



PIERCE COUNTY HOUSING AUTHORITY

11515 Canyon Road East, Puyallup, WA 98373 | 253-620-5400

HOUSING SUCCESSES 501(c)(3)

25 JUNE 2025



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HOUSING SUCCESSES 501(c)(3)
MEETING AGENDA
JUNE 25TH, 2025– 5:30 PM

PCHA CAMPUS CONFERENCE ROOM
11515 CANYON ROAD EAST, PUYALLUP, WA, 98373
& ONLINE VIA ZOOM

ROLL CALL

REGULAR MEETING AGENDA2
PUBLIC COMMENT (5 MINUTES PER SPEAKER)

NEW BUSINESS

RESOLUTIONS HS-023

ADJOURNMENT

RESOLUTIONS OF THE BOARD OF DIRECTORS OF HOUSING SUCCESSES

RESOLUTION HS-02

(Brookridge, Lakewood Village, and DeMark Apartments)

WHEREAS, the Board of Directors (the “Board”) of Housing Successes (“Housing Successes”) has been advised by the Housing Authority of Pierce County (the “Authority”), that the Authority intends to participate in the rehabilitation of one or more of three affordable housing complexes known as Brookridge (located in the vicinity of 7320 146th Street South West, Lakewood, Washington), Lakewood Village (located in the vicinity of 9100 Lakewood Drive SW, Lakewood, Washington), and DeMark Apartments (located in the vicinity of 1707 74th Street Court East, Tacoma, Washington) (collectively, the “Project”);

WHEREAS, the total financing for the Project will require the use of various funding sources, including low-income housing tax credits, tax-exempt private activity bonds, and other loans, certain of which sources will require the formation of a limited liability limited partnership to undertake rehabilitation; and

WHEREAS, the Authority has asked Housing Successes to participate in the formation of such limited liability limited partnership, in the capacity as the initial limited partner thereof;

WHEREAS, Housing Successes may determine that it is necessary or desirable and in the best interests of Housing Successes and the Project to participate the financing of the Project in additional capacities; NOW, THEREFORE,

BE IT RESOLVED by the Board that Housing Successes is authorized to participate in the formation of, and become the initial limited partner of a Washington limited liability limited partnership (the “Partnership”) that shall have the primary purposes of acquiring (by ownership or long-term lease), developing, constructing, rehabilitating, equipping, operating, managing the Project. It is understood that the Authority will be a partner of the Partnership.

BE IT FURTHER RESOLVED that Housing Successes may withdraw from the Partnership upon the admission of another limited partner to the Partnership.

BE IT FURTHER RESOLVED by the Board that the President, Vice-President and Secretary of Housing Successes, and each of them acting alone, are hereby directed, and granted the discretionary authority on behalf of Housing Successes, to: (i) determine the form of, execute, deliver, and file (or cause to be executed, delivered, and filed), to the extent required by law, a partnership agreement, a certificate of limited partnership, and all such forms, certificates, applications, and other documents that are necessary to form the Partnership; (ii) determine the name of the Partnership; and (iii) take any other action that they deem necessary and advisable to give effect to this resolution and the transactions contemplated herein, including, but not limited to, any amendment and restatement of the partnership agreement in connection with the admission of another limited partner to the Partnership.

BE IT FURTHER RESOLVED by the Board that Housing Successes is authorized to expend such funds as are necessary to pay for all costs relating to the actions authorized by these resolutions.

BE IT FINALLY RESOLVED by the Board that any actions of Housing Successes or its officers prior to the date hereof and consistent with the terms of these resolutions are ratified and confirmed.

C E R T I F I C A T I O N

I, _____, Secretary of the Board of Directors of Housing Successes, do hereby certify and declare that the foregoing is a full, true and correct copy of the resolution duly adopted by the Board of Directors of Housing Successes (the “**Board**”), at a meeting of the Board duly and regularly called, noticed, and held on _____, 2025, at which meeting a quorum of the Directors was present and a majority of the Directors present voted in favor of said resolutions; that said resolutions are now in full force and effect; that there is no provision in the Articles of Incorporation or Bylaws of Housing Successes limiting the power of the Board to adopt the foregoing resolutions, and that such resolutions are in conformity with the provisions of such Articles of Incorporation and Bylaws.

Secretary