

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

COMMISSIONERS

December 14, 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 November 9, 2016 – BCACHA**
- II. Regular Meeting Minutes of November 9, 2016 – Shoreline Plaza, Inc.**
- III. Bills and Communication**
 - a. BC/ACHA Response to HUD’s Management Review Report**

OLD BUSINESS

- I. Chairman’s Report**
- II. Executive Director’s Report**
 - a. General Update**
 - b. Boise 5 – Bob Reed**
 - c. Moore Street – Bob Reed**
 - d. Housing First – Jillian Patterson**

NEW BUSINESS (ACTION)

- I. Potential Funding Opportunity**
- II. Consideration for Approval of Ada County Housing Authority Resolution #305 for the Section 8 Management Assessment Program (SEMAP) Submission**
- III. Consideration for Approval of Boise City Housing Authority Resolution #496 for the Section 8 Management Assessment Program (SEMAP) Submission**
- IV. Signatory Authorization to sign HUD Form 9839-B for Property Management by BCHA Resolution #497**
- V. Consideration for Funding Authorization of \$290,000 for Non-Critical Repairs of the Boise 5**
- VI. Executive Session per Idaho Code **§ 74-206 (1) (f)****

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

MEETING OF THE BOARD OF COMMISSIONERS

December 14, 2016

TIME AND PLACE OF MEETING

Chairman Brad Foltman called the meeting to order at 4:00 p.m. on Wednesday, December 14, 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 Machacek, Commissioner Fitzgerald, Commissioner Guglielmetti

Commissioners Absent: Commissioner Ashton, Student Commissioners Jasmine Xu and Ella Ernst

Others Present: Executive Director Deanna Watson, Ada County Deputy Attorney Ted Argyle, Deputy City Civil Attorney Abbey Germaine, Ada County Prosecuting Attorney Ray Chacko, Finance Director Diana Meo, Housing Programs Director Jillian Patterson, Senior Staff Accountant Annette Sampson, Accounting Specialist Debbie Hill, Development Director Robert Reed, Housing Representatives Matt Ruschman and Melanie Holman, Supportive Housing Specialist Laura Williams

CONSENT AGENDA

Regular Board Minutes November 9, 2016

Commissioner Rock moved to approve the minutes of the November 9, 2016 Board of Commissioners meeting. Commissioner Machacek seconded. The motion passed by a voice vote.

Chairman requested that the approval of the regular meeting minutes of the November 9, 2016 Board of Commissioners meeting for Shoreline Plaza, Inc. be moved to the end of this meeting. There was no objection.

Bills and Communication

Director Watson made reference to the demand letter that Ted Argyle drafted and she sent to Schindler Elevator requesting that they honor their contract. There has been no response yet.

OLD BUSINESS

Chairman's Report

Chairman Foltman reminded everyone of the annual staff and Board members Christmas party tomorrow at 11:30 am.

Chairman Foltman discussed recent conversations between members of the Board with staff members of the Mayor's office. Based on these conversations, he felt it necessary to call Diana Lachiondo, Director of Community Partnerships for the City of Boise, hoping to clarify some items regarding how the Housing Authority is viewed by the Mayor's office and greater community at large. At the end of his conversation with Ms. Lachiondo, it was agreed that there should be a joint meeting with City Council representatives, the Mayor, our Board and Director Watson, to discuss the role of the Housing Authority to address homelessness. About 30 minutes after his phone call, an email from Ms. Lachiondo was sent requesting such a meeting be held in January, 2017. Chairman Foltman asked the other members of the Board to provide him with their insight via a phone call or email so that he can gain their perspectives and better prepare a response.

Chairman Rock emphasized the need for the Mayor to be a part of the meeting so that he has a chance to hear directly from Board members and staff to gain an understanding of the strengths and restraints of the Housing Authority.

Executive Director's Report:

Executive Director Watson asked senior staff members to introduce four new Housing Authority staff members. Finance Director Meo introduced Debbie Hill, Accounting Specialist. Housing Programs Director Patterson introduced Housing Representatives Matt Ruschman and Melanie Holman, and Laura Williams, Supportive Housing Specialist.

Arbor Crossing Fire

There was a fire at Arbor Crossing Apartments off State Street on Saturday, December 10. There was one fatality, 21 families displaced, 11 of these were on our programs as was the deceased. There is a coalition of community resources working to help the displaced families find housing. The group is setting up a MARC – Multi Agency Resource Center – a one-stop-shop located at a local church to help victims get answers from local provider groups. Agencies include the Red Cross, Methodist church, LDS church, Department of Health and Welfare. The extent of the damage to the building has yet to be determined. BCACHA representatives will be present when the MARC meets residents to answer questions for our residents, and to offer any resources we can.

