

AGENDA

BOISE CITY HOUSING AUTHORITY COMMISSIONERS
ADA COUNTY HOUSING AUTHORITY COMMISSIONERS
SHORELINE PLAZA, INC. DIRECTORS
AFFORDABLE HOUSING SOLUTIONS, INC. DIRECTORS

MEETING OF THE BOARD OF COMMISSIONERS AND DIRECTORS

Wednesday, November 12, 2025 at 4:00 p.m.
Housing Authority Office – 1001 S. Orchard Street Boise, Idaho

I. ROLL CALL

II. CONSENT AGENDA (ACTION ITEM)

All items with an asterisk (*) are considered to be routine by the Board and will be enacted by one motion. There will be no separate discussion on these items unless a Board member or citizen so requests, in which case the item will be removed from the general order of business and considered in its normal sequence. The vote on the Consent Agenda will be by roll call vote.

A. Minutes, Resolutions and Routine Matters

1. * Board of Commissioners Meeting Minutes October 8, 2025 (ACTION ITEM)
2. * Approval of Board Meeting Schedule for 2026 (ACTION ITEM)
3. * Approval of “Exhibit B” to the Cooperation Agreement between Ada County Housing Authority and Boise City Housing Authority (ACTION ITEM)
4. * BCHA Resolution No. 09-2025 - Approving the Section 8 Management Assessment Program (SEMAP) Certification (ACTION ITEM)
5. * ACHA Resolution No. 07-2025 - Approving the Section 8 Management Assessment Program (SEMAP) Certification (ACTION ITEM)

III. REPORTS

- A. Chairman’s Report
- B. Executive Director’s Report

IV. BUSINESS

- A. Financial Statement Review for the month of September, 2025
- B. Board Subcommittees Discussion (ACTION ITEM)
- C. Consideration of Joint Resolution Adopting Updated Procurement Policy:
 - a. BCHA Resolution No. 08-2025 (ACTION ITEM)
 - b. ACHA Resolution No. 06-2025 (ACTION ITEM)
- D. BCHA Election of Chairperson and Vice Chairperson (ACTION ITEM)

- E. ACHA Election of Chairperson and Vice Chairperson (ACTION ITEM)
- F. Shoreline Plaza Inc. Election of Chairperson and Vice Chairperson (ACTION ITEM)
- G. Affordable Housing Solutions, Inc. Election of President and Vice President (ACTION ITEM)
- H. EXECUTIVE SESSION Per Idaho Code § 74-206(1)(d)(f)(i) to consider records that are exempt from disclosure and to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

Related agenda documents are available for public review by visiting:

<https://bcacha.org/about/board-of-commissioners/>

Zoom access:

When: Nov 12, 2025 04:00 PM Mountain Time (US and Canada)

Topic: BCACHA November Board Meeting

Webinar ID: 841 8712 5256

Passcode: 521019

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+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 646 931 3860 US

+1 689 278 1000 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

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**BOISE CITY HOUSING AUTHORITY
ADA COUNTY HOUSING AUTHORITY, SHORELINE INC.
AND AFFORDABLE HOUSING SOLUTIONS, INC.**

**MEETING OF THE BOARD OF
COMMISSIONERS AND DIRECTORS**

TIME AND PLACE OF MEETING:

Chair Donnelly Tzul called the meeting to order at 4:04 p.m., on Wednesday, November 12, 2025. The meeting was held at the Boise City / Ada County Housing Authorities' Board Room, 1001 S Orchard Street, Boise ID 83705, and via Zoom link.

