



# OCTOBER 2024 BCACHA BOARD PACKET

Contents

Summary Page .....2

    Items Included in this Packet.....2

    Business/ Action Items and Historical Timelines for September Agenda .....3

Glossary of Terms and Acronyms .....4

October Agenda .....7

September Agenda .....9

September Board Minutes .....11

Executive Director’s Report .....17

Report on Programs .....19

Report on Properties .....20

Funding Report .....21

Bank Statements Reconciliation Checklist .....23

Moore St March 2024 Slide Deck.....24

## Summary Page

### Items Included in this Packet

#### **Executive Director Update**

This report contains key updates including ongoing efforts with the Yardi software conversion and strengthened capacity in the Finance department with new staff and temporary support. Considerable progress has been made on account reconciliations. Updates on key projects include continued negotiations for the New Path 2.0 voucher program and partnership adjustments for Valor Point. Additionally, the Board will review the insurance renewal, which came in under budget, and explore options for the Moore St. property.

#### **Report on Programs**

This report contains detailed information relating to the submission of the Continuum of Care application, The Family Self-Sufficiency grant application, and approval for the Subsidy Layering Review for the New Path 2.0 Project. This report also highlights information on the preparation for the upcoming Single Audit scheduled for the week of October 21, 2024, and the concurrent work on SEMAP compliance.

#### **Report on Properties**

This report provides information related to the status of the Waste and Water Project, and REAC Inspections.

#### **Funding Report Tracker**

The Funding Report Tracker provides details on grants and funds that BCACHA has applied for, has been approved for, or has received. This also provides details on the source of the funds and the use for the funds. This report is updated as funds are received and the most up to date version is provided with each Board Packet.

#### **Bank Statement Reconciliation Checklist**

This document provides information for the Board related to progress on the bank reconciliation progress.

#### **Moore St March 2024 Slide Deck**

In advance of the conversation related to the Moore St property, the slide deck from the last Moore St conversation is being included for review.

## Business/ Action Items and Historical Timelines for September Agenda

### **Moore St Update**

During the March 2024 BCACHA Board Meeting, the Moore St property history was discussed. It was shared that BCACHA has owned this property since 9/11/2001, and it was purchased with the intention of being a Low-Income Housing Tax Credit (LITHC) property. Roadblocks including the location not being in a qualified census tract and limited LITHC funding prevented this development. BCACHA brought on financial consultants from CSG in 20224 to assist with a review of options to move forward with this property.

## Glossary of Terms and Acronyms

For more general Acronyms: <https://www.hud.gov/about/acronyms>

**50058** – Form used to generate reports on families who participate in Public Housing or Section 8 rental subsidy programs.

**W9** – a form used to pay an individual or entity for tax purposes.

**ACH** – Automated Clearinghouse. An example of direct deposit.

**ACOP** – Administrative and continued occupancy Policy

**Applicant** – An individual or family who is not yet on any of our programs but has submitted an application or is on a waiting list.

**BCACHA** – Boise City Ada County Housing Authority.

**CFR** – Code of Federal Regulations.

**CFP** – Capital Fund Program

**CHOIS** – Coordinated Housing Options and Individualized Services. Provides rental assistance and case management services to homeless and disabled individuals and families.

**EIV** – Enterprise Income Verification. Contains Tenant data on their benefits/income.

**EFT** – Electronic Funds Transfer. An example of direct deposit.

**FMR** – Fair Market Rate.

**FSS** – Family Self-Sufficiency. Program designed to assist individuals and families to obtain employment. Participants will work toward reducing dependence on welfare programs and improving financial stability.

**FSS Escrow Account** – An account maintained by the PHA that grows as the earnings of the participant increases. This is a tax-free savings account that participants will receive after achieving their 5-year goal.

**HA** – Housing Authority

**HAP** – Housing Assistance Payment.

**HCV** – Housing Choice Voucher also referred to as Section 8. The voucher allows participants to pay approximately 30% of their income for rent and utilities.

