

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, December 10, 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 November 12, 2025 (ACTION ITEM)
2. * BCHA Fiscal Year 2026 Utility Allowance Schedule (ACTION ITEM)
3. * ACHA Fiscal Year 2026 Utility Allowance Schedule (ACTION ITEM)
4. * Authorization for the Executive Director to request funds for the Capitol & Franklin Plaza Electrical project from a Community Development Block Grant from the City of Boise (ACTION ITEM)

III. REPORTS

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

IV. BUSINESS

- A. Continuum of Care Program Updates
- B. Financial Update
- C. Consideration of First Amendment to Purchase and Sale Agreement for Moore St (approval and ratification) (ACTION ITEM)
- D. Annual Conflict of Interest Policy Review
- E. Subcommittees discussion

- F. 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: Dec 10, 2025 04:00 PM Mountain Time (US and Canada)

Topic: BCACHA December Board Meeting

Webinar ID: 811 2976 2020

Passcode: 106680

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/81129762020?pwd=ay0fj64QXGS7aJ3jXbFHhjvae70TXa.1>

[Passcode:106680](#)

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+17193594580,,81129762020#,,,,*106680# US

Join via audio:

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 444 9171 US

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

+1 386 347 5053 US

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+1 564 217 2000 US

+1 646 931 3860 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 Kent Rock called the meeting to order at 4:01 p.m., on Wednesday, December 10, 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 Kent Rock, Vice Chair Flaherty, Commissioner Paulsen, Commissioner Jacobs, Commissioner Donnelly Tzul, Ex-Officio Commissioner Corless,
Commissioners absent: Ex-Officio Commissioner Bradescu

Others present: Ada County Deputy Attorney Ammon Taylor, Ada County Deputy Attorney Nichole Solberg, Deputy 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 Jacobs moved to approve the consent agenda. Commissioner Paulsen seconded the motion. A roll call vote was taken:

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

The motion passed by roll call vote.

III. REPORTS

A. Chairman's Report

Chair Rock reported the resignation of Commissioner Roscoe. He also shared that he and Ms. Watson continue to meet with the City and CCDC regarding potential affordable housing projects. A Memorandum of Understanding is being developed for presentation in early 2026, with CCDC and the City expected to brief the Board in February. He also noted ongoing regional discussions involving a performing arts center and potential affordable housing partnerships.

B. Executive Director's Report

Ms. Watson asked if there were any questions related to the Director's report in the board packet, none were addressed.

IV. BUSINESS

A. Continuum of Care Program Updates

Staff reported on the status of the Continuum of Care renewal application and potential effects of anticipated NOFO changes. Approximately 20 households may lose assistance under the proposed structure. Staff are evaluating possible adjustments to the Administrative Plan and ACOP and noted that future Board action may be required. These changes could allow staff to move households stabilized through CHOIS to the traditional HCV program or other similar programs. Discussion included potential use of other program vouchers and long-term options for program transitions.

B. Financial Update

Mr. Luke provided an update on the annual audit and ongoing financial process improvements. Three consultants are assisting with accounting system corrections and modernization. The agency is in a stronger position than the prior year and expects audit completion in February or March. Budgeted funds cover current advisory support.

C. Consideration of First Amendment to Purchase and Sale Agreement for Moore St (approval and ratification) (ACTION ITEM)

Ms. Watson a history of the Purchase and Sale Agreement for Moore St so far, and detailed the changes contained in the First Amendment to the Purchase and Sale Agreement.

Commissioner Donnelly Tzul moved that the Boise City Ada County Housing Authority Board approve and ratify the First Amendment Purchase and Sale Agreement for Moore St. Commissioner Paulsen seconded the motion. A roll call vote was taken:

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

D. Annual Conflict of Interest Policy Review

Ms. Watson shared that once a year the agency asks board members to identify any conflicts of interest.

E. Subcommittees Discussion

The Board reviewed subcommittee assignments from the May retreat. Members confirmed interest areas, and Vice Chair Flaherty requested to join the Revenue Committee in addition to the Communication Committee. Chair Rock confirmed that subcommittee meetings are not subject to open meeting law and that recommendations will return to the full Board.

Commissioner Donnelly Tzul motioned to adjourn the meeting and Commissioner Paulsen seconded at 4:55 p.m.

Documents provided as part of this meeting include:

- BCACHA 11/12/2025 Board Minutes
- Director’s Report
- Funding Report
- FY26 Utility Allowance Memo
- Community Development Block Grant Memo
- Moore St PSA
- Conflict of Interest Policy and Acknowledgement

Respectfully submitted,

Deanna L. Watson, Executive Director

Kent Rock, Chair