

## **AGENDA**

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

### **SPECIAL MEETING OF THE BOARD OF COMMISSIONERS AND DIRECTORS**

**Monday, July 1, 2019; 9:00 A.M. – Housing Authority Board Room  
1001 S Orchard Street, Boise Idaho**

**CALL TO ORDER**

**ROLL CALL**

**AGENDA**

- I. MOORE STREET SITE: To consider recommendation of Staff on disposition of property. (ACTION ITEM)**

**ADJOURNMENT**

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

**SPECIAL MEETING OF THE BOARD OF  
COMMISSIONERS AND DIRECTORS**

**July 1, 2019**

**TIME AND PLACE OF MEETING**

Chairman Raquel Guglielmetti called the meeting to order at 9:02 a.m. on Monday, July 1, 2019. The meeting was held at the Boise City/Ada County Housing Authorities Board Room, 1001 S Orchard Street, Boise, Idaho.

**ROLL CALL**

**Commissioners Present:** Chairman Raquel Guglielmetti, Vice Chairman Kent Rock, Commissioner Gary Machacek, Commissioner Shellan Rodriguez, Commissioner April Durrant, Commissioner Yvette Ashton, Commissioner Jennifer Seamons.

**Commissioners Absent:** Ex-Officio Commissioner Elaine Clegg

**Others Present:** Executive Director Deanna Watson, Ada County Deputy Attorney Steve Rutherford, Boise City Deputy Attorney Christine Starr, Development Director Bob Reed, Finance Director Diana Meo, Executive Assistant Ann Upchurch

**AGENDA**

**I. Moore Street Site: To consider recommendation of Staff on disposition of property.**

Chairman Raquel Guglielmetti asked Development Director Bob Reed and Finance Director Diana Meo to give a brief history and review of the staff recommendation regarding the disposition of the Moore Street property.

Ms. Meo explained that the purpose of her memo as provided in the Board packet regarding unrestricted cash is to describe cash that the agency has on hand, cash that is not restricted for specific HUD programs, or for spending restrictions within programs. There were no questions for Diana and it was suggested that an annual update on this report would be helpful to the Board.

Mr. Reed reviewed the history of the property and the two attempts to receive Low Income Housing Tax Credit allocations. His recommendation is for the agency to sell the property, as most of all the other options require the receipt of tax credits, or the input of a sizeable cash contribution from the agency. By selling the property, it is the belief of staff that the proceeds would be available for other sites or projects that are being discussed during the current strategic planning process.

Commissioner Durrant mentioned that, as a new commissioner, she does not have the background or history of the property. But she had visited the site and was concerned about access, noting that it looked difficult to develop with power lines, trees and access. She is concerned about having to tap into all or most of the unrestricted funds if development required financing structures other than a LIHTC allocation. She is not in favor of leaving the agency cash poor and favors selling the property.

Commissioner Machacek also stated that he felt it was more feasible to sell the property and to look at other properties and options for the funds.

Commissioner Seamons asked if it is one of the goals of the agency to develop new affordable housing. Executive Director Deanna Watson stated that this is one of the roles of the housing authority, something that the agency has done in the past. The property was originally acquired with a partner in anticipation of such a development. Obstacles have prevented the site's development at many stages.

Ms. Guglielmetti mentioned to the Board that everyone will be contacted for an interview with Beth Geagan, our facilitator for the strategic planning process. She will want to know the position that commissioners hold on the importance of developing affordable housing. There is the general concept that this is needed, but not necessarily in the way of the Moore Street model. Perhaps there is an opportunity to build on the site by Allumbaugh House, or to find property not necessarily in the Boise City limits. Garden City, perhaps, is an option, or possibly purchasing distressed properties and renovating them for affordable housing. She and Ms. Watson stressed that the proceeds from the sale of the Moore Street property would not be lumped into unrestricted cash and whittled away, but would be set aside for future affordable housing development.

Discussion led to the timing of the recommendation to sell the property, and consensus was that the market is currently high and holds opportunity for a good return on investment.

Commissioner Kent Rock stated that he, too, had been opposed to selling the property, as it represented much in terms of agency time and resources. Lately, however, he has come to the opinion that now would be the best time to sell and to move on with the mission of developing affordable housing. Power lines, site issues, high development costs have made the proposed project less appealing and feasible.

Ms. Guglielmetti added that in attempts to make the Moore Street project work, the subcommittee began looking at developing market rent apartments that would then be available

to voucher holders. But it is not the agency's mission to develop market rent housing in order to make a development cash flow.

