

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

**April 13, 2016 @ 4:00 p.m. – Housing Authority-3rd Floor Board Room
1276 River Street, Suite 300, Boise, Idaho**

CALL TO ORDER

ROLL CALL

CONSENT AGENDA

- I. Regular Meeting Minutes of March 9, 2016**
- II. Financials for February, 2016**
- III. Bills and Communication**

OLD BUSINESS

- I. Chairman's Report**
- II. Executive Director's Report**

NEW BUSINESS (ACTION)

- I. Moore Street Update – Bob Reed**
- II. Shoreline Properties Refinance Update**

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

MEETING OF THE BOARD OF COMMISSIONERS

April 13, 2016

TIME AND PLACE OF MEETING

Chairman Foltman called the meeting to order at 4:10 p.m. on Wednesday, April 13, 2016. The meeting was held at the Boise City/Ada County Housing Authority Board Room, 1276 River Street, Boise, ID 83702.

ROLL CALL

Commissioners Present: Chairman Foltman, Vice Chairman Rock, Commissioner Legarreta, Commissioner Ashton, Student Commissioner Herceg and Student Commissioner Farid.

Commissioners Absent: Commissioner Machacek, Commissioner Fitzgerald and Commissioner Lawrence.

Others Present: Ada County Legal Counsel Ted Argyle and Cory Wilson, City Legal Counsel Steve Rutherford, Executive Director Deanna Watson, Finance Director Diana Meo, Sr. Staff Accountant Annette Sampson, Housing Programs Manager Sandra Bernstrom, Development Director Bob Reed, Supportive Housing Specialist William Hurlburt, Administrative Support Specialist Susie Gillikin, Maintenance Supervisor Brian Stephens, Temporary Executive Assistant Renee Sutherland.

CONSENT AGENDA

Regular Board Minutes March 9, 2016:

Vice Chairman Rock moved to approve the minutes of the March 9, 2016 Board of Commissioners meeting. Commissioner Legarreta seconded. The motion passed by a voice vote.

Financial Statements for February, 2016:

Commissioner Ashton moved to approve the February, 2016 financials. Vice Chairman Rock seconded. The motion passed by a voice vote.

Bills and Communications:

No bills and communications were presented.

OLD BUSINESS

Chairman's Report:

Chairman Foltman reported that he and Director Watson met with the Ada County Commissioners on Tuesday and it went well. Director Watson will report the details.

Executive Director's Report:

Program and Property Update

Director Watson reported the Housing Authority is involved in a lawsuit and is receiving assistance from the City of Boise's legal department. The lawsuit involves a program participant who believes we took away his 2nd bedroom which caused his portion of rent to increase, but this change was actually due to a payment standard change. Steve Rutherford added that Judge Winnill has appointed counsel to represent the plaintiff and that Scott Muir from the City is representing the Housing Authority.

Director Watson stated that the Housing Authority, Terry Reilly and Health and Welfare have been meeting to discuss the remodeling needed at Allumbaugh House in order to house the community crisis center. Funding is available this July. Terry Reilly would also like to place a portable facility onsite for additional storage. Clarification is needed from counsel as whether we're able to use the original architect who designed Allumbaugh House. Counsel indicated further review of the rules under the category of Professional Services is warranted.

Director Watson informed the board that Jillian Patterson and Therrie Butz are on their way back from the NAHRO conference in Washington, DC. Poster contest winner, Hanna and her mother were also present for Hannah to receive her National Grand Prize and also take part in the conference and visits to the Idaho Congressional delegation. \$900 in donations were collected from some of our partners/vendors to help offset some of the family's travel costs. They will be invited to the next board meeting to share their experiences. Staff Member Anne Pridmore and her husband completed a video for playing at the conference. We will play it for the board at the May meeting.

The Section 8 waiting list will be opening in May for three weeks and will pick 2,500 names to go on the list. A public service announcement is ready to go. Channel 2 will show a commercial and matched the amount we paid to increase amount of times it is shown.

Vice Chairman Rock requested an update on what the City has requested the Housing Authority do in regards to the Housing First program. Director Watson explained that the vouchers they want would need to come from the Supportive Housing programs, not Section 8, and the

Supportive Housing programs are a referable basis program. Director Watson assured the board that communications and meetings are occurring on a regular basis to ensure progress and mutual understanding.

Director Watson updated to board that Nan McKay (a national housing training firm) has been contracted to update our Housing Choice Voucher Administrative Plan. This will occur in May. We will have a HUD audit in July. The City of Boise will be here in May to monitor our Supportive Housing grants, since they are the lead agency for the Continuum of Care.

Director Watson also provided an update on the Housing and Homeless Roundtable meeting she and Commissioner Legaretta attended on April 6.

Director Watson reported on the Monday meeting with the Ada County Commissioners. An overview of our programs was given. The Commissioners seemed very respectful of the work the Housing Authority does and asked good questions, such as whether there would be cost savings with the Housing First model as a kind of offset to current costs of service to the same population. The Commissioners wanted to know what funding the HA receives from local governments. Director Watson explained that the HA receives no State or local government funding with the exception of some federal funds as pass through funding. They questioned how long people stay on programs - which will need follow up to answer. Other questions centered around whether additional funds and programs might attract more people to come to Ada County for services.

