

AGENDA
BOISE CITY/ADA COUNTY HOUSING AUTHORITY, SHORELINE PLAZA, INC.
& AFFORDABLE HOUSING SOLUTIONS, INC.
COMMISSIONERS

May 10, 2017 @ 4:00 p.m. – Housing Authority-3rd Floor Board Room
1276 River Street, Suite 300, Boise, Idaho

CALL TO ORDER

ROLL CALL

CONSENT AGENDA

- I. Regular Meeting Minutes of April 12, 2017 – BCACHA**
- II. Financial Statements**
 - a. Thru the Period Ended February 28, 2017**
 - b. Thru the Period Ended March 31, 2017**
- III. Bills and Communications**
 - a. SPC Grant Agreement 2016**
 - b. CHOIS Grant Agreement 2016**

OLD BUSINESS

- I. Chairman's Report**
- II. Executive Director's Report**
- III. Request for pre-development funding for the Sandhill Crane development by \$25,000 – Bob Reed, Development Director**
- IV. Discussion on the funding structure for the Moore Street/Sandhill Crane development – Bob Reed**

NEW BUSINESS (ACTION)

EXECUTIVE SESSION

Per Idaho Code § 74-206 (1) (c) (d) (f)

**BOISE CITY/ADA COUNTY HOUSING AUTHORITY &
AFFORDABLE HOUSING SOLUTIONS, INC.**

MEETING OF THE BOARD OF COMMISSIONERS

May 10, 2017, 4:00 p.m.

CALL TO ORDER

Chairman Foltman convened the meeting with a quorum at 4:03 p.m. The meeting was held at the Boise City/Ada County Housing Authority Board Room, 1276 W River Street, Boise ID 83702.

ROLL CALL

Commissioners present: Chairman Foltman, Vice Chairman Rock, Commissioner Legarreta, Commissioner Ashton, and Commissioner Guglielmetti

Commissioners absent: Commissioner Machacek, Commissioner Fitzgerald, Student Commissioners Xu and Ernst

Agency staff members and other attendees were: Executive Director Deanna Watson, Deputy City Attorney Rob McQuade, Ada County Prosecuting Attorney Ted Argyle, Finance Director Diana Meo, Housing Programs Director Jillian Patterson, and Development Director Bob Reed

CONSENT AGENDA

Director Watson explained that the Agreement for Real Estate Services was reviewed by the legal department at the Ada County Prosecutor's Office. It was released as approvable and received by Housing Authority staff on May 9. Director Watson requested permission to place the item on the agenda so that the Board could act on it at the May meeting rather than at a special meeting or the June meeting.

A motion was made by Commissioner Legarreta to amend the agenda to add the Contract for Real Estate services with Jay Story. Commissioner Guglielmetti seconded. The motion passed unanimously by a voice vote.

I. Regular Board Minutes, April 12, 2017: Boise City/Ada County Housing Authority & Affordable Housing Solutions, Inc.

A motion was made by Commissioner Ashton to approve the regular meeting minutes of April 12, 2017. Vice Chairman Rock seconded. The motion passed unanimously by a voice vote.

II. Financial Statements:

- a. Finance Director Meo presented Financial Statements for periods ended February 28, 2017

A motion was made by Vice Chairman Rock to approve the Financial Statements for the period ended February 28, 2017. Commissioner Legarreta seconded the motion. The motion passed by unanimous voice vote.

- b. Finance Director Meo presented Financial Statements for periods ended March 31, 2017

A motion was made by Commissioner Ashton to approve the Financial Statements for the period ended March 31, 2017. Commissioner Legarreta seconded the motion. The motion passed by unanimous voice vote.

III. Bills and Communication

Director Watson reviewed several pieces of communication:

Grant renewal documents were received from HUD for the CHOIS and Shelter Plus Care programs. In addition, she distributed the leasing worksheets from the occupancy departments.

OLD BUSINESS

I. Chairman's Report:

Chairman Foltman did not attend the meeting with the Mayor. He asked Commissioner Rock to give his impressions.

II. Executive Director's Report:

Meeting with the Mayor: Director Watson referenced the update she had sent to the Board on May 9, 2017. In the update she had included two documents that were presented at the meeting with the Mayor and his staff. The first document shows the trend in affordable housing Federal funding over the past several years. The second was a comparison between the CCDC (Capital City Development Corporation) and BCHA. The Mayor and City Council are very familiar with the workings of CCDC. Director Watson felt it would help them to understand the Housing Authority if the statutory similarities of the two organizations were highlighted. Director Watson said she and staff left the meeting feeling that there was a better understanding of how the Housing Authority works.

Commissioner Rock commented that the comparison between the Housing Authority and CCDC was an eye opener as to the similarities. Commissioner Rock said he came

away from the meeting with the feeling that the City would like to have additional meetings. He also thought it would be of benefit to have some of the City staff come to a Board meeting. Commissioner Legarreta asked if there was anything specific the City had requested from the Housing authority. Director Watson said they are interested in ways we can be involved in financing affordable housing. There was discussion regarding CCDC's capacity with bonds and the Housing Authority's ability to fill the void.