Outreach and Networking

Director Watson responded to an invitation from “A10 Capital,” a group that provides permanent loans and bridge loans for middle-market commercial real estate and single family residences. The discussion focused on A10’s desire to learn more about the Housing Choice Voucher Program and possible future opportunities to partner.

Director Watson and Housing Programs Director Patterson also met with members of the Boise School District who work with families in housing transitions. They wanted to learn more about our programs.

She, William Hurlburt and Jillian Patterson also met with Interfaith Sanctuary who has a new board and staff leadership. They have a program called S.T.E.P (Shelter Transition Exit Plan), meeting each homeless family where they are, to identify obstacles that have made them homeless. BCACHA would like to track their participants who might be on our programs so that we can intercommunicate.

Continuum of Care Committee

Director Watson discussed the history of IHFA’s contract for managing the homeless information system. IHFA has determined to not work with the local continuum this year. The local CoC Committee is looking at other vendors to manage this system and where to come up with the funds to do so. We have to report our homeless population data in order to receive HUD funding for the homeless programs. The City of Boise has expressed frustration that where there is added cost, the City seems expected to pay for it.

Housing First Initiative

Director Watson gave the background on this initiative which needs three essential pieces; tax credits for facility development, supportive services to help participants, and a way to pay rent for those people who represent the highest scores on the vulnerability index. IHFA has issued an RFP for tax credits and that has been decided. The supportive services piece RPF (Request for Proposals) was evaluated on November 14, 2016, a provider was identified, reviews have been done and they are now entering into the contract negotiation. The 3rd piece is project based vouchers. All of BCACHA’s vouchers are tenant based and HUD requires a number of sequenced steps to establish a project based component to the agency program offerings. HUD, with reference to possible sanctions, has stated firmly that BCACHA cannot enter its vouchers into this project until all other issues are handled first. Director Watson thought that she had explained this well with City staff and had their understanding. City staff, however, had made site visits to other HA’s (Housing Authorities) and had observed that some of their programs seemed to be operating with more funding and program flexibility. Director Watson explained that many of the agencies they visited were HUD “Move-to-Work” housing authorities who have fewer restrictions than BCACHA. BCACHA intends to apply to become a MTW agency, but the expansion of this program has not been offered by HUD since the program inception in the late 1900’s.

Development Director Reed gave details on the current market regarding tax credits as it relates to campaign promises on reducing the corporate tax rate which is based on the new administration coming into office in Washington, DC. This will cause equity investors to have less of an appetite for tax credits and will reduce the equity price paid for the credit. He gave the background on the recent changes in the ten-year bond interest rates which have increased dramatically and that can make a formerly feasible project less promising. Developers will be looking at needing more “soft money” to fill the gap which will dramatically change the debt structure of their projects. Banks and institutions are not as interested in buying credit now that it looks like their corporate tax rate may be going down. In short, many investors are willing to sit on the sidelines to see how things sort out or to ask for discounts, with lots of deals being placed on hold. BCACHA would rather see documentation of an assurance that the housing-first project is moving forward before tying down a major resource to it.

Chairman Foltman thanked the Board and staff for their comments and the excellent information brought forth.

Attorney Argyle discussed the progress of the contract for supportive services for this project. Only one team submitted a proposal and members of that team have been meeting with participants from the hospitals and the city. The object is to draft a contract that provides all the services that are expected. It is incredibly detailed and complicated; what service, how many times a week, what are the credentials of the providers of services, what if the participants refuse services, etc. It turns out to be remarkably difficult to find a similar working example from which to share contracts. Security of the staff and participants is also an expensive consideration and none of the participants currently feel it is funded adequately. The contract execution is anticipated in March or April.

Director Watson explained her dilemma of being pressed to issue an RFP for project based vouchers without having all the pieces in place and possibly getting into a compliance issue with HUD. Do we comply with the regulations as best we can and continue to be vulnerable to criticism from the City, or do we make following the City’s expectations our paramount guide?

Chairman Foltman stressed his preference for staying the course with due diligence in that there is a requirement to not jeopardize the housing authority’s relationship with its federal compliance and funding sources.

Moore Street Project

Director Reed said that there is a property owner with issues regarding the survey on our site. There will be an Executive Session after this meeting to discuss that. But his main concern is that the current market conditions on tax credits and interest rates will hold up this project more than any other issue that we are faced with at this time.