I. ROLL CALL

Commissioners present: Chair Donnelly Tzul, Vice Kent Rock, Commissioner Paulsen, Commissioner Jacobs, Commissioner Flaherty, Commissioner Roscoe, Ex-Officio Commissioner Corless, Ex-Officio Commissioner Bradescu

Commissioners absent: Commissioner Jones

Others present: Ada County Deputy Attorney Nichole Solberg, City Attorney Kim Stretch, Executive Director Deanna Watson, Deputy Director Jillian Patterson, IT Administrator Ron Barstow, Housing Operations Manager Marissa Henderson, Finance Director Glenn Luke, and Administrative Services Manager Mallory VanDercar

II. CONSENT AGENDA

Commissioner Flaherty moved to approve the consent agenda. Commissioner Paulsen seconded the motion. A roll call vote was taken:

Chair Donnelly Tzul	Aye
Vice Chair Rock	Aye
Commissioner Jacobs	Aye
Commissioner Flaherty	Aye
Commissioner Paulsen	Aye
Commissioner Roscoe	Aye

The motion passed by roll call vote.

III. REPORTS

A. Chairman's Report

Chair Donnelly Tzul began by introducing Kim Stretch, City of Boise to the Board. Ms. Donnelly Tzul noted that the work for the meeting agenda is relatively light, although the voting may be time consuming. She shared that she will not be running for a leadership position on the board. She thanked the commissioners for their effort and concern for the housing authority, and thanked legal counsel and staff for their support and dedication.

B. Executive Director's Report

Ms. Watson shared thanks to Julianne Donnelly Tzul for her care and leadership. She also noted that the government shut down is likely a few days from ending. She provided caution that although the shut down may end, the continuing resolution only gives funding through the end of January. There will still be important discussions at the federal level that the agency needs to continue to monitor.

Ms. Watson also discussed Continuum of Care funding as it relates to HUD's plan to put a 30% cap on this funding, and provided an explanation of this program as it relates to BCACHA.

She also reported that there is a national "What Home Means to Me" calendar contest hosted by NAHRO each year. Youth in the Family Self-Sufficiency program are invited to submit art for the calendar and for the third year, a BCACHA participant is one of the winners.

There was a discussion about New Path 2, and who might be an eligible resident for that property when it opens in August 2026.

IV. BUSINESS

A. Financial Statement Review for the month of September 2025

Finance Director Glenn Luke reviewed the September 2025 draft financial statements, noting that these represent fiscal year end data.

There was discussion about the annual financial audits and timelines. Mr. Luke noted that the deadlines are tight, and field work for the auditors begins 11/13/2025.

The board discussed potential audit outcomes, and Mr. Luke shared details about the impact of certain outcomes, including if a shortfall is identified.

B. Board Subcommittees Discussion (ACTION ITEM)

Chair Donnelly Tzul asked if there were any questions related to the subcommittee guidelines.

Commissioner Paulsen moved to approve the board subcommittee guidelines. Commissioner Rock seconded the motion. A roll call vote was taken:

Chair Donnelly Tzul	Aye
Vice Chair Rock	Aye
Commissioner Jacobs	Aye
Commissioner Flaherty	Aye
Commissioner Paulsen	Aye
Commissioner Roscoe	Aye

C. Consideration of Joint Resolution Adopting Updated Procurement Policy

a. BCHA Resolution No. 08-2025 (ACTION ITEM)

b. ACHA Resolution No. 06-2025 (ACTION ITEM)

Mr. Taylor noted that there have been recent changes in both federal and state law as it relates to procurement regulations. Both sources of regulations impact on the housing authority, and procurement policies must adhere to both sets of regulation. The objective of the drafted agency procurement policy is to create the most flexibility for staff as is supported by the law. The redline version of this policy was included in the board packet. Mr. Taylor shared that procurement policy impacts all housing authority purchasing.