**HIP** – Housing Information Portal.

**HoH** – Head of Household.

**HOPE** – Homeownership and Opportunity for People Everywhere.

**HOTMA** - Housing Opportunity through Modernization Act

- This Act creates non-discretionary changes to how the agency processes eligibility related to income and assets, as well as changes inspection standards and policies for households who become over-income.

**HQS** – Housing Quality Standards.

**HUD** – U.S Department of Housing and Urban Development.

**LIHTC: Low-Income Housing Tax Credit**

**Live-In Aide** - A person who lives with an elderly or disabled person(s) and who: (1) Is determined by the PHA to be essential to the care and well-being of the person(s), (2) Is not obligated to support the person(s), (3) Would not be living in the unit except to provide necessary supportive services.

**Market Rate Housing** – Apartments that are NOT Subsidized and can be rented out to the general public. These rentals are typically at or below market rate. Apartment Complexes include Vine Terrace, Shoreline North, Nez Perce, Liberty Park, and Hobbler Place.

**MTCS** – Multifamily Tenant Characteristics System

**NSPIRE:** National Standard for Physical Inspection of Real Estate

- This is the new inspection standard that BCACHA properties will be inspected under.

**OVW** – Office on Violence Against Women – Transitional housing program that provides temporary housing for victims of domestic violence, sexual assault, and/or stalking.

**Participant** – An Individual or family that is on a program.

**PH** – Public Housing

**PHA** – Public Housing Agency

**PIC** – Public and Indian Housing Information Center.

**PIH** – Public and Indian Housing.

**Portability/Port** – Process in which participants in the HCV program can transfer their voucher to another jurisdiction.

**REAC** – Real Estate Assessment Center. Created by HUD to Centralize Portfolio assessment information.

**RFTA** – Request for Tenancy Approval.

**SEMAP** – Section Eight Management Assessment Program

**SSA** – Social Security Administration.

**SSI** – Supplemental Security income.

**SSN** – Social Security Number.

**TANF** – Temporary Assistance for Needy Families.

**TIN** – Taxpayer Identification Number.

**TRACS** – Tenant Rental Assistance Certification System.

**TTP** – Total Tenant Payment.

**Utility Allowance** - The HA maintains a utility allowance schedule for all participants paid utilities (except telephone), for cost of participant-supplied refrigerators and ranges, and for other participant

paid housing services (e.g., trash collection). The utility allowance schedule is determined based on the typical cost of utilities and services paid by energy-conservative households that occupy housing of similar size and type in the same locality.

**VAMC** – Veterans Affairs Medical Center.

**VASH** – Veterans Affairs Supportive Housing. Provides Rental Assistance to homeless veterans.

**VAWA** – Violence against Women’s Act.

**Voyager** – YARDI’s Property Management Software Program.

**YARDI** – Property Management Software.

**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, October 9, 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 September 11, 2024 (ACTION ITEM)

**III. REPORTS**

- A. Chairman's Report
- B. Executive Director's Report

**IV. BUSINESS**

- A. BCACHA FY 2025 Insurance Update
- B. Moore St Update (Action Item)
- C. BCACHA Financial Update

Related agenda documents are available for public review by visiting:

<https://bcacha.org/about/board-of-commissioners/>

**Zoom access:**

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/82012725297?pwd=WpH3bs5arbLqbqKQVeb4MUtFLSiBxY.1>



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**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, September 11, 2024 at 4:00 p.m.  
Housing Authority Office – 1001 S. Orchard Street Boise, Idaho

**V. ROLL CALL**

**VI. 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

2. \* Board of Commissioners Meeting Minutes August 14, 2024 (ACTION ITEM)

**VII. REPORTS**

- C. Chairman's Report
- D. Executive Director's Report

**VIII. BUSINESS**

- A. Consideration for Approval of the Fiscal Year 2025 Boise City Housing Authority Budget – BCHA Resolution No. 09-2024 (ACTION ITEM)
- B. Consideration for Approval of the Fiscal Year 2025 Ada County Housing Authority Budget – ACHA Resolution No. 05-2024 (ACTION ITEM)
- C. Consideration for Approval to Write Off the Fiscal Year 2024 Uncollectable Debts Owed (ACTION ITEM)
- D. Consideration for Approval of FY2025 Property and Liability Insurance (ACTION ITEM)

