

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, December 14, 2022 – 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, November 9, 2022 (ACTION ITEM)

III. 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. The mere presence of legal counsel at an executive session does not satisfy this requirement.

IV. REPORTS

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

V. BUSINESS

- A. Staff Presentation – Idaho State Statutes Governing Housing Authorities (Deanna Watson)
- B. Capital Fund Program Obligation Extension Request (ACTION ITEM)
- C. Emergency Rental Assistance Program Update

D. Moore Street Property Update

VI. ADJOURNMENT

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

Limited seating is available at Boise City / Ada County Housing Authorities. Virtual attendance is strongly encouraged by joining through the Zoom link below:

You are invited to a Zoom webinar.

When: Dec 14, 2022 04:00 PM Mountain Time (US and Canada)

Topic: BCACHA December 2022 Board Meeting

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/83241223862?pwd=UHNjMHZRTGVNNFdBVHFhS0dKcGFvQT09>

Passcode: 558614

Or One tap mobile :

US: +16699006833,,83241223862#,,,,*558614# or
+17193594580,,83241223862#,,,,*558614#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1
346 248 7799 or +1 669 444 9171 or +1 507 473 4847 or +1 564 217 2000 or +1 646 931 3860
or +1 689 278 1000 or +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205
3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053

Webinar ID: 832 4122 3862

Passcode: 558614

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

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

December 14, 2022

TIME AND PLACE OF MEETING:

Vice Chairman Katie Vila called the meeting to order at 4:05 p.m., on Wednesday, December 14, 2022. The meeting was held at the Boise City / Ada County Housing Authorities' Board Room, 1001 S Orchard Street, Boise ID 83705, and via Zoom link.

I. ROLL CALL

Commissioners Present: Vice Chairman Katie Vila, Commissioner Amanda Ryan, Commissioner Tim Flaherty

Commissioners Present via Zoom: Commissioner Paige Oeding

Commissioners Absent: Chairman Julianne Donnelly Tzul, Commissioner Kent Rock, Commissioner Tiffany McKee, Ex-Officio Commissioner Elaine Clegg

Others Present – in person and via Zoom: Executive Director Deanna Watson, Ada County Deputy Attorneys Ammon Taylor and Nichole Solberg, Boise City Deputy Attorney Tyler Powers, IT & Operations Administrator Ron Barstow, Deputy Director Jillian Patterson, Finance Director Diana Meo, Housing Operations Manager Donna DeThorne, Maintenance and Modernization Manager Marissa Henderson, Hawley Troxell Attorneys John A. Bailey and Julian Gabiola (entered at 4:40 p.m.), and Executive Assistant Ann Upchurch

II. CONSENT AGENDA

Commissioner Flaherty moved that the board approve the Consent Agenda and that the vote be by roll call. Commissioner Ryan seconded the motion.

A roll call vote was taken.

Vice Chairman Vila	Aye
Commissioner Flaherty	Aye
Commissioner Ryan	Aye
Commissioner Oeding	Aye

The motion passed by roll call vote.

The board moved into Item IV pending the arrival of the presenters for the Executive Session.

IV. REPORTS

A. Chairman's Report

There was no Chairman's Report for this meeting.

B. Executive Director's Report

Executive Director Deanna Watson provided a slide presentation on the Idaho statutes foundational underpinnings of public housing authorities and, more specifically, the background on the establishment of Boise City Housing Authority and Ada County Housing Authority.

Ms. Watson presented a second slide presentation on the housing authorities' updated five-year strategic plan, including updated "SMART" goals derived from the August 31 facilitated retreat.

At 4:40 p.m., Attorneys Bailey and Gabiola entered the meeting.

III. EXECUTIVE SESSION

Commissioner Flaherty moved that the board 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. Commissioner Ryan seconded the motion.

A roll-call vote was taken.

Vice Chairman Vila	Aye
Commissioner Flaherty	Aye
Commissioner Ryan	Aye
Commissioner Oeding	Aye

The motion passed by roll call vote.

