

AGENDA

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

MEETING OF THE BOARD OF COMMISSIONERS AND DIRECTORS
Wednesday, January 13, 2021 – 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, December 9, 2020 (ACTION ITEM)
- *2. Financial Statements for the Period Ended September 30, 2020 (ACTION ITEM)
- *3. Financial Statements for the Period Ending October 31, 2020 (ACTION ITEM)

III. REPORTS

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

IV. NEW BUSINESS

V. UNFINISHED BUSINESS

- A. New Path Update
- B. Valor Point Update
- C. CHOIS Program Housing Update
- D. Allumbaugh Housing Development Update
- E. Landlord Incentive Program Update
- F. Strategic Plan Update
- G. Galloway Litigation
- H. Moore Street Update (ACTION ITEM)

EXECUTIVE SESSION Per Idaho Code § 74-206 (1) (d) and (f): To consider records that are exempt from disclosure as provided in Chapter 1, Title 74, Idaho Code; 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.

Return to Open Meeting

I. Development Committee formation

VI. 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:

Zoom Board Meeting:

When: Jan 13, 2021 04:00 PM Mountain Time (US and Canada)

Topic: Boise City / Ada County Housing Authorities Board Meeting

Please click the link below to join the webinar:

<https://zoom.us/j/95583915677?pwd=ZTJGQkpnaWcwQnNwbWFXanhMdXRkZz09>

Passcode: 216787

Or iPhone one-tap :

US: +13462487799,,95583915677#,,,,*216787# or +16699006833,,95583915677#,,,,*216787#

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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
January 13, 2021**

TIME AND PLACE OF MEETING

Chairman Raquel Guglielmetti called the meeting to order at 4:05 p.m. on Wednesday, January 13, 2021. The meeting was held at the Boise City / Ada County Housing Authorities' Briefing 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, Commissioner Tiffany McKee

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

Others Present: Executive Director Deanna Watson, Ada County Deputy Attorney, Catie Freeman (via Zoom conference), Boise City Deputy City Attorney, Mary Grant, Boise City Deputy City Attorney Tyler Powers (via Zoom conference) IT & Operations Administrator Ron Barstow, Housing Programs Director Jillian Patterson, Finance Director Diana Meo, Public Housing Manager Donna DeThorne, Development Construction Manager Ben Duke, Senior Staff Accountant Annette Sampson (via zoom conference), and Executive Assistant Ann Upchurch

II. CONSENT AGENDA

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

A roll call vote was taken.

Chairman Guglielmetti	Aye
Vice Chairman Rock	Aye
Commissioner Rodriguez	Aye
Commissioner McKee	Aye
Commissioner Hansen	Aye
Commissioner Seamons	Aye
Commissioner Donnelly Tzul	Recused as she has just been appointed and did not attend the December meeting

The motion passed by roll-call vote.

III. REPORTS

A. Chairman's Report

Chairman Guglielmetti reintroduced Commissioner McKee, who was appointed in November 2020 and she introduced the newest commissioner, Julianne Donnelly Tzul, who was appointed in December 2020. Introductions of all commissioners and staff was conducted, for the benefit of our new commissioners.

Ms. Guglielmetti also reported that she and Deanna Watson had attended a virtual meeting with the new director of the Seattle Office of Public Housing for HUD's Region 10, Janice King-Dunbar. It was a very productive meeting and Ms. King-Dunbar mentioned that she would like to attend a BCACHA Board meeting sometime in the near future.

Ms. Guglielmetti asked board members to consider which sub-committee they would be interested in participating in. Currently, the strategic plan mentions an Audit and Finance committee, a Development committee and a Programs committee. Other committees may be determined in the future.

B. Executive Director's Report

Executive Director Watson gave a brief background on the Allumbaugh House (the area's sub-acute detox and mental health facility), for the benefit of the new commissioners. In addition to the agency managing the facility, it also owns adjacent land with current efforts to develop it into affordable housing, possibly as transitional housing for those coming out of programs at Allumbaugh House. She explained the "Joint Powers Entity" (JPE) of the Allumbaugh House and who the current members are, and the professional resource committee that handles the day-to-day operation of the facility. She said that on Thursday she will be meeting with city staff to discuss possible collaboration in the development of this land.

Commissioner Rodriguez requested that the board be provided a simple chart that could track the participation of JPE. Ms. Watson said that she will work on getting that information distributed to the board. Ms. Clegg mentioned that the city looks at the services of Allumbaugh House as being critical and that losing these services would have a negative domino effect on the community.

Ms. Watson said that both she and Ms. Patterson serve on the family homelessness initiative subcommittees, and that currently 25% of funding has been raised. On Sunday, Ms. Watson met with members of the LDS missionary community, specifically those who are tasked with helping provide services to people in need. They have identified affordable housing as the #1 priority, and transportation as #2.

