



MAY 2025 BCACHA BOARD PACKET

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Summary Page

Items Included in this Packet

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 of the funds. This report is updated as funds are received and the most up to date version is provided with each Board Packet.

Monthly Staff Training Report

This report provides a high-level summary of the training courses that BCACHA staff attended the previous month.

Executive Director Report

This memo from the Executive Director outlines the potential impacts of the proposed 2026 federal budget on HUD programs, including significant funding cuts and structural changes that could drastically reduce rental assistance, eliminate key programs like Family Self-Sufficiency, and jeopardize staffing and services. The memo also includes agency updates such as new hires, ongoing facility work, and upcoming staff training on behavioral health and safety protocols.

CSG Presentation on Bond Issuances

In advance of the discussion with CSG at the May Board meeting, please review a few slides related to Bond Issuances and how the housing authority might be able to leverage them as a potential source of revenue.

Options for Alternative Sources of Income

To prepare for the upcoming board retreat, a number of alternative sources of income have been brainstormed by housing authority staff. While not all-encompassing, this list can serve as a starting point for options discussed at the board retreat.

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

NAHRO: National Association of Housing and Redevelopment Officials

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 for 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, May 14, 2025 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 March 12, 2025 (ACTION ITEM)

III. REPORTS

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

IV. BUSINESS

- A. Finance Update
- B. Family Self Sufficiency Presentation
- C. Programs Status Update and Potential HUD Funding Reductions
- D. Planning Discussion for Upcoming Board Retreat
- E. EXECUTIVE SESSION Per Idaho Code § 74-206(1)(d)(f)(i) 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.

Related agenda documents are available for public review by visiting:

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

Zoom access:

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/85742256755?pwd=Qh0c3EilfaDrF6bY0gnvrfM4osTC97.1>

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Passcode: 924905

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+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

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April Agenda – Meeting canceled due to lack of quorum

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 9, 2025 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 March 12, 2025 (ACTION ITEM)

VII. REPORTS

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

VIII. BUSINESS

- F. Finance Update
- G. Staff Presentation – Family Self-Sufficiency
- H. EXECUTIVE SESSION Per Idaho Code § 74-206(1)(d)(f)(i) 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.

Related agenda documents are available for public review by visiting:

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

Zoom access:

Ron Barstow is inviting you to a scheduled Zoom meeting.

Topic: BCACHA April Board Meeting

Time: Apr 9, 2025 04:00 PM Mountain Time (US and Canada)
Join Zoom Meeting

Meeting ID: 847 7472 0881
Passcode: 015884

<https://us06web.zoom.us/j/84774720881?pwd=hFaWB66lqYcFrCORCS7POqSLkHS6Vm.1>

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- +1 689 278 1000 US
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
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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, March 12, 2025. 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 Kent Rock, Commissioner Paulsen, Commissioner Marty Jacobs, commissioner Flaherty, Commissioner Bill Roscoe, Commissioner Buffy Jones, Ex-Officio Commissioner Lynn Bradescu

Commissioners absent: Ex-Officio Commissioner Kathy Corless

Others present: Ada County Deputy Attorney Ammon Taylor, Ada County Deputy Attorney Nichole Solberg, City Attorney Christine Dodd, Executive Director Deanna Watson, Deputy Director Jillian Patterson, Housing Choice Voucher Supervisor Anne Pridmore

IT and Operations Administrator Ron Barstow, Finance Director Glenn Luke, Senior Staff Accountant Annette Sampson, Certified Commercial Investment Member Jay Story, Nan McKay Consultant John Murphy, Housing Operations and Asset Manager Marissa Henderson, attorney at law Mary Ruppert, realtor Kyle Smith with 208 Real Estate, realtor Greg Rockfellow with 208 Real Estate, and Administrative Services Manager Mallory VanDercar

II. CONSENT AGENDA

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

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

The motion passed by roll call vote.

III. REPORTS

A. Chairman's Report

Chair Donnelly Tzul began by offering property tours for new and existing board members and reminded board members that they are able to participate in the Executive Committee meetings by reaching out to Ms. VanDercar. She also discussed planned federal funding reductions and federal staffing reductions, and Fair Housing enforcement. Commissioners expressed concerns about program impacts and potential contingency planning, and discussed an option for a Board retreat focused around contingency and long term planning.

