

**Caldwell Housing Authority
June 25, 2018 Meeting Minutes
At Stewarts Bar and Grill**

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

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

In Order of Business

1. Roll call and call to order:

Arnolito Hernandez called the meeting to order at **12:02 p.m.** Before proceeding with the agenda, Arnolito recognized Liliana Vega from the 4-H program and asked to rearrange the agenda so she could address the Board first. Jim Porter made a motion to accept the agenda as amended, seconded by Adam Garcia and unanimously approved by the Board at **12:04 p.m.**

Liliana introduced some of her students from various programs in the valley that she invited to attend the meeting. She thanked the Board of Directors for supporting the 4-H program over the last 9 years and hoped CHA would continue supporting such a good program in the future. Liliana announced she is taking a job in California and would be leaving the program in good hands. Mike indicated support, although non-financial in nature, would continue from CHA.

2. Review of the April 2018 Board Meeting Minutes:

Jim Porter made a motion to accept the April minutes as corrected, seconded by Adam Garcia and unanimously approved by the board at **12:24 p.m.**

3. Review of the May 2018 Special Board Meeting Minutes

Jim Porter made a motion to accept the May special meeting minutes, seconded by Patricia Benedict and unanimously approved by the board at **12:26 p.m.**

4. Review of the March 2018 Financials:

Rick provided a brief summary of the May financials and indicated CHA was approximately \$2,200 under budget, a considerable change from the previous month. He attributed the increase in cost to the summer-time lawn care and salaries of temporary summer staff. Adam Garcia made a motion to accept the May financial report, seconded by Patricia Benedict and unanimously approved by the Board at **12:32 p.m.**

5. Old Business

Mike provided an update on financial separation and explained Rural Development was awaiting further guidance from the national office before notifying CHA of any definite actions moving forward.

6. New Business

Mike spoke of the need for an abandoned property policy. After much discussion, the Board asked Mike to draft a policy that allowed for the disposal of abandoned property after five (5) days, and that any property was first offered to current tenants, then offered to a second-hand store, then disposed of.

Mike spoke of housing conditions in general and the shortage of housing in Caldwell. He suggested many plaza supporters ignored calls for downtown housing and that developing housing might be harder now than several years ago; especially in today's housing markets.

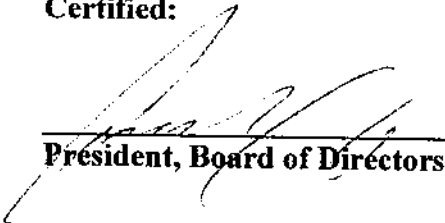
Mike spoke to the need for reviewing and adopting an Occupancy Policy in light of impending financial separation. It will be important to develop a policy that will directly benefit Caldwell and the surrounding community. Mike spoke to the rapid infusion of people from Ada County being pushed out of the housing market in Boise and Meridian, and occupying more affordable housing in Caldwell and Nampa.

Finally, Mike thought the Board should consider applicants based on their previous residency in Caldwell or the surrounding area.

7. Meeting adjourned at 1:26 p.m.

NOTE: Board President Arnold Hernandez asked that the July Board Meeting be an 8:00am meeting to accommodate several members travel schedule.

Certified:



President, Board of Directors





Executive Director