



# APRIL 2026 BCACHA BOARD PACKET SPECIAL MEETING

Contents

April Special Meeting Agenda ..... 2

Second Amendment to Contract of Sale for Moore St..... 3

Capital Funds Plan Amendment Memo ..... 6

April Special Meeting Agenda

**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, April 15, 2026 at 11 a.m.  
Housing Authority Office – 1001 S. Orchard Street Boise, Idaho

**I. ROLL CALL**

**II. BUSINESS**

- A. Consideration of ACHA Resolution 01-2026 – Approving an amendment to the Five-Year Capital Funds Program (CFP) Action Plans (ACTION ITEM)
- B. Consideration of BCHA Resolution 01-2026 – Approving an amendment to the Five-Year Capital Funds Program (CFP) Action Plans (ACTION ITEM)
- C. Consideration of Second Amendment to the Contract of Sale for Moore St (ACTION Item)

Related agenda documents are available for public review by visiting:

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

**Virtual access to this meeting below:**

**Microsoft Teams meeting**

**Join:**

<https://teams.microsoft.com/meet/292998995444556?p=JEMwEeF0mZFdYrtWj9>

Meeting ID: 292 998 995 444 556

Passcode: EY9Mz6ht

Second Amendment to Contract of Sale for Moore St

*Potential motion language: I move to approve the Second Amendment to the Contract of Sale with Gardner Property Acquisitions, L.C., extending the Inspection Period to June 1, 2026 and removing further extension provisions, and to authorize the Executive Director to execute all necessary documents.*

**SECOND AMENDMENT TO CONTRACT OF SALE**

THIS SECOND AMENDMENT TO CONTRACT OF SALE (“**Second Amendment**”) is effective as of the date last set forth below (“**Effective Date**”), between BOISE CITY HOUSING AUTHORITY, an Idaho independent public body corporate and politic (“**Seller**”), and GARDNER PROPERTY ACQUISITIONS, L.C., a Utah limited liability company and/or assigns (“**Buyer**”).

**A.** Seller and Buyer entered into that certain Contract of Sale dated July 22, 2025, as amended by that certain First Amendment thereto, dated November 14, 2025 (collectively, “**Contract**”) whereby Buyer agreed to purchase from Seller, and Seller agreed to sell to Buyer, that certain real property located at 3099, 3101, 3113, and 3119 W. Moore Street, in the City of Boise, County of Ada, State of Idaho, as more particularly described in the Contract (“**Property**”).

**B.** A hearing before the Boise City Planning and Zoning Commission was held on March 2, 2026, on the necessary Governmental Approvals, resulting in a recommendation of approval of the rezoning and preliminary plat applications submitted by Buyer, and a hearing on those Governmental Approvals before the Boise City Council is currently scheduled for May 5, 2026 which will not be final until a final decision has been made, a written reasoned statement issued, and the appeal period has lapsed.

**C.** Seller and Buyer desire to amend and revise the Contract as more particularly set forth herein.

NOW, THEREFORE, for and in consideration of the covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by each of the parties hereto, the parties hereby agree and amend the Contract as follows:

**1. Defined Terms.** All capitalized terms not otherwise defined in this Second Amendment shall have the meanings given to such terms in the Contract.

**2. Modification of Inspection Period.** The Inspection Period, as defined in Section 5 of the Contract, is hereby extended an additional month in consideration of the schedule for the necessary Governmental Approvals, and shall now expire on June 1, 2026.

**3. Deletion of Extension of Inspection Period.** In consideration of the modification set forth in the immediately preceding provision, Section 6 of the Contract, as

further modified by Section 4 of the First Amendment, providing for an Extension of Inspection Period is hereby deleted. All references to an extension of the Inspection Period, including in Section 7 of the Contract, are hereby deemed to be amended to delete references to the Extension of Inspection Period.

**4. Ratification.** Except as expressly amended and modified under this Second Amendment, the parties hereby ratify and affirm the terms and provisions of the Contract in their entirety.

**5. Counterparts.** This Second Amendment may be executed in counterparts, each of which shall be deemed an original and all of which shall constitute a single instrument and shall be effective upon execution of one or more such counterparts by each of the parties hereto. Facsimiles or copies of original executed documents shall be deemed an original.

**6. Binding Contract.** This Second Amendment shall not be binding or enforceable until both parties have fully executed this Second Amendment and have delivered to each other an original counterpart of this Second Amendment fully executed by the delivering party.

**7. Approval by Seller’s Board.** Buyer understands that this Second Amendment is subject to final approval of the Seller’s Board of Commissioners. The parties agree and acknowledge that this Second Amendment shall not be binding unless and until it has been approved by vote and written resolution of Seller’s Board of Commissioners.

IN WITNESS WHEREOF, the parties have executed this Second Amendment to Contract of Sale as of the Effective Date.

**SELLER:**

BOISE CITY HOUSING AUTHORITY,  
an Idaho independent public body corporate and politic

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**BUYER:**

GARDNER PROPERTY ACQUISITONS, L.C.,  
a Utah limited liability company, by its manager

KC GARDNER COMPANY, L.C.,  
a Utah limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

## Capital Funds Plan Amendment Memo

TO: BC/ACHA Board of Commissioners

DATE: April 15, 2026

FROM: Jillian Patterson, Deputy Director

SUBJECT: **Capital Funds Program 5-Year Action Plan Amendments**

### **BACKGROUND**

Housing Authorities with public housing properties receive Capital Fund grants from HUD. These funds are required to be obligated and spent within a certain period and must primarily be spent on the capital needs of those public housing properties. The Authority intended to spend the capital funds granted in several prior years to repair or replace the water and waste lines at Capitol Plaza and Franklin Plaza. During the planning process, it was discovered that the scope of repairs necessitated a longer than anticipated tenant relocation as well as asbestos abatement or removal. As such, the overall cost of the project far exceeded available capital funds.

