

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 10, 2024 at 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 8, 2023 (ACTION ITEM)

III. REPORTS

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

IV. BUSINESS

- 1. Introductions of new commissioners
- 2. Moore Street Property Update
- 3. BCHA Resolution No. 10-2023– A Resolution Updating the Fiscal Year 2024 Utility Allowance Schedule (ACTION ITEM)
- 4. ACHA Resolution No. 9-2023 – A Resolution Updating the Fiscal Year 2024 Utility Allowance Schedule (ACTION ITEM)

V. ADJOURNMENT

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

Zoom:

When: Jan 10, 2024 04:00 PM Mountain Time (US and Canada)

Topic: BCACHA January Board Meeting

III. REPORTS

A. Chairman's Report

Chair Donnelly Tzul provided an update on new personnel to Boise City Ada County Housing Authorities.

B. Executive Director's Report

Executive Director Deanna Watson began by recognizing new board members.

She also explained that the night before 1/9/2024, she had a presentation for the Idaho Rental Owners & Managers meeting. This presentation included information on the new source of income ordinance in Boise City and what that requires of rental owners and property managers. The meeting was collaborative and successful. This morning 1/10/2024 in local newspapers, there was an article from local law makers related to the Source of Income Ordinance. This article included an interview that had a negative perception of Section 8. BCAHCA will be working to correct this perception.

Ms. Watson also informed the board of the end of MOU related to Moore Street. The appropriate partners were notified and confirmed notification. Ms. Watson reported that the agency is in talks with financial advisors' groups to help determine where Moore Street fits within priorities. Reviewing to see if we can produce more capital.

More details will be provided during the business portion of this meeting.

Deanna noted that Krista Paulsen will be presenting on local housing at the Fettuccine Forum. This relates to housing in the Boise context and housing and neighborhoods on March 7th.

Introductions were made by everyone in attendance as BCACHA has welcomed two new commissioners to the Board.

Commissioner Flaherty joined at 4:35 via Zoom.

Report on Properties

Housing Operations and Asset Manager Marissa Henderson shared that her role with Boise City / Ada County Housing Authorities oversees assisted properties, market properties, as well as maintenance and modernization. Ms. Henderson provided descriptions of these portfolios. She noted that the Maintenance & Modernization program includes preventative maintenance, resident work orders, unit vacancy, inspections, and site maintenance for Sage Mobile Home Park. Modernization includes the Capital fund Program, Building & Property Improvements, and procurement. Ms. Henderson detailed a few challenges of housing these populations and how staff work to assist residents with those difficulties.

Ms. Henderson provided a report based on a previous board meeting request. In the November board meeting, there was discussion about the feasibility of using

IV. BUSINESS

A. Introductions of new commissioners

Chair Donnelly Tzul reported on the functions of the Board and how it relates to BCACHA agency practices.

B. Moore Street Property Update

Chair Donnelly Tzul explained that the MOU related to Moore Street expired in December 2023. Chair Donnelly Tzul detailed that there are difficulties with the way the area around the land has developed. She noted that there has been discussion about developing the land or selling it to build more housing elsewhere. Negotiations with the developer to raise capital were not able to come to fruition. The MOU that was created had an expiration date of 12/31/2023. Notice of expiration was issued and acknowledged. Staff will be preparing a proposal for what to do with this property and will present it to the Board in the coming months.

C. BCHA Resolution No. 10-2023– A Resolution Updating the Fiscal Year 2024 Utility Allowance Schedule (ACTION ITEM)

Ms. Patterson provided an explanation of the Utility Allowance schedules and explained that the utility allowance schedules impact how a household's rent portion is calculated. This approval impacts water, sewer, and trash costs in the various localities. As such, this would impact only those who pay for water, sewer, and trash.

Commissioner Flaherty moved to vote for the approval of BCHA Resolution No. 10-2023– A Resolution Updating the Fiscal Year 2024 Utility Allowance Schedule. This motion was seconded by Commissioner Rock.

A roll call vote was taken.

Chair Donnelly Tzul	Aye
Vice Chair Vila	Aye
Commissioner Rock	Aye
Commissioner Jones	Aye
Commissioner Jacobs	Aye
Commissioner Paulsen	Aye
Commissioner Flaherty	Aye

The approval of ACHA Resolution No. 10-2023– A Resolution Updating the Fiscal Year 2024 Utility Allowance Schedule passed.

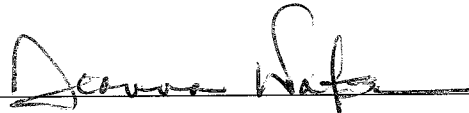
D. ACHA Resolution No. 9-2023 – A Resolution Updating the Fiscal Year 2024 Utility Allowance Schedule (ACTION ITEM)

Documents provided as part of this meeting include:

- BCACHA 11/8/2023 Board Minutes
- Board Memo
- Utility Allowance Schedule memos and resolutions
- BCACHA January Funding Report

Respectfully submitted,

Deanna L. Watson, Executive Director

A handwritten signature in black ink, appearing to read "Deanna Watson", written over a horizontal line.

Julianne Donnelly Tzul, Chair

A handwritten signature in black ink, appearing to read "Julianne Donnelly Tzul", written over a horizontal line.