

AMENDED 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, April 14 – 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, March 10, 2021 (ACTION ITEM)
- *2. Financial statements thru the period ended January 31, 2021 (ACTION ITEM)
- *3. Financial statements thru the period ended February 28, 2021 (ACTION ITEM)

III. REPORTS

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

IV. NEW BUSINESS

- A. Review of Audited Financials for Year Ending September 30, 2020 for BCHA and ACHA - Jodi Daugherty, Eide Bailly

V. UNFINISHED BUSINESS

- A. Emergency Rental Assistance Program (ERAP)
- B. Landlord Incentive Program Update
- C. Moore Street Property and Allumbaugh Street Property (ACTION ITEM)
- D. Galloway Litigation

EXECUTIVE SESSION Per Idaho Code § 74-206 (1) (d) (f): To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation.

Return to Open Meeting

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:

You are invited to a Zoom webinar.

When: Apr 14, 2021 04:00 PM Mountain Time (US and Canada)

Topic: BCACHA April Board Meeting

Please click the link below to join the webinar:

<https://zoom.us/j/99431479906?pwd=WS9hUGF0MjZidXMvajYdXU0NWpyZz09>

Passcode: 299273

Or One tap mobile :

US: +16699006833,,99431479906#,,,,*299273# or +12532158782,,99431479906#,,,,*299273#

Or Telephone:

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

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 994 3147 9906

Passcode: 299273

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

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

April 14, 2021

TIME AND PLACE OF MEETING

Vice Chairman Kent Rock called the meeting to order at 4:02 p.m. on Wednesday, April 14, 2021. 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 Kent Rock, Commissioner Tiffany McKee

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: Chairman Raquel Guglielmetti

Others Present: Executive Director Deanna Watson, Rod Beck, Chairman Ada County Commissioners, Jodi Daugherty, CPA Eide Bailly, Ada County Deputy Attorney Ammon Taylor (via Zoom), Boise City Deputy Attorney Mary Grant, 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 (via Zoom), Senior Staff Accountant Annette Sampson (via Zoom), and Executive Assistant Ann Upchurch

II. CONSENT AGENDA

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

A roll call vote was taken.

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

The motion passed by roll call vote.

III. REPORTS

A. Chairman's Report

Vice Chairman Rock introduced Rod Beck, Ada County Commissioner Chairman, who will speak later in the meeting.

B. Executive Director's Report

Ms. Watson stated that there was nothing new to report beyond what she submitted to the board on her monthly board update.

C. Report on Properties

Mr. Duke reviewed recent construction projects including the installation of an accessible ramp at one of the Dorothy Street properties, a fence project at the Streamside duplex, a security camera project at Shoreline Plaza, a pending project of installation of new carpet at Shoreline, and a larger upcoming project installing new water and waste lines at Capitol and Franklin Plazas.

D. Report on Programs

Ms. Patterson reported that the agency has been awarded a grant of \$205,000 to hire a full-time case manager to work with families on our current programs who need help maintaining their housing status. Funds will also be available to help increase and maintain the landlord incentive program.

Additionally, with the help of a local media agency, the housing authorities have developed video presentations to take the place of former in-person briefings for the Section 8 Housing Choice Voucher program. Prior to COVID, these briefings were required by HUD to be in-person. Recent waivers, however, have allowed PHA's to develop taped presentations. When finalized, it will be posted to our website in video format and recorded in different languages.

IV. NEW BUSINESS

A. Review of Audited Financials for the Year Ending September 30, 2020 for BCHA and ACHA

Jodi Daugherty, CPA Eide Bailly, presented the draft versions of the BCHA and ACHA audited financials for FY 2020. They are still in draft form due to the financial data schedule that was late in being reviewed by HUD this year. Both sets of financial statements include "Independent Auditor's Reports" which indicate no issues were found during the audits. There were no findings as related to compliance and controls in any of the agencies' entities. In addition to financial audits, Eide Bailly also audited the HCV program and the Continuum of Care program, both of which also resulted in no findings regarding compliance and controls. Final board approval of the audited financial statements will be on next month's agenda.

V. UNFINISHED BUSINESS

A. Emergency Rental Assistance Program (ERAP)

Ms. Patterson presented a slide presentation that gave history, background and progress of the Emergency Rental Assistance Program. Current program disbursements indicate that the agency is on track to expend these funds by the stipulated deadline.

