

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, March 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 February 11, 2026 (ACTION ITEM)

III. REPORTS

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

IV. BUSINESS

- A. Financial Audit Status Update
- B. Video Conferencing Discussion (ACTION ITEM)
- 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 and 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: Mar 11, 2026 04:00 PM Mountain Time (US and Canada)

Topic: BCACHA March Board Meeting

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/83574484269?pwd=6GNZshnV2t1OEP6OfBXfawXShcMtWB.1>

Webinar ID: 835 7448 4269

Passcode: 476196

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Join via audio:

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+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

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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 4:00 p.m., on Wednesday, March 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, Vice Chair Flaherty, Commissioner Paulsen, Commissioner Jacobs, Commissioner Donnelly Tzul, Ex-Officio Commissioner Bradescu

Commissioners absent: Ex-Officio Commissioner Corless

Others present: Ada County Deputy Attorney Ammon Taylor, 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 Paulsen moved to approve the consent agenda. Commissioner Donnelly Tzul 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 that he and Executive Director Watson recently met with representatives from Gardner Group regarding a potential redevelopment opportunity

involving a property in downtown Boise. The concept discussed would involve Gardner Group managing the commercial space on the first floor while the remaining floors would be converted into residential units owned and operated by the housing authority as low-rent housing. Chair Rock noted that if project discussions continue, the concept will be brought back to the Board for further review.

B. Executive Director's Report

Executive Director Watson reported on a bipartisan housing bill currently moving through Congress that is intended to make it easier to finance new housing development. She noted that the legislation would remove certain barriers, including some environmental review requirements, and would expand the definition of manufactured housing.

She also noted that the bill includes provisions related to limiting institutional investors in the housing market, which has generated some controversy. Ms. Watson stated that the legislation may face delays due to other federal issues, including the SAVE Act and cryptocurrency-related legislative matters.

Ms. Watson also reported that the housing authority continues to work on the Memorandum of Understanding (MOU) with the Capital City Development Corporation (CCDC) and the City of Boise and that she has an upcoming meeting with CSG Advisors regarding the project.

Ms. Watson informed the Board that Cassidy Landry has been appointed by the City of Boise to serve as the Participant Commissioner. Her appointment will now be forwarded to Ada County for ratification.

Ms. Watson also noted that this would be Housing Operations Manager Marissa Henderson's final board meeting, as she has accepted a position outside the organization. Ms. Henderson thanked the Board and staff and stated that she has greatly valued her time working with the housing authority.

IV. BUSINESS

A. Financial Audit Status Update

Executive Director Watson provided an update on the agency's financial audit. She stated that there is still additional work to be completed and that John Murphy from Nan McKay and Associates is currently onsite assisting staff with closing out the audit.

Ms. Watson reported that a meeting is scheduled with Eide Bailly and that the audit remains on track for presentation to the Board in April.

Commissioner Donnelly Tzul asked how the agency's monthly financial close process is progressing. Ms. Watson explained that additional internal review procedures have been implemented, which has slowed the process somewhat but has improved overall accuracy.

B. Video Conferencing Discussion

Vice Chair Flaherty initiated a discussion regarding whether the Board should continue providing a standing virtual meeting option and recording for each board meeting. He noted that there is no legal requirement to offer a virtual option or record meetings and suggested that the option could instead be made available on an as-needed basis if requested.

Commissioners discussed the benefits of making the meeting available virtually, including for community members who may face accessibility issues or childcare issues. It was noted that public participation through the virtual platform has been minimal and could be tracked throughout the next year to assess need.

Commissioners discussed making a virtual meeting available on an as needed basis, with commissioners being able to reach out to staff at BCACHA at least 48 hours in advance to request a virtual link.

There was also a discussion on cost savings as moving away from virtual links for every meeting would reduce staff support at board meetings and could allow BCACHA to explore utilizing Teams instead of Zoom.

Vice Chair Flaherty stated that his preference would be for the default to be in-person meetings, with virtual access available upon request through Administrative Services Manager Mallory VanDercar. Mr. Taylor noted that this option should also be addressed on board agendas.

Vice Chair Flaherty motioned to discontinue the Zoom meeting and recording unless requested by a commissioner or member of the public at least 48 hours of the board meeting. Commissioner Jacobs seconded the motion.

Ex-Officio Commissioner Bradescu asked whether a 48-hour advance notice requirement could be included and whether the availability of this option could be addressed on the agency's website.

Vice Chair Flaherty then revised his motion:

Vice Chair Flaherty motioned to discontinue the Zoom meeting and recording and that the option will be made available to commissioners or members of the public if it is requested of housing authority staff at least 48 hours of the scheduled board meeting. Commissioner Jacobs seconded the motion.

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

The motion passed by roll call vote.

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 and 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

Commissioner Donnelly Tzul motioned to enter 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 and 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. 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 Board Entered Executive Session at 4:39 p.m.

Chair Kent Rock exited the meeting at 5:24 p.m.

Commissioner Donnelly Tzul motioned to exit executive session. Commissioner Paulsen seconded the motion.

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

The Board exited Executive Session at 5:27 p.m.

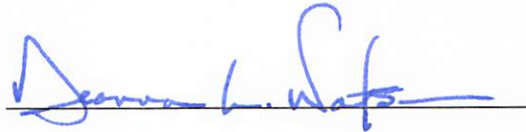
Vice Chair Flaherty motioned to adjourn the meeting at 5:28 p.m.

Documents provided as part of this meeting include:

- BCACHA 2/11/2026 Board Minutes
- Funding Report

Respectfully submitted,

Deanna L. Watson, Executive Director



Kent Rock, Chair

