

A Discussion on Housing Authorities

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Introduction

Deanna is an Idaho native, born and raised in Kamiah, in the narrow part of the panhandle.

She graduated at Boise State University with a degree in Political Science, where she also served as Student Body President in 1983 and 1984.

She has been the Executive Director of the Boise City Ada County Housing Authorities for 27 years, where she has tirelessly advocated for affordable housing solutions for local residents.



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Housing Authorities Overview - Federal

The United States first concerned itself with providing housing during WW I. The race to build ships for the war required housing for the shipbuilders. As thousands of workers flocked to the east and west coast, existing housing was not able to meet the demand.

Housing Act of 1937 introduced public housing to the United States by providing subsidies to be paid from the US federal government to local public housing agencies. This was part of the government response to the Great Depression

The Housing Act of 1949 established a national objective of decent housing for every family

In 1965 The Department of Housing and Urban Development was founded as an executive department of the US federal government.

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Housing Authorities Overview - State

Idaho State Statutes Establish the Purpose and "authority" for Public Housing Authorities.

Title 31 Chapter 42 – County Housing Authorities

Title 50 Chapter 19 – Municipal Housing Authorities

Established as an "Instrumentality" of the jurisdiction served...."an organization created by or pursuant to state statute and operated for public purposes.

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State Statute Highlights



Purpose

Declaration of Governmental Function



Definitions

Public Corporations created by 31-4205



Creations of HA's

Established by local government



Powers

Create access to affordable housing

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Definitions

31-4205 Creation of Housing Authorities

- In any county of the state of Idaho, there may be created an independent public body corporate and politic to be known as a housing authority... once it has been determined there is a need.
 - Either by motion or by the filing of a petition signed by 25 residents asserting the need

31-4205

- Need: If there are insanitary or unsafe inhabited dwelling accommodations, or that there is a shortage of safe or sanitary dwellings available to people of low income.
 - May take into consideration the degree of overcrowding, the percentage of land coverage, the light, air, space and access available to inhabitants...and the extent to which safety and life endangerment (i.e. dilapidation, fire risk...) are present.

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Definitions...

31-4203

- Area of Operation – the entire county except within the corporate limits of cities that have housing authorities.
- Slum – any area where dwellings predominate which by reason of dilapidation, overcrowding, lack of ventilation, light or sanitary facilities or any combination....are detrimental to safety, health, and morals.

31-4203

- Person of low income – persons or families who lack the amount of income which is necessary, as determined by the authority, to enable them without financial assistance, to live in decent, safe and sanitary dwellings without overcrowding.

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Statute Highlights

31-4202 Declaration of Governmental Function

- That there exist insanitary or unsafe dwelling accommodations and a shortage of safe or sanitary housing for people of low income.
- The condition impacts the community.
- Private Enterprise alone can't fix the problem
- Therefore – the clearance, replanning and reconstruction of areas are public uses and purposes for which public money may be spent and private property acquired and are governmental functions.

31-4204 Powers

- shall constitute an independent public body corporate and politic, exercising public and essential governmental functions.
 - Prepare, carry out, acquire, lease and operate housing; to provide for the construction, reconstruction, improvement, or repair of any housing project.
 - To lease, rent or purchase any dwellings and to establish rents within the limits of the statutes including the right of eminent domain....
 - To investigate living conditions and hold hearings and make reports and recommendations to the jurisdictions served

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Aid and Cooperation from other Public Bodies

31-4207

- For the purpose of aiding and cooperating in the planning, undertaking, construction or operation of housing projects within its jurisdiction...any state public body may –
 - Dedicate, sell, convey or lease any of its interest in any property, or grant easements, licenses or other rights
 - Cause parks, playgrounds, recreational, community, educational, water, seweradjacent to or in connection with housing projects

31-4207

- Furnish, dedicate, close, pave, install, grade, regrade, plan or replan streets, roads....zone, rezone, cause services to be furnished, enter into agreements relating to the repair, elimination or closing of unsafe, insanitary or unfit dwellings.
- Do any and all things...to aid and cooperate in the planning, undertaking, construction or operation of such housing projects...

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Policy in Operation

31-4212

- Must operate with such efficiency that rental amounts can be fixed at the lowest possible rates consistent with providing decent, safe and sanitary accommodations while covering necessary costs. Cannot produce a profit to the county but can apply other funding to assist in covering the costs of operation.