Related agenda documents are available for public review by visiting:

<https://bcacha.org/about/board-of-commissioners/>

**Zoom access:**

Join Zoom Meeting

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- +1 312 626 6799 US (Chicago)
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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

**TIME AND PLACE OF MEETING:**

Chair Julianne Donnelly Tzul called the meeting to order at 4:01 p.m., on Wednesday, September 11, 2024. 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:** Chair Julianne Donnelly Tzul, Vice Chair Vila (via Zoom), Commissioner Kent Rock, Commissioner Marty Jacobs, Commissioner Buffy Jones, Commissioner Paulsen, Commissioner Tim Flaherty (via Zoom), Ex-Officio Commissioner Kathy Corless

**Commissioners absent:** None

**Others present:** Ada County Deputy Attorney Nichole Solberg, Ada County Deputy Attorney Ammon Taylor, City Attorney Christine Dodd, Executive Director Deanna Watson, Deputy Director Jillian Patterson, IT and Operations Administrator Ron Barstow, Interim Finance Manager Annette Sampson, Senior Vice President of Moreton & Company Chad Ranstrom, Administrative Services Specialist Sierra Cowan (via Zoom) and Administrative Services Manager Mallory VanDercar

**II. CONSENT AGENDA**

Commissioner Rock moved that the board approve the Consent Agenda. Commissioner Jacobs seconded the motion. A roll call vote was taken:

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

The motion passed by roll call vote.

**III. REPORTS**

**A. Chairman's Report**

Chair Donnelly Tzul reported that the meeting would focus primarily on the FY2025 budget. She also mentioned that the property and liability insurance discussion would be moved ahead of the budget. Additionally, updates were provided on two ongoing development projects, with more information expected in future meetings. She shared that upcoming board business includes a new appointment and board leadership elections in November. She also indicated plans to introduce more formality to meetings in compliance with Robert’s Rules of Order, with further training and process discussions to follow.

**Commissioner Flaherty joined the meeting via Zoom at 4:04 p.m.**

**B. Executive Director’s Report**

Executive Director Watson followed up on her written report, noting that financial reconciliations are still in progress, with bank reconciliations currently up to March. Adjustments have been made regarding the consultant assisting with these tasks, and further updates will follow during the budget discussion of this meeting.

**IV. BUSINESS**

Commissioner Rock moved to modify the agenda to move business item D to the top of the agenda. Commissioner Jacobs seconded the motion. A roll call vote was taken:

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

The motion passed by roll call vote.

**A. Consideration for Approval of FY2025 Property and Liability Insurance (ACTION ITEM)**

Mr. Ranstrom from Moreton & Company reported that the agency’s previous insurer, Cincinnati Company, opted not to renew the Property and Liability Insurance coverage. Moreton & Company sought new coverage, with HAI submitting the most competitive bid. The coverage excludes Franklin and Capitol Plaza due to aluminum wiring, which carries a higher fire risk than copper wiring. The agency is working with electricians and Moreton & company to assess the wiring for future coverage, including potential coverage with HAI.

Current insurance costs are projected to increase by about 40%, though this could rise to 70% if HAI declines to cover Franklin and Capitol. The board also discussed the possibility of self-insurance in the future. Moreton & Company will explore self-insurance options and ways to mitigate costs through safety and loss control efforts. Given current time constraints, Mr. Ranstrom noted that self-insurance would not be considered a viable option for the current renewal.

Mr. Ranstrom noted that he appreciates working with housing authority staff and Ms. Watson shared that the agency appreciates their colleagues at Moreton & Company.