Commissioner Shellan Rodriguez asked if any offers on the property would come to the Board for approval. Ms. Guglielmetti affirmed that they would. Ms. Rodriguez asked if there is a plan for proceeds, should the sale go through. Ms. Guglielmetti stated that the Board cannot determine at this time what the money would be used for, but that the Board would approve any proposed project. Ms. Watson stated that having resources available and by the guidance of the Board, perhaps partnerships could be leveraged to expand the possibilities. Ms. Rodriguez said that if leveraging cash is the goal, she wonders why selling the property now, with so little cash invested in it, is the best plan. Why not leverage it by putting a request for deals and partnerships out to the community/public to see about developing no less than 50 units of affordable housing or some type of RFP along those lines? Mr. Machacek said that it was his understanding that the agency has already investigated those options. Ms. Rodriguez stated other options had not been requested in a formal way.

Commissioner Ashton acknowledged that with current market conditions the agency is in a good place to sell the property, just not to purchase new property. She spoke about her concerns that local citizens are being squeezed out of housing and that retiring "boomers" are unsure about their housing futures. She is also concerned about public opinion of the agency and how sitting on an asset such as the Moore Street property appears. The project seems to be "spinning like a hamster in a cage," and not a viable option for affordable housing development.

Ms. Seamons spoke about her concerns with the agency possibly expanding beyond the Boise city limits. Those who we serve need to be close to jobs, transportation and other services. It seems to her that Boise and Garden City are the target areas that encompasses these services. We may need to look at existing buildings that can be repurposed. As much as she would like to see something come of the Moore Street property, Idaho simply does not have great funding mechanisms that other states have. This has handicapped us in being able to capitalize or leverage resources that we might otherwise be able to do. She would be in favor of selling the property to redirect these resources.

Mr. Rock stated, as he did earlier, that although he likes the location of the Moore Street property, he feels that we have been fishing for a solution for so long, it is now time to "cut bait." He believes that now is a good time to sell since land value may take a downturn. If it is held in cash for a time, even if interest rates decline, the principle value received from the sale will remain.

Ms. Guglielmetti summarized thoughts from the commissioners that most feel now is time to attempt to sell the land, realizing that future use of the resulting cash is yet undetermined. She stressed that timing is good in the sense that the agency is entering into major strategic planning, where goals and priorities will be redefined and narrowed. She said it is not in our best interest to set a firm price today, without an updated appraisal or CMA. She would like the board to give Ms. Watson the authority to post a request for proposal (RFP) for broker services.

Discussion among the commissioners continued regarding the “optics” that new purchasers might bring depending on the final use of the property. The idea of retaining control on what would ultimately be built on the site was weighed against the responsibility to sell the property at its maximum value. Ultimately, all offers will be brought to the Board for discussion and approval. These are future concerns, but today the Board needs to provide direction regarding selling the property. Mr. Machacek said that any restrictions on future use of the site would lower the value of the sale and probably not be enforceable.

**Commissioner Seamons moved that the Board approve the sale of the Moore Street site, that they give Executive Director Deanna Watson the authority to issue an RFP for real estate broker services, that she bring back to the Board a recommendation for a real estate broker and a listing price, and that the vote be by roll call. Vice Chairman Rock seconded the motion.**

**Commissioner Rodriguez requested a friendly amendment to the motion to include Board review of the RFP before distribution, and that the RFP requests the submitters to include their experience with other housing authorities or similar agencies, their marketing strategies and marketing timeframe. Commissioners Seamons and Rock agreed to the friendly amendment.**

At 10:48 a.m., a roll-call vote was taken:

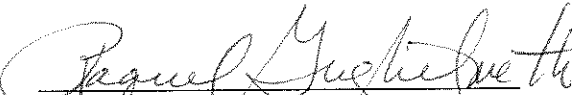
Chairman Guglielmetti	Aye
Vice Chairman Rock	Aye
Commissioner Machacek	Aye
Commissioner Rodriguez	Aye
Commissioner Durrant	Aye
Commissioner Ashton	Aye
Commissioner Seamons	Aye

**The motion, as amended, passed unanimously by roll call vote.**

There being no further business, the meeting was adjourned at 10:49 a.m.

Respectfully submitted,

  
Deanna L. Watson, Executive Director

  
Raquel Guglielmetti, Chairman