

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 10, 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, April 12, 2023 (ACTION ITEM)
- *2. Financial Statements thru the Period Ended March 31, 2023 (ACTION ITEM)

III. REPORTS

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

IV. BUSINESS

- A. Emergency Rental Assistance Program Update
- B. Consideration for use of remaining 25% of Ada County ERAP funds (ACTION ITEM)
EXECUTIVE SESSION Per Idaho Code § 74-206(1) (c) To acquire an interest in real property not owned by a public agency.
- C. BCHA Resolution No. 4-2023 A Resolution of the Board of Commissioners of the Boise City Housing Authority Approving an Amendment to the 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)
- D. ACHA Resolution No. 4-2023 A Resolution of the Board of Commissioners of the Ada County Housing Authority Approving a First Amendment to the Restated and Amended Subgrant Agreement Between Ada County and Ada County Housing Authority For Use as Emergency Rental Assistance Funds (ERA2) (ACTION ITEM)

E. Moore Street Property Update

F. EXECUTIVE SESSION per Idaho Code § 74-206(1)(f) 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.

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:

When: May 10, 2023 04:00 PM Mountain Time (US and Canada)

Topic: BCACHA Board Meeting - May 10, 2023

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/84711524122?pwd=RmdUdVnKdjNLaXdNWmZYTmZ3d3I1UT09>

Passcode: 746260

Or One tap mobile :

+13462487799,,84711524122#,,,,*746260# US (Houston)

+16694449171,,84711524122#,,,,*746260# US

Or Telephone:

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

+1 346 248 7799 US (Houston)

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 507 473 4847 US

+1 564 217 2000 US

+1 646 931 3860 US

+1 689 278 1000 US

+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

+1 386 347 5053 US

Webinar ID: 847 1152 4122

Passcode: 746260

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

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

May 10, 2023

TIME AND PLACE OF MEETING:

Chairman Julianne Donnelly Tzul called the meeting to order at 4:00 p.m., on Wednesday, May 10, 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, Commissioner Kent Rock, Commissioner Tim Flaherty, Commissioner Amanda Ryan

Commissioners Present via Zoom: None

Commissioners Absent: Vice Chairman Katie Vila, Commissioner Paige Oeding

Others Present – in person and via Zoom: Executive Director Deanna Watson, Ada County Deputy Attorney Nichole Solberg, Boise City Deputy Attorney Tyler Powers, IT Specialist Joe Capps, Deputy Director Jillian Patterson, Finance Director Diana Meo, Senior Staff Accountant II Annette Sampson, Housing Operations and Asset Manager Marissa Henderson, Dave Bohecker of Mark Bottles Commercial Real Estate, and Executive Assistant Ann Upchurch

II. CONSENT AGENDA

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

A roll call vote was taken.

Chairman Donnelly Tzul	Aye
Commissioner Flaherty	Aye
Commissioner Ryan	Abstain
Commissioner Rock	Aye

The motion passed by roll call vote.

III. REPORTS

A. Chairman's Report

Chairman Julianne Donnelly Tzul said that she is excited about the progress toward identifying a participant commissioner to fill the board's vacant seat. She is also happy to hear about the Yardi software implementation progress.

B. Executive Director's Report

Executive Director Deanna Watson mentioned that our IT Specialist, Joe Capps, had recently graduated from B.S.U. And she announced that Executive Assistant Ann Upchurch is leaving the position with an anticipated retirement date of August 1. The plan is that she will stay on part time to help with the Yardi implementation project.

At the request of Commissioner Tim Flaherty, Ms. Watson presented a general overview of the agency's work on a proposal to the Ada County Commissioners, regarding possible uses of ARPA funds, in conjunction with ERA2 funds withheld by the county, to provide additional affordable housing opportunities through these grants. Guidance suggests that properties could be purchased through the use of ARPA funds and rehabilitated through the use of ERA2 funds, to establish a lasting increase in affordable housing in the county. Options that are under consideration include; 1) the purchase and rehab of a hotel and converting it to permanent housing for chronically homeless individuals, 2) the purchase and rehab of duplexes/tri-plexes/four-plexes within close proximity to other BCACHA owned properties to increase the housing authority's portfolio of affordable housing, 3) the purchase and rehab of a 20 to 25 unit apartment complex to increase the housing authority's portfolio of affordable housing. Recently, there is an additional opportunity to consider which is the acquiring of a 15 bed assisted living facility as the owner/manager and converting it to a community living program, HUD section 202 (Supportive Housing for the Elderly) property. And, yet another opportunity recently discussed is the possibility of partnering with the city in an effort to keep a local assisted living facility from being converted to a multi-family property, which would displace current vulnerable residents. While these options are still being considered, the hotel that was the under consideration is in an area that will likely not allow residential zoning.

Ultimately, it is understood that the City of Boise and Ada County were the grant recipients, and although the housing authorities would like to be at the table in some capacity regarding possible projects, the decision rests with these entities. The board agreed that the path Ms. Watson is pursuing with preparing a presentation to the county is the best way to pursue possible involvement at this time. If a project opportunity should need a BCACHA vote before the June meeting, Chairman Donnelly Tzul said that it would be easy to convene a special board meeting for such an action.

C. Report on Properties

Housing Operations and Asset Manager Marissa Henderson provided an update on the common area LED light conversion at Capitol Plaza, which is scheduled to be completed within the next

week or two. She also said that the issues with Johnson Controls had a work-around that would allow for testing of the alarm system.