Commissioner Rock moved that the board approve the FY2025 Property and Liability Insurance Proposal and authorize the Executive Director to sign the corresponding agreement/s. Commissioner Flaherty seconded the motion. A roll call vote was taken:

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

The motion passed by roll call vote.

**B. Consideration for Approval of the Fiscal Year 2025 Boise City Housing Authority Budget – BCHA Resolution No. 09-2024 (ACTION ITEM)**

Ms. Patterson and Ms. Sampson presented the FY2025 budget. Ms. Patterson explained that the FY2025 budget includes a 3% cost of living adjustment (COLA) and a 3% merit increase for staff salaries, in line with the board’s previous guidance on salary adjustments. The budget also accounts for a 5% increase in rental revenue, reflecting the adjustments in rent that were not captured in the August budget presentation.

The budget includes an allocation of \$748,700 for property and liability insurance based on the initial projection of a potential 100% increase in insurance premiums. However, due to efforts to secure a more favorable insurance package, actual insurance costs are expected to be lower, but final figures have yet to be determined.

Ms. Patterson noted that the agency's budget process is complicated by the timing of federal allocations, with funding amounts typically confirmed in the spring of the current fiscal year. As a result, the agency must rely on historical trends, prior year allocations, and projections to prepare the budget in advance.

Ms. Sampson addressed concerns raised regarding surplus amounts in the budget. She clarified that certain funds, such as those related to properties like The Boise Five, are restricted by federal requirements and cannot be used for general agency expenses. However, surplus funds from the rent-to-own properties are less restricted and can be loaned to other properties as needed.

Ms. Sampson shared that the financial department has faced challenges due to a short-staffed accounting team and ongoing issues with the YARDI system conversion. The budget preparation has been hindered by delays in financial reporting, with reconciliations still incomplete. However, the agency has taken steps to resolve these issues by working with external consultants exploring temporary hire options to assist with the workload. Ms. Watson added that the agency is also negotiating the final phases of a payroll software implementation, which is expected to reduce administrative burdens once operational.

Chair Donnelly Tzul emphasized that while the financial situation is not ideal, the agency needs an approved budget to avoid operational disruptions. She urged the board to provide support during this challenging period, noting that adjustments to the budget will be made as updated financial data becomes available.

After thorough discussion, Commissioner Rock made a motion:

Commissioner Rock moved that the board approve BCHA Resolution 09-2024 – Approving of the Fiscal Year 2025 Boise City Housing Authority Budget. Commissioner Jones seconded the motion. A roll call vote was taken:

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

The motion passed by roll call vote.

**C. Consideration for Approval of the Fiscal Year 2025 Boise City Housing Authority Budget – BCHA Resolution No. 09-2024 (ACTION ITEM)**

Commissioner Rock moved that the board approve ACHA Resolution 05-2024 – Approving of the Fiscal Year 2025 Ada County Housing Authority Budget. Commissioner Jones seconded the motion. A roll call vote was taken:

Chair Donnelly Tzul	Aye
Vice Chair Vila	Aye

Commissioner Jacobs	Nay
Commissioner Paulsen	Aye
Commissioner Jones	Aye
Commissioner Rock	Aye
Commissioner Flaherty	Aye

The motion passed by roll call vote.

Ms. Watson acknowledged the commissioners request to review what assistance may be beneficial to the agency and will inform the board of any assistance that may be an option.

**D. Consideration for Approval to Write Off the Fiscal Year 2024 Uncollectable Debts Owed (ACTION ITEM)**

Ms. Patterson shared that each year in the September board meeting, the agency requests approval to write off uncollectable debts. The agency reviews records to determine which debts owed are unlikely to be paid. Within the CHOIS program, participants are chronically homeless and tend to have mental illness issues, which is why those debts are requested to be written off. This list also includes writing off debts for deceased participants. She noted that this year’s list is smaller than previous years due to the conversion and will be higher next year. Ms. Patterson shared that the “other” category relates to move out fees and similar costs. She also clarified that the assisted living item refers to participants who have moved to assisted living.

