

AGENDA

**BOISE CITY HOUSING AUTHORITY COMMISSIONERS
ADA COUNTY HOUSING AUTHORITY COMMISSIONERS
SHORELINE PLAZA, INC. DIRECTORS
AFFORDABLE HOUSING SOLUTIONS, INC. DIRECTORS**

**October 10, 2018 @ 4:00 p.m. – Housing Authority-3rd Floor Board Room
1276 River Street, Suite 300, Boise, Idaho**

CALL TO ORDER

ROLL CALL

EXECUTIVE SESSION Per Idaho Code § 74-206 (1) (f): To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

CONSENT AGENDA (ACTION ITEM)

- I. Approval of Minutes:
Meeting of the Board of Commissioners of September 12, 2018 – BCACHA**
- II. Financial Statements:
Thru the Period Ended August 31, 2018**

REPORTS

- I. Chairman's Report**
- II. Executive Director's Report**
- III. Report on Properties**
- IV. Report on Programs
Boise City's Efforts to Grow Our Housing (AnaMarie Guiles)**

OLD BUSINESS

- I. Orchard Street Property Update**
- II. Consideration by BCHA for Amended and Restated Cooperation Agreement Between the Ada County Housing Authority and the Boise City Housing Authority (Contract for Services) (ACTION ITEM)**
- III. Consideration by ACHA for Amended and Restated Cooperation Agreement Between the Ada County Housing Authority and the Boise City Housing Authority (Contract for Services) (ACTION ITEM)**

- IV. Consideration of BCHA Resolution No. 523 – A Resolution of the Board of Commissioners of the Boise City Housing Authority Authorizing Acceptance and Recording of Corrective Special Corporate Warranty Deed for Moore Street Property (ACTION ITEM)**

- V. Consideration of Shoreline Plaza, Inc. Resolution No. 53 – A Resolution of the Board of Directors of Shoreline Plaza, Inc. Authorizing Execution of a Corrective Special Corporate Warranty Deed for Moore Street Property (ACTION ITEM)**

NEW BUSINESS

- I. Consideration of BCHA Resolution No. 522 Resolution Approving the Housing Choice Voucher (HCV) Administrative Plan Revisions (ACTION ITEM)**

- II. Consideration of ACHA Resolution No. 320 Resolution Approving the Housing choice Voucher (HCV) Administrative Plan Revisions (ACTION ITEM)**

ADJOURNMENT

**BOISE CITY HOUSING AUTHORITY,
ADA COUNTY HOUSING AUTHORITY,
SHORELINE INC. AND
AFFORDABLE HOUSING SOLUTIONS, INC.**

**MEETING OF THE BOARD OF COMMISSIONERS
October 10, 2018**

TIME AND PLACE OF MEETING

Vice Chairman Kent Rock called the meeting to order at 4:10 p.m. on Wednesday, October 10, 2018. The meeting was held at the Boise City/Ada County Housing Authority Board Room, 1276 River Street, Boise, ID 83702.

ROLL CALL

Commissioners Present: Vice Chairman Kent Rock, Commissioner Yvette Ashton, Commissioner Gary Machacek, Commissioner Miguel Legarreta, Commissioner Jennifer Seamons, Ex-Officio Commissioner Elaine Clegg, Student Commissioner Maggie Schultz, and Student Commissioner Garrett Richardson

Commissioners Absent: Chairman Raquel Guglielmetti, Commissioner Shellan Rodriguez

Others Present: Executive Director Deanna Watson, Senior Manager of Housing & Community Development at Boise City AnaMarie Guiles, Boise Deputy City Attorney Rob McQuade, Ada County Deputy Attorney Ammon Taylor, Development Director Bob Reed, Housing Programs Director Jillian Patterson, Finance Director Diana Meo, Senior Staff Accountant Annette Sampson, Executive Assistant Ann Upchurch

EXECUTIVE SESSION

At 4:10 p.m., Commissioner Ashton moved to enter Executive Session per Idaho Code § 74-206 (1) (f): To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated; and that the vote be by roll call. Commissioner Machacek seconded the motion.

Vice Chairman Rock	Aye
Commissioner Ashton	Aye
Commissioner Legarreta	Aye
Commissioner Machacek	Aye
Commissioner Seamons	Aye

The motion passed by roll call vote.

The Executive Session was adjourned at 4:20 p.m.

CONSENT AGENDA

Commissioner Machacek moved to approve the Consent Agenda. Commissioner Ashton seconded. The motion passed unanimously by a voice vote.

REPORTS

I. Chairman's Report

There was no Chairman's report this month.

II. Executive Director's Report

Auditors from Eide Bailly are currently on-site and both Director Watson and Vice Chairman Rock have met with them regarding standard questions.

