

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

**March 9, 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 February 10, 2016**
- II. Financials for January 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 and Request for Additional Funds – Bob Reed**

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

**MEETING OF THE BOARD OF COMMISSIONERS**

**March 9, 2016**

**TIME AND PLACE OF MEETING**

Chairman Foltman called the meeting to order at 4:00 p.m. on Wednesday, March 9, 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 and Commissioner Machacek.

**Commissioners Absent:** Commissioner Fitzgerald, Commissioner Lawrence, Student Commissioner Herceg and Student Commissioner Farid.

**Others Present:** Ada County Deputy Attorney Ray Chacko, Chief Deputy City Attorney Steve Rutherford, Executive Director Deanna Watson, Sr. Staff Accountant Annette Sampson, Housing Programs Manager Jillian Patterson, Development Director Bob Reed and Supportive Housing Specialist William Hurlburt..

**CONSENT AGENDA**

**Regular Board Minutes February 10, 2016:**

**City Attorney Rutherford asked for clarification of the number of vouchers the City of Boise wishes BCACHA to use for the Housing First model. Commissioner Legarreta moved to approve the minutes of the February 10, 2016 Board of Commissioners meeting. Vice Chairman Rock seconded. The motion passed by a voice vote.**

**Financial Statements for January 2016:**

**Commissioner Machacek moved to approve the January, 2016 financials. Commissioner Ashton 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 on the conversation he had with a gentleman about the Housing First Model who has been a landlord in the past. He said he would no longer rent to low income tenants after incurring high costs due to damage and he didn't see how this program would work. The Chairman mentioned this man does have a relative in the legislature. Director Watson inquired whether there needed to be outreach to this former landlord, but Chairman Foltman didn't think that was needed.

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

##### **Program and Property Update**

Director Watson reported that at the latest Continuum of Care meeting, Andrea Carroll of the Boise City Attorney's office discussed a new pilot program called Fresh Start Rehousing. It will allow potential tenants that have certain legal issues hindering their ability to find housing to have these issues waived if they involved non-violent misdemeanor offenses. The pilot will run through September, 2016.

Director Watson and Bob Reed attended the ACHD public meeting that included road connections that would impact the Moore Street parcels. No notice was given BCACHA of either the meeting nor the road connections and the Authority only found out about the meeting that day. Testimony was given by Bob Reed stating that fact. Joanne Butler from St. Luke's also testified that they were not notified of these proposals. ACHD was not aware of this lack of outreach and put it on hold pending time for the City and land owners to meet. Afterward, Bob Reed offered to meet with the City, as did Joanne Butler.

Director Watson reported that BCACHA has contracted with Nan McKay to update the entire Housing Choice Voucher Administrative Plan, including the addition of project based vouchers. Scheduling for this is still pending.

Director Watson informed the Board that Verity Property Management took over management of Whispering Pines Apartments and has given non-renewal notices for our voucher holders. There are currently 25 voucher holders at that property. Intermountain Fair Housing Council is investigating this to see if it violates any laws protecting low income individuals.

There was discussion on partnership issues and expectations between BCACHA and the VA in regards to VASH vouchers. Some examples presented were the lack of communication involving potential violent individuals that were flagged by the VA so extra precautions were

done by VA staff, by this wasn't conveyed to BCACHA so we could do the same; and VASH voucher holders that are terminated for cause by BCACHA are frequently placed right back on the VA's list of applicants for a new voucher. We reached out to Lisa Stevens at IHFA, who oversees the VASH vouchers issued for the Twin Falls area, to see if they have had similar issues with the VA and they have. Director Watson reported the VA asked if we would take 11 more vouchers. She replied we weren't able to accept more since the low lease up rates for VASH vouchers impact our overall rates for Section 8 and we currently do not have adequate staffing to handle more vouchers. She was given until 3/7/16 to issue a statement that stated the veteran homeless problem was now solved in Boise. Given this choice, she agreed to take the additional vouchers.

Director Watson reported an assault by a Franklin resident on another Franklin resident and then on a BCACHA Maintenance employee earlier in the morning. This resident has a traumatic brain injury which complicates what options are available for this individual. The Mobile Crisis Unit won't respond since it is not a mental illness. BPD said if they arrested him he would be released that night so they wouldn't take him. The resident who was a victim of the assault won't be pressing charges. Family has been contacted and they don't want anything to do with him. We are currently trying to reach a sister to see if she can help. Short term plan is to call 911 if issue arises and the eviction process has been started. It was also reported that he recently taped a list of his confessions in the common areas of Franklin Plaza, some alleging crimes such as rape. Vice Chairman Rock suggested we should report this so it can be investigated. Director Watson agreed that further research would be completed and stated staff is currently working on a long term plan with the help of Area Agency on Aging.

Director Watson also reported that there is a tentative Crisis Center meeting scheduled for March 15, 2016 at 12:00 at Boise City Hall. The purpose of the meeting is to allow the Joint Powers Entity for Allumbaugh House the opportunity to determine its willingness to seek funding to incorporate the crisis center function into Allumbaugh House operations.

Director Watson, Vice Chairman Rock and Bob Reed met with Skip Oppenheimer, a developer, to discuss possible senior housing projects he is interested in and the various funding available and the HUD 202 program. Director Watson provided him with follow up information on the federal budget specific to 202 and other HUD programs.