Commissioner Flaherty moved that the board approve the write off of fiscal year 2024 uncollectable debts owed. Commissioner Rock seconded the motion. A roll call vote was taken:

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

The motion passed by roll call vote.

**Commissioner Rock motioned to Adjourn the meeting at 5:40 p.m. The motion was seconded by Commissioner Paulsen.**

**Documents provided as part of this meeting include:**

- BCACHA 8/14/2024 Board Minutes
- Executive Director Update Memo



- Funding Report
- Report on Properties
- Debt Write Offs
- FY2025 Budget
- Ada County Housing Authority Resolution 05-2024
- Boise City Housing Authority Resolution 09-2024

Respectfully submitted,

Deanna L. Watson, Executive Director \_\_\_\_\_

Julianne Donnelly Tzul, Chair \_\_\_\_\_

## Executive Director's Report

Date: October 3, 2024  
Re: Board Update  
To: BCACHA Commissioners  
From: Deanna Watson, Executive Director

In preparation for your 10/9/24 Board Meeting, please find the following general update.

### **Agency and Program Updates**

- **Yardi Software Conversion** – Ongoing.
  
- **Finance** – Hired two new accountants. Vincent started last week and Dwight joined us 10/1. We have person on temporary assignment to us from a local staffing agency, continue to work with Nan McKay and Associates, and we are soliciting additional assistance through procurement to round out our team helping us catch up in a department hard hit by medical matters, a resignation and retirement. We will provide an update on our status at the board meeting but at the time of this writing of 308 account reconciliations 280 have been completed since the last board meeting. See the Bank Statement Reconciliation Checklist included in this packet for more details.
  
- **Outreach and Community Service** - I attended the Idaho Community Health Center Conference 9/26-27 in Boise. I attended as Chair of the Board for Terry Reilly Health Services but also as an interested party focusing on the crossroads between housing and healthcare.
  
- **Section 8 (Housing Choice Voucher) Program**
  - **Funding (New)**
    - Application submitted for renewal funding of our Continuum of Care project (CHOIS).
  
  - **Project Based Vouchers**
    - New Path 2.0 – Negotiations continue as the project heads into the final stretch toward a closing later this month. The Subsidy Layering Review has been completed and accepted. The Rent Reasonableness test has been completed and accepted. We can now mover to execute the “Anticipated Housing Assistance Payments (AHAP) contract with the owner/developer. We will run a second set of tests once the project nears completion to set the final rent levels and terms at which time we will enter into the HAP contract with a 15-year term.

- Valor Point – Working through some partnership issues and revisions to our Memorandum of Agreement. (Valor Point is a 27-unit apartment complex for formerly homeless veterans). We provide the rental subsidy there through the HAD-VASH program.

**October 9, 2024, Agenda Review**

**Main Business of the Board**

Item	Topic	Action
<b>Moore St.</b>	CSG Advisors will join us to discuss options for Moore St. The presentation will highlight history and offer a list of options for the property. Additionally, the slide deck related to Moore st from the March 2024 Board meeting has been included in this packet as a reminder of the previous discussion on this topic.	We will put “Action Item” on this topic just in case you want to make any decisions on this topic. If you want additional information, we will carry this topic forward to a future meeting.
<b>Insurance Renewal</b>	<p>We were able to bind our insurance coverage for all areas, including Capitol and Franklin. The costs came in under the budget projected. Moreton and Company worked hard to find us the best coverage possible.</p> <p>We will be evaluating options for upgrades we intend to complete within this new fiscal year if possible. Financing, procurement, project management and logistics with our waste line work are all in the “to be determined” bin.</p>	Informational

## Report on Programs

### **Continuum of Care (CoC) Annual Application Process:**

The project application was submitted on 9/30/24, with a total funding request of \$1,174,533. This amount will support rental assistance, supportive services, and administrative expenses for approximately 80 households. Collaborating with local partners, including service providers and Continuum of Care committees, has been crucial in aligning the application with local priorities for addressing homelessness. This year, we are particularly focused on expanding housing options and enhancing services for vulnerable populations. We will continue to work closely with HUD and the local Continuum of Care to secure the maximum possible funding.

