OCTOBER 2026 BCACHA BOARD PACKET

BCACHA

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Glossary of Terms and Acronyms

For more general Acronyms: https://www.hud.gov/about/acronyms

50058 – Form used to generate reports on families who participate in Public Housing or Section 8 rental subsidy programs.

W9 – a form used to pay an individual or entity for tax purposes.

ACH – Automated Clearinghouse. An example of direct deposit.

ACOP – Administrative and continued occupancy Policy

Applicant – An individual or family who is not yet on any of our programs but has submitted an application or is on a waiting list.

BCACHA – Boise City Ada County Housing Authority.

CFR – Code of Federal Regulations.

CFP – Capital Fund Program

CHOIS – Coordinated Housing Options and Individualized Services. Provides rental assistance and case management services to homeless and disabled individuals and families.

EIV – Enterprise Income Verification. Contains Tenant data on their benefits/income.

EFT – Electronic Funds Transfer. An example of direct deposit.

FMR – Fair Market Rate.

FSS – Family Self-Sufficiency. Program designed to assist individuals and families to obtain employment. Participants will work toward reducing dependence on welfare programs and improving financial stability.

FSS Escrow Account – An account maintained by the PHA that grows as the earnings of the participant increases. This is a tax-free savings account that participants will receive after achieving their 5-year goal.

HA – Housing Authority

HAP – Housing Assistance Payment.

HCV – Housing Choice Voucher also referred to as Section 8. The voucher allows participants to pay approximately 30% of their income for rent and utilities.

HIP – Housing Information Portal.

HoH – Head of Household.

HOPE – Homeownership and Opportunity for People Everywhere.

HOTMA - Housing Opportunity through Modernization Act

- This Act creates non-discretionary changes to how the agency processes eligibility related to income and assets, as well as changes inspection standards and policies for households who become over-income.

HQS – Housing Quality Standards.

HUD – U.S Department of Housing and Urban Development.

LIHTC: Low-Income Housing Tax Credit

Live-In Aide - A person who lives with an elderly or disabled person(s) and who: (1) Is determined by the PHA to be essential to the care and well-being of the person(s), (2) Is not obligated to support the person(s), (3) Would not be living in the unit except to provide necessary supportive services.

Market Rate Housing – Apartments that are NOT Subsidized and can be rented out to the general public. These rentals are typically at or below market rate. Apartment Complexes include Vine Terrace, Shoreline North, Nez Perce, Liberty Park, and Hobbler Place.

MTCS – Multifamily Tenant Characteristics System

NAHRO: National Association of Housing and Redevelopment Officials

NSPIRE: National Standard for Physical Inspection of Real Estate

- This is the new inspection standard that BCACHA properties will be inspected under.

OVW – Office on Violence Against Women – Transitional housing program that provides temporary housing for victims of domestic violence, sexual assault, and/or stalking.

Participant – An Individual or family that is on a program.

PH – Public Housing

PHA – Public Housing Agency

PIC – Public and Indian Housing Information Center.

PIH – Public and Indian Housing.

Portability/Port – Process in which participants in the HCV program can transfer their voucher to another jurisdiction.

REAC – Real Estate Assessment Center. Created by HUD to Centralize Portfolio assessment information.

RFTA – Request for Tenancy Approval.

SEMAP – Section Eight Management Assessment Program

SSA – Social Security Administration.

SSI – Supplemental Security income.

SSN – Social Security Number.

TANF – Temporary Assistance for Needy Families.

TIN – Taxpayer Identification Number.

TRACS – Tenant Rental Assistance Certification System.

TTP – Total Tenant Payment.

Utility Allowance - The HA maintains a utility allowance schedule for all participants paid utilities (except for telephone), for cost of participant-supplied refrigerators and ranges, and for other participant paid housing services (e.g., trash collection). The utility allowance schedule is determined based on the typical cost of utilities and services paid by energy-conservative households that occupy housing of similar size and type in the same locality.

VAMC – Veterans Affairs Medical Center.

VASH – Veterans Affair Supportive Housing. Provides Rental Assistance to homeless veterans.

VAWA – Violence against Women's Act.

Voyager – YARDI's Property Management Software Program.

YARDI – Property Management Software.

October 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, October 14th, 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 September 9th, 2026 (ACTION ITEM)

III. REPORTS

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

IV. BUSINESS

A. Shortfall Update
B. Finance Update
C. Discussion of upcoming elections for Chairperson and Vice Chairperson (To take place at the November Board Meeting)
D. Discussion to move date of November Board Meeting (ACTION ITEM)
E. Board Subcommittees Discussion (ACTION ITEM)

F. Consideration of ACHA resolution 08-2026- To Approve the Write-Off of uncollectible Tenant Accounts Receivable for the Ada County Housing Authority (ACTION ITEM)
G. Consideration of BCHA resolution 10-2026- To Approve the Write-Off of uncollectible Tenant Accounts Receivable for the Boise City Housing Authority (ACTION ITEM)

Related agenda documents are available for public review by visiting:
https://bcacha.org/about/board-of-commissioners/

Virtual Meeting Access Information Below:

Join Zoom Meeting:
https://us06web.zoom.us/j/3360183582?pwd=YfNiOgI27z5pc6sQZ7sjZYhCmoUBhN.1&omn=81441831841

Meeting ID: 336 018 3582

Passcode: 1014

September 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, September 9th, 2026 at 4:00 p.m.
Housing Authority Office – 1001 S. Orchard Street Boise, Idaho

V. ROLL CALL

VI. 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
   2. * Board of Commissioners August 12th, 2026 (ACTION ITEM)

VII. REPORTS

C. Chairman's Report
D. Executive Director's Report

VIII. BUSINESS

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

L. 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.

September Board Minutes

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

3. * 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

M. 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.

N. 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.

O. 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.

P. 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.

Q. 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 _____

Funding Report

Source	Date	Amount	Status	Program	Staff	Use
HUD- CPD Continuum of Care Permanent Supportive Housing	8/1/2023	$1,026,213	Funded	Ada COC Program	Jillian Patterson	HAP / Operations / Supportive Services
MF Service Coordinator	12/15/2023	$83,561	Partially Funded	Multifamily Service Coordinator Grant	Marissa Henderson	Fund I FTE Service Coordinator position to assist eighty residents of Shoreline Plaza. Funding is dispersed several times throughout the year
HUD - FSS Coordinator	1/1/2024	$179,898	Funded	Boise HCV Program	Jillian Patterson	Fund 2 FTE FSS Coordinator positions
HUD - FSS Coordinator	1/1/2024	$179,898	Funded	Ada HCV Program	Jillian Patterson	Fund 2 FTE FSS Coordinator positions
HUD - Operating Subsidy	1/1/2024	$327,310	Funded	Boise Low Rent Public Housing	Glenn Luke	Operating Funds for Capital Plaza and Franklin Plaza
HUD - Operating Subsidy	1/1/2024	$15,444	Funded	Ada Low Rent Public Housing	Glenn Luke	Operating Funds for ten scattered sites
HUD - Section 8 Emergency Housing Vouchers Subsidy	1/1/2024	$45,224	*Pending HUD Budget*	Boise HCV Program	Glenn Luke	HAP / Operations
HUD - Section 8 HCV Subsidy	1/1/2024	$971,631	*Pending HUD Budget*	Boise HCV Program	Glenn Luke	HAP / Operations

HUD - Section 8 HCV Subsidy	1/1/2024	$610,862	*Pending HUD Budget*	Ada HCV Program	Glenn Luke	HAP / Operations
HUD - Section 8 Mainstream Subsidy	1/1/2024	$51,375	*Pending HUD Budget*	Boise HCV Program	Glenn Luke	HAP / Operations
HUD - Section 8 Mainstream Subsidy	1/1/2024	$26,839	*Pending HUD Budget*	Ada HCV Program	Glenn Luke	HAP / Operations
Youth Homeless Demonstration Program Grants	2/26/2024	$1,174,533.00	Funded	CHOIS	Jillian Patterson	
HUD - Emergency Capital Fund	4/12/2024	$2,074,759.00	*Pending*	Low Rent Public Housing	Marissa Henderson	Replacement of aged and failing water lines serving residents of Capitol Plaza.
Local Government	TBD	$50,000		Agency	Deanna Watson	Fund Financial Consultant
HUD - Capital Fund	5/13/2024	$34,446.00	*Pending*	Ada Low Rent Public Housing	Marissa Henderson	Modernization funds for our Acquisition duplexes
HUD - Capital Fund	5/13/2024	$348,491.00	*Pending*	Boise Low Rent Public Housing	Marissa Henderson	Modernization funds for our Capitol & Franklin Plazas
LRPH Service Coordinator	6/1/2024	$234,060	*Pending*	Residential Opportunity Self Sufficiency Program	Marissa Henderson	Fund 1 FTE Service Coordinator position to assist 160 residents of Capitol and Franklin Plaza for 3 years
HUD- CPD Continuum of Care Permanent Supportive Housing	8/1/2023	$1,026,213	Funded	Ada COC Program	Jillian Patterson	HAP / Operations / Supportive Services

September Staff Trainings

Training Title	Training Organization	Synopsis of Training
NSPIRE Compliance Training	NSPIRE	he new NSPIRE Compliance course is designed to equip students with the expertise needed to navigate and adhere to the latest standards in property management and compliance. This course provides in-depth knowledge of the NSPIRE (National Standards for the Physical Inspection of Real Estate) framework, helping property managers, owners, and compliance professionals stay ahead in maintaining quality and safety standards in their properties.
HCV Specialist Training	Nan McKay	Starting on January 1, 2027, HUD will enforce compliance with all provisions of sections 102 and 104 of HOTMA for all PHAs except MTW PHAs and PHAs that are currently exclusively using FRS. For PHAs subject to this compliance deadline, all HUD-50058 transactions with an effective date on or after January 1, 2027 must reflect full HOTMA requirements.

Director's Report

Prepared by: Deanna Watson, Executive Director | Meeting Date: October 14,2026 | Reporting Period: September

1. Executive Summary

Since the last board meeting, we have successfully transferred all files from Iron Mountain over to our control. The account has been closed and all of the boxes fit in the space we rented for that purpose next door. Staff attended a software conference this month to learn more about the functionality and features of the software we currently utilize. There was also information about new products available as well as Information about new HUD rules and how they will become a part of the processes utilized via our technology. Another noteworthy item: we hope you notice is that we repaved and restriped our parking lot at our Orchard site!