B. Executive Director's Report

Executive Director Watson shared that no formal notification from HUD regarding funding changes has been received, available information has been sourced from press reports. She also reported on a recent fire at Harrison Hills Apartments, where BCACHA is assisting displaced residents.

IV. BUSINESS

I. Finance Update

Finance Director Glenn Luke presented financials through December, noting some budget misclassifications that require adjustments. He highlighted a variance in housing assistance payments, with approved shortfall funding from HUD expected soon. Ms. Watson discussed the shortfall status, highlighting various factors that impact that status, such as an increase to the HUD Fair Market Rent and an increase in rental costs across Ada County. The ongoing audit was also addressed, with auditors likely scheduled to present at the May meeting. Ms. Donnelly Tzul reminded board members that this presentation is lengthy, and they can expect a longer meeting when the auditors present to the board.

J. Disposition of Moore St Property (ACTION ITEM)

Ms. Watson introduced Jay Story, of Story Commercial Real Estate, and highlighted the agency's past experience working with Mr. Story. Mr. Story presented on the Moore St property, and his recommendations for the marketing and sale of the property. He recommended selling the property without restrictions to maximize value and outlined a six-week marketing strategy, with an estimate of a sale between 18-48 weeks. Mr. Story noted that the first part of the disposition process would be signing the representation agreement.

Commissioner Flaherty moved to authorize the Executive Director to hire Jay Story and his real estate firm to assist in the disposition of Moore St and authorize the Executive Director to take the actions necessary to dispose of the property. Commissioner Rock seconded the motion. A roll call vote was taken:

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

The motion passed by roll call vote.

K. Staff Presentation – Section 8

Housing Choice Voucher Supervisor Anne Pridmore and Deputy Director Jillian Patterson presented an overview of the Housing Choice Voucher (HCV) program. They discussed eligibility criteria, participant demographics, program challenges, and misconceptions. Commissioners inquired about lease-up rates, agency-landlord support, tenant screening, and data that could be provided to interested partner landlords. Staff committed to exploring data tracking improvements, including success metrics and program outcomes.

L. EXECUTIVE SESSION Per Idaho Code and Idaho Code § 74-206(1)(d)(f)(i) 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 Flaherty motioned to enter executive session per Idaho Code and Idaho Code § 74-206(1)(d)(f)(i) 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 Jacobs seconded the motion. A roll call vote was taken:

Chair Donnelly Tzul	Aye
Vice Chair Rock	Aye
Commissioner Paulsen	Aye
Commissioner Flaherty	Aye
Commissioner Jacobs	Aye
Commissioner Roscoe	Aye

Commissioner Jones

Aye

The Board Entered Executive Session at 5:30 p.m.

Commissioner Paulsen exited the meeting at 5:55.

Commissioner Flaherty motioned to exit executive session per Idaho Code and Idaho Code § 74-206(1)(d)(f)(i) 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 Roscoe seconded the motion. A roll call vote was taken:

Chair Donnelly Tzul	Aye
Vice Chair Rock	Aye
Commissioner Flaherty	Aye
Commissioner Jacobs	Aye
Commissioner Roscoe	Aye
Commissioner Jones	Aye

The Board exited Executive Session at 6:02 p.m.

Commissioner Rock motioned to adjourn the meeting at 6:03p.m.

Documents provided as part of this meeting include:

- BCACHA 02/12/2025 Board Minutes
- Director's Report
- Funding Report
- Financial Statements
- February Staff Trainings

Respectfully submitted,

Deanna L. Watson, Executive Director _____

Julianne Donnelly Tzul, Chair _____

Director's Report

5/9/2025

Memorandum

To: Board of Commissioners and Legal Counsel

From: Deanna Watson, Executive Director

Federal Funding

On May 2nd President Trump's administration released their proposed budget for HUD programs for 2026. As we prepare for our May 29th Board retreat, I will focus much of my update to you on what we know or can surmise about potential impacts on the programs we administer and the people we serve.

Every budget proposal makes its way through a myriad number of checkpoints and revisions before it is in the final form for consideration by Congress. The release of the President's budget blueprint is just the first in a number of steps. However, the changes proposed are significant enough to warrant a thorough analysis as we consider contingency options for the future.

