



PIERCE COUNTY HOUSING AUTHORITY

603 South Polk Street, Tacoma, WA 98444 | 253-620-5400

PCHA BOARD RETREAT AGENDA

Friday, February 9th – Saturday, February 10th, 2024

OVERARCHING GOALS

- PCHA Board of Commissioners give feedback in pursuit of creating a framework for exploring and evaluating future development opportunities to be presented at the next Board Meeting.
 - Rubric Created for Measuring Prospective Opportunities includes:
 - MISSION PRIORITIES
 - CONDITION & FINANCES
 - DEVELOPMENT CAPACITY
 - PCHA Board feels confident in their understanding of the repositioning & development process and in making decisions about acquisition and development.
 - Staff understand the priorities of the Board of Commissioners when seeking acquisition/development opportunities.
 - Staff can communicate relative advantages and disadvantages of possible sites in a standardized format.
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DAY ONE: ESTABLISHING THE FRAMEWORK

9:00 – 9:15

Led by Riley Guerrero

Reintroduction – Staff, Commissioners, PCHA Ops

9:15 – 9:20

Led by Riley Guerrero

Brief introduction to the Intent of the 2024 PCHA Board Retreat and Agenda

9:20 – 10:00

Led by Riley Guerrero

Review of 2023 Board Retreat

10:00 – 11:00

Led by Greg Byrne

Disposition Financing and Subsidy Options

11:00 – 12:00

WORKSHOP #1 – Part 1

First Task: Ranked Priority List

- What priorities as discussed in 2023 are the most important?
- Are there any additional priorities that need to be considered?
- What weight do these priorities have against one another? Are all equal?

12:00 – 1:00

LUNCH

1:00 – 2:00

WORKSHOP #1 – Part 2

Ranked Mission Priorities

- What priorities as discussed in 2023 are the most important?
- Are there any additional priorities that need to be considered?
- What weight do these priorities have against one another? Are all equal?

2:00 – 2:30

Led by Jim Stretz & Tammy Moter

Review of PCHA Financial Position and Intentions

2:30 – 4:30

WORKSHOP #2

Conditions and Finances Assessment

- How do we approach the finances of a possible deal?
- What is our ideal operating condition?
- How can we evaluate a property's financial picture under our methods?
- What subsidies are appropriate for different properties?

4:30 – 5:00

WORKSHOP #3

Development Capacity

- What is our overarching development strategy as an organization?
- How much is too much? How little is too little?
- What potential impact does this strategy have on our non-development programs?

5:00 – 6:00

DINNER

End of Day One

DAY TWO: 56-UNIT ACQUISITION AND THE WAREHOUSE

8:00 – 9:00

BREAKFAST

9:00 – 9:30

Led by Riley Guerrero and Sean McKenna

Warehouse Reintroduction

Possible Operating Pro Forma

- **Possible Capital stack**

9:30 – 12:00

WORKSHOP #4

Warehouse Development Mock-Up

12:00 – 1:00

LUNCH (Working if Desired)

1:00 – 1:30

Led By Riley Guerrero and Sean McKenna

56 Unit Acquisition Reintroduction

1:30 – 3:00

WORKSHOP #5

56-Unit Acquisition Mock Pro Forma

End of Day Two