D. Report on Program

Deputy Director Jillian Paterson reviewed the highlights of the recent NAHRO - PNRC (Pacific Northwest Regional Council) that was held in Portland. She has served as PNRC President over the last two years, and she felt this conference went very well with great attendance and impactful guest speakers. She also said that there is information that many HUD changes are coming along soon, with HUD representatives providing legislative updates regarding new guidance on VAWA, HOTMA, the proposed rule for Affirmative Furthering Fair Housing (AFFH), housing stability vouchers, and the upcoming INSPIRE inspection processes.

Ms. Patterson also reported on the disturbing trend of some larger local property owners of rental properties who have partnered with the voucher program in the past. Several are indicating that when their tax credit restrictions expire, they intend to quickly raise rents to market rate. It is still uncertain if vouchers will be accepted at these properties.

IV. BUSINESS

A. Emergency Rental Assistance Program

The program has provided rent and utility payments to Boise and Ada County tenants in the amount of \$65,317,912 since the beginning of the program through April 2023. ERA1 program reports have been finalized and provided to the city and county. With the additional funding received by the city and county for ERA2, our best estimate, considering the current spending rates, is that funds will run out sometime in the first or second week in June. The hope is the housing authority will be able to retain temporary staff to help with the close-out processes.

B. Consideration for use of remaining 25% of Ada County ERAP funds

As this discussion took place under the Executive Director's Report, the board determined to enter Executive Session for further details.

Commissioner Rock moved that the board enter executive session, per Idaho Code § 74- 206(1) (c) To acquire an interest in real property not owned by a public agency. Commissioner Flaherty seconded the motion.

A roll call vote was taken.

Chairman Donnelly Tzul	Aye
Commissioner Flaherty	Aye
Commissioner Ryan	Aye
Commissioner Rock	Aye

The motion passed by roll call vote.

At 4:55 p.m., the board entered executive session.

Commissioner Flaherty moved to exit the executive session. Commissioner Rock seconded the motion.

A roll call vote was taken.

Chairman Donnelly Tzul	Aye
Commissioner Flaherty	Aye
Commissioner Ryan	Aye
Commissioner Rock	Aye

The motion passed by roll call vote.

At 5:27 p.m. the board reentered the public meeting.

C. BCHA Resolution No. 4-2023

Boise City Deputy Attorney Tyler Powers explained the need for this resolution which amends the ERA2 agreement with the City of Boise. This amendment provides for the distribution of additional reallocated ERA2 funds and for the assistance to also be distributed to Ada County residents as needed. Mr. Powers explained that the Treasury Department authorized this change as long as it does not conflict with state or local law.

Commissioner Flaherty moved that the board approve BCHA Resolution No 4-2023 A Resolution of the Board of Commissioners of the Boise City Housing Authority Approving an Amendment to the 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. Commissioner Ryan seconded the motion.

A roll call vote was taken.

Chairman Donnelly Tzul	Aye
Commissioner Flaherty	Aye
Commissioner Ryan	Aye
Commissioner Rock	Aye

The motion passed by roll call vote.

D. ACHA Resolution No. 4-2023

Ada County Deputy Attorney Nichole Solberg summarized the purpose of the amended agreement including the reduction of funds retained by the county for administrative costs.

Commissioner Flaherty moved that the board approve ACHA Resolution No. 4-2023 A Resolution of the Board of Commissioners of the Ada County Housing Authority Approving a First Amendment to the Restated and Amended Subgrant Agreement Between Ada County and Ada county Housing Authority for Use as Emergency Rental Assistance Funds ERA(2). Commissioner Ryan seconded the motion.

A roll call vote was taken.

Chairman Donnelly Tzul	Aye
Commissioner Flaherty	Aye
Commissioner Ryan	Aye
Commissioner Rock	Aye

The motion passed by roll call vote.

E. Moore Street Update

Ms. Watson said that there was not much to report other than the developers have submitted applications with Idaho Housing and Finance Association and the City of Boise. She is not aware of the timeline for updates on these applications.

F. EXECUTIVE SESSION

Commissioner Rock moved that the board enter executive session per Idaho Code § 74-206(1) (f) 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 seconded the motion.

A roll call vote was taken.

Chairman Donnelly Tzul	Aye
Commissioner Flaherty	Aye
Commissioner Ryan	Aye
Commissioner Rock	Aye

The motion passed by roll call vote.

At 5:35 p.m., the board entered executive session.

Commissioner Flaherty moved that the board exit executive session. Commissioner Rock seconded the motion.

A roll call vote was taken.

Chairman Donnelly Tzul	Aye
Commissioner Flaherty	Aye
Commissioner Ryan	Aye
Commissioner Rock	Aye

The motion passed by roll call vote.

At 5:51 p.m., the board reentered the public meeting.

V. ADJOURNMENT

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

The motion passed by a voice vote.

At 5:53 p.m., the meeting was adjourned.

Documents provided as part of this meeting include:

Minutes, BCACHA Board Meeting April 12, 2023

Financial Statements for the period ended March 31, 2023

BCACHA Occupancy Report through April 30, 2023


BCHA Resolution 4-2023

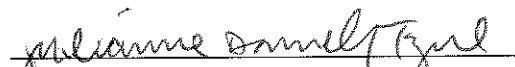
Restated and Amended Agreement Between the City of Boise and Boise City Housing Authority for Allocated and Reallocated Emergency Rental Assistance Two (2) Program Funds

ACHA Resolution 4-2023

First Amendment to the Restated and Amended Subgrant Agreement Between Ada County and Ada County Housing Authority for Use as Emergency Rental Assistance Funds (ERA2)

Respectfully submitted,


Deanna L. Watson, Executive Director


Julianne Donnelly Tzul, Chairman