The budget proposal recommends a significant change to the funding structure of our major programs, (Section 8 aka Housing Choice Voucher and Low Rent Public Housing) moving those programs from a federal contract to a block grant system administered by individual states. The proposal also seeks to cut funding by over \$26 billion and put in place a two-year cap on rental assistance for able bodied adults. The cuts represent an across the board 43% decrease. The Family Self Sufficiency program would be eliminated entirely.

The proposal also intends to eliminate the Community Development Block Grant (CDBG) and HOME program. We are not a direct recipient of these funding categories but have relied on the presence of funding from these sources to enable projects to pencil out and therefore be viable.

Homeless program funds are also slated for cuts and/or consolidations. We are recipients of funding in these categories. Cuts in these categories will have the effect of intensifying the impact of cuts in our programs that are meant to help people avoid homelessness.

On the following page I will break out some of the potential impacts along with ideas for mitigating some of the impacts on the families we serve.

Program	Impact	Mitigation Strategies
Housing Choice Voucher (Section 8)	Between the two housing authorities we serve 2,000 + families per month w rental and utility assistance. A 43% cut would equate to the termination of assistance to approximately 860 families.	<ol style="list-style-type: none">1. Applying to receive funding to assist youth (18-24) exiting homelessness. Funding would assist 45-60 and would cover staff costs for 3-4 positions. Rent plus support services.2. Change Admin plan to increase the rent share on families, thus reducing subsidy.

	<p>This would also equate to the elimination of 3-5 housing reps</p>	<p>Review policies and procedures for potential cost saving adjustments.</p> <p>3. Seek funding to convert some staff positions to support services to better enable those losing assistance to live without it.</p>
Family Self Sufficiency Program	<p>160 Housing Choice Voucher Families, 4 Coordinators and 1 Supervisor. Program elimination would affect 160 families and would eliminate all five positions.</p>	<p>Seek alternative funding. This program is the most effective way to assist people in reaching their self-sufficiency capacity and reduce or eliminate the need for financial assistance. That makes it even more critically important that we find a way to keep staff who assist people in reaching beyond the need for assistance.</p>
Project Based Vouchers	<p>67 families at New Path and Valor Point with another 92 to come online in the next few months. Up to 67 households and 2-3 staff positions could be impacted.</p>	<p>More research/guidance needed. Our contracts are multi-year, and the subsidy is tied to real estate.</p>
Low Rent Public Housing	<p>170 homes, 170 individuals/families. Properties owned by us and subsidized by us. A 43% cut has an unknown impact since we cannot physically reduce the number of units. 170 households and 4-5 staff could be impacted</p>	<p>Will look for guidance but we would most likely need to put properties on the market through some type of disposition program. Residents are elderly/disabled with the exception of ten family units in scattered site duplexes.</p>
Section 8 New Construction	<p>80 apartments owned by us, with subsidy and capital needs administered by us. 80+ elderly/disabled, 2-3 staff</p>	<p>Lacking information. Will watch for guidance but this may also be a property we would need to put on the market.</p>

Permanent Supportive Housing	70 disabled families with severe mental illness. We administer the housing, contract for supportive services and own four units of designated housing. The proposal would cut 12% and do some program consolidation with unknown impacts. At least eight assisted households	Potentially sell the four units or enfold them into our remaining portfolio as some type of rental program.
Non-HUD properties	191 scattered units.	Could sell or retain as some type of rental program.

From an agency perspective we have begun researching partnership/consortium opportunities with community partners to determine if cost saving could be achieved via bulk purchases, shared Human Resource functions etc. We are also considering potential revenue streams such as grant funding, renting out our meeting space, and researching possible funding sources for utilizing our internal expertise in new offerings to the public.

Agency Updates

We have hired a new Custodian, a new front desk Customer Service rep and a new Accountant. All are on board and in training. We have also hired a new Senior Accountant as we are preparing for a retirement in the department. That person will start later this month.

We are working on a grant application to administer rental assistance and support services for youth coming out of homelessness. The age range is 18-24. Funding would cover rental assistance, support services and administrative costs and would help us assist 45 – 60 young people.

Working with CSG on the Bond Program design draft.

Continuing to work with property owners and managers related to compliance with Housing Quality Standards and rent charge procedures.

Working on Waste line and electrical planned work at Capitol and Franklin Plazas. Pricing has jumped substantially so we are working with our engineers to reevaluate our approach and scope.

