

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 11, 2023 – 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, December 14, 2022 (ACTION ITEM)

III. REPORTS

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

IV. BUSINESS

- A. Consideration of BCHA Resolution No. 1-2023 – A Resolution of the Board of Commissioners of the Boise City Housing Authority Approving a Restated and Amended Agreement Between the City of Boise and Boise City Housing Authority for Allocated and Reallocated Emergency Rental Assistance Two (2) Program Funds (ACTION ITEM)
- B. Staff Presentation – HCV Program Overview
- C. Emergency Rental Assistance Program Update
- D. Moore Street Property Update

V. ADJOURNMENT

Related agenda documents are available for public review by visiting:

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

Limited seating is available at Boise City / Ada County Housing Authorities. Virtual attendance is strongly encouraged by joining through the Zoom link below:

You are invited to a Zoom webinar.

When: Jan 11, 2023 04:00 PM Mountain Time (US and Canada)

Topic: BCACHA Board Meeting - January 11, 2023

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/89616365602?pwd=S25tcHM3TkJHa2NNS2szeVIHUIBNZz09>

Passcode: 548075

Or One tap mobile :

US: +13462487799,,89616365602#,,,,*548075# or
+16694449171,,89616365602#,,,,*548075#

Or Telephone:

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

US: +1 346 248 7799 or +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580 or +1
253 205 0468 or +1 253 215 8782 or +1 507 473 4847 or +1 564 217 2000 or +1 646 931 3860
or +1 689 278 1000 or +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205
3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053

Webinar ID: 896 1636 5602

Passcode: 548075

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

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

January 11, 2023

TIME AND PLACE OF MEETING:

Chairman Julianne Donnelly Tzul called the meeting to order at 4:02 p.m., on Wednesday, January 11, 2023. 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: Chairman Julianne Donnelly Tzul, Vice Chairman Katie Vila, Commissioner Kent Rock, Commissioner Paige Oeding, Commissioner Tim Flaherty, Ex-officio Commissioner Elaine Clegg

Commissioners Present via Zoom: Commissioner Tiffany McKee (entered the meeting at 4:17 p.m.), Commissioner Amanda Ryan

Commissioners Absent: None

Others Present – in person and via Zoom: Executive Director Deanna Watson, Ada County Deputy Attorneys Ammon Taylor and Nichole Solberg, IT & Operations Administrator Ron Barstow, IT Specialist Joe Capps, Deputy Director Jillian Patterson, Finance Director Diana Meo, Maintenance and Modernization Manager Marissa Henderson, and Executive Assistant Ann Upchurch

II. CONSENT AGENDA

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

A roll call vote was taken.

Chairman Donnelly Tzul	Aye
Vice Chairman Vila	Aye
Commissioner Flaherty	Aye
Commissioner Ryan	Aye
Commissioner Oeding	Aye
Commissioner Rock	Aye

The motion passed by roll call vote.

III. REPORTS

A. Chairman's Report

Chairman Julianne Donnelly Tzul acknowledged two departing board members. Ex-officio Commissioner Elaine Clegg will be leaving the board due to her appointment as CEO for Valley Regional Transit. In this capacity, she will no longer be serving on the Boise City Council, and will therefore not be on the board of BCACHA as an ex-officio member. She said that she will miss sitting on our board, but will be very active in housing and transportation issues, and will likely want to be involved in focus groups and outreach.

We will also be losing Commissioner Tiffany McKee as she is graduating from the Family Self-Sufficiency program and will be giving up her voucher, and her participation in housing authority programs. Her position will be reappointed once a participant in the agency's programs is identified.

Ms. Donnelly Tzul also mentioned upcoming board training opportunities and tours of the housing authority's properties. Additionally, she will be coordinating coffees between board members and key staff members.

B. Executive Director's Report

Executive Director Deanna Watson reported that she and Deputy Director Jillian Patterson participated in a meeting with Seth Gregg, Association of Idaho Counties, and Ada County Deputy Attorney Ammon Taylor. The discussion included state-wide affordable housing needs. She also met with city staff and consultants from the Corporation for Supportive Housing in discussions regarding trauma-informed design of permanent supportive housing projects.

(4:17 p.m. - Commissioner McKee entered the meeting.)

Ms. Watson provided updates on three current HUD complaints that are appearing to be wrapping up soon. And, she said that the draft request for proposals (RFP) for project based voucher allocation is nearing completion.

