

AGENDA

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

ANNUAL MEETING OF THE BOARD OF COMMISSIONERS AND DIRECTORS
Wednesday, March 10 – 4:00 p.m.
Housing Authority Office – 1001 S. Orchard Street Boise, Idaho

I. ROLL CALL

II. CONSENT AGENDA (ACTION ITEM)

All items with an asterisk (*) are considered to be routine by the Board and will be enacted by one motion. There will be no separate discussion on these items unless a Board member or citizen so requests, in which case the item will be removed from the general order of business and considered in its normal sequence. The vote on the Consent Agenda will be by roll call vote.

A. Minutes, Resolutions and Routine Matters

- *1. Board of Commissioners Meeting Minutes, February 10, 2021 (ACTION ITEM)

III. REPORTS

- A. Chairman's Report
- B. Executive Director's Report
- C. Report on Properties
- D. Report on Programs

IV. UNFINISHED BUSINESS

- A. Emergency Rental Assistance Program (ERAP)
- B. Landlord Incentive Program Update
- C. Moore Street Update
- D. Galloway Litigation Update
- E. Strategic Plan Update

V. ADJOURNMENT

Related agenda documents are available for public review by visiting:
<https://bcacha.org/about/board-of-commissioners/>

Due to the COVID-19 Pandemic, BCACHA is providing public access to this board meeting via Zoom meeting:

When: Mar 10, 2021 04:00 PM Mountain Time (US and Canada)
Topic: BCACHA Board Meeting - March 10, 2021

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

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

March 10, 2021

TIME AND PLACE OF MEETING

Chairman Raquel Guglielmetti called the meeting to order at 4:05 p.m. on Wednesday, March 10, 2021. The meeting was held at the Boise City / Ada County Housing Authorities' Board Room, 1001 S Orchard Street, Boise, ID 83705, and also via Zoom link.

I. ROLL CALL

Commissioners Present: Chairman Raquel Guglielmetti, Vice Chairman Kent Rock

Commissioners Present via Zoom Conference: Commissioner Julianne Donnelly Tzul, Commissioner Shellan Rodriguez, Commissioner Jaime Hansen, Commissioner Jennifer Seamons, Ex-Officio Commissioner Elaine Clegg

Commissioners Absent: Commissioner Tiffany McKee

Others Present: Executive Director Deanna Watson, Ada County Deputy Attorney Ammon Taylor, Boise City Deputy Attorney Mary Grant (via Zoom), Boise City Deputy Attorney Tyler Powers (via Zoom), IT & Operations Administrator Ron Barstow, Housing Programs Director Jillian Patterson, Finance Director Diana Meo, Construction Manager Ben Duke, Public Housing Manager Donna DeThorne, and Executive Assistant Ann Upchurch

II. CONSENT AGENDA

Vice Chairman Rock moved that the board approve the Consent Agenda and that the vote be by roll call. Commissioner Hansen seconded the motion.

A roll call vote was taken.

Chairman Guglielmetti	Aye
Vice Chairman Rock	Aye
Commissioner Rodriguez	Aye
Commissioner Hansen	Aye
Commissioner Seamons	Aye
Commissioner Donnelly Tzul	Aye

The motion passed by roll call vote.

III. REPORTS

A. Chairman's Report

Chairman Guglielmetti asked that commissioners who wish to include something in the next month's agenda let her know before the first of that month.

She mentioned that the April's agenda will include a review of the audited financials by Eide Bailly, and board approval of them will be on May's agenda. She also stated that she will be not able to attend April's board meeting and that Vice Chairman Rock will chair the meeting.

B. Executive Director's Report

Executive Director Deanna Watson stated that her monthly report has just been completed and that it is uploaded onto the website for review. She updated the board on what we know regarding the recently proposed "American Rescue Plan," awaiting the President's signature. Highlights of the plan include more funding for affordable housing, one-time use vouchers for those most at risk of homelessness, and more funding for emergency rental assistance. Formulas for allocating funds to the states appear to be similar to previous formulas, with some adjustments for those populations at the very lowest income levels.

C. Report on Properties

Construction Manager Ben Duke reported that they have held the pre-bid conference for the Shoreline Plaza security camera project, with bids due on March 24. They are in the design stage of the Vine Terrace Apartments roof project with legal notices expected to be out next month.

D. Report on Programs

Programs Director Patterson did not have anything new to report that is not to be covered in later agenda items.

IV. UNFINISHED BUSINESS

A. Emergency Rental Assistance Program (ERAP)

Ms. Watson and Ms. Patterson shared the most current statistics on the progress of the Emergency Rental Assistance Program. Total rental assistance that has been distributed in Boise and Ada County is close to \$2.2M, with another nearly \$97,000 being paid for past due utilities. The agency has gone through dramatic transformation in order to meet this need including the hiring of 14 temporary staff positions. All of the agency's permanent employees are also shifting priorities to help with this program. The program was audited and reviewed last week by both City and County staff, reviewing policies and guidance. Currently, a new application is assigned for processing within 24 to 48 hours, with that staff member quickly communicating with both the applicant and the landlord. Commissioner Donnelly Tzul asked staff to consider providing graphs or other visuals of statistics and data points at future board meetings. She also presented a short video that the International Rescue Committee has produced for distribution, explaining the program in various languages.

B. Landlord Incentive Program Update

Ms. Patterson stated that the agency has been able to assist an additional 21 households due to this program since last month. She will provide more statistics at next month's board meeting.

C. Moore Street Update

Mr. Rock reviewed the progress of the development sub-committee and their meetings with potential developers for the property. One group, the Utah group, has decided to back out of consideration. The decision of the sub-committee is that they will draft a development plan and will meet again the week of March 22. This plan will help the board prioritize future development plans that come before the board, with staff recommendations.

D. Galloway Litigation Update

There was no update on the Galloway litigation.

E. Strategic Plan Update

Ms. Watson stated that there is no specific strategic plan update this month, other than she and Ms. Patterson have been expanding community outreach in terms of various interviews for local newspapers, radio and TV programs and community neighborhood associations.


V. ADJOURNMENT

At 4:55 p.m., there being no further business, the meeting was adjourned.

Documents provided as part of this meeting include:

Minutes – BCACHA Board Meeting February, 10 2021

Respectfully submitted,


Deanna L. Watson, Executive Director


Kent Rock, Vice Chairman