

THIS ASSIGNMENT AND ASSUMPTION OF CONTRACTS (“Assignment”) is entered into this ___ day of ___, 2026, by and between 11002 NE Oregon LLC, a Washington limited liability company (“Assignor”) and the Kitsap County Consolidated Housing Authority, a Washington public body corporate and politic d/b/a Housing Kitsap (“Assignee”).

RECITALS:

1. Definitions.

(a) Property. The “Property” means the real property located at 11002 NE Oregon St., Kingston, Washington, together with the building, structures and other improvements located thereon.

(b) Contracts. The term “Contracts” shall mean the contracts set forth in Exhibit A attached hereto.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Assignor, the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Contracts.

a. Assignment. Assignor does hereby sell, transfer, assign and convey unto Assignee and Assignee does hereby assume and accept all of Assignor’s right, title and interest in and to the Contracts.

b. Acceptance and Assumption. Assignee hereby accepts the foregoing assignment of the Contracts on the terms and conditions set forth in this Assignment and agrees to assume, fulfill, perform and discharge all the various liabilities, duties, covenants, obligations and agreements of the landlord under or with respect to the Contracts.

2. Successors and Assigns. This Assignment shall inure to the benefit of, and be binding upon, the successors, executors, administrators, legal representatives and assigns of the parties hereto.

3. Governing Law. This Assignment shall be construed under and enforced in accordance with the laws of the State in which the Property is located without regard to conflict of law principles.

4. Counterparts. This Assignment may be executed in multiple counterparts which shall together constitute a single document. Electronic signatures or pdf copies of signatures shall be deemed to be the equivalent of original signatures for purposes of this Assignment.

[NO FURTHER TEXT ON THIS PAGE; SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Assignor and Assignee have executed and delivered this Assignment the day and year first above written.

ASSIGNOR:

11002 NE OREGON LLC, a Washington limited liability company

By: _____
Name: _____
Title: _____

ASSIGNEE:

KITSAP COUNTY CONSOLIDATED HOUSING AUTHORITY, a Washington public body corporate and politic d/b/a Housing Kitsap

By: _____
Name: _____
Title: _____

DRAFT

EXHIBIT A
(to Assignment and Assumption of Landlord's Interest in Contracts)
LIST OF CONTRACTS

DRAFT

EXHIBIT H

FORM OF MEMORANDUM OF PURCHASE AGREEMENT

AFTER RECORDING RETURN TO:

Pacifica Law Group LLP
401 Union Street, Suite 1600
Seattle, Washington 98101
Attn: Kyra Perrigo

MEMORANDUM OF PURCHASE AGREEMENT

Grantor: 11002 NE OREGON LLC
Grantee: KITSAP COUNTY CONSOLIDATED HOUSING AUTHORITY

Abbreviated Legal Description: _____

Full Legal Description: See Exhibit A

Assessor's Tax Parcel Number:

Reference numbers of Related Documents: N/A

THIS MEMORANDUM OF PURCHASE AGREEMENT is dated as of _____, 2025, and is by and between 11002 NE Oregon LLC, a Washington limited liability company (“**Seller**”) and the Kitsap County Consolidated Housing Authority, a Washington public body corporate and politic d/b/a Housing Kitsap (“**Buyer**”).

1. Agreement. Seller and Buyer have entered into a Purchase and Sale Agreement dated _____, 2026 (“**Purchase Agreement**”) with respect to the property described on the attached Exhibit A (the “**Property**”).
2. Purpose. This Memorandum is prepared for the purpose of recordation only and does not modify the Purchase Agreement in any way.

EXHIBIT A TO MEMORANDUM OF PURCHASE AGREEMENT

Legal Description of Property

DRAFT

EXHIBIT I

FORM OF EARNEST MONEY PROMISSORY NOTE

Earnest Money Promissory Note

\$2,000.00

Date: [_____]

FOR VALUE RECEIVED, Kitsap County Consolidated Housing Authority, a Washington public body corporate and politic ("**Buyer**"), promises to pay to the order of Pacific Northwest Title of Kitsap, ("**Holder**") located at 2021 NW Myhre Road, Suite 300 Silverdale, WA 98383, or other such place as may be designated by the Holder from time to time, the principal sum of Two Thousand and No/100 (\$2,000.00), on or before Closing as defined in the Agreement (defined below), unless the Agreement is terminated pursuant to its terms.