Boise 5

This project is done. It closed on 11/17/16. There's still some work to be done, but for the most part it is done. Director Reed handed out a breakdown of the final closing costs with explanation. There is enough equity now to repair the elevators and we have sufficient replacement reserves.

Commissioner Rock needed to leave the meeting at 5:30 pm

Management Review Report

Director Watson said that Board members have received a copy of BCACHA's response to the HUD Management Report from the auditors' visit from July 2016.

Pending Law Suit

Director Watson said that there had been a deposition at the offices of BCACHA for a number of hours on December 14 from a tenant who alleges discrimination. Evidently, he is a gentleman who has filed a number of lawsuits and the 9th Circuit Court decided to test one. They picked ours. He says we discriminated against him when his portion of rent increased. He believes we withdrew a reasonable accommodation for approval for him to be assisted in a two bedroom unit, and we contend that the change in rent was a result of an across the board payment standard change made as a result of federal budget cuts. The court has appointed a law firm to represent him and we have the benefit of the City's representation.

NEW BUSINESS

Potential Funding Opportunity

IFHA is issuing an RFP for applicants for a neighborhood stabilization program, and we would like to apply for some of that funding. It would involve purchasing homes, fixing them and reselling them to low income families. It is a single family program with future waves of funding.

Chairman Foltman asked if there was any objection to moving the consideration of BCACHA Resolution #497 up in order to obtain the necessary signatures, as Commissioner Machacek was needing to leave the meeting. There were no objections.

Consideration for Signatory Authorization to Sign HUD Form 9839-B for Property Management by BCHA Resolution #497

Director Reed explained that due to the Boise 5 property management agreement with HUD that they are requiring that this agreement may need to be signed by commissioners other than our Chairman. This resolution is to allow other commissioners than Chairman Foltman to sign these agreements if necessary.

A motion was made by Commissioner Fitzgerald to approve Boise City Housing Authority Resolution #497, Consideration for Signatory Authorization to Sign HUD Form 9839-B for

Property Management. Commissioner Guglielmetti seconded. The motion passed by a voice vote.

Consideration for Approval of Ada County Housing Authority Resolution #305 for the Section 8 Management Assessment Program (SEMAP) Submission

Housing Programs Director Patterson explained the process for the Section 8 Management Assessment Program (SEMAP) certifications.

A motion was made by Commissioner Legarreta to approve Ada County Housing Authority Resolution #305, Section 8 Management Assessment Program (SEMAP) Submission. Commissioner Fitzgerald seconded. The motion passed by a voice vote.

Consideration for Approval of Boise City Housing Authority Resolution #496 for the Section 8 Management Assessment Program (SEMAP) Submission

Director Patterson provided the same explanation.

A motion was made by Commissioner Legarreta to approve Boise City Housing Authority Resolution #496, Section 8 Management Assessment Program (SEMAP) Submission. Commissioner Guglielmetti seconded. The motion passed by a voice vote.

Consideration for Funding Authorization of \$290,000 for Non-Critical Repairs of the Boise 5.

Director Reed stated that previously mentioned funds are now in escrow for the purposes of scheduling and completing needed repairs. He wants the Board to be aware of and to approve these expenditures.

Commissioner Fitzgerald moved that the Board move forward with authorizing the funding for repairs of the Boise 5. Commissioner Legarreta seconded. The motion passed by a voice vote.

EXECUTIVE SESSION

A motion was made by Commissioner Fitzgerald to enter into Executive Session at 5:40 pm per Idaho Code § 74-206(1)(f) to communicate with legal counsel for BCACHA 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 Legarreta seconded. The motion passed by a voice vote.

ROLL CALL

Commissioners Present: Chairman Foltman, Commissioner Legarreta, Commissioner Fitzgerald, Commissioner Guglielmetti

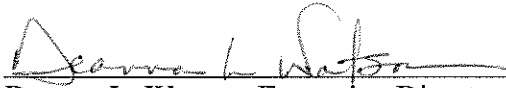
Commissioners Absent: Vice Chairman Rock, Commissioner Ashton, Commissioner Machacek, Student Commissioners Jasmine Xu and Ella Ernst

Others Present: Executive Director Deanna Watson, Development Director Robert Reed

There being no further business, the Executive Session was adjourned at 6:15 pm.

There being no further business, the regular meeting was adjourned at 6:16 pm.

Respectfully submitted,


Deanna L. Watson, Executive Director


Brad Foltman, Chairman