31-4212

- Eligible costs include maintaining and operating the projects, including the costs of insurance and the administrative expenses of the authority along with the establishment of required reserves.

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Bond Issues

31-4216

- An authority shall have power to issue bonds....for any of its corporate purposes...
 - Payable from revenue from what was financed, together with grants and contributions and/or from all or part of its revenues or assets generally.

31-4217

- Bonds shall be authorized by the HA's resolution and may be issued in one or more series and shall bear such date or dates, mature at such times, bear interest at such rates as the authority shall approve.
 - The bonds may be sold at public or private sale at no less than par (stated or face value)

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Additional Powers

31-4223

- An authority is empowered to borrow money or accept contributions, grants or other financial assistance from the federal government for or in aid of any housing project within the area of operation, to take over the lease or manage any housing project or undertaking constructed or owned by the federal government.

31-4223

- It is the purpose and intent of this act to authorize every authority to do any and all things necessary or desirable to secure the financial aid and cooperation of the federal government in the undertaking, construction, maintenance or operation of any housing project by such authority.

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Public Housing Authorities of Idaho



Ada County Housing Authority	Marsing Housing Authority
American Falls Housing Authority	Nampa Housing Authority
Boise City Housing Authority	Pocatello Housing Authority (Housing Alliance and Community Partnerships)
Buhl Housing Authority	Southwestern Idaho Cooperative Housing Authority
Caldwell Housing Authority	Coeur d'Alene Tribal Housing Authority
Idaho Housing & Finance Association	Nez Perce Tribal Housing Authority
Jerome Housing Authority	Wilder Housing Authority

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Housing Authorities of Idaho



Blaine County Housing Authority
Teton County Joint Housing Authority
McCall Area Housing Authority

“Public” Housing Authority is defined as any state, county, municipality, or other governmental entity or public body, or agency, or instrumentality of these entities that is authorized to engage or assist in the development or operation of low-income housing under the U.S. Housing Act of 1937.

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Board of Commissioners

- BCACHA is governed by a board of commissioners.
- The board consists of seven members serving five-year terms (staggered).
 - One commissioner is required to be a participant in our programs
 - The City of Boise appoints a City Council Member as an ex officio member.
 - Commissioners are appointed in alternating years by the Mayor of Boise and Ada County Commissioners.
- The commissioners establish policy and approve the annual budget.



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Our Programs

- Supportive Housing
 - Chois, HUD-VASH, OVW
- Subsidized Housing
 - Housing Choice Voucher – Section 8, Family Self-Sufficiency, Homeownership Programs, Public Housing



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Instrumentalities Powers

An instrumentality is an entity related to a public housing authority whose assets, operations, and management are controlled by the public housing authority. Instrumentalities must be authorized to take on these responsibilities, and they must abide by any public housing requirements application to a public housing authority..



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Outside the Box...

Hobbler Place – a 99 unit homeownership project financed through Revenue bonds.

Residents rented for 1 -3 years while agency staff helped them eliminate financial obligations of homeownership.

60 – 100% of Area Median Income.

Sliding grants based on income: 100% of median income received a \$2,400 grant. Those between 60 70% received the equivalent of 10% of the purchase (appraised) value. Forgivable loan 20% per year.



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Outside the Box...

Civic Plaza – 299 Unit multi-family property adjacent to the Ada County Courthouse.

We provided conduit bond financing to enable access to better financial terms in exchange for a minimum of 40 apartments available to rental assistance clients of our agency.

We also receive an annual compliance fee.



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Outside the Box...

Allumbaugh House – Region IV Sub-acute Mental Health and Detoxification Facility owned by us and run by Terry Reilly Health Services – funded and overseen by a Joint Powers Agreement – state, county, cities, with assistance from St. Luke’s and St. Al’s...



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Gaps in Assistance

- Supply & demand: need far exceeds supply
- Manufacturing: cost of labor, materials; delays in supply chain
- Lack of state resources: for example, a state funded housing trust fund
 - Legislation: lack of legislation that would allow local government to create local trust funds
 - Legislation: lack of legislation that would use local option taxes in areas outside of resort communities to provide affordable housing that is also decent and safe
- Price limitations: cannot raise the price of housing to balance increase in commodity costs, as raising the price would reduce affordability

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Questions

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