

AGENDA

BOISE CITY HOUSING AUTHORITY COMMISSIONERS
ADA COUNTY HOUSING AUTHORITY COMMISSIONERS
SHORELINE PLAZA, INC. DIRECTORS
AFFORDABLE HOUSING SOLUTIONS, INC. DIRECTORS

SPECIAL MEETING OF THE BOARD OF COMMISSIONERS AND DIRECTORS

4:00 p.m. Wednesday, June 29, 2022
Housing Authority Office – 1001 S. Orchard Street, Boise, Idaho

- I. ROLL CALL
- II. BUSINESS
 - A. Moore Street Property Development (ACTION ITEM)
- III. ADJOURNMENT

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

When: Jun 29, 2022 04:00 PM Mountain Time (US and Canada)
Topic: BCACHA - Special Board Meeting - Wednesday June 29, 2022

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

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

June 29, 2022

TIME AND PLACE OF MEETING:

Chairperson Julianne Donnelly Tzul called the meeting to order at 4:05 p.m., on Wednesday, June 29, 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: Chairperson Julianne Donnelly Tzul, Vice Chairperson Jaime Hansen, Commissioner Kent Rock, Commissioner Katie Vila

Commissioners Present via Zoom: Commissioner Shellan Rodriguez, Commissioner Jennifer Seamons, and Commissioner Tiffany McKee

Commissioners Absent: Ex-Officio Commissioner Elaine Clegg

Others Present – in person and via Zoom: Executive Director Deanna Watson, Ada County Deputy Attorneys Ammon Taylor and Andrew Jenkins, IT & Operations Administrator Ron Barstow, Deputy Director Jillian Patterson, Construction Manager Ben Duke, Senior Staff Accountant II Annette Sampson, Executive Assistant Ann Upchurch, Kati Stallings of deChase Miksis, Kelsie Jae, Lisa Clark, Madeline Masaryk, Dean Pape, Erin Anderson, Jodi Oswald, Liz

II. BUSINESS

A. Moore Street Property Development

Chairman Julianne Donnelly Tzul provided a brief summary of the RFP processes regarding the property on Moore Street, and then asked Commissioner Seamons to provide more details.

Ms. Seamons provided the background on the eight proposals received by the housing authority in March. The board subsequently appointed a sub-committee to review the proposals with the task of presenting the full board with a recommendation. All eight were scored individually, and six were brought in for interviews. Most of the proposals included a significant request for soft subsidy, presumably from the City of Boise. To get a better idea of options that might offer a reduction in soft subsidy, the housing authority asked that the six proposers provide options that might reduce subsidy.

After additional review, the sub-committee identified the top two proposals as Edlen & Co. + deChase Miksis and The Housing Company. The Housing Company proposal did not include the need for soft subsidy. The Edlen deChase proposal included additional options that the committee felt were well thought out. Ultimately, the sub-committee has made the decision to ask the full board to accept the proposal from Edlen & Co. + deChase Miksis, and to give approval to the housing authority to finalize negotiations as required to complete a contract.

There were further discussions among commissioners including the goals of the RFP, the value of the land as compared to what the housing authority will gain from the development, the number of potential affordable housing units, and the prospect of maintaining affordable housing units past any applicable compliance period.

Commissioner Rodriguez will recuse herself from any vote and Commissioner Vila will abstain, having recently joined the board and, accordingly, having little of the background on the Moore Street development history.

Commissioner Rock moved that Boise City Housing Authority approves the recommendation of the sub-committee to award the project to the top-ranking proposal, Edlen & Co. deChase Miksis, and that the housing authority proceeds to finalize a contract with the developer for the development of the Moore Street property. Commissioner Seamons seconded the motion.

A roll call vote was taken.

Chairman Donnelly Tzul	Aye
Vice Chairman Hansen	Aye
Commissioner Rock	Aye
Commissioner Rodriguez	Recuse
Commissioner Vila	Abstain
Commissioner Seamons	Aye
Commissioner McKee	Aye

The motion passed by a roll call vote.

Prior to adjournment, Ms. Donnelly Tzul shared that, with regret, Commissioner Hansen will be stepping down from her position as of this meeting. Ms. Hansen said that she has accepted new employment that will make it difficult to continue on the board. Also, Ms. Donnelly Tzul stated that the agenda for the July board meeting will include discussion of the request by the City of Boise for the use of project based vouchers for permanent supportive housing projects in the future, and the processes that the housing authority has to consider in accommodating this request.

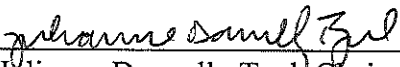
The meeting was adjourned at 4:49 p.m.

Documents provided as part of this meeting include:

- Moore Street Development – Background, Summary, and Subcommittee Recommendation
- RFP – Moore Street Site Affordable Housing Development
- Addendum No. 1
- Request to Developers for additional options limiting funding gap
- Evaluation Criteria from RFP
- Moore Street Proposer Evaluation Scoring Results
- RFP – Edlen & Co. + deChase Miksis
- Updated Options (1 and 2) from Edlen & Co. + deChase Miksis
- RFP – The Housing Company

Respectfully submitted,


Deanna L. Watson, Executive Director


Julianne Donnelly Tzul, Chairperson