2. Key Highlights

Highlight 1: Personnel – We filled the two Inspector positions as well as hired a new Administrative Support Specialist to work at the front desk. Dave, Matthew and Tammy are very welcome additions to our team. They have completed their onboarding and are working through training.

Highlight 2: We received approval to participate in a HUD program referenced as the "8BB" program, and are now in the implementation phase. From a practical standpoint, the end result of this approval is we have added 9 project based vouchers to our supply. The vouchers are for use at our Shoreline Plaza property that has a total of 54 units. Some of our residents are already on one of our subsidy programs, but this will be available for other residents who qualify and are in need of assistance. This also means that we are now enabled to receive the transfer of other project-based rental assistance budget authority from expiring or terminating Section 8 contracts. We receive a portion of the rent via the HUD program, which is beneficial to the resident and the property the vouchers are applied to.

Highlight 3: I attended the Ribbon Cutting Ceremony for the New Path 2.0 project on September 30th and it is now official open! We are assisting all 95 new residents via our Project Based Rental Assistance program. The Ribbon Cutting went well and our agency was warmly thanked and acknowledged.

Highlight 4: I also attended and spoke at the award ceremony to honor the work of now retired Boise Rescue Mission Executive Director, Bill Roscoe on September 30th. Other speakers were radio personality Kevin Miller and our three County Commissioners. Bill Roscoe is the recipient of the inaugural "Bill Roscoe Humanitarian Service" award.

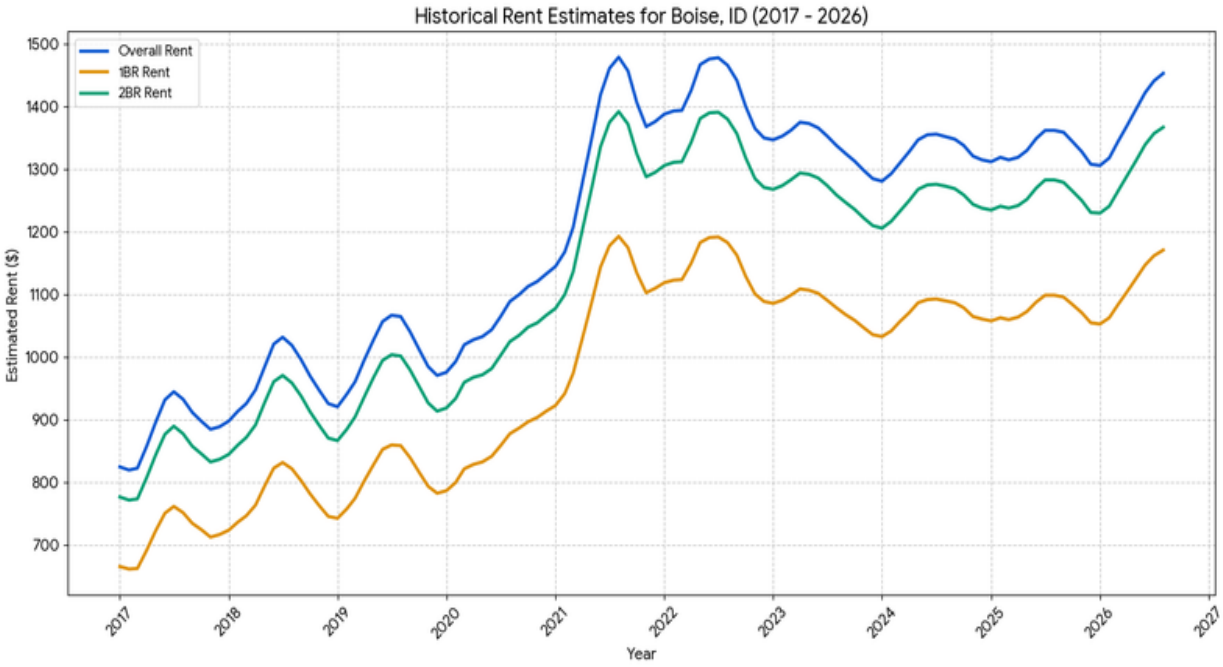
Highlight 5: We have a draft Joint Housing Finance Program Implementation Overview and timeline for our plans to develop finance tools for the affordable housing field. We have established 4 major milestones and a projection for approval and launch over the next 8 months. This is the next phase of our joint entity agreement with the City of Boise and the Capital City Development Corp.

4. Program / Operations Update

1.) We continue to work with HUD re: the funding shortfall for our Boise City Housing Authorities operations withing the Housing Choice Voucher Program. We have submitted an application for additional funding. The pace and volume of rent increases in the Treasure Valley has outpaced the

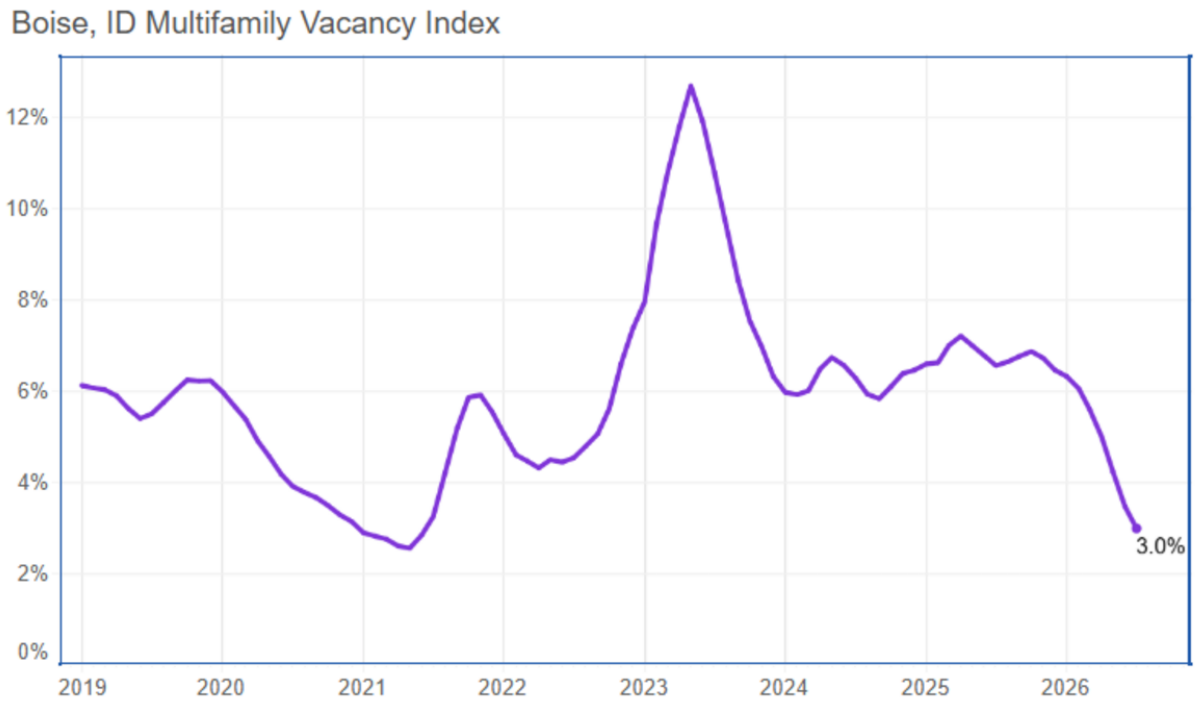
funding we receive to help people. With the price of rent increasing without us receiving a corresponding increase in subsidy, we are not able to serve as many families. This shows as a deficit because we are under contract to serve more families than funding can currently support.

2.) After the discussion about portfolio rents in our non-subsidized properties, and the clarification I provided in last month's written report, I have included comparative information to help further inform this topic.



The above graph pulls information from a recent Idaho Statesman article showing historical trends. It includes that Boise rivals the California-Bay area in rental rate increases with prices rising at a pace not seen since the early days of the COVID-19 pandemic. Median rent in Boise has risen 7.9% over the last year while nationally, rental costs are down 1.1%.

Vacancy rates are going down and with the influx of population combined with the number of workers added to construction sites across the valley, but most notably at Micron Technology, the demand on available rentals is increasing dramatically. A growing numbers of landlords are not only increasing their rents, but also shortening their lease terms down to 30 days. In times like these, our households struggle the most.



The cost of living in Boise, ID is 2.8% higher than the national average. Generally, housing in Boise is 5.6% more expensive than the national average, with rent falling between $1,382 - $1,927. You can expect to pay 2.8% more for groceries, 27.1% less for utilities, and 5.2% more for transportation.

Area median Income Boise median income by household size

Boise 100% Median Income by Household Size

1 Person: $77,509

2 Persons: $88,710

3 Persons: $99,636

4 Persons: $110,700

5 Persons: $119,576

6 Persons: $128,452

7 Persons: $137,328

	1 person	2	3	4	5	6	7	8
30% AMI (Annual)	$23,250 ($1,937 per month)	$26,600	29,900	$33,200	$38,680	$44,360	$50,040	$55,720
Rent max monthly (40%)	$775	$886	$996	$1,106	$1,222	$1,479	$1,668	$1,857
Boise Ave	Studio $1,346	1 br $1,534	2 br $1736	3 Br $2,250				
Voucher	$1,170 + Rent + utilities limit	$1,381	$1,655	$2,318				
Our Portfolio	$1,058	$1,058	$1,041	$1,391				
50% AMI	$38,750	$44,300	$49,850	$55,350	$59,800	$64,250	$68,650	$73,100
Rent max	$1291	$1476	$1661	$1,845				
80%	$62,000	$70,850	$79,700	$88,550	$95,650	$102,750	$109,850	$116,900
Rent Max	$2,066	$2,361	$2,656	$2,951	$3,221	$3,425	$3,661	$3,896

As we consider our service area, we first look at the income limits for various HUD programs. We primarily serve those who live at 30% of the Area Median Income (AMI). In fact, for our largest program (Section 8 Housing Choice Vouchers) we are required to ensure that 75% of new admissions are at or below 30% of AMI.