This Note is evidence of the obligation to pay earnest money under that certain Purchase and Sale Agreement, dated of approximately even date hereof ("**Agreement**") between Buyer, as buyer, and 11002 NE Oregon LLC, a Washington limited liability company, as seller ("**Seller**").

This Note shall bear interest at the rate of twelve percent (12%) per annum after default.

BUYER:

Kitsap County Consolidated Housing Authority

By: _____

Name: Heather Blough

Title: Executive Director



Housing Kitsap Board of Commissioners

Department Update

MEETING DATE: March 24, 2026

ESTIMATED TIME: 5 minutes

AGENDA TITLE: Procurement and Administration Update

AGENDA ITEM: 7. F.

SUBMITTED BY: Laura Auerbach, Director of Procurement & Administration

1. Procurement:

- Projects in Process:
 - Property Landscaping and 2244 Building Solar proposal evaluations Tuesday, March 24, 2026
 - Kingston Roofing in contract phase (CDBG Grant)
 - Heritage Exterior Stair project in contract phase (CDBG Grant)
 - Revision of Procurement and IT Policies, Purchasing Matrix, and initial AI policy all underway
- Retention Committee – One outstanding staff member, Kristie Opp-Hermida, our Human Resources Specialist, chosen for Employee Recognition. This is a monthly acknowledgement of individual contributions to the agency.
- Going out to bid for 2026 CDBG Grants for Balconies at Park Place, Electrical Panel for Rhododendron, HVAC, and Gutter maintenance

2. Records:

- 3 new Public Records Requests were received. Much of the Records Clerks' time has been spent processing these requests.

3. Information Services:

- Looking for entity to donate approximately 20 19" monitors
- Revising IT policies including Mobile Device policy
- Meeting with Open AI and Microsoft Copilot representatives to determine course of action for AI agency use

4. Human Resources:

- Upcoming All-Staff meeting set for March 26
- Cookie Exchange sponsored by Staff Ambassadors was held on March 18.
- Vacant Positions:
 - Maintenance Tech – Fjord Manor, Fjord Vista, Nordic
 - Maintenance Lead – Central Region
- New Hires: March
 - Certification Specialist – Marley Neal
- New Hires: February
 - Maintenance Technician Viewmont - Aidan Crothers

- Maintenance Technician Heritage - Josh Hazama
 - Maintenance Technician Park Place - Michael Waldbillig
 - Maintenance Technician North Region Floater - Angelo Ritualo
 - Maintenance Technician South Region - Dathan Vasquez
 - Maintenance Technician POV, Madrona - Stephane Rohr
- Promotions
 - Jory Vanwyck - Maintenance Lead - South
 - Brad Stein - Maintenance Lead - North
 - Jeff Gaspard - Property Manager - Park Place

Housing Kitsap Properties

Property Name	Number of Units	Location	Bedroom Sizes	Subsidy Types
Bainbridge Island	79			
Finch Place Apartments	29	215 Finch Place SW, Bainbridge Island, WA 98110	1	USDA - RD, HOME State, Housing Choice Vouchers
Rhododendron Apartments	50	235 High School Road NW, Bainbridge Island, WA 98110	1, 2	USDA - RD, Housing Choice Vouchers
Kingston	59			
Kingston Ridge Apartments	43	26659 Myrtle Lane NE, Kingston, WA 98346	2, 3	Tax Credit units, Housing Choice Vouchers, Project Based Vouchers, Local programs (Housing Stabilization Program)
Time Square Apartments	16	26234 Illinois Ave NE, Kingston, WA 98346	1, 2	Project Based Vouchers
Poulsbo	108			
Fjord Manor	38	19581 1st Avenue NE, Poulsbo, WA 98370	1, 2	USDA - RD, Housing Choice Vouchers
Fjord Vista II	16	Management Office - 19581 1st Avenue NE, Poulsbo, WA 98370	2, 3	Tax Credit units (30%, 40%, 60% unit split), Housing Choice Vouchers, Local programs (Housing Stabilization Program), HOME State and HOME County
HK Homes - Austerbruin	10 (136 total HK Homes)	18445, 18447, 18451, 18459 NE Rudolph Loop, Poulsbo, WA 98370 & 1872, 1878, 1880, 1885, 1887, 1877 Curt Rudolph Rd NE, Poulsbo, WA 98370	3	Project Based Vouchers
Nordic Cottagea	8	609 NE Lincoln Rd, Poulsbo, WA 98370	1	Project Based Vouchers
Windsong Apartments	36	19880 3rd Avenue NW, Poulsbo, WA 98370	1, 2	USDA - RD, HOME State, Housing Choice Vouchers
Silverdale	83			
Golden Tides 2	45	9239 Bayshore Drive NW, Silverdale, WA 98383	1, 2	Tax Credit units, Housing Choice Vouchers, Project Based Vouchers, Local programs (Housing Stabilization Program), HOME State
Golden Tides 3	18	9225 Bayshore Drive NW, Silverdale, WA 98383	1	Tax Credit units, Housing Choice Vouchers, Project Based Vouchers, Local programs (Housing Stabilization Program), HOME State
HK Homes - Golden Tides 1	15 (136 total HK Homes)	9265 Bayshore Drive Silverdale, WA 98383	1	Project Based Vouchers
HK Homes - Munson	5 (136 total HK Homes)	3930, 3934, 3938, 3940, 3944 Munson Street, Silverdale, WA 98383	2, 3, 4	Project Based Vouchers
Bremerton	200			
Liberty Bay Apartments	8	4010 & 4012 Petersville Road Bremerton, WA 98310	1,2	Tax Credit units, Project Based Vouchers, HOME State, HOME County

