



PIERCE COUNTY HOUSING AUTHORITY

11515 CANYON ROAD EAST, PUYALLUP, WA 98373 | 253-620-5400

SPECIAL MEETING AGENDA

JUNE 4TH, 2025 – 3:30 PM

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

ROLL CALL

REGULAR MEETING AGENDA	2
PUBLIC COMMENT (5 MINUTES PER SPEAKER)	

OLD BUSINESS	3
MINUTES FROM THE MARCH 25 TH , 2025, SPECIAL MEETING	4
MINUTES FROM THE APRIL 30 TH , 2025, REGULAR MEETING	5
APRIL 2025 CASH DISBURSEMENTS & CHECK REGISTER	10

OPENING DOORS	48
3:35 PCHA PRESENTATION: PARTICIPANT HOUSING MOBILITY SURVEY AND REPORT	49

NEW BUSINESS	68
4:00PM BRAUNER & CO. PRESENTATION	
RESOLUTION 1967: LAKEWOOD VILLAGE, DEMARK, AND BROOKRIDGE PROJECTS	69
RESOLUTION 1968: CAPITAL FUND FOR LIPH	78
RESOLUTION 1969: ISSUANCE OF REVENUE BOND (HIDDEN FIRS APATMENTS)	80

EXECUTIVE REPORT & DIVISION UPDATES	95
AFFORDABLE HOUSING DIVISION REPORT	96
FINANCE REPORT	99
HUMAN RESOURCES REPORT	141
MAINTENANCE DIVISION REPORT	143
POLICY AND STRATEGY REPORT	144
PROJECT MANAGEMENT DIVISION REPORT	148
DEPUTY EXECUTIVE DIRECTOR REPORT	150
FAMILY SELF-SUFFICIENCY (FSS) QUARTERLY REPORT	155
TWO YEAR TOOL	156

COMMISSIONERS CORNER

EXECUTIVE SESSION (IF APPLICABLE)

The Board may hold an executive session for purposes allowed under the Open Public Meetings Act.

Legal purposes include: to consider acquisition or sale of real estate; to review negotiations of publicly bid contracts; to receive and evaluate complaints or charges brought against a public officer or employee; to evaluate the qualifications of an applicant for public employment; to review the performance of a public employee; and to discuss with legal counsel matters relating to agency enforcement actions, litigation, or potential litigation. Before convening in executive session, the Board Chair will publicly announce the purpose for the executive session and the time when the executive session is expected to conclude.

Under RCW 42.30.110, an executive session may be held for the purpose of receiving and evaluating complaints against or reviewing the qualifications of an applicant for public employment or reviewing the performance of a public employee, consultation with legal counsel regarding agency enforcement actions, or actual or potential agency litigation; considering the sale or acquisition of real estate; and/or reviewing professional negotiations.

ADJOURNMENT