Our percentage across the board is 78% of market at the highest level and 51% at the lowest. This demonstrates our efforts to stay below market with our rent levels while charging enough to cover our costs and set funds aside for big expenses that cannot be covered by monthly income. We will continue to build out our research findings to assist our joint consideration of parameters for service in compliance with our legal parameters and in devotion to our mission while also considering our finance strategies in an era of shrinking support.

3.) We are working with our bank and HUD guidance re: our agency Investment Policy. The overall requirements remain tied to a Public and Indian Housing (PIH) Notice dating back to the late 1990's. State statutes also come into play. At the federal level there have been modifications to related processes. We currently have these process under review and are anticipating providing the board with a comprehensive framework so the deliberations regarding any changes can be well informed.

For additional context: **Board Action Items**

Item	Status	Progress / Notes	Next Steps
Annual Write Offs	Due to implementation challenges (software and Finance Staffing), last year we only wrote off debts that were attached to people who were deceased.	We will present our recommendations to you at this month's meeting. We also intend to increase the frequency of our write off requests, starting with a quarterly cadence rather than an annual one.	October vote.
Board Committees	Created but not fully launched this past year.	Requesting Board guidance on preferred structure going forward.	Discussion/vote
Compensation Review	Complete.	While the report showed we were within the market range for almost all positions, we did have a couple that, while in market, did not accurately reflect the knowledge and experience of our staff. We are implementing adjustments upward where noted.	Complete. Happy to present an overview to you at your November or December board meeting if you would like.

October Financials

October Financial Information to begin on following page.

Boise City Ada County Housing Authority

Financial Report

Period Ending: August 31, 2026

ORDER OF REPORTS

Financial Summary

Year to Date Budget to Actual Charts

- Housing Assistant Payments (HAP)
- HCVP Administration
- Local Properties
- Boise Five
- Low Rent Programs
- Local Admin
- Grants
    - Family Self Sufficiency (FSS) Program
    - Resident Opportunity Self Sufficiency (ROSS)
    - Multi-Family Service Coordinator (MFSC)
    - Continuum of Care (CoC)

Other Reports

- Cash Balances
- Outstanding Loans
- Capital Fund Program (CFP)

BOISE CITY ADA COUNTY HOUSING AUTHORITY FINANCIAL REPORT
Period Ended: August 31, 2026 - Fiscal Year 2025-2026

Financial Summary

The August 2026 financial report highlights the financial results of programs, properties, departments, and activities administered under the two primary entities of the **Boise City Housing Authority and Ada County Housing Authority**. While these entities maintain separate legal and financial structures, this Board report combines their financial activity into a consolidated presentation to provide a comprehensive view of overall organizational performance and financial position.

This financial report presents a consolidated view of the financial activities of the Boise City Housing Authority and Ada County Housing Authority as of August 2026 within the 2025–2026 fiscal year. Included are budget-to-actual comparisons, financial trends, and key operating metrics for the Authority's major programs, properties, and business activities. Together, these measures provide the Board with insight into organizational performance, financial stability, and progress toward strategic and operational objectives.

To provide greater clarity and strategic insight, the following table presents a comprehensive snapshot of the November 2025 financial outcomes for Executive Partners, Corpus Christi Housing Authority, and Coastal Housing Partners. This overview encapsulates the most significant financial metrics of the reporting period, serving as a foundation for understanding the organization's fiscal health and supporting informed decision-making.

August Year to Date

	HAP	HAP-Admin	Grants	Other	Total
Income	$ 22,269,342	$ 2,382,847	$ 1,936,024	$ 5,239,492	$ 31,827,705
Expenses	$ 18,363,515	$ 3,155,258	$ 1,936,024	$ 4,091,758	$ 27,546,554
Net Income (Loss)	**$ 3,905,827**	**$ (772,411)**	**$ -**	**$ 1,147,734**	**$ 4,281,151**

Key Highlights

Housing Assistant Payment Program

1. **Housing Assistance Payments (HAP)**
    - HAP is a pass-through funding process regulated by HUD that disburses payments to landlords and utility allowances to tenants.
    - HAP funding receipts totaled $22.2 M, compared to the budgeted amount of $17.8 M.
    - HAP expenses were $18.4M
2. **Housing Choice Voucher Administration (HCV) Program**
    - Total income was $2.4 M, which is 11% above budget.
    - Total expenses were $3.2 M which is in line with budget.

Property Management

- **Local Properties**
  Includes Allumbaugh House, Dorthy Duplexes, North Liberty, Hobbler Place, and Shone.
    - Total Net Operating Income is $368 K which is 5% above budget resulting from $705 K in revenue (2% below budget) and $336 K in expenses (10% below budget).

- **Boise Five Properties**
  Includes Liberty Park Apartments, Nez Perce, Shoreline Plaza, Shoreline North, Vine Terrace.
    - Total Net Operating Income is $0.8 M which is 19% below budget resulting from $2.9 M in revenue which is in line with budget and $2.1 M in expenses (8% above budget).

  Low Rent Properties
  Includes Ada County Acquisition Duplexes, Low Rent Boise City, Capitol Plaza, and Franklin.
    - Total Net Operating Income is $59 K which is 128% above budget resulting from $1,135 K in revenue (4% higher than budget) and $1,076 K in expenses (17% below budget).

- **Local Admin Fund**
  Include Boise City General Fund, Ada County Admin Fund, Orchard Office, Shoreline Admin Fund.
    - Total income is $492 K which is 32% above budget
    - Total expenses are $605 K, which is 9% above budget

Grants

- **Family Self Sufficiency (FSS)**
  The HUD Family Self-Sufficiency (FSS) Program is designed to help families receiving housing assistance increase earned income, build assets, and work toward economic independence. HUD provides grants to Public Housing Authorities to fund FSS

Coordinators, who connect participating households with employment, education, financial literacy, and other supportive services.

- Program activity is $451 K which is in line with budget.

- **Resident Opportunity and Self Sufficiency (ROSS)**
  U.S. Department of Housing and Urban Development (HUD) grant program that provides funding for Service Coordinators who help public housing residents connect with services and resources that support economic independence and housing stability
  - Program activity is $77 K which is in line with budget.
- **Multifamily Service Coordinator (MFSC)**
  HUD-funded program that supports resident well-being and housing stability for elderly and disabled residents living in HUD-assisted multifamily housing. The grant funds a Service Coordinator who connects residents with healthcare, transportation, benefits, supportive services, and community resources that help residents maintain independence and successfully age in place. Grant funding primarily supports personnel costs associated with delivering these services
  - Program activity is $85 K which is 19% higher than budget.

Additional Financial Information

Analysis of cash balances, loan activity, and Capital Funds Program (CFP). In addition, it incorporates visual aids—including charts and graphs—to clearly demonstrate the financial performance of various properties, programs, departments, and entities as of August 2026.

Basis for the Presentation

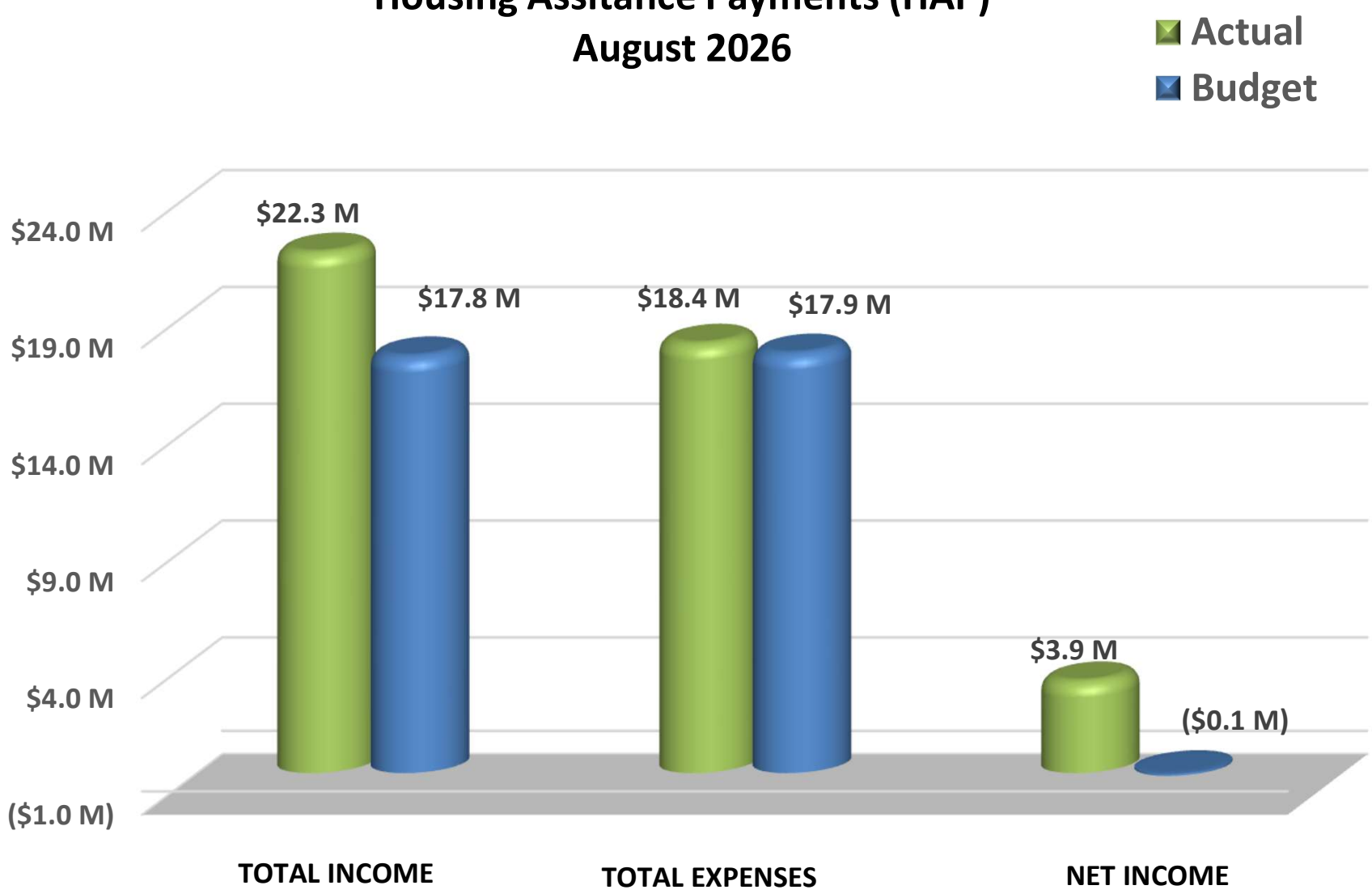
1. Annual Budget
   - The Board of Commissioners approved the Fiscal Year (FY) 2025-2026 budgets for CCHA and CHP in September 2025.
   - The financial report aligns revenues and expenses with the corresponding board-approved budget line items.

