

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

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

**CALL TO ORDER**

**ROLL CALL**

**CONSENT AGENDA**

- I. Regular Meeting Minutes of December 9, 2015**
- II. Financials October 2015**
- III. Bills and Communication**

**OLD BUSINESS**

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

**NEW BUSINESS (ACTION)**

- I. Moore Street Presentation – Bob Reed**

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

**MEETING OF THE BOARD OF COMMISSIONERS**

**January 13, 2016**

**TIME AND PLACE OF MEETING**

Chairman Brad Foltman called the meeting to order at 4:00 p.m. on Wednesday, January 13, 2015. 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 Machacek, Commissioner Fitzgerald, Commissioner Legarreta, Commissioner Lawrence, Commissioner Ashton, Student Commissioner Natalia Herceg and Student Commissioner Mojan Farid

**Commissioners Absent:** None

**Others Present:** Ada County Deputy Attorney Ted Argyle, Chief Deputy City Attorney Steve Rutherford, Executive Director Deanna Watson, Finance Director Diana Meo, Housing Programs Manager Jillian Patterson, Senior Staff Accountant Annette Sampson, Development Director Bob Reed, and Executive Assistant Pam Carpenter

**CONSENT AGENDA**

**Regular Board Minutes December 9, 2015**

**Commissioner Machacek moved to approve the minutes of the December 9, 2015 Board of Commissioners meeting. Commissioner Lawrence seconded. The motion passed by a voice vote.**

**Financials**

**Commissioner Machacek moved to approve the October 2015 financials. Commissioner Rock seconded. The motion passed by a voice vote.**

### **Bills and Communications:**

We were notified by HUD that the Section 8 Management Assessment Program (SEMAP) scores were accepted. Both Boise City and Ada County Housing Authorities were high performers.

BCACHA also received notice from HUD for additional VASH vouchers.

## **OLD BUSINESS**

### **Chairman's Report:**

Chairman Foltman noted that the challenges related to homelessness and affordable housing are topics currently receiving a lot of attention both in the news and political realms. The Housing authority is receiving attention and expectation regarding the role it plays in addressing the associated need(s). Because of the added focus and pressure it is more important than ever to board members engage as fully as possible.

The purpose of the meeting was to discuss the Mayor's office expectations for the Housing Authority's role in general and specifically as it relates to housing the most vulnerable of those who are experiencing chronic homelessness.

Several people from the City visited a few other cities to look at what they have done to address their chronic homeless situation and feel that some of their models would work for Boise.

Chairman Foltman said that the Mayor is very straightforward about his expectations of BCACHA. We are up against a short timeline as they want to announce the plan in February. Chairman Foltman said that challenge for the housing authority is in constructing a way to meet the expectation without compromising core programs.

Vice Chairman Rock suggested that BCACHA have a plan for them even if it involves and interim board meeting. Commissioner Fitzgerald said that the obvious answer is yes to participate but we must be clear about what it will take to meet the goals and expectations that have been set for us by the City.

### **Executive Director's Report:**

#### **Chronic Homelessness**

HUD defines chronic homelessness as "an unaccompanied homeless individual with a disabling condition who has been continuously homeless for a year or more, or an unaccompanied individual with a disabling condition who has had at least four episodes of homelessness in the past three years". The local Continuum of Care Committee has adopted priority changes recommended by HUD which place those deemed most vulnerable at the top of the list for housing funded through Continuum of Care programs.

The City proposes a pilot project that is dependent upon use of rental assistance vouchers. The public announcement is scheduled for February 9<sup>th</sup> at the Mayor's next Housing and Homeless Roundtable meeting.

Director Watson is researching the technical aspects of other housing authority supported programs that are favored by the City of Boise.

Commissioner Fitzgerald suggested prioritizing the list and having 15 project based vouchers in our existing properties. Vice Chairman Rock said to at least have some kind of plan by February 9<sup>th</sup>.

### **Threshold Crossing**

Discussion continues between the City of Boise, the housing authority and Neighborworks Boise regarding how to plan for the future of Threshold Crossing. There are two main challenges:

- 1) How to absorb the loss of funding and keep affected families housed, and;
- 2) How to pay the penalty fee to HUD for the program changes resulting from the loss of funding.

### **Refugee Conference**

Director Watson has been invited to participate in a presentation with Zoe Ann Olsen at the upcoming Refugee Conference.

### **Eide Bailly**

Director Watson said that when she had the audit exit meeting with Eide Bailly that they were highly complementary of Diana and Jillian. Eide Bailly will be at the February Board meeting to present the audit information.

## **NEW BUSINESS**

### **Moore Street**

Development Director Bob Reed gave a PowerPoint presentation showing what a family apartment complex would look like and what a senior complex would look like financially. The family complex makes more sense because it would generate a better cash flow over time, and addresses a critical need for affordable housing near downtown Boise.

Mr. Reed asked for \$75,000 to use toward the predevelopment costs.


**Commissioner Machacek moved to designate funds to cover the cost of the predevelopment stages for a family apartment complex at Moore Street in Whitewater Park in an amount not to exceed \$75,000. Commissioner Legaretta seconded. The motion passed by a voice vote.**

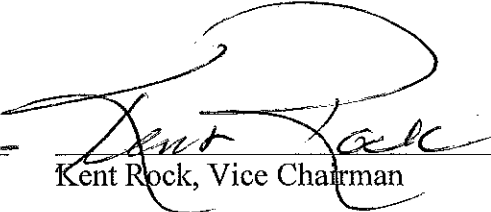
**Shoreline Plaza Refinance**

Mr. Reed said the appraisal values are exceeding our initial estimated value of what our original expectation was.

There being no further business, the meeting was adjourned at 6:15 p.m.

Respectfully submitted,

  
Deanna L. Watson, Executive Director

  
Kent Rock, Vice Chairman