



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

MINUTES FOR THE JUNE 25TH, 2025, HOUSING SUCSESSES 503(C)(3) MEETING

DATE: June 25th, 2025 at 3:30 PM

LOCATION: PCHA Main Campus and Hybrid over ZOOM

IN ATTENDANCE: Chairperson Mark Martinez
Vice Chairperson Narva Walton
Commissioner Stewart*
Commissioner Winship

IN ABSENCE: Commissioner Blaksley

ALSO IN ATTENDANCE: Jim Stretz, Executive Director
Tamara Meade, Deputy Executive Director
Christina McLeod, Director of Operations
Sean McKenna, Director of Project Management
Victor Lovelace, Director of Maintenance
Riley Guerrero, Planning, Policy, and Community Engagement Manager
Ney Calhoun, Human Resources Manager
Joanna Nieto, Controller
Darcy Erwin, Business Development Coordinator

CALL TO ORDER

Chairperson Martinez called the Housing Successes meeting to order at 5:07 PM with the presence of a quorum.

AGENDA

Chairperson Martinez called for a motion to approve the agenda as presented. Commissioner Winship so moved. Commissioner Stewart seconded the motion. Commissioner Martinez asked for any changes to the Agenda. With none proposed, a vocal vote was taken with the following result:

	<i>In Favor</i>	<i>Opposed</i>	<i>Abstain</i>	<i>Absent</i>
<i>Commissioner Blaksley</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Commissioner Stewart</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Winship</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Vice Chairperson Walton</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Chairperson Martinez</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The agenda was so approved.





PUBLIC COMMENT

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

Resolution HS-02: Brookridge, Lakewood Village, and DeMark Apartments

Chairperson Martinez called for a motion to approve Resolution HS-02: Authorization to Participate in the Formation of a Limited Liability Partnership related to the rehabilitation of Brookridge, Lakewood Village, and DeMark Apartments. Commissioner Stewart so moved. Commissioner Winship seconded the motion.

Executive Director Jim Stretz presented the resolution, which authorizes the establishment of a limited liability limited partnership for the purpose of acquiring, rehabilitating, and managing the three affordable housing communities. Under the structure, Housing Successes 501(c)(3) will serve initially as the general partner. Upon the admission of a limited partner (general investor), Housing Successes may then withdraw. This is the first formal step in the aggregated rehabilitation project. Associated costs will be eligible to be included in the project's basis, and prepare for the rehabilitation to be subsidized through low-income housing tax credits.

With no further discussion, a voice vote was taken with the following result:

	<i>In Favor</i>	<i>Opposed</i>	<i>Abstain</i>	<i>Absent</i>
<i>Commissioner Blaksley</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Commissioner Stewart</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Winship</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Vice Chairperson Walton</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Chairperson Martinez</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Resolution HS-02 was approved.

ADJOURNMENT

Having no further business to come before the Board, Chairperson Martinez called for a motion to adjourn the Housing Successes Meeting. Commissioner Stewart so moved. Commissioner Walton seconded the motion. With all in favor and none opposed, the meeting was adjourned at 5:22 PM

