

**Caldwell Housing Authority  
February 1, 2018 Special Meeting Minutes  
At Stewarts Bar and Grill**

**Board Members Present:** Arnolito Hernandez, Sid Freeman, Patricia Benedict, Estella Zamora, Jim Porter and Chris Allgood. **Board Members absent:** Adam Garcia.

**Staff Members Present:** Mike Dittenber, Marisela Pesina, Cecilia Flores, MaryAnn Valenzuela and Rick Legg.

**In Order of Business**

**1. Roll call and call to order:**

Arnold Hernandez called the meeting to order at **12:03 p.m.** Since this was a “single item” discussion, Arnolito turned the time over to Mike Dittenber, the Executive Director of the Housing Authority, to share recent information relating to the Housing Authority’s financial relationship with the federal government.

**2. PowerPoint Presentation:**

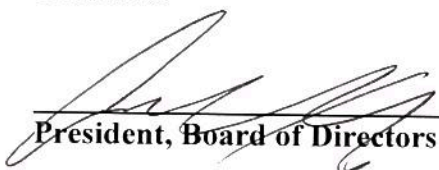
Mike provided the Board with a PowerPoint presentation outlining the history of Farmway Village and the nature of the “financial coupling” of Farmway Village and the US Department of Agriculture, Rural Development. In short, USDA, Rural Development provided CHA \$9.8 million in financial support between 1992 and 1995 to rebuild Farmway Village. In exchange, CHA is required to lease apartments only to “Domestic Farm Laborers”. Over the last few years, there has been a diminished need for Domestic Farm Laborers in lieu of Foreign Farm Workers. USDA, Rural Development is proposing “financial separation” from Farmway Village, that would result in the loss of \$450,000 in annual rental assistance for low income persons residing at Farmway Village, and the loss of approximately \$5 million over the next 10 years.

**3. Unified Approach to Financial Separation:**

The Board of Directors agreed to a unified approach as identified in the attachment on the following page. No vote was taken in lieu of the signed declaration.

**4. Meeting adjourned at 1:10 p.m.**

**Certified:**

  
\_\_\_\_\_  
**President, Board of Directors**



  
\_\_\_\_\_  
**Executive Director**



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### Financial Separation Strategy

The Caldwell Housing Authority (CHA) has a long-standing history of providing affordable housing in Canyon County to meet the needs of local agriculture workers. In light of recent developments, the management of the CHA will:

- 1) Negotiate with the USDA, Rural Development to remove units from the project to provide the housing authority the flexibility needed to meet the needs of the organization and local farmers in providing H2A housing.
- 2) Work with USDA, Rural Development to bring the remaining units in the project into compliance with applicable rules and regulations.
- 3) Work to postpone financial separation of the remaining units in the project as long as possible.
- 4) Put in place the necessary financial and management processes to facilitate a seamless transition during financial separation.

Attest:

  
Arnoldo Hernandez

  
Sid Greeman

  
Estella Zamora

  
Patricia Benedict

  
Jim Porter

  
Adam Garcia

  
Mike Dittenber



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