

Caldwell Housing Authority
February 4, 2022 (for 1/28)
CHA Community Center and via ZOOM

Board Members Present: Arnaldo Hernandez, Sid Freeman, Jim Porter, Adam Garcia, Patricia Benedict, Robert Acosta, and Brad Doty

Board Members Absent: Estella Zamora

Staff Members Present: Mike Dittenber, Leticia Cancax, MaryAnn Valenzuela, Edwin Lara, Matilda Mchazime and Rosario Soto.

Visitors: Jeremy Gallion (via ZOOM)

In Order of Business

1. Roll call and call to order:

Arnold called the meeting to order at **12:02 p.m.** Prior to commencing with regular business, Arnold introduced and welcomed Council Liaison, Brad Doty, and CHA research analyst Matilda Mchazime.

2. Agenda Approval

Jim Porter made a motion to approve the February (rescheduled from January) agenda as presented, seconded by Adam Garcia, and approved by the Board at **12:03 p.m.**

3. Approval of December minutes

Patricia Benedict made a motion to approve the December meeting minutes, with corrections, seconded by Jim Porter and approved by the Board at **12:07 p.m.**

4. Review 2021 year-end finances

Rosario provided the Board with a spreadsheet that showed CHA was over-budget by approximately \$50,000 in 2021. He explained the over budgeted amounts were attributed to 1) the approval of new washers and dryers for the laundry room, 2) fourth quarter salary adjustments, and 3) anticipated inflated cost for maintenance items. Patricia asked for clarification on “inter-agency transfers” on the bank statements and said she appreciated the monthly reconciliation reports. Rosario finished his report by saying he will attempt both clarify and simplify the financial information in the Board Packet going forward. Sid Freeman made a motion to approve the year-end financials, seconded by Patricia Benedict and approved by the Board at **12:19 p.m.**

5. Review 2022 Contributions

Rosario provided the Board a list of contributions CHA has previously made to community. After some discussion, Arnold asked the issue to be tabled until more historic information could be provided.

6. Project Update

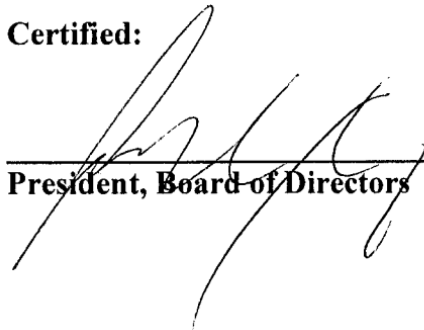
Mike first told the Board that he had to move quickly on offering settlement money to several lien holders to clear the Kimball/Chicago property title. He had intended on asking for permission for the settlement expenses but needed act expeditiously. Mike then updated the Board on the drinking water issue and how he had submitted funding requests to DEQ for a facility study and for “shovel-ready” funding for waterline improvements. He also explained he is negotiating with the City of Caldwell for extended water services to Farmway. Mike spoke of the Rice House on the southern part of the College of Idaho that needs relocated. He explained that CHA has offered to clean the lot and remove the trees and vacant building in exchange for the Rice House. Finally, Mike spoke about the necessity for handy-man services in the community, although no efforts have been done to move in that direction.

7. Research Update

Matilda Mchazime, CHA’s Research Analyst, provide the Board with an update on the information she has gleaned about CHA residents. Her research, among other things, indicated CHA tenants make approximately \$9million annually that contributes to the local economy. She also explained that she is looking into transportation and commuting information. Finally, she said she will start evaluating the H2a program in the coming weeks. Sid Freeman applauded Matilda’s efforts and explained how this was the type of information CHA needed to further its efforts and position in the community.

8. Adjourned at 1:24 p.m.

Certified:



President, Board of Directors





Executive Director