



BOARD OF COMMISSIONERS MEETING MINUTES

SPECIAL SESSION FRIDAY, NOVEMBER 21, 2025

The Commissioners of the Housing Authority of the City of Tacoma met in Special Session via Zoom, on Friday, November 21, 2025, at 12:00 pm to review the performance of a public employee.

1. CALL TO ORDER

Chair Rumbaugh called the meeting of the Board of Commissioners of the Housing Authority of the City of Tacoma (THA) to order at 12:02 pm.

2. ROLL CALL

Upon roll call, those present and absent were as follows:

PRESENT	ABSENT
COMMISSIONERS	
Chair Stanley Rumbaugh	
Vice Chair Minh-Anh Hodge	
Commissioner Derek Young	
	Commissioner Athena Dunn
STAFF	
April Black, Executive Director	Aley Thompson, Deputy Executive Director
Sha Peterson, Records and Public Disclosure Manager	
Woodson Baldwin, IT Support Supervisor	
	Amber Prentice, Rental Assistance Director
	Caroline Cabellon, Interim Director for Client Support and Empowerment
	Ken Short, Asset Management and Real Estate Development Director
	Lauren Kirigin, Senior General Counsel
	Lynette Scott, Human Resources Director
	Marquis Jenkins, Property Management Director
	Nando Ruiz, Associate Director of Rental Assistance
Priya Saxena, Strategic Initiatives Director	
Richard Deitz, Finance Director	
	William Morse, Director/CIO

Chair Rumbaugh declared there was a quorum present at 12:03 pm and proceeded.

3. NEW BUSINESS

3.1 2025-11-121 (1) APPROVAL TO USE THA FUNDS TO RETIRE SALISHAN 5 DEBT

In August, staff asked the Board to approve refinancing Section 32 funds, which are proceeds from selling lots at Salishan. Using these funds would help the property pay off interest on its debt and boost cash flow. Vice Chair Hodge wanted to know what other uses were permitted for these funds. Executive Director Black clarified that Section 32 funds can currently be used only for properties with Section 8 support or project-based funding; at present, they can't be used for anything else.

A RESOLUTION of the Board of Commissioners of the Housing Authority of the City of Tacoma

WHEREAS, Salishan Five LLC has a loan with Citicorp in excess of \$1 million that is maturing December 1, 2025; and

WHEREAS, THA is the managing member of Salishan Five, LLC; and

WHEREAS, it is in THA's interest to retire the debt with Citicorp by funding to the property a loan, grant, or equity investment of Section 32 proceeds or other THA dollars; and

WHEREAS, THA is authorized to "consent to any modification with respect to ... payment of any installment of principal or interest security, or any other term of any ... agreement of any kind to which the authority is a party." RCW 35.82.070(5); and

WHEREAS, 24 CFR 906.31(a) authorizes PHAs to use Section 32 funds, "for purposes relating to low-income housing and in accordance with its PHA plan"; and

WHEREAS, the purpose of using Section 32 funds to retire the debt is related to low-income housing as defined 24 CFR 906.2; and

WHEREAS, this use of funds is covered in THA's 2025 MTW Plan strategic goals to "Invest in Housing Stability and Community Vitality" and "Enhance our Financial Resilience and Sustainability"; now, therefore, be it

Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington that:

To approve the use of THA funds to retire Salishan Five, LLC debt.

Commissioner Young motioned to approve the resolution. Vice Chair Hodge seconded the motion.

Upon roll call, the vote was as follows:

AYES:	3
NAYS:	0

Abstain: 0
Absent: 1

Motion approved: November 21, 2025

Stanley Rumbaugh, Chair

4. ADJOURNMENT

There being no further business to conduct, the meeting ended at 12:10 pm.

APPROVED AS CORRECT

Adopted: December 10, 2025


Stanley Rumbaugh, Chair