Commissioner Flaherty moved that the Boise City Housing Authority Board adopt the Joint Resolution, BCHA No. 08-2025, approving and adopting an updated Procurement Policy for the authority. Commissioner Roscoe seconded the motion. A roll call vote was taken:

Chair Donnelly Tzul	Aye
Vice Chair Rock	Aye
Commissioner Jacobs	Aye
Commissioner Flaherty	Aye
Commissioner Paulsen	Aye
Commissioner Roscoe	Aye

Commissioner Flaherty moved that the Ada County Housing Authority Board adopt the Joint Resolution, ACHA No. 06-2025, approving and adopting an updated Procurement Policy for the authority. Commissioner Rock seconded the motion. A roll call vote was taken:

Chair Donnelly Tzul	Aye
Vice Chair Rock	Aye
Commissioner Jacobs	Aye

Commissioner Flaherty	Aye
Commissioner Paulsen	Aye
Commissioner Roscoe	Aye

D. BCHA Election of Chairperson and Vice Chairperson (ACTION ITEM)

Commissioner Flaherty nominated Vice Chair Rock for the position of Chair, noting his long tenure on the board, prior experience as Vice Chair, and his availability as a semi-retired member with extensive background in financial consulting and development partnerships. Mr. Rock shared additional remarks about his service since 2012, his experience with the City of Boise, and his interest in expanding housing opportunities, including the use of Moore Street proceeds and exploring options in greater Ada County.

Commissioner Paulsen nominated herself for Vice Chair and outlined her background in housing needs, urban development, administrative leadership, and her commitment to a collaborative, democratic leadership style.

Commissioner Jacobs nominated Commissioner Flaherty for Vice Chair, citing his decade of nonprofit experience. Ex Officio Bradescu and Ex Officio Corless both spoke to Flaherty’s dedication and effectiveness, while Ex Officio Corless also noted Commissioner Paulsen’s strengths and the value of her educational background.

Ms. Donnelly Tzul expressed appreciation for Vice Chair Rock’s contributions to board work and confirmed Commissioner Paulsen’s availability for the Vice Chair role.

Chair Donnelly Tzul moved to vote by name for the BCHA Chairman.

Chair Donnelly Tzul	Kent Rock
Vice Chair Rock	Kent Rock
Commissioner Jacobs	Kent Rock
Commissioner Flaherty	Kent Rock
Commissioner Paulsen	Kent Rock
Commissioner Roscoe	Kent Rock

Vice Chair Rock was voted to the position of BCHA Chairman.

Chair Donnelly Tzul moved to vote by name for the BCHA Vice Chairman.

Chair Donnelly Tzul	Krista Paulsen
Vice Chair Rock	Tim Flaherty
Commissioner Jacobs	Tim Flaherty

Commissioner Flaherty
Commissioner Paulsen
Commissioner Roscoe

Tim Flaherty
Krista Paulsen
Tim Flaherty

Commissioner Flaherty was voted to be BCHA Vice Chairman.

E. ACHA Election of Chairperson and Vice Chairperson (ACTION ITEM)

Chair Donnelly Tzul moved to vote by name for the ACHA Chairman.

Chair Donnelly Tzul	Kent Rock
Vice Chair Rock	Kent Rock
Commissioner Jacobs	Kent Rock
Commissioner Flaherty	Kent Rock
Commissioner Paulsen	Kent Rock
Commissioner Roscoe	Kent Rock

Vice Chair Rock was voted to the position of ACHA Chairman.

Chair Donnelly Tzul moved to vote by name for the ACHA Vice Chairman.

Chair Donnelly Tzul	Krista Paulsen
Vice Chair Rock	Tim Flaherty
Commissioner Jacobs	Tim Flaherty
Commissioner Flaherty	Tim Flaherty
Commissioner Paulsen	Krista Paulsen
Commissioner Roscoe	Tim Flaherty

Commissioner Flaherty was voted to be ACHA Vice Chairman.

F. Shoreline Plaza Inc. Election of Chairperson and Vice Chairperson (ACTION ITEM)

Chair Donnelly Tzul moved to vote by name for the Shoreline Plaza Inc. Chairman.

Chair Donnelly Tzul	Kent Rock
Vice Chair Rock	Kent Rock
Commissioner Jacobs	Kent Rock
Commissioner Flaherty	Kent Rock
Commissioner Paulsen	Kent Rock
Commissioner Roscoe	Kent Rock

Vice Chair Rock was voted to the position of Shoreline Plaza Inc. Chairman.

