

# FAIR & AFFORDABLE HOUSING COMMISSION



Eija Sumner  
Commission Chair  
[FAHC@ci.moscow.id.us](mailto:FAHC@ci.moscow.id.us)

**Regular Meeting**  
~Minutes~

Michael Ray  
Staff Liaison  
208.883.7008

<https://www.ci.moscow.id.us/358/Fair-Affordable-Housing-Commission>

**Thursday**  
**June 5, 2025**

**5:15 PM**

**Council Chambers**  
**206 E Third Street**

**Sumner called the meeting to order at 5:15 PM**

MEMBERS PRESENT: Eija Sumner, Chair; Juan Albaitero, Randy Baukol, Jo Ellen Force, Sage McCetich, Ellen Peterson, Jennifer Wallace  
MEMBERS ABSENT: Leah Halterman, Nathan Tupper  
OTHERS: Julia Parker  
STAFF: Michael Ray

## REGULAR AGENDA

### 1. Approval of Minutes from May 1, 2025 (ACTION ITEM)

*Presentation of minutes for approval.*

Peterson moved for approval of the minutes as presented, seconded by Albaitero. Roll Call Vote: Ayes: Albaitero, Baukol, Force, McCetich, Peterson, Sumner (6). Nays: None. Abstentions: Wallace (1). Motion carried.

### 2. Public Comment

*Members of the public may speak to the Commission regarding matters NOT on the agenda or currently pending before the Commission. Please state your name and city of residence for the record and limit your remarks to three (3) minutes.*

Marty Anderson, Pullman WA, talked about his experience with rent increases and water meter installations proposed by the management company for the property he lives at. He said that there is an impending lawsuit against the company.

### 3. Moscow Community Housing Authority Discussion (ACTION ITEM)

*The Commission will receive a presentation from Casey Bolt, Executive Director for Sojourner's Alliance, regarding the potential creation of a Housing Authority with the City of Moscow.*

Casey Bolt presented on the Moscow Community Housing Authority's proposal to subsidize the cost of rentals instead of purchasing property and exploring the idea of a vacancy tax.

The Commissioners discussed their availability for the July meeting date and decided to continue the conversation regarding a proposed Housing Authority at the next regularly scheduled meeting.

## REPORTS

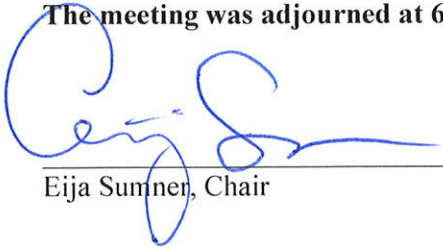
- Force reported that Intermountain Fair Housing Council is working on four (4) upcoming grant opportunity, and that eighteen (18) grants have already been submitted. There have been multiple Fair Housing Act complaints.

## ANNOUNCEMENTS

**UPCOMING EVENTS / MEETINGS**

*The next Fair & Affordable Housing Commission meeting is scheduled for July 3, 2025.*

**The meeting was adjourned at 6:35 PM**



---

Eija Sumner, Chair

8/7/25

---

Date



1

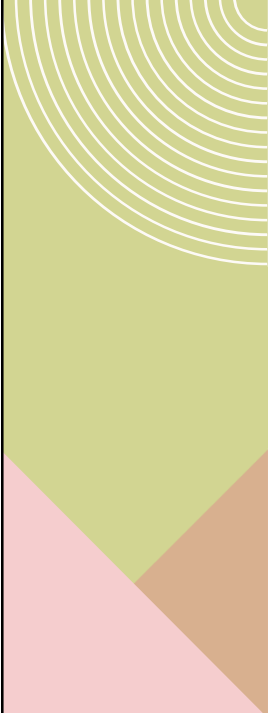
## **OUTLINE**

Why Moscow Needs an Affordable-Housing Engine

- Step 1: Form the Authority (Summer 2025)
- Step 2: Explore a Vacancy-Tax Revenue Stream (City Council)
- Step 3: Philanthropic Seed for Leadership (MCHA Board)
- Step 4: Annual Community Fund Drives
- Step 5: Fund & Complete a City-Wide Housing Needs Assessment (2026)
- Step 6: First housing Development Deal (2027-28)

A decorative graphic on the right side of the slide consists of four triangles meeting at a central point. The top-left triangle is olive green, the top-right is light green, the bottom-left is light red, and the bottom-right is dark red. A solid dark blue circle is positioned in the lower right area, overlapping the light red and dark red triangles.