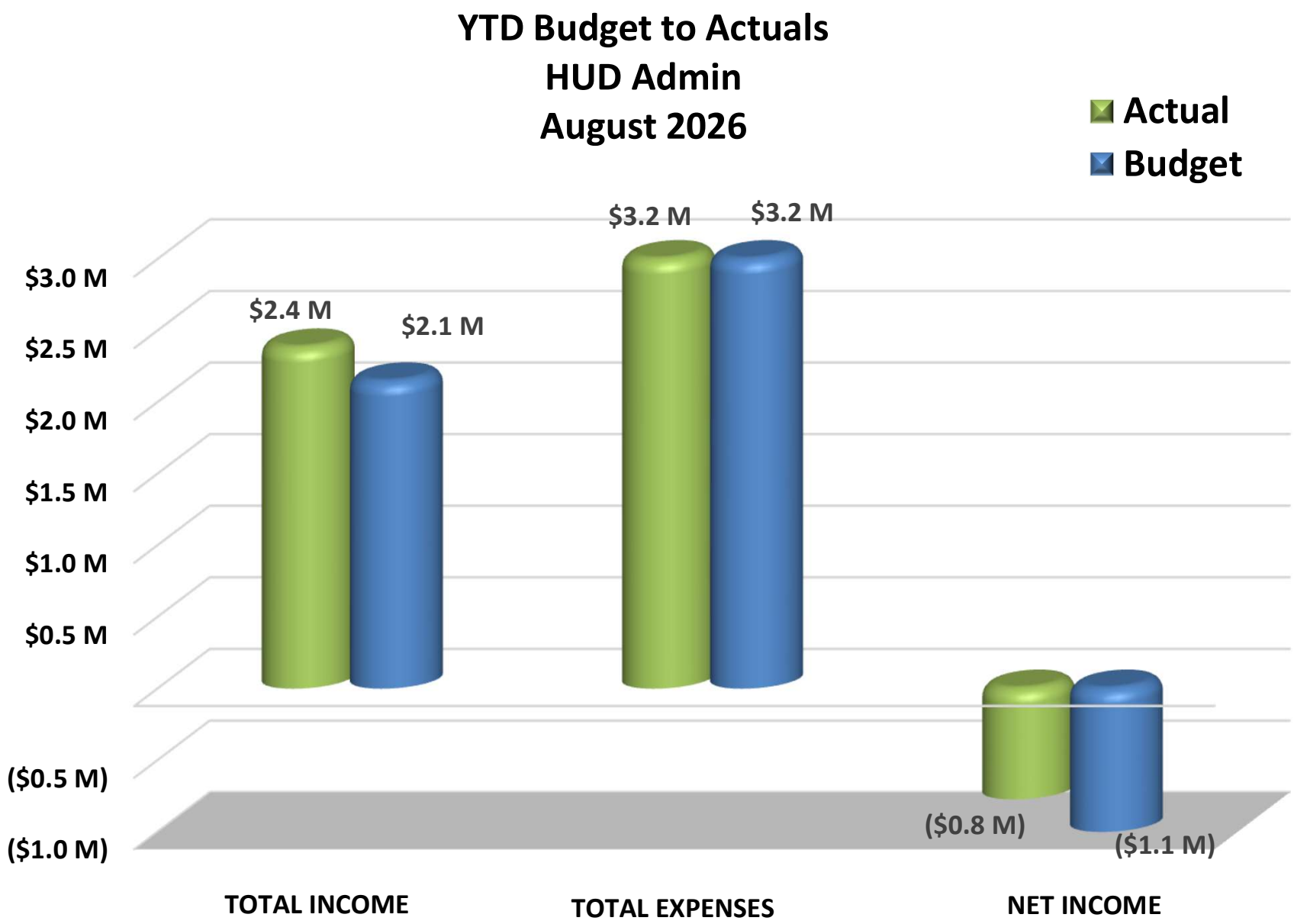
2. Period Covered
   - The reporting period covers year-to-date results from October 2025 to August 2026

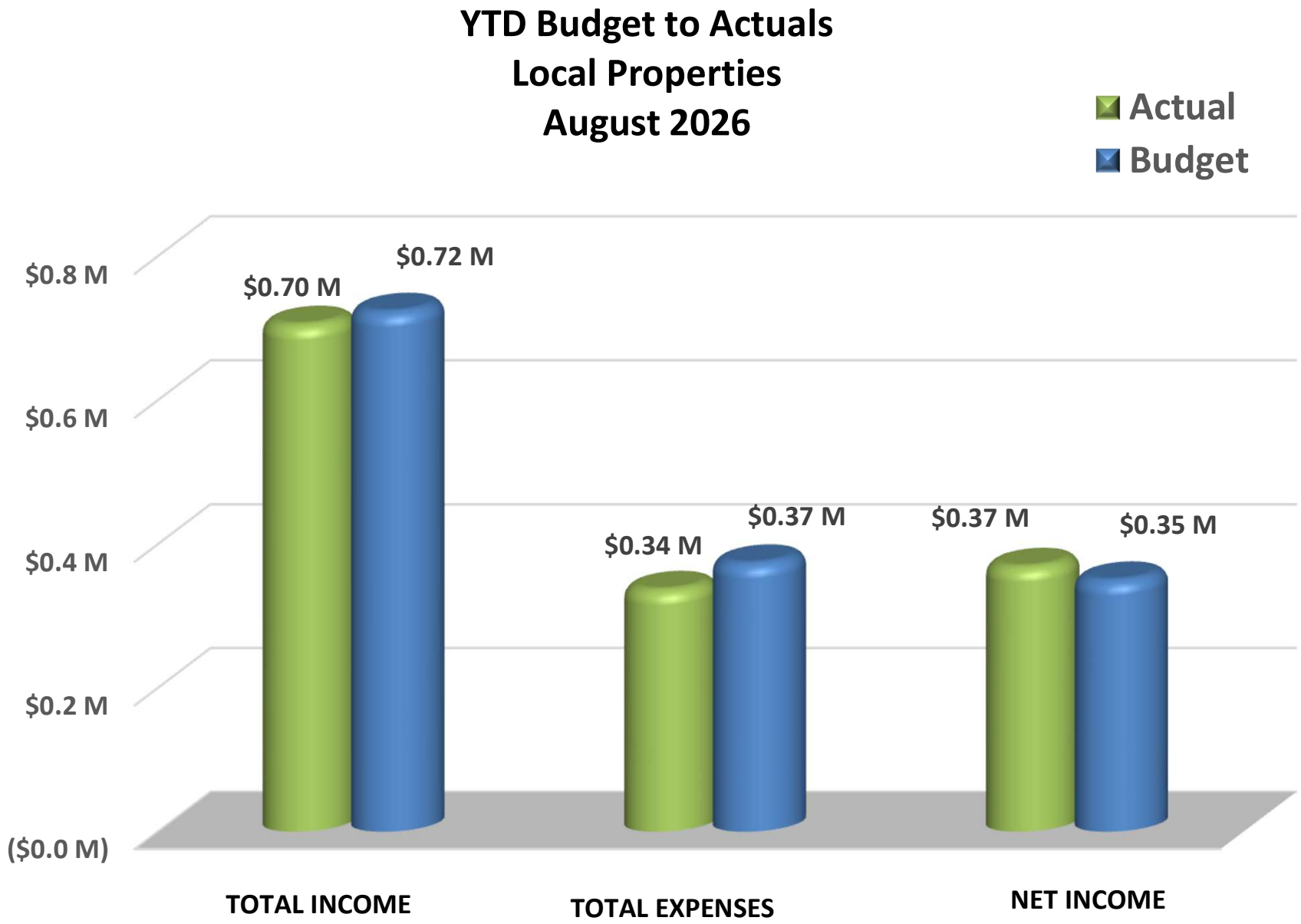
3. Accrual Basis
   - The financial statements are prepared on an accrual basis in accordance with Generally Accepted Accounting Principles (GAAP).
   - Revenue is recognized when earned, and expenses are recognized when liabilities are incurred.