Chair Donnelly Tzul moved to vote by name for the Shoreline Plaza Inc. Vice Chairman.

Chair Donnelly Tzul	Krista Paulsen
Vice Chair Rock	Tim Flaherty
Commissioner Jacobs	Tim Flaherty
Commissioner Flaherty	Tim Flaherty
Commissioner Paulsen	Krista Paulsen
Commissioner Roscoe	Tim Flaherty

Commissioner Flaherty was voted to be A Shoreline Plaza Inc. Vice Chairman.

**G. Affordable Housing Solutions, Inc. Election of President and Vice President
(ACTION ITEM)**

Chair Donnelly Tzul moved to vote by name for the Affordable Housing Solutions President.

Chair Donnelly Tzul	Kent Rock
Vice Chair Rock	Kent Rock
Commissioner Jacobs	Kent Rock
Commissioner Flaherty	Kent Rock
Commissioner Paulsen	Kent Rock
Commissioner Roscoe	Kent Rock

Vice Chair Rock was voted to the position of Affordable Housing Solutions President.

Chair Donnelly Tzul moved to vote by name for the Affordable Housing Solutions Vice President.

Chair Donnelly Tzul	Krista Paulsen
Vice Chair Rock	Tim Flaherty
Commissioner Jacobs	Tim Flaherty
Commissioner Flaherty	Tim Flaherty
Commissioner Paulsen	Krista Paulsen
Commissioner Roscoe	Tim Flaherty

Commissioner Flaherty was voted to the position of Affordable Housing Solutions Vice President.

H. EXECUTIVE SESSION Per Idaho Code § 74-206(1)(d)(f)(i) to consider records that are exempt from disclosure communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

Commissioner Rock motioned to enter executive session per Idaho Code and Idaho Code § 74-206(1)(d)(f)(i) to consider records that are exempt from disclosure and to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. Commissioner Flaherty seconded the motion. A roll call vote was taken:

Chair Donnelly Tzul	Aye
Vice Chair Rock	Aye
Commissioner Jacobs	Aye
Commissioner Flaherty	Aye
Commissioner Paulsen	Aye
Commissioner Roscoe	Aye

The Board Entered Executive Session at 5:25 p.m.

Commissioner Flaherty motioned to exit executive session per Idaho Code and Idaho Code § 74-206(1)(d)(f)(i) to consider records that are exempt from disclosure and to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. Commissioner Roscoe seconded the motion.

Chair Donnelly Tzul	Aye
Vice Chair Rock	Aye
Commissioner Jacobs	Aye
Commissioner Flaherty	Aye
Commissioner Paulsen	Aye
Commissioner Roscoe	Aye

The Board exited Executive Session at 5:53 p.m.

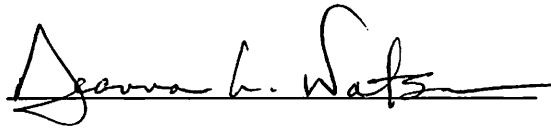
Commissioner Rock motioned to adjourn the meeting and Commissioner Flaherty seconded at 5:54 p.m.

Documents provided as part of this meeting include:

- BCACHA 10/08/2025 Board Minutes
- Director's Report
- Funding Report
- September financial statements
- Cooperative Agreement
- 2026 Board meeting calendar
- SEMAP memo
- Procurement policy
- Procurement Memo
- Board Subcommittee Guidelines

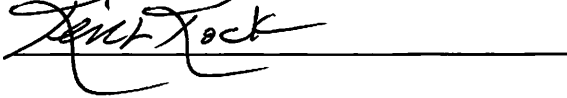
Respectfully submitted,

Deanna L. Watson, Executive Director



A handwritten signature in black ink, appearing to read "Deanna L. Watson", written over a horizontal line.

Kent Rock, Chair



A handwritten signature in black ink, appearing to read "Kent Rock", written over a horizontal line.