### **Family Self-Sufficiency (FSS) Annual Application Process:**

The FSS grant application is in progress. We are gathering necessary documentation and preparing the required narrative components. The focus is on maintaining funding for existing program participants and expanding outreach efforts to engage more families. HUD has emphasized program outcomes, so we are refining our strategies to improve participant retention and goal achievement rates. The submission deadline is 11/1/24 and we anticipate timely submission.

### **Housing Choice Voucher (HCV) Program**

- **Project-Based Vouchers- New Path 2.0 Project:** The Subsidy Layering Review (SLR) conducted by the Idaho Housing and Finance Association (IHFA) has now been approved. This milestone is critical as it ensures that the subsidy provided to the project is appropriate and supports its feasibility while preventing over-subsidization. With the SLR approval in hand, we are now moving forward with the process to execute the Affordable Housing Agreement (AHAP). We are actively coordinating with the developer to finalize the necessary documentation and steps required for execution.
- **Single Audit:** As we enter the beginning stages of our Single Audit scheduled for the week of 10/21/24, we are currently preparing by reviewing relevant files and documentation. Our team is working closely with the auditors during this initial phase, and we are awaiting their sample selections to proceed further. We remain committed to ensuring that all necessary information is organized and readily available to facilitate a thorough and efficient audit process.
- **Section Eight Management Assessment Program (SEMAP):** We are currently working on SEMAP preparation in tandem with the Single Audit, as many of the review requirements overlap. Our team is focusing on both processes to address any areas for improvement while ensuring compliance with HUD regulations. We will continue to provide updates on our progress with both the SEMAP evaluation and the Single Audit as we move forward.

## Report on Properties

### **Waste and Water Project – No updates, remains in progress**

Initial Project planning is happening with CSHQA for Capital Plaza. CSHQA will be assisting with the procurement and bidding process due to the technical complexity of the project and ensure minimal impact on resident life.

Finalizing of contract with CSHQA for Franklin Plaza is in process. We aim to bid this project concurrently to Capital to ensure consistency on the project details and complexities.

### **REAC (Real Estate Assessment Center) Inspections**

A REAC inspection was conducted at Liberty Park on September 30, 2024. While we are awaiting an official score, a clear improvement was made in the outcome of the inspection. Better understanding of the NSPIRE (National Standard for Inspection of Real Estate) protocol as well as utilizing the features in the YARDI maintenance module to prioritize, organize and better manage the workload contributed to the improvement. Additionally, maintenance staff worked additional hours to ensure the deadline was met.

Funding Report

Source	Date	Amount	Status	Program	Staff	Use
DOJ- OVW Transitional Housing	10/1/2022	\$500,000	Funded	Ada OVW Program	Jillian Patterson	HAP / Operations / Supportive Services
HUD- CPD Continuum of Care Permanent Supportive Housing	8/1/2023	\$1,026,213	Funded	Ada COC Program	Jillian Patterson	HAP / Operations / Supportive Services
MF Service Coordinator	12/15/2023	\$83,561	Partially Funded	Multifamily Service Coordinator Grant	Marissa Henderson	Fund I FTE Service Coordinator position to assist 80 residents of Shoreline Plaza. Funding is dispersed several times throughout the year
HUD - FSS Coordinator	1/1/2024	\$179,898	Funded	Boise HCV Program	Jillian Patterson	Fund 2 FTE FSS Coordinator positions
HUD - FSS Coordinator	1/1/2024	\$179,898	Funded	Ada HCV Program	Jillian Patterson	Fund 2 FTE FSS Coordinator positions
HUD - Operating Subsidy	1/1/2024	\$327,310	Funded	Boise Low Rent Public Housing	Diana Meo	Operating Funds for Capital Plaza and Franklin Plaza
HUD - Operating Subsidy	1/1/2024	\$15,444	Funded	Ada Low Rent Public Housing	Diana Meo	Operating Funds for 10 scattered sites
HUD - Section 8 Emergency Housing Vouchers Subsidy	1/1/2024	\$45,224	<i>Pending HUD Budget</i>	Boise HCV Program	Annette Sampson/Diana Meo	HAP / Operations
HUD - Section 8 HCV Subsidy	1/1/2024	\$971,631	<i>Pending HUD Budget</i>	Boise HCV Program	Annette Sampson/Diana Meo	HAP / Operations