Park Place Apartments	86	110 NE Brookdale Lane, Bremerton, WA 98311	2, 3	Tax Credit units, Housing Choice Vouchers, Project Based Vouchers, Local programs (Housing Stabilization Program)
HK Homes - Boundry	4 (136 total HK Homes)	8801, 8811, 8825, 8835 Boundry Lane, Bremerton, WA 98311	3, 4	Project Based Vouchers
HK Homes - Coventry	8 (136 total HK Homes)	2600, 2603, 2607, 2608, 2616, 2626, 2631, 2907 Coventry Court, Bremerton, WA 98311	3, 4	Project Based Vouchers
HK Homes - Fairside	11 (136 total HK Homes)	6817, 6833, 6849, 6842, 6865, 6881, 6897, 6890, 6856, 6824, 6874 Fairside Place, Bremerton, WA 98311	3, 4	Project Based Vouchers
HK Homes - Fox Run	5 (136 total HK Homes)	1205, 1221, 1237, 1253, 1269 Fox Run, Bremerton, WA 98311	3, 4	Project Based Vouchers
HK Homes - Lester Court	4 (136 total HK Homes)	1270, 1275, 1290, 1295 Lester Court, Bremerton, WA 98311	3, 4	Project Based Vouchers
HK Homes - Nollwood Apartr	49 (136 total HK Homes)	385 Nollwood Lane Bremerton, WA 98312	2, 3, 4	Project Based Vouchers
HK Homes - Olson	1 (136 total HK Homes)	9796 Olson Rd, Bremerton, WA 98311	3	Project Based Vouchers
HK Homes - Roy Rd	4 (136 total HK Homes)	8890, 9048, 9068, 9088 Roy Road, Bremerton, WA 98311	3, 4	Project Based Vouchers
HK Homes - Strand	1 (136 total HK Homes)	2791 Strand Rd, Bremerton, WA 98311	3	Project Based Vouchers
HK Homes - Tibardis	13 (136 total HK Homes)	6800, 6801, 6820, 6825, 6840, 6845, 6860, 6865, 6880, 6885, 6955, 6975, 6995 Tibardis Road, Bremerton, WA 98311	3, 4	Project Based Vouchers
HK Homes - Wembly	6 (136 total HK Homes)	7391, 7397, 7405, 7411, 7415, 7416 Wembly Ave, Bremerton, WA 98311	3, 4	Project Based Vouchers
Port Orchard	383			
Conifer Woods Apartments	72	4698 SE Conifer Park Drive, Port Orchard, WA 98366	2, 3	Tax Credit units, Market rate units, Housing Choice Vouchers, Project Based Vouchers, Local programs (Housing Stabilization Program)
Heritage Apartments	56	145 Lippert Drive West, Port Orchard, WA 98366	1, 2, 3	HUD Project Based Rental Assistance, Low-Income Housing Tax Credit
Liberty Bay Apartments	8	3331 & 3335 Harris Road Port Orchard, WA 98366	1, 2	Tax Credit units, HOME State, HOME County
Madrona Manor	40	3900 Madrona Drive SE, Port Orchard, WA 98366	1, 2	Tax Credit units, Housing Choice Vouchers, Project Based Vouchers, Local programs (Housing Stabilization Program), HOME State and HOME County
Orchard Bluff Mobile Home P	88	1345 SE Carl Pickel Drive, Port Orchard, WA 98366	N/A	Housing Trust Fund
Port Orchard Vista	42	900 Mitchell Avenue, Port Orchard, WA 98366	1, 2	Tax Credit (30%, 40%, 60% unit split), Housing Choice Vouchers, Project Based Vouchers, Local programs (Housing Stabilization Program), HOME State and HOME County
Viewmont Apartments	72	1904 Pioneer Lane SE, Port Orchard, WA 98366	1, 2, 3	HUD Project Based Rental Assistance, Low-Income Housing Tax Credit

