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, September 9th, 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 August 12th, 2026 (ACTION ITEM)

III. REPORTS

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

IV. BUSINESS

A. Finance Update
B. Consideration for Approval of FY2027 Property and Liability Insurance (ACTION ITEM)
C. Consideration for Approval of the Fiscal Year 2027 Ada County Housing Authority Budget- ACHA Resolution No. 07-2027. (ACTION ITEM)
D. Consideration for Approval of the Fiscal Year 2027 Boise City Housing Authority Budget- BCHA Resolution No. 09-2027. (ACTION ITEM)

E. EXECUTIVE SESSION Per Idaho Code § 74-206(1)(f) 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/**

Virtual access to this meeting will be made available upon request. Requests must be made at least 48 hours prior to the board meeting. To request virtual access, please email orowe@bcacha.org.

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 4:00p.m., on Wednesday, September 9th, 2026. The meeting was held at the Boise City / Ada County Housing Authorities' Board Room, 1001 S Orchard Street, Boise ID 83705.

I. ROLL CALL

Commissioners present: Chair Kent Rock, Vice Chair Tim Flaherty, Commissioner Paulsen, Commissioner Jacobs, Commissioner Christian

Commissioners absent: Ex-Officio Commissioner Bradescu, Commissioner Donnelly Tzul, Ex-Officio Commissioner Corless,

Others present: Ada County Deputy Attorney Nichole Solberg, Deputy City Attorney Kim Stretch, Executive Director Deanna Watson, Deputy Director Jillian Patterson, Finance Director Tadd Grimes, Executive Assistant Olivia Rowe, Senior Vice President of Moreton Insurance Chad Ranstrom.

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.

Minutes, Resolutions and Routine Matters

1. * Board of Commissioners l Meeting August 12, 2026 (ACTION ITEM)

Vice Chair Flaherty 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 Paulsen	Aye
Commissioner Jocobs	Aye

Commissioner Christian Aye

The motion passed by a rollcall vote.

Vice Chair Flaherty requested that rescheduling the date of the November Board meeting be added to the October Agenda. Commissioner Jacobs requested that rescheduling the time for all future board meetings also be added to the October Agenda.

III. Reports

a. Chair report

Chair Rock shared that funding for the Capital Fund Program is decreasing which impacts two BCACHA facilities: Capitol Plaza and Franklin Plaza. Ms. Watson noted the BCACHA is evaluating other funding and repositioning opportunities. One of the options under consideration is to transition these buildings from the Low Rent Public Housing program to a new form of assistance that would likely run more like a Section 8 Project Based Voucher program. There are a few possible iterations, and the full evaluation will need to be completed before program changes are proposed.

Ms. Watson further explained that the evaluation of these opportunities is a part of the current consulting contract held with CSG Consultants. Vice Chair Flaherty inquired whether the age and condition of the Capitol Plaza and Franklin Plaza buildings were factors in the discussion. Ms. Watson confirmed that the condition of the buildings is one of the reasons the repositioning is being considered.

Ms. Watson reported that a meeting is scheduled for the following week with CCDC (Capital City Development Corp) and the City of Boise to formalize decisions regarding potential partnership opportunities.

b. Director Report

Ms. Watson announced that Chair Rock had been reappointed to another term as commissioner. Elections will take place at the October Board Meeting. She thanked the Chair for his years of commitment, leadership and dedication to the mission of the Boise City/ Ada County Housing Authorities.

Ms. Watson also introduced Cody Wetherelt, the new Housing Operations Manager.

Commissioner Christian inquired about the status of the Housing Assistance Payments (HAP) contract review for the New Path 2 project (referenced in the Directors Report portion of the Board Packet). Ms. Watson responded that the contract has undergone several rounds of review and revision and is back in the hands of the BCACHA with a deadline to complete the legal review process within the next ten days.

Ms. Watson presented the Board with a "Lead the Way" training document that aims to improve the Board's program knowledge. She stated that additional documents would be presented to the board incrementally at future meetings.

Ms. Watson revisited comments she made from the previous month's board meeting related to rents charged on agency owned properties that are not subsidized. She explained that the BCACHA's objective is to ensure rental revenues keep pace with increasing operating expenses. She noted that the organization must ensure there are adequate funds available to address potential emergencies or property needs. Ms. Watson also shared that rental rates at the non-subsidized properties remain approximately $500-$700 below current market rates.

Commissioner Christian referenced prior discussions regarding a proposed 3% rent increase and expressed her continued concern that the increase may be too high. Ms. Waston responded that the market rate comparison she shared did not include the agency's capital needs assessments or the associated costs that must be funded through these revenues. She further explained the BCACHA intentionally keeps rents for the non-subsidized units at levels low enough to allow voucher holders to effectively utilize their housing assistance at these properties.

Commissioner Christian inquired about the status of the Iron Mountain File Transfer. Ms. Watson informed the Board that the BCACHA is still having difficulties with getting responses from Iron Mountain which has made scheduling the transfer difficult. The file transfer is set to take place over the course of the next few weeks.

IV. BUSINESS

A. Finance Update

Finance Director, Tadd Grimes, presented the Year-to-date financial statements and provided an overview of the financial update included in the board packet. HUD administrative programs remain generally aligned with budget expectations. Property portfolio reports for each property were reviewed and continue to demonstrate favorable performance. Local administrative fund support costs remain an area of active monitoring. The Continuum of Care program is reporting a positive financial result.