Ms. Watson also acknowledged Commissioner McKee's board participation and thanked her for her insightful contributions. Ms. McKee shared her appreciation in the voucher program, the Family Self-Sufficiency program and the experience of serving on the BCACHA board.

C. Report on Properties

Maintenance and Modernization Manager Marissa Henderson reported on the progress of modifications taking place at the AT&T cell site on Capitol Plaza. This project should be closed out within the next few weeks. She reviewed the issue with an elevator test at Franklin Plaza before Thanksgiving that involved a fire sprinkler head breaking and water damage. Elevators were put back into service quickly and the damage was repaired. The housing authority has asked the elevator company to cover the cost of repairs.

Ms. Henderson reviewed the progress of work being done at two Hobbler Place homes involving plumbing issues and mold remediation. She also gave an update on the Capital Fund Program's five-year plan which is open for public comment. There will be a presentation at the February board meeting, with a request for board approval of the plan.

D. Report on Programs

Ms. Patterson reported on the progress of the RFP for the allocation of project based vouchers. The RFP will be for permanent supportive housing projects. The next steps include finalizing the RFP by early to mid-February. A notification will be sent to HUD detailing the intentions of the housing authority to issue the RFP for up to 100 project based vouchers.

(4:41 p.m. – Ms. Clegg left the meeting.)

Ms. Patterson explained the upcoming need for the agency to purchase a new software system that will better support the growing requirements of HUD, our programs and reporting needs. The current software system has major limitations which are requiring manual work-arounds that are becoming more and more extensive. The next steps are to explore options and to work with our legal advisors regarding procurement requirements. We will have updates on what we will need and the plan to cover the cost.

IV. BUSINESS

A. Consideration of BCHA Resolution No. 1-2023 – A Resolution of the Board of Commissioners of the Boise City Housing Authority Approving a Restated and Amended Agreement Between the City of Boise and Boise City Housing Authority for Allocated and Reallocated Emergency Rental Assistance Two (2) Program Funds

Ms. Watson reviewed the programs' funding mechanisms, the current increase in applications for assistance and future plans for remaining allocations. ERA(2) funds provide for the grantees to retain 25% for uses other than direct rental assistance. The City of Boise has determined to not hold back the 25% for other projects, but to rather include that in direct rental assistance. The county prefers to retain the 25% for other allowed options that increase affordable housing opportunities. At current spending rates, Ms. Patterson expects that the agency will run out of rental assistance funds in April or May.

**Commissioner Rock moved that the board approve BCHA Resolution No. 1-2023.
Commissioner McKee seconded the motion.**

A roll call vote was taken.

Chairman Donnelly Tzul	Aye
Vice Chairman Vila	Aye
Commissioner Flaherty	Aye

Commissioner Ryan	Aye
Commissioner Oeding	Aye
Commissioner Rock	Aye
Commissioner McKee	Aye

The motion passed by roll call vote.

B. Staff Presentation – HCV Program Overview

Ms. Watson provided a slide presentation on the history and application of the Section 8 Housing Choice Voucher program.

C. Emergency Rental Assistance Program Update

Ms. Patterson provided an update on the progress of the ERAP program as of December 31, 2022. Currently, the department is working diligently on closing out the 4th quarter reports for 2022, and will then be working on a more extensive report summarizing the annual 2022 report. As of December 31, 2022, \$49,924,529 has been distributed for rent and utility payments, with 11,220 households being served.

D. Moore Street Property Update

Ms. Watson said that there is nothing new to report, although a meeting regarding status is planned for Thursday, January 12.

V. ADJOURNMENT

Commissioner Oeding moved that the meeting be adjourned. Commissioner Rock seconded the motion.

The motion passed by a voice vote.

At 5:35 p.m., the meeting was adjourned.

Documents provided as part of this meeting include:

Minutes, BCACHA Board Meeting – December 14, 2022

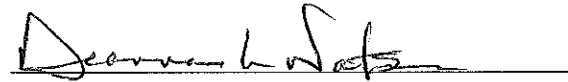
BCACHA 2022 Occupancy Rates as of December 2022

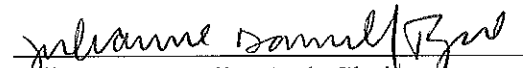
Memo – From Tyler Powers Regarding BCHA Resolution 1-2023

BCHA Resolution 1-2023

Exhibit A – Restated and Amended Agreement Between the City of Boise and Boise City Housing Authority for Emergency Rental Assistance Program Funds

Respectfully submitted,


Deanna L. Watson, Executive Director


Julianne Donnelly Tzul, Chairman