Ms. Watson related recent communications from the Mayor's office that indicate the City of Boise would like the Idaho Housing and Finance Association to also administer the same program in Boise, in order to bring more of the funding into Boise. The main concern is that legislative requirements stipulate that there can be no duplication of services, requiring that the two agencies would need to carefully communicate (preferably through software applications) to avoid double-payments. The financial implications of this on the housing authorities is significant, both in the cost of purchasing a new software package and the staff time required to make sure services are not duplicated and not slowed down.

Boise City Deputy Attorney Mary Grant stated that the goal is to bring more funding into the jurisdiction by including a second administrator of the funds. The challenge on the administrative side is how to do this without a duplication of benefits and without bringing in potential inefficiencies. Additionally, IHFA has significantly more funding available and, therefore, more administrative fees. There needs to be more communication regarding the possible over-burden being placed on the housing authorities.

Ada County Commissioner Chairman Beck clarified that the county has not entered into this discussion as they consider the housing authority a willing and capable partner in the administration of these funds. Their position is that as long as Ada County has funds available from their applied-for and received allocation, there would be duplication of services if IHFA were to also provide benefits in the same jurisdiction. If the need is to have more money in the area, Chairman Beck stated that he has assurances from the Division of Financial Management that more funds could be allocated to Ada County as the need arises.

At 5:18 pm, Ada County Commissioner Chairman Beck left the meeting.

B. Landlord Incentive Program

Ms. Patterson reported that in the program to-date, the agency has been able to provide housing to 95 additional families and has expended \$47,500 of the allocated funds. This essentially meets our stated goal of 100 families and \$50,000 by the end of May. We are looking at ways to continue and expand this program.

C. Moore Street Property and Allumbaugh Street Property

Commissioner Rodriguez summarized the progress of the Development Sub-Committee's discussions on the development possibilities of these two HA-owned properties. The committee members have determined that they need more direction from the full board and agency staff.

At 5:30 pm, Commissioner McKee left the meeting.

Discussion continued regarding the current housing crises in the Treasure Valley, the possibility of increasing the currently approved plan for 45 units at Moore Street, the possibility of selling the property in light of a plan to develop more affordable units somewhere else, utilizing the agency's bond-issuing authority, and co-developing with a partner utilizing 4% tax credits. Consensus of the board and Ms. Watson is that to sell the property to simply invest or increase the liquid assets of the HA is not the preferred plan. Preferences are to continue considering the development of Moore Street or a sale of the property in order to develop additional affordable units elsewhere, possibly to include the Allumbaugh property. All agreed that the Allumbaugh property is more suited for a supportive housing community, whereas Moore Street is suited more for an affordable housing community.

Commissioner Rodriguez moved to request that staff provide the board with scopes of services from outside consultants for feasibility development analyses to create supportive housing at the Allumbaugh Street property and long-term affordable housing at the Moore Street property. Commissioner Hansen seconded the motion.

A roll call vote was taken.

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

The motion passed by roll call vote.

At 6:19 pm, Commissioner Seamons left the meeting.

D. Galloway Litigation

Vice Chairman Rock moved that the board enter Executive Session per Idaho Code § 74-206(1) (d) (f): To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation. Commissioner Donnelly Tzul seconded the motion.

A roll call vote was taken.

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

The motion passed by roll call vote.

At 6:20 pm, the board entered executive session for general discussion regarding the Galloway litigation.

At 6:30 pm, Commissioner Hansen left the meeting.

There being no quorum, the executive session was adjourned at 6:36 pm

At 6:36 p.m., there being no further business, the open meeting was adjourned.

Documents provided as part of this meeting include:

Minutes of Meeting of the Board of Commissioners, March 10, 2021

Financial statements thru the period ended January 31, 2021

Financial statements thru the period ended February 28, 2021

Financial Statements September 30, 2020 – Boise City Housing Authority (draft)

Financial Statements September 30, 2020 – Ada County Housing Authority (draft)

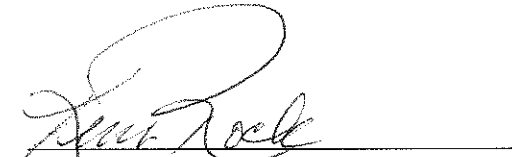
ERAP Analysis Charts

Power Point Presentation – ERAP Program

Respectfully submitted,



Deanna L. Watson, Executive Director



Kent Rock, Vice Chairman