Commissioner Paulsen noted that the administrative income generated through the distribution of HAP funds remains in good shape despite the organization's inability to issue new vouchers.

B. Consideration for Approval of FY2027 Property and Liability Insurance (ACTION ITEM)

Senior Vice President of Moreton Insurance, Chad Ranstrom, presented the insurance renewal proposal for the 2027 fiscal year. He reported a significant reduction in the insurance premium costs, which is attributed to the electrical improvements that were made at the Capitol Plaza and Franklin Plaza Apartments.

Commissioner Christian inquired whether the Moore Street Property was insured under any current policies. Mr. Ranstrom explained that the property was formerly covered under liability insurance but noted it will be removed from coverage as the property has been sold.
Commissioner Christian also inquired if there were any insurance claims made by the agency within the last year. Mr. Ranstrom informed the Board that there were a small number of claims reported however, he did not have the exact number with him.

Vice Chair Flaherty moved to approve the FY2027 Property and Liability Insurance Proposal and authorize the Executive Director to sign the corresponding agreements. Commissioner Christian seconded the motion. A roll call vote was taken:

Chair Rock	Aye
Vice- Chair Flaherty	Aye
Commissioner Paulsen	Aye
Commissioner Jocobs	Aye
Commissioner Christian	Aye

The motion passed by a roll call vote.

C. Consideration for Approval of the Fiscal Year 2027 Ada County Housing Authority Budget- ACHA Resolution No. 07-2027. (ACTION ITEM)

Mr. Grimes presented the Fiscal Year 2027 budget and emphasized that it is more than a financial document. It is a strategic plan that is aligned with the BCACHA's mission and goals. The budget was built off of historic information from the past three years as well as Fiscal year 2026 year-to-date financial performance, anticipated funding allocations, Known contractual obligations, property maintenance requirements, capital improvement needs, organizational staffing requirements, management and program-level planning assumptions.
Mr. Grimes shared that the Housing Assistance Payments remain the organization's largest program activity and there is approximately $25.3 million budgeted for rental assistance payments in FY2027. The housing Choice Voucher Administrative program is budgeted to generate approximately $4.1 million in total revenue. The Housing Authority owned properties continue to show strong performance.
Commissioner Christian noted that the CD rates the organization receives are very poor and referred to a previous board meeting where it was mentioned that a consultant would be brought in to assist with the investment of the interest. Mr. Grimes clarified that the

interest income from the Moore Street Property Sale has not been calculated yet. Vice Chair Flaherty reminded the Board that the decision was made to refrain from investing this money as there are projects in development that would utilize this income. Commissioner Christian stated that without the interest income information, she believes there is a gap in the FY2027 budget. She clarified that her concern is the budget presented does not reflect any projected revenue based on the interest that will be generated in FY2027 rather than concern of how the interest will be spent. Commissioner Christian also stated she believes this money should be in a CD until a decision is made on how to utilize the funds as the money is currently being held in a checking account. Vice Chair Flaherty stated the money from the Moore Street Property sale cannot be deployed the way Commissioner Christian suggested. Chair Rock stated that the money must remain liquid so it can be utilized in the future without a delay as future projects may be time sensitive. Chair Rock clarified that the budget is a combined presentation for both Boise City Housing Authority and Ada County Housing Authority so the Board may vote on agenda items C and D based off of the materials provided and information presented. Commissioner Jacobs suggested that there should be a comprehensive investment strategy in place in the future for cases like the one discussed in this meeting. The board agreed that this should be an agenda item at a future board meeting after the financial subcommittee can meet with Mr. Grimes.
Ms. Patterson stated that there are vacant positions in the payroll budget to account for these positions being filled in the future.

Vice Chair Flaherty moved to approve ACHA Resolution No. 07-2027- Approving the Fiscal Year 2027 Ada County Housing Authority Budget Commissioner Paulsen seconded the motion. A roll call vote was taken:

Chair Rock	Aye
Vice- Chair Flaherty	Aye
Commissioner Paulsen	Aye
Commissioner Jacobs	Aye
Commissioner Christian	Nay

The motion passed by a roll call vote.

D. Consideration for Approval of the Fiscal Year 2027 Boise City Housing Authority Budget- BCHA Resolution No. 09-2027. (ACTION ITEM)

Vice Chair Flaherty moved to approve ACHA Resolution No. 07-2027- Approving the Fiscal Year 2027 Ada County Housing Authority Budget. Commissioner Paulsen seconded the motion. A roll call vote was taken:

Chair Rock	Aye
Vice- Chair Flaherty	Aye
Commissioner Paulsen	Aye
Commissioner Jocobs	Aye
Commissioner Christian	Nay

The motion passed by roll call vote.

E. EXECUTIVE SESSION Per Idaho Code § 74-206(1)(f) 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.

Vice Chair Flaherty moved to enter executive session Per Idaho Code § 74-206(1)(f) 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 Paulsen	Aye
Commissioner Jocobs	Aye
Commissioner Christian	Aye

The motion passed by roll call vote.

The board entered executive session at 5:16 PM.

Chair Rock exited the meeting at 5:32 PM.

Commissioner Paulsen moved to exit executive session and commissioner Jacobs seconded the motion.

The board exited executive session at 5:45

Vice Chair Flaherty adjourned the meeting at 5:45 PM

Documents provided as part of this meeting include:
Moreton Insurance Proposal
Lead the Way: Quick Reference Sheet

Respectfully submitted,

Deanna L. Watson, Executive Director

Kent Rock, Chair