Real Estate Agent, Jay Story: Director Watson and senior staff met with Jay Story on Tuesday, May 9, 2017. Mr. Story updated staff on the timeline for sale of River Plaza, pricing for the sale and also presented information on several properties currently on the market. Director Watson also met with Colliers to explain reasons for the decision to use Jay Story.

Point In Time Count: Director Watson explained the drastic change in the Point In Time Count (Homeless). Interfaith Sanctuary was not entering information directly into the HMIS system. They were under the impression that the system they had been using was sufficient to track any necessary information and did not realize HMIS captures more information. The former director at Interfaith Sanctuary has left and there are now two individuals working in different capacities. One works on outside funding and the other works on operations. Because Interfaith Sanctuary had made the decision a few months ago to quit accepting Federal funds, they did not see a reason to enter HMIS data. HUD will see the increase in numbers of the Point In Time count and question the increase. When they contribute money to an area, they expect to see a drop in homelessness in the area.

The Rescue Mission does not enter information in HMIS. Director Bill Roscoe believes the programs run by the Mission get clients stabilized. He believes the work they perform exceeds efforts of others in the homeless community. However, he is starting to receive feedback from those that fund the Rescue Mission. Some of those grantors may require entry in the HMIS system in order to receive their funds.

NEW BUSINESS

Development Director Reed presented a handout on the preliminary structure for the Sandhill Crane Apartment development. He explained the change in administration has changed the incentive for tax credits. There has also been an issue with property lines. Due to these two complications, he is moving toward an August tax credit application. He explained some of the studies have expired. He will also need to update the appraised value of the property. In addition, there will be an application fee when submitting the tax credit application to IHFA. There may also be the need for an attorney to represent the Housing Authority if another public hearing is required due to the change in boundary lines. He requested an additional \$25,000 for development costs.

A motion was made by Commissioner Guglielmetti to approve an additional \$25,000 in development expenditures for Sandhill Crane Apartments. Vice Chairman Rock seconded the motion. The motion passed unanimously by a voice vote.

Development Director Reed gave further explanation of sources of funding he had applied for. He was denied by both Wells Fargo and the Federal Home Bank. Because of the lack of soft money he has been able to secure, the Housing Authority will need to loan the General Partnership of Sandhill Crane approximately \$550,000.

A motion was made by Commissioner Guglielmetti to add to the June agenda a request for soft funding for the Sandhill Crane Apartments. She requested a sample LOI to be sent in the Board packets for the Board's review prior to the June meeting. Vice Chairman Rock seconded the motion. The motion passed unanimously by a voice vote.

Director Watson presented the Contract for Real Estate services with Jay Story for the Board's review and approval. She explained the contract had been reviewed by the County Attorney's office and the content and form were acceptable.

A motion was made by Vice Chairman Rock to approve the Real Estate services contract and to designate Chairman Foltman to sign the Real Estate services contract. Commissioner Ashton seconded the motion. The motion passed unanimously by a voice vote.

EXECUTIVE SESSION

A motion was made by Commissioner Guglielmetti to enter in to Executive Session at 5:30 p.m. per Idaho Code § 74-206 (1) (c) (d) and (f) to communicate with legal counsel for BCACHA to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. Commissioner Legarreta seconded.

At 5:30 p.m. a roll call vote was taken:

Chairman Foltman Aye
Vice Commissioner Rock Aye
Commissioner Legarreta Aye
Commissioner Ashton Aye
Commissioner Guglielmetti Aye

EXECUTIVE SESSION ADJOURNMENT

A motion was made by Vice Chairman Rock to adjourn executive session at 6:00 p.m. and return to the public meeting. Commissioner Ashton seconded the motion.

A roll call vote was taken

Chairman Foltman Aye
Vice Commissioner Rock Aye
Commissioner Legarreta Aye
Commissioner Ashton Aye
Commissioner Guglielmetti Aye

REGULAR MEETING ADJOURNMENT

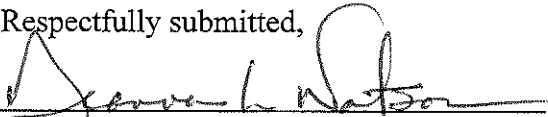
There being no further business to come before the Board, a motion was made by Commissioner Ashton to adjourn the meeting.

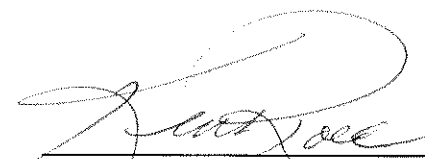
Commissioner Guglielmetti seconded the motion.

All said Aye. The motion carried unanimously.

The meeting was adjourned at 6:00 p.m.

Respectfully submitted,


Deanna L. Watson, Executive Director


Brad Foltman, Chairman

Kent Rock, Vice Chairman 