

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

**COMMISSIONERS**

**October 12, 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 September 14, 2016 – Shoreline Plaza, Inc.**
- II. Regular Meeting Minutes of September 14, 2016 - BCACHA**
- III. Financials for August, 2016**
- IV. Bills and Communication**

**OLD BUSINESS**

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

**NEW BUSINESS (ACTION)**

- I. Boise 5 Update – Bob Reed**
  - a. Consideration for Approval for Additional \$25,000 Loan from RTO**
  - b. Consideration for Approval for Authorized Signer(s) in Chairman's Absence of Refinancing Documents – Shoreline Plaza, Inc. Resolution #48**
  - c. Consideration for Approval for Authorized Signer(s) in Chairman's Absence of Refinancing Documents – BCHA Resolution #494**
- II. Sandhill Crane Development Update – Bob Reed**
  - a. Consideration for Approval for Additional \$25,000 Loan from RTO**

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

**MEETING OF THE BOARD OF COMMISSIONERS**

**October 12, 2016**

**TIME AND PLACE OF MEETING**

Vice Chairman Rock called the meeting to order at 4:05 p.m. on Wednesday, October 12, 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 Legarreta, Commissioner Ashton, Student Commissioner Ernst and Commissioner Machacek (via phone)

**Commissioners Absent:** Chairman Foltman, Commissioner Fitzgerald and Student Commissioner Xu

**Others Present:** : Ada County Deputy Attorney Ted Argyle, Deputy City Civil Attorney Abbey Germaine, Executive Director Deanna Watson, Development Director Bob Reed, Finance Director Diana Meo, Housing Programs Director Jillian Patterson, Sr. Staff Accountant Annette Sampson and Executive Assistant Ann Upchurch

**CONSENT AGENDA**

**Regular Board Minutes September 14, 2016-Shoreline Plaza, Inc.:**

**Commissioner Ashton moved to approve the minutes of the September 14, 2016 Shoreline Plaza Board of Directors meeting. Commissioner Legarreta seconded. The motion passed by a voice vote.**

**Regular Board Minutes September 14, 2016-BCACHA.:**

**Commissioner Ashton moved to approve the minutes of the September 14, 2016 BCACHA Board of Commissioners meeting. Commissioner Legarreta seconded. The motion passed by a voice vote.**

### **Financial Statements for August, 2016:**

Finance Director Meo informed the Board that the Accounting Department is in the process of closing FY16 and there won't be any financial statements provided until the February meeting.

**Commissioner Legarreta moved to approve the August, 2016 financials. Commissioner Ashton seconded. The motion passed by a voice vote.**

### **Bills and Communications:**

Director Watson circulated HUD letters regarding Section 8 SEMAP (Section Eight Management Assessment Program) accepting our response to the scoring discrepancy discovered during the July 2016 HUD monitoring visit. HUD also approved the latest grant years for CHOIS and Shelter Plus Care with three recommendations regarding file maintenance. Housing Programs Director Patterson stated these processes are currently being done, but had no documentation of it so this will be documented for the future.

### **OLD BUSINESS**

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

None

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

Director Watson reported the lease renewal for Allumbaugh House has been signed for 10/1/16-9/30/17 and included no change in lease amount. Ben Duke has been assigned to oversee the remodeling work for the Crisis Center at Allumbaugh House.

Eide Bailly is on site this week auditing approximately 245 files. IHFA was contracted by the City to audit Threshold Crossing files and property. This property is comprised of two funding sources – HOME and Continuum of Care funds. HUD requires the strictest guidelines be followed when multiple programs exist. IHFA was unaware of the two funding sources so only used HOME guidelines, so they reported several issues incorrectly to the City. Director Watson will request us to be allowed to respond since IHFA reported their findings to the City and she is expecting to meet with City staff in two weeks to discuss.

Intermountain Fair Housing Council has been involved with a former Section 8 client that lost her voucher. This termination was upheld by a hearing officer. HUD agrees with the determination and has explained the regulations to IFHC.

Concrete work has been completed at Franklin Plaza, but the contractor damaged awnings so we're in negotiations over the repairs. The second phase for windows and doors at Capitol Plaza is also complete.