Glossary of Acronyms

ACC	Annual Contributions Contract
AHMA	Affordable Housing Management Association - there are both state and national
AP	Accounts Payable
AR	Accounts Receivable or Annual Recertification/Reexamination
ARHC	Affordable Rural Housing Council
BGCOA	Bremerton Government Center Owners Association
BHA	Bremerton Housing Authority
CARES	Coronavirus Aid, Relief, and Economic Security
CDBG	Community Development Block Grant
CLA	County Loan Agreement
CMS	Contract Management Services, a division of BHA that is contracted by HUD to oversee the compliance for Multi-family Program properties.
CNA	Capital Needs Assessments
CPS	Child Protective Services
CW	Conifer Woods, an HK property located in Port Orchard.
DE&I	Diversity, Equity & Inclusion
DES	Washington State Department of Enterprise Services
EIV	Enterprise Income Verifications
FM	Fjord Manor, an HK property located in Poulsbo.
FP	Finch Place, an HK property located on Bainbridge Island.
FVII	Fjord Vista II, an HK property located in Poulsbo.
FY	Fiscal Year
GTI	Golden Tides I, an HK property part of the Public Housing program located in Silverdale.
GTII	Golden Tides II, an HK property located in Silverdale.
GTIII	Golden Tides III, an HK property located in Silverdale.
HAP	Housing Assistance Payment
HCV	Housing Choice Voucher, commonly referred to as a Section 8 voucher
HK	Housing Kitsap
HOME	The HOME Investment Partnerships Program- the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.
HSP	Housing Stabilization Program
HT	Heritage, an HK property located in Port Orchard.
HTF	Housing Trust Fund
HUD	United States Department of Housing and Urban Development
IC	Initial Certification
IFB	Invitation for Bids
IR	Interim Recertification
KCCHA	Kitsap County Consolidated Housing Authority - another name for Housing Kitsap
KCR	Kitsap Community Resources
KEPA	Kitsap Eviction Prevention Assistance
KR	Kingston Ridge, an HK property located in Kingston.
LB	Liberty Bay, an HK property located in Bremerton and Silverdale.
LIHTC	Low Income Housing Tax Credit

Glossary of Acronyms

MF	Multifamily Program- a HUD program
MM	Madrona Manor, an HK property located in Port Orchard.
MOR	Management and Occupancy Review
MOU	Memorandum of Understanding
MRI	Software used for accounting
NAHRO	National Association of Housing and Redevelopment Officials
OB	Orchard Bluff, an HK property located in Port Orchard.
PBRA	Project Based Rental Assistance
PBV	Project Based Voucher
PH	Public Housing
PHA	Public Housing Authority
PIH	Public and Indian Housing
PM	Property Management/Managers
PNRC	Pacific Northwest Regional Council
POVi	Port Orchard Vista, an HK property located in Port Orchard.
PP	Park Place, an HK property located in Bremerton.
RA	Reasonable Accommodation or Rental Assistance provided by USDA
RAD	Rental Assistance Demonstration
RD	Rural Development
REAC	Real Estate Assessment Center or Race Equity Advisory Committee
RFP	Request for Proposal
RFQ	Request for Qualifications
RH	Rhododendron, an HK property located on Bainbridge Island.
SAO	State Auditor's Office
SAR	Site Assessment Review
SHOP	Self-Help Home Ownership Program
SVC	Streamlined Voluntary Conversion
TC	Tax Credit (same thing as LIHTC)
TPV	Tenant Protection Voucher
USDA	United States Department of Agriculture
VASH	Veterans Affairs Supportive Housing
VT	Viewmont, an HK property located in Port Orchard.
WS	Windsong, an HK property located in Poulsbo.
WSHFC	Washington State Housing Finance Commission