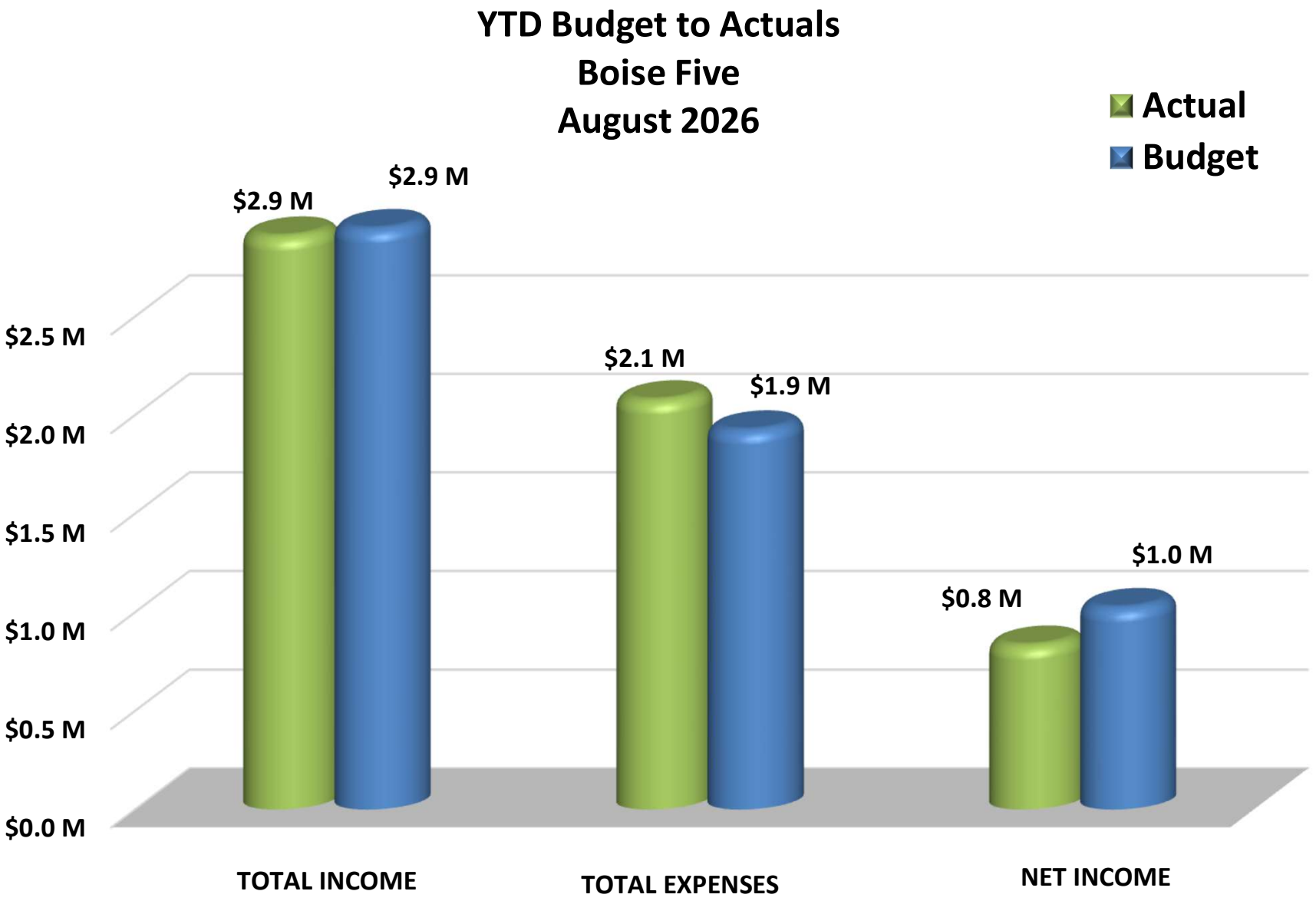
This report reflects our ongoing commitment to delivering accurate, transparent financial reporting and ensuring accountability across all operational areas.

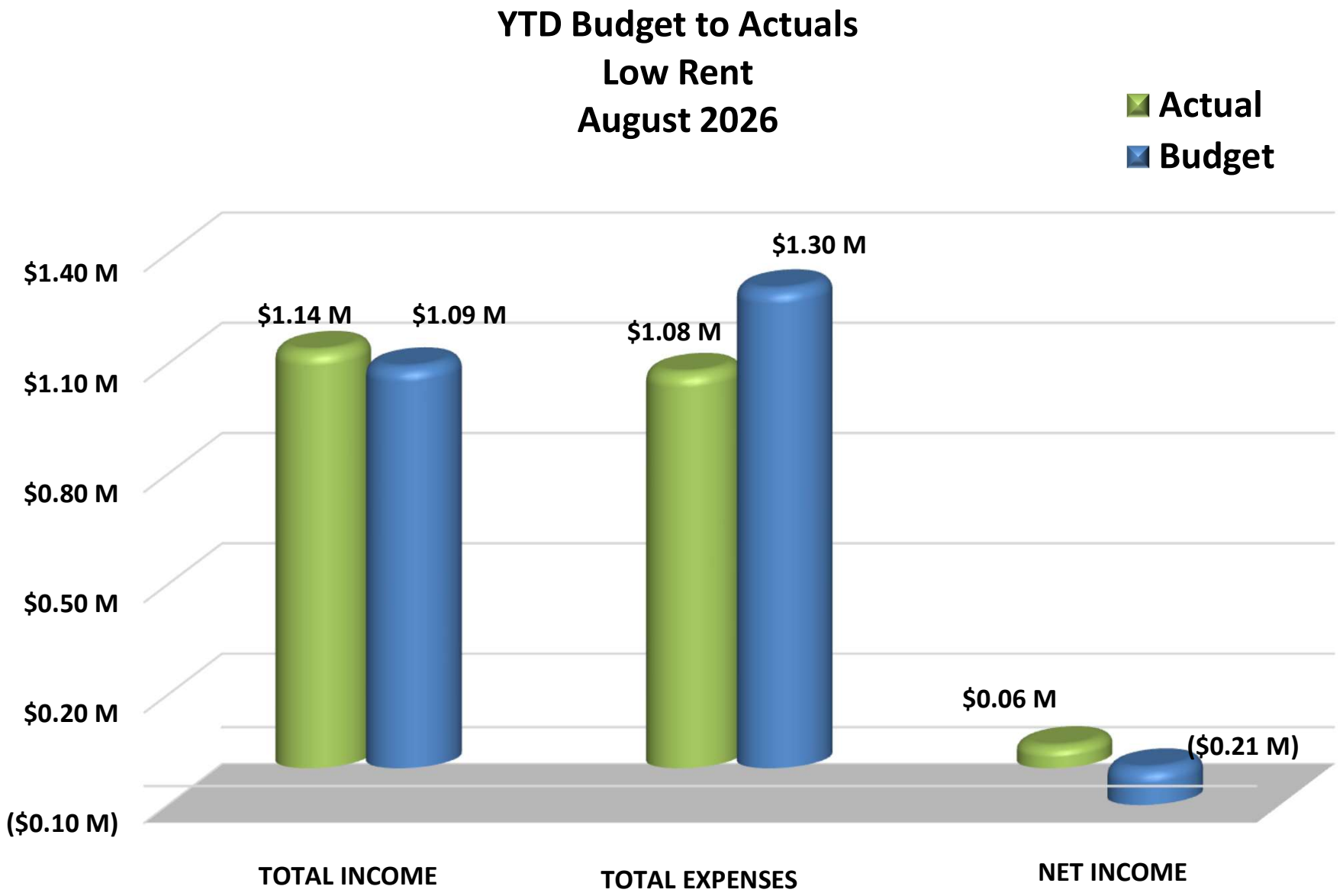
YTD Budget to Actuals
Housing Assitance Payments (HAP)
August 2026