The City of Boise denied the appeal of the neighbors regarding the Sandhill Crane development and a further appeal to district court is not likely.

There has been several issues with the cleaning crew for River Plaza. Ron Barstow has put this service out to bid. It also has been discussed to hire a part time employee to clean the building instead.

Staff has brought up the possibility of selling River Plaza and purchasing a new building that would only house the Housing Authority. Director Watson would like to research the viability of selling and relocating offices and report the status to the Board at the next meeting.

Updates to our emergency response procedures are being worked on with input from Moreton and Company.

Director Watson reported that the review team has been selected for the supportive services portion for the Housing First project, which, per Mr. Argyle, will transition to the advisory committee, then the board and is comprised of St. Lukes, St. Al's, the VA, County Indigent Services, IHFA, City of Boise and an Ada County Commissioner. Terry Reilly was the only proposal submitted. This still needs to be reviewed and a contract negotiated.

Director Watson introduced Ann Upchurch as her new Executive Assistant.

## **NEW BUSINESS (ACTION)**

### **I. Boise 5**

Development Director Reed reported that HUD's firm commitments were expected last Friday, but have not been received yet although a draft was received today. Hopefully these will be received tomorrow or Friday, as Monday is the deadline. The lender has been in conference calls with HUD trying to move things along. Once commitments are received, a conference call with all involved parties will be made to make sure everyone is on the same page.

Mr. Reed explained the funds have been depleted for development costs so an additional \$25,000 will be needed to ensure sufficient funds. Since Chairman Foltman will be unavailable through the end of the month, an additional signer will need to be authorized so there are two resolutions needing approval that will give Vice Chairman Rock signing authorization.

Vice Chairman Rock asked if a revised net present value has been received. Mr. Reed has not received one. There was discussion regarding the bank showing a negative net present value, but without refinancing, the properties wouldn't be sustainable, nor could the Housing Authority keep our mission of affordable housing available. RTO was clarified to mean Rent to Own or our Hobbler Place properties.

**a. Commissioner Legarreta moved to approve a \$25,000 loan from RTO to the Boise 5. Commissioner Ashton seconded. The motion was passed by a voice vote.**

**b. Commissioner Legarreta moved to approve Shoreline Plaza, Inc. Resolution #48 – authorization of Vice Chairman Rock to sign in Chairman's absence. Commissioner Ashton seconded. The motion was passed by a voice vote.**

c. Commissioner Ashton moved to approve BCHA Resolution #494 – authorization of Vice Chairman Rock to sign in Chairman’s absence. Commissioner Legarreta seconded. The motion was passed by a voice vote.

## II. Sandhill Crane

Mr. Reed explained there will be additional expenses coming up for this project and will require another loan of \$25,000 to cover these costs. He commented that the City Council was very supportive of the project and everyone involved did great presentations. Mayor Bieter complimented those involved and said that in his 13 years, he hasn’t seen a better done plan. The Council seemed offended by the neighbors’ negativity toward the homeless and spoke in defense of those less fortunate.

Next Tuesday will be the final draft of the development’s approval, then the neighbors will have 28 days to take it to district court.

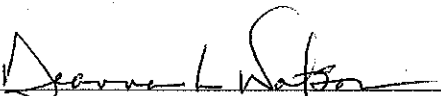
Vice Chairman Rock confirmed with Finance Director Meo that sufficient funds existed in RTO and that these funds will be paid back through the bond proceeds. Mr. Reed is planning on applying for tax credits in February. If denied, it will be included in the September round. If denied then, these expenses will need to be written off, so there is some amount of risk for this project.

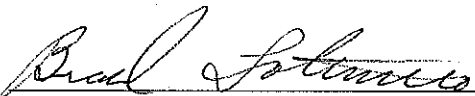
a. Commissioner Legarreta moved to approve a \$25,000 loan from RTO to the Sandhill Crane Development. Commissioner Ashton seconded. The motion was passed by a voice vote.

## NEW BUSINESS

There being no further business, the meeting was adjourned at 4:45 p.m..

Respectfully submitted,

  
Deanna L. Watson, Executive Director

  
Brad Foltman, Chairman