Ms. Watson reported on the progress of two lawsuits that have been filed at the state legislature level regarding access to public hearings for those who may be concerned about their safety and health in the pandemic environment. She had signed on an initial letter of concern, but the agency has not signed onto the lawsuits.

Ms. Watson added that on the phone conversation with HUD Director, Janice King-Dunbar, she felt that there may be better coordination with Health and Welfare in applying for Family Unification Program vouchers. This program helps provide affordable housing to families whose children may be at risk for removal from the household due to housing instability. For the housing authority to apply for these vouchers, there needs to be a strong partnership with H&W as the referring agency.

Finally, Ms. Watson mentioned that the U.S. Treasury has recently approved a plan to release \$25 billion in emergency rental assistance. Local governments that serve a population of 200,000 or greater are able to apply to administer these funds. Both Ada County and the City of Boise have determined to apply and it is possible that the housing authority may help in the application and administration processes. This program would fit within the mission of the housing authority which already has processes in place for reporting, compliance with federal regulations, the privacy act and other considerations. Commissioner Donnelly-Tzul mentioned that she would be able to assist in language translation issues on communication pieces if needed.

C. Report on Properties

Development Construction Manager Ben Duke reported that there are no current rehabilitation projects at this time. There will be a roof replacement project at the Vine property in the spring and a tree removal project at the Liberty property. He gave a brief review of the completed Dorothy Street duplex remodel project.

D. Report of Programs

No reports were presented.

IV. NEW BUSINESS

No new business.

V. UNFINISHED BUSINESS

A. New Path Update

Ms. Watson reported that there is a meeting scheduled for 1/14/2021, so there is no new information to report today, other than that the units are all occupied and operating as expected.

B. Valor Pointe Update

This project is also operating well.

C. CHOIS Program Update

Ms. Patterson reported that four applications have been received for the CHOIS program, for housing at the Dorothy Street duplexes. She is working with case managers, and our own property management team to developing screening criteria with adjustments. The goal is to have most or all of the units occupied by February.

D. Allumbaugh Housing Development Update

This was previously discussed in the meeting.

E. Landlord Incentive Program

The landlord incentive program was launched on December 28, 2021 and is reporting some success. Efforts continue to get the word out to more landlords who may need the program to consider renting to tenants with Section 8 vouchers. Money for this program was provided by the CARES Act funding through HUD. Benefits to local landlords are significant, especially during the on-going pandemic. Tenants in the area continue to be challenged with loss of employment or hours of employment, making it difficult for them to maintain rent payments. Participants in the Section 8 program are able to reduce their portion of the rent when their income decreases, while the housing authority guarantees that landlords will be paid their contracted rents.

Commissioner Rodriguez asked that the board be provided a chart that would document the success of the program, a comparison of participating landlords from the past to present day. Having this information would help inform the board about possibly needing to adjust the program.

F. Strategic Plan Update

Ms. Watson stated that a more detailed update on the progress of the plan will be provided at the February meeting.

G. Galloway Litigation

The update on the Galloway litigation will be presented during the executive session.

H. Moore Street Update

An update on a proposed development on the Moore Street property will be discussed during the executive session.

At 5:35 p.m., Vice Chairman Rock moved that the board enter Executive Session pursuant to Idaho Code § 74-206 (1) (d) and (f): To consider records that are exempt from disclosure as provided in Chapter 1, Title 74, Idaho code; 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 Rodriguez seconded the motion.

A roll call vote was taken.

Chairman Guglielmetti	Aye
Vice Chairman Rock	Aye
Commissioner Rodriguez	Aye
Commissioner McKee	Aye
Commissioner Hansen	Aye

Commissioner Seamons Aye
Commissioner Donnelly Tzul Aye

The motion passed by roll-call vote.

At 6:00 p.m., Commissioner McKee moved that the board exit the Executive Session and return to the open meeting, and that the vote be by roll call. Vice Chairman Rock seconded the motion.

A roll call vote was taken.

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

The motion passed by roll-call vote.

I. Development Committee formation

After discussion by the board members of the next steps regarding the Moore Street property, including the Gardner proposal, it was decided that a development sub-committee should be formed in order to delve more deeply into the options. Vice Chairman Rock, Commissioner Rodriguez and Commissioner Seamons agreed to serve on the development sub-committee. Ms. Watson will also participate in the committee. Commissioner Donnelly-Tzul requested that a set of criterion be shared to the board on how the sub-committee might come to a recommendation.


VI. Adjournment

There being no other business, the meeting was adjourned at 6:20 p.m.

Documents provided as part of this meeting include:

**Minutes of December 9, 2020
Financial Statements September 2020
Financial Statements October 2020
Occupancy Trends December 2020**

Respectfully submitted,


Deanna L. Watson, Executive Director


Raquel Guglielmetti, Chairman