During this time, several capital fund grants reached or approached critical deadlines. In particular, the grant from 2022 must be used by May 11, 2026 and is not eligible for extension.

### **SUMMARY**

The Authority has made necessary procurement and contract efforts to spend 2022 funds by May 11<sup>th</sup> and has been advised by HUD to gain Board approval to use prior year funds on items contemplated in the current 5-Year Action Plan (“Plan”).

The Authority is asking this Board to allow all items found in the 2025-2029 Plan to be moved into prior year action plans as needed to use capital funds granted in prior years.

In particular, the Authority plans to use 2022 funds to pay for emergency electrical work already authorized by this Board, parking lot repaving, and move funds to Operations to the extent allowable by HUD. Planning, procurement, and other efforts are underway to use or obligate funds from 2020, 2021, and 2023. Those funds are under consideration by HUD for an extension and are not at risk of imminent expiration currently. Changes may also be necessary for 2024.

It is noted that the Authority does not consider moving already approved items to prior years a Significant Amendment necessitating a public comment process. It does, however, consider the addition of new line items to be a Significant Amendment and has started that process. These amendments will support the use of 2020, 2021, and 2023 funds, and may also support future use of 2024 funds. Board approval for those amendments will be sought at the regularly scheduled May meeting.

### **RECOMMENDATION**

**Approve ACHA Resolution No. 01-2026 - Approving amendments to Capital Fund 5-Year Action Plans**

*Potential motion: I move to approve Ada County Housing Authority Resolution No. 01-2026, approving amendments to prior Capital Fund 5-Year Action Plans to allow the use of previously awarded funds for items included in the 2025–2029 Plan.*

**Approve BCHA Resolution No. 01-2026 - Approving amendments to Capital Fund 5-Year Action Plans**

*Potential motion: I move to approve Boise City Housing Authority Resolution No. 01-2026, approving amendments to prior Capital Fund 5-Year Action Plans to allow the use of previously awarded funds for items included in the 2025–2029 Plan.*

ADA COUNTY HOUSING AUTHORITY  
**RESOLUTION NO. 01-2026**

RESOLUTION APPROVING AMENDMENTS TO CAPITAL FUND 5-YEAR ACTION PLANS

WHEREAS, Ada County Housing Authority, State of Idaho, hereinafter called the “Authority” receives Capital Fund Grants from the Department of Housing and Urban Development of the United States of America (hereinafter called “HUD”) as provided by Title II of the Housing Act of 1937, as amended; and,

WHEREAS, this Board has approved the most current 5-Year Action Plan (“Plan”), which lists planned capital expenditures for the years 2025-2029; and,

WHEREAS, the Authority has capital funds granted in 2020, 2021, 2022, 2023, and 2024 that it may wish to expend on items authorized in the 2025-2029 Plan; and,

WHEREAS, the Authority must amend prior 5-Year Action Plans (“Plans”) to expend prior year funds on items authorized in the 2025-2029 Plan; and,

WHEREAS, the Authority is seeking the approval of this Board to make such amendments;

NOW THEREFORE, in consideration of these covenants and the approval, from the Board of Commissioners, the Authority does hereby adopt this Resolution approving changes to any prior Plans to move or add items that this Board approved from the current Plan.

PASSED AND ADOPTED this day, **April 15, 2026** by the following vote:

AYES:

NAYES:

ABSENT:

ABSTAIN:

**ADA COUNTY HOUSING AUTHORITY**

---

Kent Rock, Board Chair

---

Deanna L. Watson, Executive Director

BOISE CITY HOUSING AUTHORITY  
**RESOLUTION NO. 01 -2026**

RESOLUTION APPROVING AMENDMENTS TO CAPITAL FUND 5-YEAR ACTION PLANS

WHEREAS, Boise City Housing Authority, State of Idaho, hereinafter called the “Authority” receives Capital Fund Grants from the Department of Housing and Urban Development of the United States of America (hereinafter called “HUD”) as provided by Title II of the Housing Act of 1937, as amended; and,

WHEREAS, this Board has approved the most current 5-Year Action Plan (“Plan”), which lists planned capital expenditures for the years 2025-2029; and,

WHEREAS, the Authority has capital funds granted in 2020, 2021, 2022, 2023, and 2024 that it may wish to expend on items authorized in the 2025-2029 Plan; and,

WHEREAS, the Authority must amend prior 5-Year Action Plans (“Plans”) to expend prior year funds on items authorized in the 2025-2029 Plan; and,

WHEREAS, the Authority is seeking the approval of this Board to make such amendments;

NOW THEREFORE, in consideration of these covenants and the approval, from the Board of Commissioners, the Authority does hereby adopt this Resolution approving changes to any prior Plans to move or add items that this Board approved from the current Plan.

PASSED AND ADOPTED this day, **April 15, 2026** by the following vote:

AYES:

NAYES:

ABSENT:

ABSTAIN:

**BOISE CITY HOUSING AUTHORITY**

---

Kent Rock, Board Chair

---

Deanna L. Watson, Executive Director