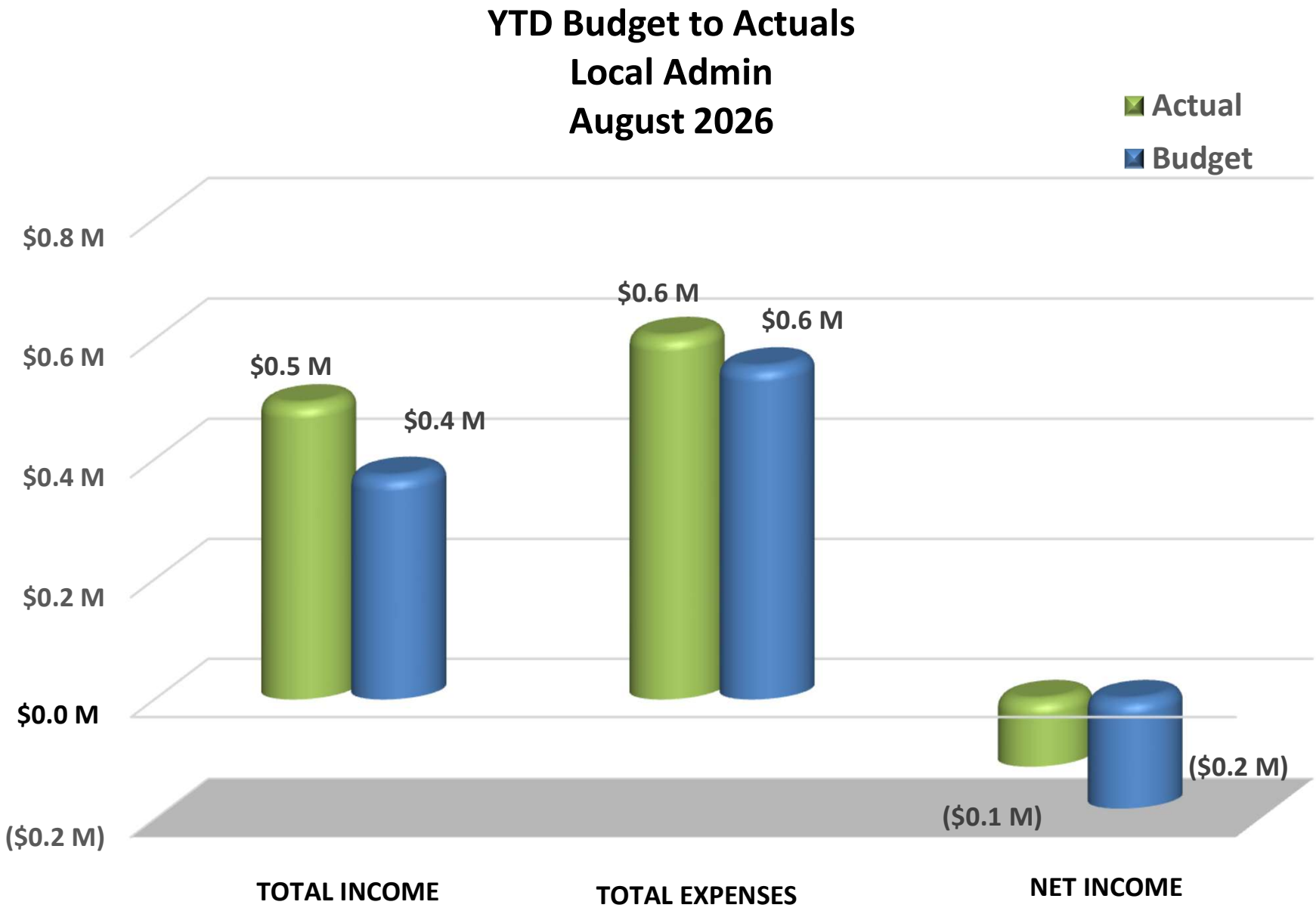


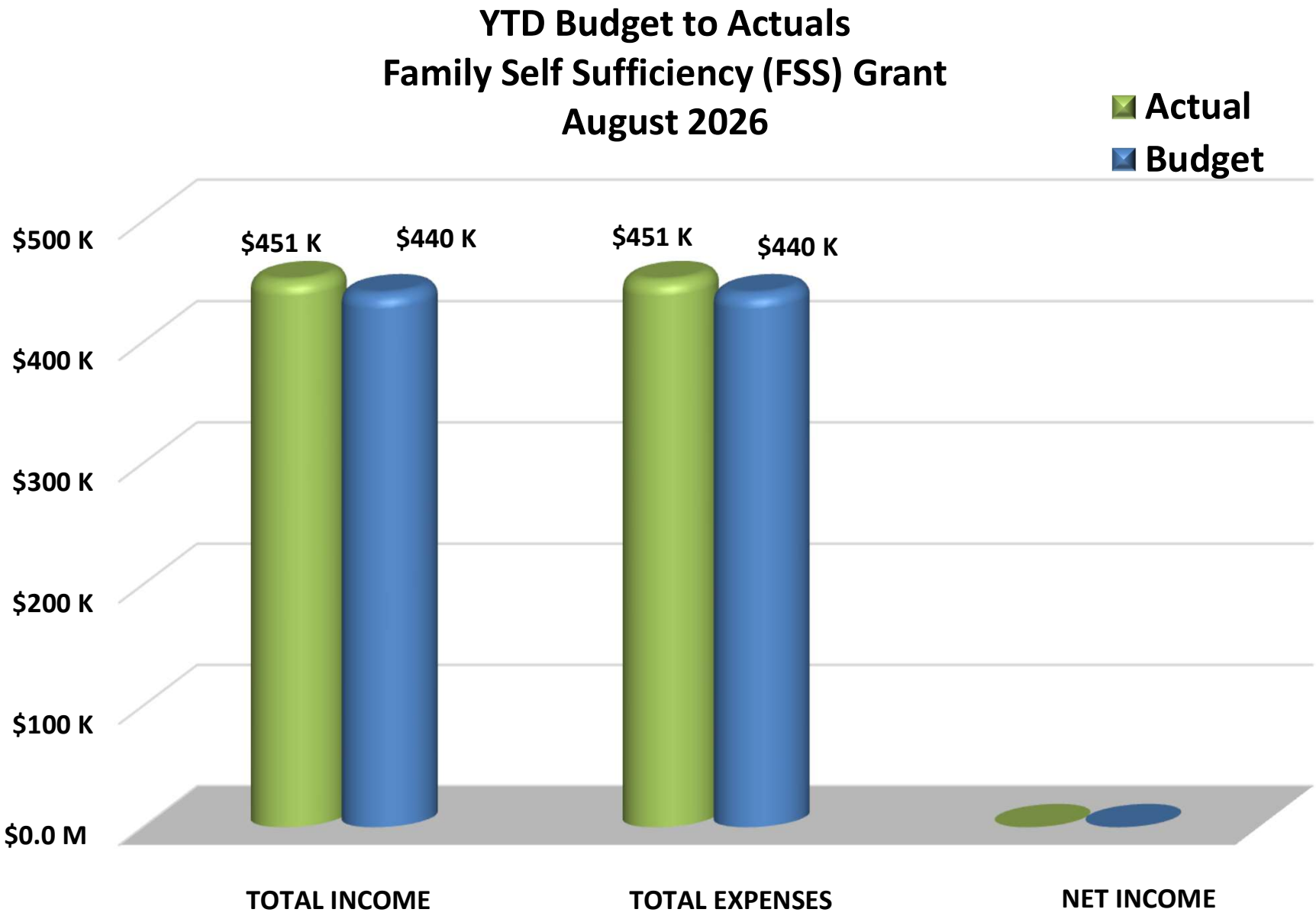

YTD Budget to Actuals
HUD Admin
August 2026
Actual
Budget
$3.0 M
$2.5 M
$2.0 M
$1.5 M
$1.0 M
$0.5 M
($0.5 M)
($1.0 M)
$2.4 M
$2.1 M
$3.2 M
$3.2 M
($0.8 M)
($1.1 M)
TOTAL INCOME
TOTAL EXPENSES
NET INCOME

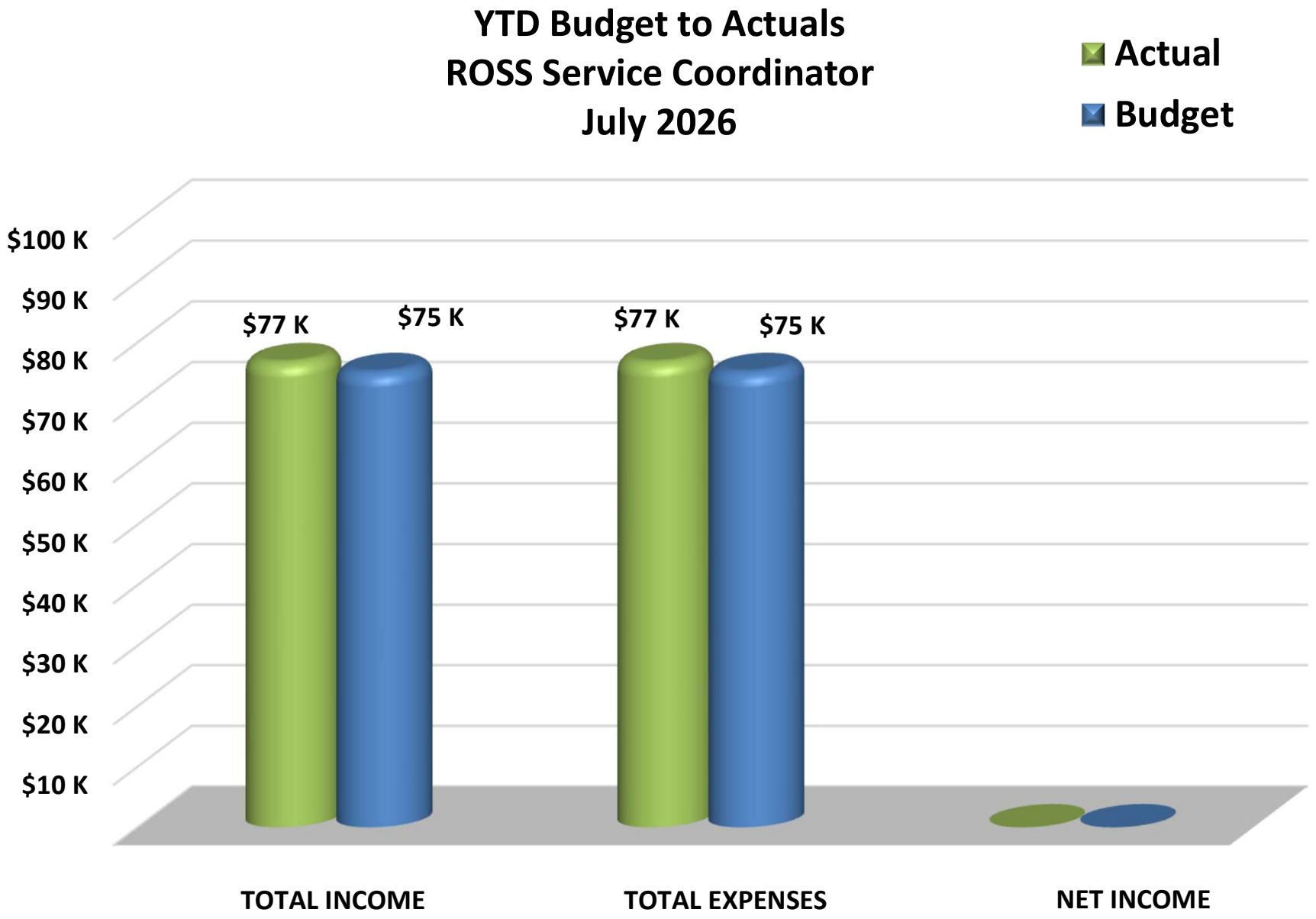

YTD Budget to Actuals
Local Properties
August 2026
Actual
Budget
$0.8 M
$0.6 M
$0.4 M
$0.2 M
($0.0 M)
$0.70 M
$0.72 M
$0.34 M
$0.37 M
$0.37 M
$0.35 M
TOTAL INCOME
TOTAL EXPENSES
NET INCOME