Working on draft update recommendations for our procurement policy and internal procedures for safety when on home visits and instructions for staff pertaining to our agency response to ICE, homeland security or other law enforcement requests to ensure we have proper protocols in place.

Our training focus this month is on behavioral health resources and processes. Members of the Boise Police Department Behavioral Health unit will be providing training for staff at our monthly all-staff meeting next week.

Please let me know if I can answer any questions or provide additional information.

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 1 FTE Service Coordinator position to assist eighty 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 ten 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	Ten vouchers	<i>Not selected</i>	Ada HCV Program	Jillian Patterson/ Tawna Gulbis	Provides ten vouchers to youth aging out of the foster system or former foster youth

						18-21 at risk of becoming homeless
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April Staff Trainings

Training Title	Training Organization	Synopsis of Training
Hoarding Training	Our Path Home	This training provided staff information on reasons behind hoarding and how to assist individuals.
Help Your Community Avoid Fraud and Scams	American Association of Service Coordinators	Scams and fraud are getting trickier to spot. This training provided an explanation of some of the newer scams and how to assist residents identify them.
Fair Housing: Avoiding Discrimination in the Occupancy Process	Nelrod	From tenant selection and placement – through continued occupancy – to end of participation, this class highlighted Fair Housing considerations and provide guidance to avoid discrimination throughout the occupancy process. Topics will include opening and closing the waiting list, preference points, familial status, persons with disabilities, and more.
Fair Housing: Maintenance Do's and Don'ts	Nelrod	Of all the daily interactions in Public Housing, the maintenance Department has the most contact with Residents. Attendees of this training learned the types of Fair Housing issues that may arise and how to respond when they do. An overview of the Top 10 Fair Housing Mistakes will be provided
Yardi Forum	Yardi	From April 9-11, BCACHA staff members attended the Yardi Affordable/ PHA Forum in Nashville. This forum included sessions about specific functions within Yardi, as well as one-on-one appointments with Yardi staff where BCACHA staff were able to review specific set up and programming questions with Yardi.

1 Resources and Constraints

	BCACHA	City of Boise
Resources	<ul style="list-style-type: none"> Bond issuance authority (governmental purpose, 501(c)(3), exempt-facility) without a public vote Ability to directly lend to projects Public housing resources (e.g., vouchers) 	<ul style="list-style-type: none"> Cash resources (e.g., \$45MM and \$10MM earmarks for gap, \$7MM Treasury grant) Ability to grant funds to public agencies Large housing finance staff
Constraints	<ul style="list-style-type: none"> Limited cash resources Limited staff resources for program administration 	<ul style="list-style-type: none"> Bond issuance requires a public vote Cannot directly lend funds to projects

2 Potential Programs & Rollout

		Governmental Purpose	501(c)(3)	Exempt-Facility (LIHTC)	Exempt-Facility (~LIHTC)
Short Term (4-6 Months)	Conduit Bond Issuance	<small>Tax-exempt bonds for projects owned by governmental entities; no federally imposed affordability requirements (i.e., an improved version of the JPA structure)</small>	<small>Tax-exempt bonds for projects owned by non-profits; federally imposed affordability requirements similar to LIHTC minimums (e.g., 20%@50%)</small>	<small>Tax-exempt bonds for projects owned by private entities; requires new volume cap to generate 4% LIHTC equity; federally imposed affordability requirements (i.e., 20%@50%) plus state-imposed requirements and competitive selection process</small>	<small>Tax-exempt bonds for projects owned by private entities; no new volume cap since no 4% LIHTC equity (may use recycled cap); federally imposed affordability requirements (e.g., 20%@50%) but no state-imposed requirements or competitive selection</small>
	Property Tax Abatement	Negotiate, monitor, and enforce the regulatory agreement necessary to achieve a property tax abatement for the project.			
	Voucher Authority	Where other BCACHA programs are used (e.g., one of the conduit issuance options) potentially include vouchers to further reduce the financing gap.			
	City Cash Subsidy	See cash subsidy options on the next slide.			
Medium Term (8-12 Months)	BCACHA Credit Rating/Revenue Pledge		City of Boise Senior Bond Purchase Program		CCDC Land Contribution

3 Cash Subsidy Options

BCACHA would work with the City to select the most efficient tools to deploy limited cash resources for projects. Potential options include:



Funds could be contributed as a grant to BCACHA and then deployed using one or more of these tools.