At 4:40 p.m., the board entered Executive Session.

Commissioner Ryan moved that the board exit Executive Session. Commissioner Flaherty seconded the motion.

A roll-call vote was taken.

Vice Chairman Vila	Aye
Commissioner Flaherty	Aye
Commissioner Ryan	Aye
Commissioner Oeding	Aye

The motion passed by roll call vote.

At 5:31 p.m., the board exited Executive Session.

IV. REPORTS (cont.)

C. Report on Properties

Maintenance and Modernization Manager Marissa Henderson reported on the progress of modifications on one of the housing authority's cell tower lease sites on Capitol Plaza. She also summarized the recent elevator incident at Franklin Plaza which resulted in a flood in one of the shafts, the shutdown of both elevators, the agency's response in assisting residents during the shutdown and the resolution of the issue. She informed the board of projects at two homes at Hobbler Place.

D. Report on Programs

Deputy Director Jillian Patterson reported that this year the housing authority was not able to participate in the annual toy drive Toys for Tots. The office was not selected as one of the distribution centers, and households were referred to the Salvation Army. However, the FSS department did receive boxes of toys, donated and packed by Astegos, a local non-profit agency founded by Mr. Flaherty. To date, the agency has received toys for 66 households, surprising and supporting 178 children.

Also, one of the agencies that FSS works with, Intermountain Gas, has donated 50 coats in all sizes from children to adult. And, Washington Trust Bank has partnered with FSS to provide a bin at their branch office on Overland, to collect outerwear for households in need.

V. BUSINESS

A. Staff Presentation – Idaho State Statutes Governing Housing Authorities

This item was covered in the Executive Director's Report.

B. Capital Fund Program Obligation Extension Request

Housing Operations Manager Donna Dethorne explained the need to ask for this extension request. Funds received from HUD for capital improvements come with a 24-month 90% fund obligation requirement from the date of receipt of funds. Some of the agency's capital improvement needs will require more funding than can be received and obligated in time for the deadline. A draft of a letter to the director of capital improvements explains the need for the extension request. Ms. Dethorne requested that the board approve the submission of the request for the extensions.

Commissioner Flaherty moved that the board approve the Capital Fund Program Obligation Extension request. Commissioner Oeding seconded the motion.

A roll-call vote was taken.

Vice Chairman Vila	Aye
Commissioner Flaherty	Aye
Commissioner Ryan	Aye
Commissioner Oeding	Aye

The motion passed by roll call vote.

C. Emergency Rental Assistance Program Update

Ms. Patterson provided an update on the progress of the ERAP program since last month's board meeting. To date, BCACHA has administered a total of over \$47 million, assisting 10,168 households. Challenges include juggling two different grants (ERA1 and ERA2) within two different sub-grantees (BCHA and ACHA). ERA1 funds must be spent by December 31, and the agency is preparing to move into processing claims to be paid through ERA2 as of 2023. Current fund allocations are estimated to provide assistance into June 2023. Due to quick deadline requirements and dates of allocation of funds, the agency anticipates that some ERA1 funds will need to be returned to the Treasury.

D. Moore Street Property Update

Ms. Watson said that meetings with the developers have been cancelled this month, and she has nothing new to report at this time.

VI. ADJOURNMENT

Commissioner Flaherty moved that the meeting be adjourned. Commissioner Ryan seconded the motion.

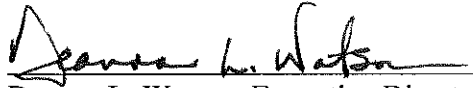
The motion passed by a voice vote.

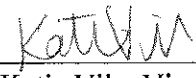
At 6:19 p.m., the meeting was adjourned.

Documents provided as part of this meeting include:

Minutes of the Annual Meeting of BCACHA – November 9, 2022
OED extension request letter for BCHA
OED extension request letter for ACHA
OED extension request outline memo

Respectfully submitted,


Deanna L. Watson, Executive Director


Katie Vila, Vice Chairman