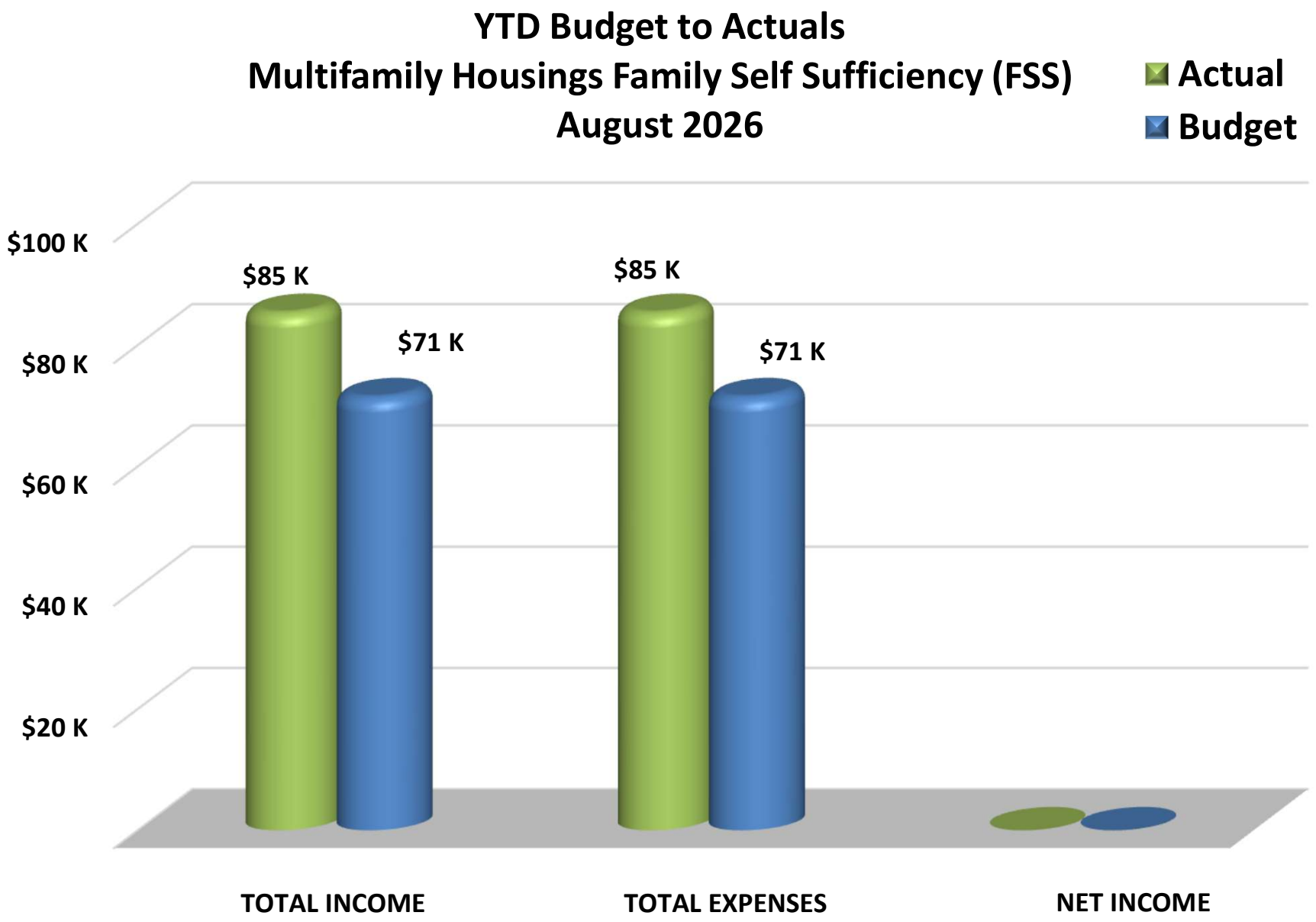

YTD Budget to Actuals
Boise Five
August 2026
Actual
Budget
$2.9 M
$2.9 M
$2.1 M
$1.9 M
$0.8 M
$1.0 M
$2.5 M
$2.0 M
$1.5 M
$1.0 M
$0.5 M
$0.0 M
TOTAL INCOME
TOTAL EXPENSES
NET INCOME

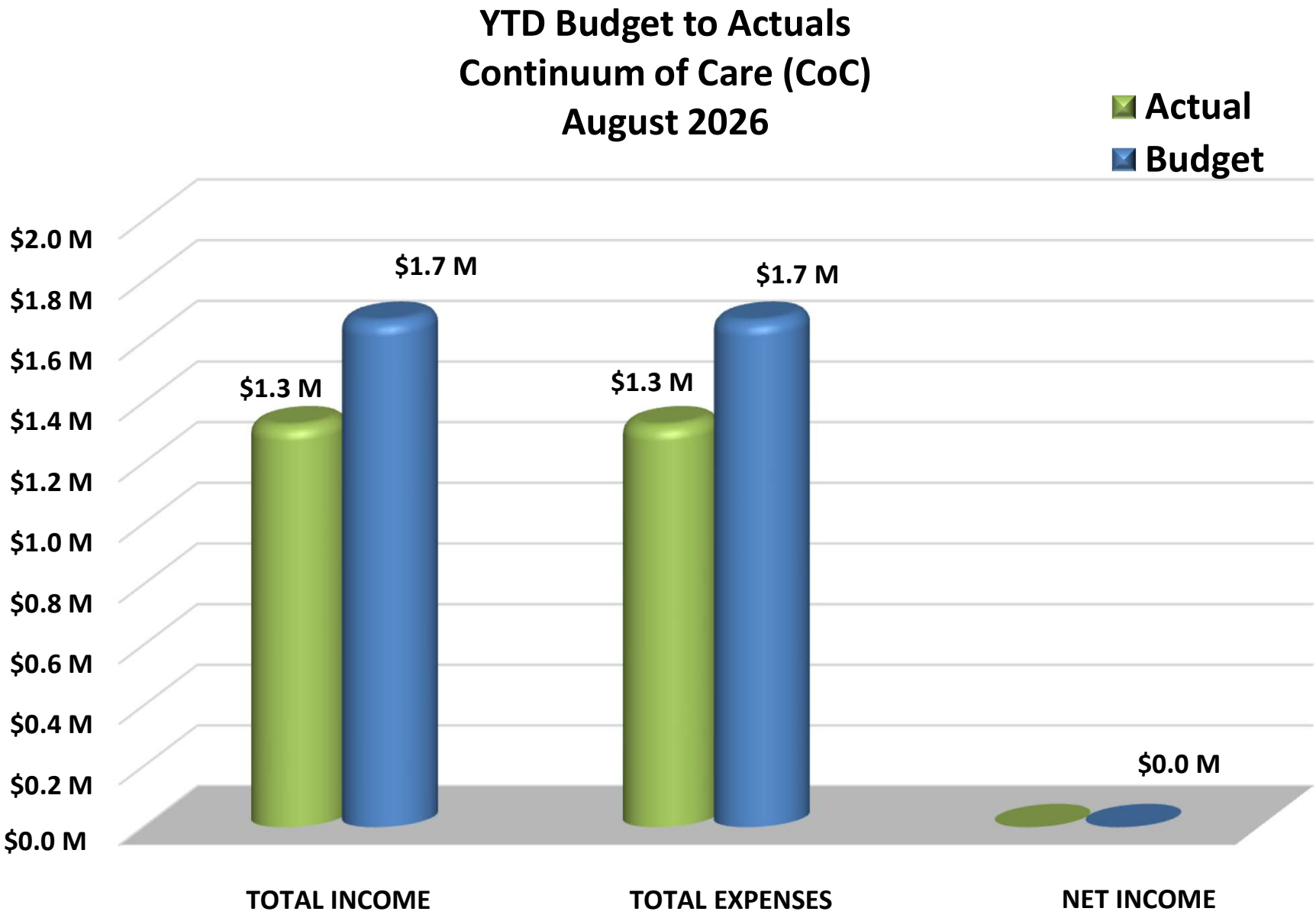

YTD Budget to Actuals
Low Rent
August 2026
Actual
Budget
$1.40 M
$1.10 M
$0.80 M
$0.50 M
$0.20 M
($0.10 M)
$1.14 M
$1.09 M
$1.08 M
$1.30 M
$0.06 M
($0.21 M)
TOTAL INCOME
TOTAL EXPENSES
NET INCOME


YTD Budget to Actuals
Local Admin
August 2026
Actual
Budget
$0.8 M
$0.6 M
$0.4 M
$0.2 M
$0.0 M
($0.2 M)
$0.5 M
$0.4 M
$0.6 M
$0.6 M
($0.1 M)
($0.2 M)
TOTAL INCOME
TOTAL EXPENSES
NET INCOME


YTD Budget to Actuals
Family Self Sufficiency (FSS) Grant
August 2026
Actual
Budget
$500 K
$400 K
$300 K
$200 K
$100 K
$0.0 M
$451 K
$440 K
$451 K
$440 K
TOTAL INCOME
TOTAL EXPENSES
NET INCOME


YTD Budget to Actuals
ROSS Service Coordinator
July 2026
Actual
Budget
$100 K
$90 K
$80 K
$70 K
$60 K
$50 K
$40 K
$30 K
$20 K
$10 K
$77 K
$75 K
$77 K
$75 K
TOTAL INCOME
TOTAL EXPENSES
NET INCOME


YTD Budget to Actuals
Multifamily Housings Family Self Sufficiency (FSS)
August 2026
Actual
Budget
$100 K
$80 K
$60 K
$40 K
$20 K
$85 K
$71 K
$85 K
$71 K
TOTAL INCOME
TOTAL EXPENSES
NET INCOME


YTD Budget to Actuals
Continuum of Care (CoC)
August 2026
Actual
Budget
$2.0 M
$1.8 M
$1.6 M
$1.4 M
$1.2 M
$1.0 M
$0.8 M
$0.6 M
$0.4 M
$0.2 M
$0.0 M
$1.3 M
$1.7 M
$1.3 M
$1.7 M
$0.0 M
TOTAL INCOME
TOTAL EXPENSES
NET INCOME

BOISE CITY / ADA COUNTY HOUSING AUTHORITIES

Cash Deposit Overview

BOARD INFORMATION SHEET

TOTAL DEPOSITS	FINANCIAL INSTITUTION	ANNUAL PERCENTAGE YIELD
$18,580,865	Mountain West Bank	2.85% APY

Executive Summary

The Authority holds $18.58 million in cash deposits, all maintained at Mountain West Bank. The deposits earned 2.85% APY, supporting interest income while preserving access to funds. The balances include funds restricted to program use, tenant security deposits, and unrestricted business activities. In accordance with the Authority's Finance Policy, deposits are required to be collateralized to protect public funds.

Deposit Balances

Classification	Balance
Restricted to Program Use	$6,585,559
Security Deposits	$22,161
Unrestricted Business Activities	$11,973,145
Total Deposits	**$18,580,865**

Key Board Considerations

- **Single banking relationship.** All reported deposits are held at Mountain West Bank.
- **Collateralization.** The Authority's Finance Policy requires deposits to be collateralized, providing protection beyond applicable deposit insurance.
- **Restricted interest.** Interest attributable to restricted federal program funds must be evaluated under the requirements applicable to each HUD program. HUD guidance generally requires remittance of annual interest above the permitted retention threshold for certain federal funds. Management is reviewing the allocation and reporting requirements before determining any amount due.

BOISE CITY / ADA COUNTY HOUSING AUTHORITIES

Multifamily Mortgage Portfolio

LOAN SUMMARY AS OF AUGUST 31, 2026

ORIGINAL PRINCIPAL	CURRENT BALANCE	PRINCIPAL REPAID
$13,470,800	$11,009,293	$2,461,507

Executive Summary

The multifamily mortgage portfolio includes five property loans with original principal totaling $13.47 million. As of August 31, 2026, the outstanding balance was $11.01 million, reflecting $2.46 million, or 18.30%, of principal repaid. Lender-held replacement reserves totaled $1.44 million and support future capital repairs and replacements. Each loan carries a 3.01% interest rate and matures in December 2051. The portfolio remains long-term in nature, with repayment progress consistent across all five properties.

