

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, February 11, 2026 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 January 14, 2026 (ACTION ITEM)

III. REPORTS

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

IV. BUSINESS

- A. CCDC, City of Boise, Boise City Housing Authority Memorandum of Understanding
- B. Financial Audit Status Update
- C. EXECUTIVE SESSION per Idaho Code §74-206 (1)(b) to consider a personnel matter that is exempt from disclosure as provided in Chapter 1, Title 74, Idaho Code.

Related agenda documents are available for public review by visiting:

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

Zoom access:

When: Feb 11, 2026 04:00 PM Mountain Time (US and Canada)

Topic: BCACHA February Board Meeting

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/88567409933?pwd=IAIaYkmaOGx2BaXe1QQbE6HaOkahiM.1>

Webinar ID: 885 6740 9933

Passcode: 084347

Phone one-tap:

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Join via audio:

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+1 346 248 7799 US (Houston)

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 253 205 0468 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

+1 309 205 3325 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, February 11, 2026. 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, Commissioner Paulsen, Commissioner Jacobs, Commissioner Donnelly Tzul, Ex-Officio Commissioner Corless

Commissioners absent: Vice Chair Flaherty, 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, Director of Housing and Homelessness Policy Nicki Hellenkamp, Mayor's Housing Advisor Kiah Jones, and Capital City Development Corp Development Director Doug Woodruff, and Administrative Services Manager Mallory VanDercar

II. CONSENT AGENDA

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

Chair Rock	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 that there will be a presentation regarding the Memorandum of Understanding between BCACHA, City of Boise, and CCDC.

B. Executive Director's Report

Executive Director Watson reported that as of February 3, Congress passed the HUD budget, reflecting increases in some program areas and decreases in others. She will provide the Board with a follow-up summary outlining the specific impacts to BCACHA programs.

The Board discussed a potential partnership with Idaho Department of Health and Welfare detailed in Ms. Watson's written report, noting that this partnership would require long-term rental assistance and that Idaho Housing and Finance Association has been contacted as well.

IV. BUSINESS

A. CCDC, City of Boise, Boise City Housing Authority Memorandum of Understanding

Nicki Hellenkamp provided an overview of ongoing collaboration between the City of Boise, CCDC, and BCACHA to address housing affordability. Each agency brings distinct tools, including CCDC's property acquisition and urban renewal authority, the City's land trust program and incentives, and BCACHA's conduit bond financing authority. A drafted one-year MOU would align agency policies and create a defined joint process to strategically stack these tools to support affordable housing development, particularly as Low Income Housing Tax Credit projects become increasingly competitive.

Doug Woodruff outlined CCDC's urban renewal structure and partnership programs, including a property disposition strategy that incentivizes affordability. Ms. Watson noted BCACHA's prior conduit bond issuance for Civic Plaza, which resulted in significant voucher-holder occupancy. She also shared that adoption of a formal conduit bond policy would be required. Board members discussed urban renewal implications, preservation of naturally occurring affordable housing, resource needs, and inclusion of an extension clause in the MOU. The discussion included a note that next step will be board consideration and approval of the proposed MOU, likely in a few months.

B. Financial Audit Status Update

Mr. Luke shared that the agency has completed the Boise 5 audit at the start of February, the housing authority audits have a few outstanding items that need to be provided to the auditors, with an expectation that the auditors will present findings during the April board meeting.

C. EXECUTIVE SESSION per Idaho Code §74-206 (1)(b) to consider a personnel matter that is exempt from disclosure as provided in Chapter 1, Title 74, Idaho Code.

Commissioner Donnelly Tzul motioned to enter executive session per Idaho Code and Idaho Code §74-206 (1)(b) to consider a personnel matter that is exempt from disclosure as provided in Chapter 1, Title 74, Idaho Code. Commissioner Jacobs seconded the motion. A roll call vote was taken:

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

The Board Entered Executive Session at 5:04 p.m.

Commissioner Jacobs motioned to exit executive session per Idaho Code and Idaho Code §74-206 (1)(b) to consider a personnel matter that is exempt from disclosure as provided in Chapter 1, Title 74, Idaho Code. Commissioner Paulsen seconded the motion.

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

The Board exited Executive Session at 5:40 p.m.

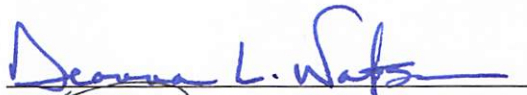
Chair Rock motioned to adjourn the meeting at 5:40 p.m.

Documents provided as part of this meeting include:

- BCACHA 1/14/2026 Board Minutes
- Funding Report
- Joint Housing Strategy Draft Memorandum of Understanding

Respectfully submitted,

Deanna L. Watson, Executive Director



Kent Rock, Chair