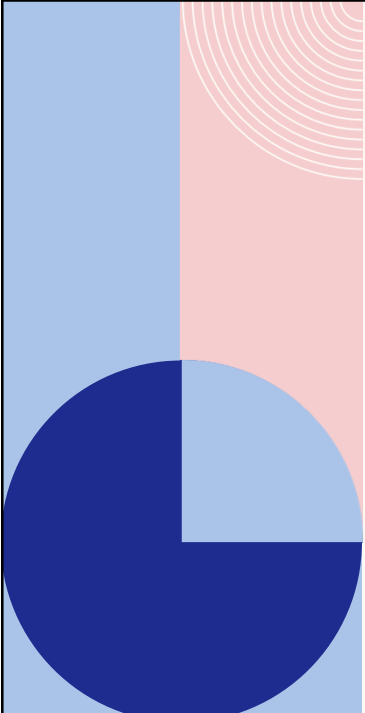
2



## WHY MOSCOW NEEDS AN AFFORDABLE-HOUSING ENGINE 2

- Lack of sufficient affordable housing for residents earning 50% AMI and below.
- Lack of sufficient construction of housing to keep up with growth.
- Downward trend of new construction over last 20 years.
- Housing costs above average relative to rest of US and likely to trend higher.
- Mindful of Benefits of Establishing a Housing Authority and costs of not establishing, including human cost.
- Over the long term, the MCHA builds a stock of public owned and deed restricted housing that tempers market prices (Vienna model)

3



## STEP 1: FORM THE AUTHORITY (SUMMER 2025) 4

- Council passes Idaho Code §50-1905 “need” resolution → creates MCHA.
- Appoint 5-member board (finance, tenant, university, city, nonprofit seats).
- Board adopts bylaws, opens a dedicated trust account.

4

## STEP 2: EXPLORE A VACANCY-TAX REVENUE STREAM (CITY COUNCIL)

- Work within Idaho law to implement a vacancy tax, likely with help from legislature, to establish either:
  - Higher property tax class for vacant or blighted parcels or
  - Standalone excise on long term vacant properties
- In the interim explore vacant-property registry fee

5

5

## STEP 3: PHILANTHROPIC SEED FOR LEADERSHIP (MCHA BOARD)

2

- Target **\$250-300 k pledge** to cover an Executive Director for 2–3 years (salary + benefits).
- Likely donors: local foundations and employers
- MCHA signs a restricted-use gift agreement → no city payroll exposure.

6

7

## STEP 4: ANNUAL COMMUNITY FUND DRIVES

- **Avenues for Hope** (Dec)
  - \$25–40 k for start-ups.
- **Idaho Gives** (May)
  - \$10–25 k; great for unrestricted ops dollars.
- Annual goal: **\$50 k** unrestricted operating support.

7

8

## STEP 5: FUND & COMPLETE A CITY-WIDE HOUSING NEEDS ASSESSMENT (2026)

- **Budget:**  $\approx$  \$105 k
  - Covers data acquisition, modeling, drafting, and community engagement.
- Delivers a quantitative assessment of housing problems *and* a prioritized list of where, what, and for whom to build next.

8

## STEP 6: FIRST HOUSING DEVELOPMENT DEAL (2027-28)

2

- MCHA issues **tax-exempt revenue bond** (40 yr, ±4.4 %).
- Bond + ≥50 % debt automatically unlocks **4% LIHTC\* equity**
- Compete to unlock **9% LIHTC\* equity**
- Work with IHFA to utilize other tools to finance project
- Local developer builds & co-guarantees mixed-income units.
- Negotiate 25% of developer fee plus 1% bond-issuer fee flow to MCHA.
  - Helps fund MCHA with no local tax levy

\*LIHTC = Low Income Housing Tax Credit

9

## DRAFT TIMELINE

10

The following timeline details the earliest these milestones could be met.

Timeframe	Measurement Target Actual
Q3/Q4 '25	Authority formed; board seated
Q4 '25/Q1 '26	Philanthropic pledge executed; 501c(3) filed
Q2 '26	Housing-needs RFP
Q4 '26	Needs study competed
2027 - 2028	First bond/LIHTC term-sheet signed; Pilot project built; MCHA collects first developer-fees

10

## WHAT COUNCIL IS ASKED TO DO NOW

1. **Adopt the resolution** creating MCHA.
2. Appoint a mission-diverse board.
3. **Endorse the philanthropic drive** for the Executive Director seat.
4. **Authorize staff to draft** a vacant-property registry ordinance and begin work on 2026 state legislation.
5. **Direct MCHA** to commission the Housing Needs Assessment and return with a financing plan for the first LIHTC-bond project.

11

## THANK YOU

Casey Bolt  
Moscow Housing Authority Working  
Group

12