

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

**February 10, 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 January 13, 2015**
- II. Financials for November and December 2015**
- III. Bills and Communication**

OLD BUSINESS

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

NEW BUSINESS (ACTION)

- I. BCACHA 2015 Audit Presentation – Eide Bailly**
- II. Consideration for Approval of the FY 2015 Operating Budget – Boise City Housing Authority Resolution #484**
- III. Consideration for Approval of the FY 2015 Operating Budget – Ada County Housing Authority Resolution #297**
- IV. City of Boise Presentation**

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

MEETING OF THE BOARD OF COMMISSIONERS

February 10, 2016

TIME AND PLACE OF MEETING

Chairman Kent Rock called the meeting to order at 4:00 p.m. on Wednesday, February 10, 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: Vice Chairman Rock, Commissioner Fitzgerald, Commissioner Legarreta, Commissioner Lawrence, Commissioner Ashton and Student Commissioner Farid. Commissioner Machacek joined by phone.

Commissioners Absent: Chairman Foltman.

Others Present: Ada County Deputy Attorney Ted Argyle, Chief Deputy City Attorney Steve Rutherford, Executive Director Deanna Watson, Finance Director Diana Meo, Sr. Staff Accountant Annette Sampson, Housing Programs Manager Jillian Patterson, Housing Programs Manager Sandra Bernstrom, Asset Manager Therrie Butz, Development Director Bob Reed, Supportive Housing Specialist William Hurlburt, Housing Representative Jon Sand, Supportive Housing Specialist Tawny Lyons, Executive Assistant Pam Carpenter, Eide Bailly Audit Partner Jodi Daughterty, City Councilmember Lauren McLean, Director of Community Partnerships Diana Lachiondo and Housing and Community Development Manager AnaMarie Guiles.

CONSENT AGENDA

Regular Board Minutes January 13, 2016:

Commissioner Fitzgerald moved to approve the minutes of the January 13, 2016 Board of Commissioners meeting. Commissioner Ashton seconded. The motion passed by a voice vote.

Financial Statements for November 2015 and December 2015:

Commissioner Lawrence moved to approve the November and December, 2015 financials. Commissioner Fitzgerald seconded. The motion passed by a voice vote.

Agenda Amendment:

Commissioner Fitzgerald moved to amend the agenda to hear the BCACHA 2015 Audit Presentation from Eide Bailly prior to the Chairman's Report. Commissioner Lawrence seconded. The motion passed by a voice vote.

NEW BUSINESS

Eide Bailly Audit Presentation

Jodi Daughterty of Eide Bailly presented the results of the FY 2015 audit for Ada County HA, Boise City HA and Shoreline Plaza, Inc. She stated the audit went well and there were no adjusting entries, with the exception of the new requirement to record the PERSI liability. Ada County HA had no findings. Boise City HA had a net position of \$4.2 million and had no findings. Shoreline Plaza, Inc. had a deficit asset balance due to depreciation expense and also had no findings. Deanna complimented Eide Bailly for their professionalism. Commissioner Legaretta complimented the staff for a job well done.

Commissioner Legaretta moved to accept the audit as presented for Ada County Housing Authority. Commissioner Fitzgerald seconded. The motion passed by a voice vote.

Commissioner Legaretta moved to accept the audit as presented for Boise City Housing Authority. Commissioner Lawrence seconded. The motion passed by a voice vote.

Commissioner Legaretta moved to accept the audit as presented for Shoreline Plaza, Inc.. Commissioner Fitzgerald seconded. The motion passed by a voice vote.

Bills and Communications:

No bills and communications were presented.

OLD BUSINESS

Chairman's Report:

Vice Chairman Rock mentioned the City Club had a forum on homeless earlier that day and it was well attended.

Executive Director's Report:

Program and Property Update

Director Watson reported the Housing Authority's 7 properties were 100% leased up and the 5 year energy audit is due in 2016.

Director Watson informed the board that Latah Village is raising the rents at their apartment complex over what the rent reasonableness study would allow. Latah has been made aware of this, but they appear to be continuing with the increases. At risk voucher holders make up 42 of the 84 units.

Also noted was that another apartment complex, Whispering Pines, was moving their property management functions to Verity. There are currently approximately 25 voucher holders at Whispering Pines. There was brief discussion on other Verity managed properties that are to be renovated with a much higher rent being charged which caused many low income tenants to be forced out and the fear that this may happen at Whispering Pines.

Director Watson reported she attended and spoke at the Refugee Conference and Housing and Homeless roundtable meetings. She attended and spoke at the press conference the City of Boise held to announce the Housing First model which will try to alleviate homelessness for the most chronically homeless.

Shoreline Plaza Refinancing

Development Director Bob Reed gave an update on the refinancing of the Shoreline bond. He acknowledged Therrie Butz and Sandi Bernstrom and staff for their hard work informing residences of the many inspections. The radon inspection is scheduled to be completed tomorrow and the baseline materials inspection will still need to be done. We should be receiving a report around the first of March that will show any repairs the lender will require us to do. HUD has changed the MAP program which will be a benefit to us in regards to costs and better underwriting criteria.

Moore Street

There were big changes for the QAP (Qualified Allocation Plan) for IHFA and some conditions will still need to be met. Bob is evaluating the revisions in light of the planned development under consideration for the Moore Street/Whitewater Park property.

NEW BUSINESS

FY 2015 Operating Budget – Boise City Housing Authority Resolution #484

Finance Director Meo explained that although the Board already approved the budget a few months ago, the resolutions were not done at that time and are needing approval.

Commissioner Fitzgerald moved to approve Boise City Housing Authority Resolution #484 approving the FY 2015 Operating Budget for Boise City and to authorize Vice Chairman Rock to sign. Commissioner Legarreta seconded.

FY 2015 Operating Budget – Ada County Housing Authority Resolution #297

Commissioner Fitzgerald moved to approve Ada County Housing Authority Resolution #297 approving the FY 2015 Operating Budget for Ada County and to authorize Vice Chairman Rock to sign. Commissioner Legarreta seconded.

City of Boise Presentation

Housing and Community Development Manager, AnaMarie Guiles and Director of Community Partnerships, Diana Lachiondo gave a PowerPoint presentation of the City of Boise’s housing strategy and overview of the Housing First model and how the Housing Authority is expected to partner to make it a success. The emphasis will be on the extremely low income population and would provide housing with supportive services available to address other needs. The hope would be to have a team of professionals available to go out to individuals and assist with their needs. The estimated cost of this team is \$300 - \$320,000/year.

The City would like the Housing Authority to make available 25 - 30 vouchers for use at a proposed project (project based vouchers) and also designate 5 Housing Authority units as Housing First units, along with rental assistance to a total of 15 scattered site units.

It was then open to a question and answer period.

There being no further business, the meeting was adjourned at 6:20 p.m.

Respectfully submitted,

Deanna L. Watson, Executive Director

Brad Foltman, Chairman