Property Loan Detail

Property	Original Principal	Current Balance	Replacement Reserve*	Principal Repaid	Repaid	Interest Rate	Maturity
Shoreline Plaza	$3,352,000	$2,739,492	$299,426	$612,508	18.30%	3.01%	Dec. 2051
Nez Perce	$1,284,000	$1,049,375	$268,996	$234,625	18.30%	3.01%	Dec. 2051
North Liberty	$3,110,200	$2,541,877	$443,924	$568,323	18.30%	3.01%	Dec. 2051
Shoreline North	$3,565,600	$2,914,061	$200,904	$651,539	18.30%	3.01%	Dec. 2051
Vine Terrace	$2,159,000	$1,764,488	$229,998	$394,512	18.30%	3.01%	Dec. 2051
Total	**$13,470,800**	**$11,009,293**	**$1,443,247**	**$2,461,507**	**18.30%**		

**Replacement reserve balances are from lender statements dated September 18, 2026, with balances shown as of October 1, 2026. These lender-held funds support future capital repairs and replacements and are separate from operating cash and outstanding mortgage principal.*

Key Board Takeaways

- **Portfolio scale.** Five property loans comprise the $11.01 million outstanding balance.
- **Reserve position.** Lender-held replacement reserves total $1.44 million for future capital repairs and replacements.
- **Repayment progress.** Cumulative principal repayment totals $2.46 million, or 18.30% of original principal.
- **Consistent terms.** All five loans have a 3.01% interest rate and a December 2051 maturity.

Write Off- Memorandum

Information to begin on following page.

BOISE CITY/ADA COUNTY HOUSING Authorities

1001 S. Orchard Street
Boise, Idaho 83705

MEMORANDUM TO BOARD OF COMMISSIONERS

MEMORANDUM

Date: October 14, 2026
To: Ada County Housing Authority Board of Commissioners
From: Deanna L. Watson, Executive Director
Through: Tadd Grimes, Finance Director
Re: Approval of Uncollectible Accounts Receivable Write-Offs

Purpose

The purpose of this memorandum is to request approval to write off certain delinquent accounts receivable that have been determined to be uncollectible after reasonable collection efforts have been exhausted.

Background

Ada County Housing Authority maintains accounts receivable arising from rents, damages, repayment agreements, program overpayments, and other obligations owed to the Authority. Staff has reviewed the accounts proposed for write-off in accordance with the Authority's Accounts Receivable Collection and Write-Off Policy.

Collection efforts have included notices, repayment opportunities, account reviews, program participation reviews, and other collection activities deemed appropriate based on the circumstances of each account. Despite these efforts, the accounts included in Schedule A have remained unpaid and are considered unlikely to be recovered.

Writing off these balances is an accounting action that removes the receivables from the Authority's active accounts receivable records. A write-off does not forgive the debt, waive the Authority's right to collect, or prevent future recovery efforts. Accounts may continue to be pursued if collection opportunities arise in the future.

Financial Impact

The total amount recommended for write-off is **$6,149.82**.

BOISE CITY/ADA COUNTY HOUSING Authorities

1001 S. Orchard Street
Boise, Idaho 83705

Recommendation

Staff recommends approval of ACHA Resolution No. 08-2026 authorizing the write-off of uncollectible accounts receivable totaling **$6,149.82** as detailed in Schedule A.

BOISE CITY/ADA COUNTY HOUSING Authorities

1001 S. Orchard Street
Boise, Idaho 83705

ADA COUNTY HOUSING AUTHORITY

RESOLUTION NO. 08-2026

AUTHORIZING THE WRITE-OFF OF UNCOLLECTIBLE ACCOUNTS RECEIVABLE

WHEREAS, the Ada County Housing Authority is responsible for maintaining accurate financial records and exercising prudent financial management; and

WHEREAS, the Authority maintains accounts receivable arising from rents, damages, repayment agreements, program overpayments, and other obligations owed to the Authority; and

WHEREAS, staff has reviewed certain delinquent accounts and determined that reasonable collection efforts have been completed and the likelihood of recovery is minimal; and

WHEREAS, the accounts identified on Schedule A meet the criteria established by Authority policy for write-off consideration; and

WHEREAS, the total amount recommended for write-off is **$6,149.82**;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Ada County Housing Authority approves the write-off of accounts receivable described in Schedule A in the amount of **$6,149.82**.

BE IT FURTHER RESOLVED that this action shall not constitute forgiveness of debt and shall not preclude future collection efforts where appropriate.

PASSED AND ADOPTED this 14th day of October 2026.

BOISE CITY/ADA COUNTY HOUSING Authorities

1001 S. Orchard Street
Boise, Idaho 83705

SCHEDULE A

Ada County Housing Authority

Accounts Receivable Proposed for Write-Off

Property	Tenant Code	Amount
ID021 Ada County Acquisition Duplexes	0012826	$2,686.00
ID021 Ada County Acquisition Duplexes	0012828	2,075.50
Property Total		**$4,761.50**
ID021 CHOIS - CoC Program Grant	0016312	461.00
Property Total		**461.00**
ID021 Dorothy Duplexes	0000161	927.32
Property Total		**927.32**
Total Ada County Housing Authority Write-Off		**$6,149.82**

EQUAL HOUSING OPPORTUNITY
BARRIER FREE

BOISE CITY/ADA COUNTY HOUSING Authorities

1001 S. Orchard Street
Boise, Idaho 83705

MEMORANDUM

Date: October 14, 2026
To: Boise City Housing Authority Board of Commissioners
From: Deanna L. Watson, Executive Director
Through: Tadd Grimes, Finance Director
Re: Approval of Uncollectible Accounts Receivable Write-Offs

Purpose

The purpose of this memorandum is to request approval to write off certain delinquent accounts receivable that have been determined to be uncollectible after reasonable collection efforts have been exhausted.

Background

Boise City Housing Authority maintains accounts receivable arising from rents, damages, repayment agreements, Housing Choice Voucher program debt, and other obligations owed to the Authority. Staff has reviewed the accounts proposed for write-off in accordance with Authority policy.

Collection efforts have been completed on the accounts listed in Schedule A. Although these balances remain legally owed to the Authority, the likelihood of collection is sufficiently low that removal from active receivables is warranted.

The proposed write-off is an accounting action only and does not forgive debt or eliminate the Authority's ability to pursue future collections.

Financial Impact

The total amount recommended for write-off is **$86,225.07**.

Recommendation

Staff recommends approval of BCHA Resolution No. 10-2026 authorizing the write-off of uncollectible accounts receivable totaling **$86,225.07** as detailed in Schedule A.

BOISE CITY/ADA COUNTY HOUSING Authorities

1001 S. Orchard Street
Boise, Idaho 83705

BOISE CITY HOUSING AUTHORITY

RESOLUTION NO. 10-2026

AUTHORIZING THE WRITE-OFF OF UNCOLLECTIBLE ACCOUNTS RECEIVABLE

WHEREAS, the Boise City Housing Authority is responsible for maintaining accurate financial records and safeguarding public resources; and

WHEREAS, staff has reviewed certain delinquent accounts receivable and determined that reasonable collection efforts have been completed; and

WHEREAS, the accounts identified in Schedule A meet the criteria established by Authority policy for write-off consideration; and

WHEREAS, the total amount recommended for write-off is **$86,225.07**;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Boise City Housing Authority approves the write-off of accounts receivable identified in Schedule A totaling **$86,225.07**.

BE IT FURTHER RESOLVED that this accounting action shall not constitute forgiveness of debt and shall not prevent future collection efforts should circumstances warrant.

PASSED AND ADOPTED this 14th day of October 2026.

BOISE CITY/ADA COUNTY HOUSING Authorities

1001 S. Orchard Street
Boise, Idaho 83705

SCHEDULE A

Boise City Housing Authority

Accounts Receivable Proposed for Write-Off

Property	Tenant Code	Amount
Boise Property Management (Sage)	0014556	$12,567.00
Boise Property Management (Sage)	0014563	6,196.77
Boise Property Management (Sage)	0014574	4,350.00
Property Total		**$23,113.77**
Hobbler Place	0000173	1,163.70
Property Total		**1,163.70**
ID013 Capitol Plaza	0012802	1,300.56
ID013 Capitol Plaza	0011180	1,450.31
ID013 Capitol Plaza	0011952	720.00
ID013 Capitol Plaza	0011962	3,044.94
ID013 Capitol Plaza	0013721	3,002.06
ID013 Capitol Plaza	0013912	300.79
ID013 Capitol Plaza	0014243	4,171.40
ID013 Capitol Plaza	0014967	658.34
Property Total		**14,648.40**

BOISE CITY/ADA COUNTY HOUSING Authorities

1001 S. Orchard Street
Boise, Idaho 83705

ID013 Franklin Plaza	0011953	3,807.44
ID013 Franklin Plaza	0011971	2,320.00
ID013 Franklin Plaza	0013719	3,476.59
Property Total		**9,604.03**
ID013 Boise City Housing Choice Vouchers	0013078	90.00
Property Total		**90.00**
Liberty Park Apartments	0000001	913.00
Liberty Park Apartments	0000022	1,111.00
Liberty Park Apartments	0000040	3,562.24
Liberty Park Apartments	0016270	203.00
Liberty Park Apartments	0016324	6,635.63
Property Total		**12,424.87**
Shoreline North	0000089	26.00
Shoreline North	0000103	27.00
Shoreline North	0016268	567.00
Property Total		**620.00**
Shoreline Plaza	0014418	3,906.17
Shoreline Plaza	0016311	2,228.31
Shoreline Plaza	0016320	3,004.90

BOISE CITY/ADA COUNTY HOUSING Authorities

1001 S. Orchard Street
Boise, Idaho 83705

Shoreline Plaza	0022710	1,783.23
Shoreline Plaza	0022737	541.12
Shoreline Plaza	0022843	710.35
Property Total		**12,174.08**
Vine Terrace	0000137	2,413.38
Vine Terrace	0000139	6,957.80
Vine Terrace	0000140	952.08
Vine Terrace	0000150	21.00
Vine Terrace	0000151	1,742.76
Vine Terrace	0000155	7.20
Vine Terrace	0022735	292.00
Property Total		**12,386.22**
Total Boise City Housing Authority Write-Off		**$86,225.07**