## **NEW BUSINESS**

### **Moore Street**

Development Director Bob Reed stated he is in the process of interviewing architects for the multi family project planned for Moore Street as well as interviewing developers. Due to the requirements for tax credit eligibility, there must be an entity that has had affordable housing/tax credit experience. BCACHA does not, so we would not qualify for any tax credits without a partner. He explained that since we have done a majority of the work, the developer's share would be small and once the permanent loan is acquired in approximately three years, the developer can step out and BCACHA would be the only entity involved.

### **Shoreline Plaza Refinancing**

Development Director Bob Reed gave an update on the refinancing of the Shoreline bond, now known as the Boise 5. The appraised values were sufficient. Rent increases are almost where they need to be. Structures are in good condition so the amount of repairs needed is approximately \$120,000 - quite a bit less than the estimated \$243,000.

A cause for concern is the physical needs assessment, which estimates what needs to be replaced in 20 years such as appliances, HVAC and parking lots. This requires a replacement reserve account and a yearly deposit that totals four times the amount projected. The current estimated deposit is \$950,000. Research is under way to find what items have already been replaced so this amount can be lowered. Guidelines are changing 4/1/16 which will lower the replacement reserve requirement, which will benefit us.

BCACHA has requested assistance from attorney Mike Decina from Seattle who is a previous HUD attorney to help with this project.

The radon inspection showed high levels of the gas at Vine, Nez Perce and Liberty. Shoreline Plaza and Shoreline North did not show any. Preliminary estimates for the necessary abatement are high as pipe must be installed under 4 inch slab. This can be done after the fact and we currently have enough equity to cover the costs. He explained the PICO measurement needs to be 4 or less to pass and the actual measurements of the properties were in the 8 range. A 90 day reinspection is an option. There was discussion on the process used for this measurement. Mr. Reed stated it was a 48 hour monitor and a sampling of the units. Commissioner Machacek reported one of his developments had high readings done with the 48 hour model and was looking at expensive abatement costs. They did a one month measurement and the readings dropped drastically so abatement was not necessary. Another option he gave was to use exhaust fans on timers to remove gas. Mr. Reed will discuss options with the inspector during an upcoming conference call. He is also trying to find a spokesperson to explain the radon finding to the residents and will confer with Ted Argyle about informing the tenants to limit possible exposure of litigation.

Mr. Reed submitted a list of expenditures made to date and what is anticipated and requested an additional \$120,000 be approved for use towards the Boise 5 refinance.

**Commissioner Legarreta moved to approve the allocation of \$120,000 to the Boise 5 project. Vice Chairman Rock seconded. The motion passed by a voice vote.**

It was then open to a question and answer period.

Chairman Foltman encouraged the members to sign a card for Pam Carpenter.

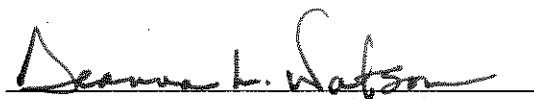
Chairman Foltman asked for an update on the status of the vouchers the City of Boise wishes to use for the Housing First program. Director Watson reported that the scattered sites vouchers would need to come from our supportive housing voucher inventory, which are currently in use so it will need to come from turnover. Vouchers for site specific will necessitate changes in policy documentation to meet HUD requirements. She also explained that the City and IHFA's programs usually fall under the Community Planning and Development division of HUD and BCACHA falls under Public and Indian Housing which have different rules which may make things more difficult than the City and IHFA anticipate. The Director explained that Julie Williams Mitchell from IHFA wanted a commitment from BCACHA the day of the press February 9<sup>th</sup> press conference for Housing First for the project based vouchers. She explained to her that this wasn't possible as several steps need to take place before project based vouchers can be issued.

Housing Programs Manager Jillian Patterson added that the scattered sites model first must raise \$300,000 for the supportive services needed. This does not include any of the housing costs. She is unsure of the status of the fundraising as BCACHA has not been involved in this step, but did mention Terry Reilly Health Services is applying for a SAMHSA (Substance Abuse Mental Health Services Administration) grant to help with this. She explained that master leases aren't allowed for Section 8 vouchers, so the supportive housing vouchers must be used, which will require a grant amendment for HUD's approval before these vouchers can be used under a master lease. The amendment has not been submitted yet. Jillian also informed the board of the concerns the Homeless Coalition had about the City's plan such as the fact that this was not new funding, but just moving existing funding around, and fair housing concerns such as steering for the single site model. Jillian expressed concerns for project based vouchers. After one year the tenant can move with a regular voucher which would not have continued supportive services and her fear is that one year is not enough time to get stable and ready for a traditional lease situation.

Jillian reported that the Fair Housing Council is questioning whether refugees coming from tent cities would qualify as chronically homeless and per HUD, they do not fit the definition so would not qualify. Director Watson explained the frustration that the eligibility piece for this program, as it is with VASH, is out of our hands, but the fair housing challenges come to us to fight. Chairman Machacek informed the board that the mayor stated to him that the publicity on homeless right now is at its peak which is bringing people to the table now. He doesn't expect it to last so is trying to act now. Chairman Foltman said it is imperative to record who directs us to do the things that are being asked of us.

There being no further business, the meeting was adjourned at 5:25 p.m.

Respectfully submitted,

  
Deanna L. Watson, Executive Director

  
Brad Foltman, Chairman