Author Matthew Desmond was in Boise this week and spoke Tuesday night to a full house at the Morrison Center. Several of our staff attended. He spoke about the value of housing programs with real-life examples and data.

On September 28, President Trump signed into law a spending bill that will provide funding for HUD programs at least until December.

I. Report on Properties

An update on the Orchard Street property will follow in Old Business.

II. Report of Programs

AnaMarie Guiles, Senior Manager with Housing & Community Development for Boise City, spoke and gave a slide presentation on "Housing Strategies: Session 3: Boise's Strategies and Goals." Discussion followed and included ideas where the Housing Authority can help and be involved in the processes. Of interest is the HA's ability to issue bonds for affordable housing development, and to work with the City to create a common tenant application process. Vice Chairman Rock and Commissioner Machacek stressed the need to continue to work to keep affordable housing intermixed with market rent housing and not have it isolated to one area of the city. Ideally, no one should be able to tell the difference between a market-rate unit and an affordable-rate unit. Student Commissioner Schultz mentioned that she is familiar with young people who live in more affluent communities and who lack understanding of the challenges faced by those who are less affluent. She said that it is important to have a mix of housing in surrounding communities since it will affect future generations.

OLD BUSINESS

I. Orchard Street Property

Director Watson stated that four bids were received for the rehab of the new office building. All four bids came under what had been anticipated. There are some questions and concerns to work out and, once a recommendation is made, there will need to be a special meeting of the Board to approve the contractor.

II. Consideration by BCHA for Amended and Restated Cooperation Agreement Between the Ada County Housing Authority and the Boise City Housing Authority (Contract for Services)

Boise City Attorney Rob McQuade and Ada County Deputy Attorney Ammon Taylor gave the background regarding the original 1976 Cooperation Agreement between BCHA and ACHA. It has been noted that things have changed considerably since 1976, and yet this document had not been restated and updated. Most of the changes are reflected in Exhibit B, which specifies programs in Ada County, for which ACHA reimburses BCHA for administrative services.

Commissioner Machacek moved to approve the Amended and Restated Cooperation Agreement between the Ada County Housing Authority and the Boise City Housing Authority (contract for services) on behalf of BCHA and that Vice Chairman Rock have the authority to sign. Commissioner Legarreta seconded. The motion passed unanimously by a voice vote.

III. Consideration by ACHA for Amended and Restated Cooperation Agreement Between The Ada County Housing Authority and the Boise City Housing Authority (Contract for Services)

Commissioner Machacek moved to approve the Amended and Restated Cooperation Agreement between the Ada County Housing Authority and the Boise City Housing Authority (contract for services) on behalf of ACHA and that Vice Chairman Rock have the authority to sign. Commissioner Legarreta seconded. The motion passed unanimously by a voice vote.

IV. Consideration of BCHA Resolution No. 523 – a Resolution of the Board of Commissioners of the Boise City Housing Authority Authorizing Acceptance and Recording of Corrective Special Corporate Warranty Deed for Moore Street Property

Commissioner Ashton moved to approve BCHA Resolution No. 523. Commissioner Seamons seconded the motion. The motion passed unanimously by a voice vote.

V. Consideration of Shoreline Plaza, Inc. Resolution No. 53 – A Resolution of the Board of Directors of Shoreline Plaza, Inc., Authorizing Execution of a Corrective Special Corporate Warranty Deed for Moore Street Property

Director Ashton moved to approve Shoreline Plaza, Inc. Resolution No. 53. Director Seamons seconded the motion. The motion passed unanimously by a voice vote.

NEW BUSINESS

I. Consideration of BCHA Resolution No. 522 – Resolution Approving the Housing Choice Voucher (HCV) Administrative Plan Revisions

Housing Programs Director Jillian Patterson gave the background on these two resolutions. Board approval is needed when there are major revisions to the administrative plan. In this case, the revisions reflect the designation of project based vouchers for the New Path Community Housing project and the addition of recently awarded mainstream vouchers.

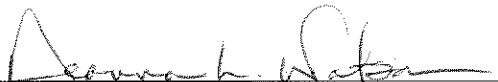
Commissioner Machacek moved to approve BCHA Resolution No. 522. Commissioner Ashton seconded the motion. The motion passed unanimously by a voice vote.

II. Consideration of ACHA Resolution No. 320 – Resolution Approving the Housing Choice Voucher (HCV) Administrative Plan Revisions

Commissioner Machacek moved to approve ACHA Resolution No. 320. Commissioner Ashton seconded the motion. The motion passed unanimously by a voice vote.

At 5:21 p.m., there being no further business, the meeting was adjourned.

Respectfully submitted,


Deanna L. Watson, Executive Director


Kent Rock, Vice Chairman