HUD - Section 8 HCV Subsidy	1/1/2024	\$610,862	<i>Pending HUD Budget</i>	Ada HCV Program	Annette Sampson/Diana Meo	HAP / Operations
HUD - Section 8 Mainstream Subsidy	1/1/2024	\$51,375	<i>Pending HUD Budget</i>	Boise HCV Program	Annette Sampson/Diana Meo	HAP / Operations
HUD - Section 8 Mainstream Subsidy	1/1/2024	\$26,839	<i>Pending HUD Budget</i>	Ada HCV Program	Annette Sampson/Diana Meo	HAP / Operations
Youth Homeless Demonstration Program Grants	2/26/2024	\$1,174,533.00	Funded	CHOIS	Jillian Patterson	
HUD - Emergency Capital Fund	4/12/2024	\$2,074,759.00	<i>Pending</i>	Low Rent Public Housing	Marissa Henderson	Replacement of aged and failing water lines serving residents of Capitol Plaza.
Local Government	TBD	\$50,000		Agency	Deanna Watson	Fund Financial Consultant
HUD - Capital Fund	5/13/2024	\$34,446.00	<i>Pending</i>	Ada Low Rent Public Housing	Marissa Henderson	Modernization funds for our Acquisition duplexes
HUD - Capital Fund	5/13/2024	\$348,491.00	<i>Pending</i>	Boise Low Rent Public Housing	Marissa Henderson	Modernization funds for our Capitol & Franklin Plazas
LRPH Service Coordinator	6/1/2024	\$234,060	<i>Pending</i>	Residential Opportunity Self Sufficiency Program	Marissa Henderson	Fund 1 FTE Service Coordinator position to assist 160 residents of Capitol and Franklin Plaza for 3 years
Foster Youth to Independence Grant	6/17/2024	10 vouchers	<i>Not selected</i>	Ada HCV Program	Jillian Patterson/Tawna Gulbis	Provides 10 vouchers to youth aging out of the foster system or former foster youth 18-21 at risk of becoming homeless





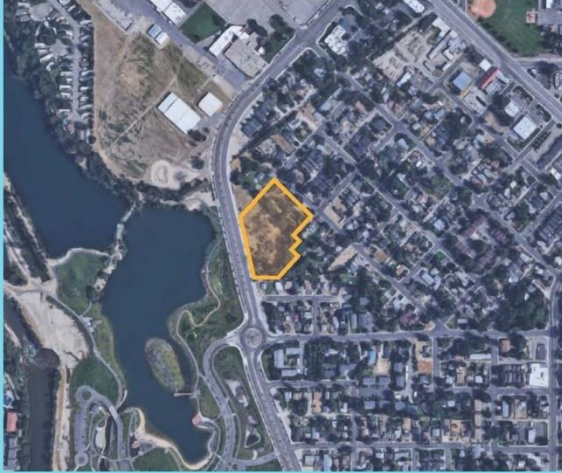
# Moore Street Update



## The Site

- 3099 W Moore St
- 3101 W Moore St
- 3113 W Moore St
- 3119 W Moore St
- 2.97 acres





## The History

- BCACHA involvement
- BCACHA Purchased Moore St September 11, 2001

## The Vision

- Low-Income Housing Tax Credit (LIHTC) Housing



## Road Blocks

- Funding/ costs
- Fluctuating tax credit values



## Current Status

- 2022 RFP:
  - 100-unit affordable rental development
- RFP Expiration  
12/31/2023



# The Future