There will be a roundtable Thursday at Boise City Hall with Neighbors United to discuss refugees. Deanna continues to attend the monthly Continuum of Care meetings. There was an April staff training on fair housing.

New Maintenance Supervisor Brian Stephens gave an update on the Shoreline Plaza elevator issues. The elevators installed in 1978 were only produced for a brief period of time. Replacement parts are getting more difficult to find. A company in Pennsylvania has attempted to repair our faulty circuit board three times. Northwest Elevator Systems next tried a company in California. We should receive the board tomorrow with a repair that hopefully works. Large elevator is working. North West Elevators currently has a maintenance contract with the Housing Authority. They earlier indicated an intention cancel contract, but have since backed off on that threat.

Brian reported that the elevator modernization upgrade for Capital and Franklin Plazas are out to bid and phase 2 of the Capital Plaza window upgrade is scheduled to start in June. Verizon has requested placing a cell tower on the roof of Capital Plaza.

Brian and Deanna will meet with former BCACHA employee, Mike Trimaur who now works for Terry Reilly, to go over Allumbaugh House features.

Mr. Rutherford asked the status of the tenant who hit another tenant and maintenance employee. Director Watson stated he's still in Ada County jail and has been stabilized somewhat. He was found incompetent to stand trial. Sandi is helping to try to find other living arrangements and his

things are still in his unit. Commitment hasn't happened yet, but unsure why. Both Ted and Steve said they will check their systems to see the status if we provide them his name.

Deanna reported efforts being made by a former Section 8 Housing Choice Voucher participant to receive assistance through our Low Rent Public Housing program. She was terminated from the Housing Choice Voucher Program after her arrest for attacking another resident. She spent time incarcerated and as a patient at State Hospital South and is now searching for more permanent housing.

Renee Sutherland is working on a ROSS grant and researching Moving to Work.

NEW BUSINESS

Shoreline Plaza Refinancing

Development Director Bob Reed reported the Boise 5 project hit a bottleneck. Was waiting for HUD documents but didn't receive until this morning. 100 page documents had errors and questions on long term commitments so he's now talking with underwriter. Radon reinspection was planned for this or next week, but due to language barriers of residents, we need to arrange for interpreters to interpret six different languages during the meeting. The meeting will be postponed until the end of the month to ensure proper arrangements are made. The inspector will give a presentation to the tenants and will need interpreters there. Survey is underway. Appraisals will need updating as they expire this month. Received bids for Shoreline Plaza's roof that came in about half the replacement reserve estimate. He stated properties would still have equity (approx. \$300,000) even in the worst case loan size. Mr. Argyle asked about the LLC target date – Bob responded these were done, but no EIN issued yet. Expecting a June closing date. HUD approved waiver for underwriting property tax exemption. Our project has now been changed to the San Francisco HUD office. There may be funds to pay for the elevator repair work needed at Shoreline Plaza.

Moore Street

Met with City of Boise Planning and Design (Andrea Tunning) about the 32nd to Whitewater Park road extension the City wants to run through our property. The City wants us to pay for the road and stated they would not pitch in any money for it. This was mentioned to Housing and Community Development and they will look into possible funding available from HUD. CCDC is excited about this project and may have TIF (Tax Increment Financing) funds to pay for infrastructure. We would be reimbursed after expenses paid with a four year repayment period. There will be a meeting with the Ada County Highway District to discuss the road extension. Road would currently be at an angle and to make perpendicular, it will need to go into a small portion of ACHD land.

Commissioner Ashton asked if refugees could use the site for a community garden until building starts. Bob was unsure due to the site work to be conducted. Further follow-up will be provided.

Found a group that will co-partner and now looking into sharing developer fees. This group is also interested in partnering with us for a Nampa/Caldwell project. The Moore Street property will be built as Platinum Leed certified which is encouraged by IHFA for tax credits.

Other Business

Vice Chairman Rock would like our staff to update the City staff and Council quarterly or so and invite them to our meetings. Director Watson mentioned that two Council members were at the Homeless Roundtable. She has a meeting planned with City of Meridian and with the Planning Director of City of Kuna.

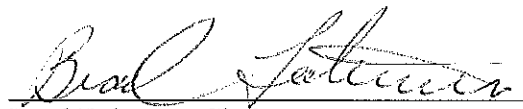
Commissioner Ashton requested an update on the residents being terminated by Verity Property Management. 24 have been terminated. Intermountain Fair Housing Council is helping with this situation and are monitoring a lawsuit with similar circumstances in Minnesota. Director Watson updated the board on current research. None of the properties recently turned from affordable to non affordable were tax credit (expiring contracts). All were in somewhat rundown condition making them potential sales properties for owners not able to maintain them to a quality standard.

Chairman Foltman reminded board members to submit their updated background information.

There being no further business, the meeting was adjourned at 5:15 p.m.

Respectfully submitted,


Deanna L. Watson, Executive Director


Brad Foltman, Chairman