Caldwell Housing Authority
July 24, 2026
Caldwell Housing Authority

Board Members Present: Arnoldo Hernandez, Sid Freemen, Jim Porter, Patricia Benedict, and Estella Zamora
Board Members Absent: Adam Garcia, and Robert Acosta
Staff Members Present: Mike Dittenber, Teresa Sanchez, Marisela Melchor, Dominique Moreno, Edwin Lara, MaryAnn Valenzuela, and Rosario Soto

In Order of Business

1. Roll call and call to order:

Arnold called the meeting to order at **12:00 p.m.**

2. Agenda Approval

Jim Porter made a motion to approve the July meeting agenda, seconded by Sid Freeman, and approved by the Board at **12:02 p.m.**

3. Approval of the March 2026 Meeting Minutes

Patricia Benedict made a motion to approve the March 2026 meeting minutes, seconded by Jim Porter, and approved by the Board at **12:05 p.m.**

4. Review June Financials

Rosario Soto provided the financial report. He indicated vacancies are low and savings are starting to improve. He informed the Board CHA had approximately $318,000 in the bank after a higher-than-expected year in vehicle maintenance and repair costs, totaling approximately $140,000. He also indicated the Farmway Store made $9,000 more than the cost to keep it open and that it may be time to extend the store's hours to attract more customers. Finally, Rosario indicated the 2025 Audit was underway. Jim Porter made a motion to approve June financials, seconded by Patricia Benedict, and approved by the Board at **12:35 p.m.**

5. October 2026 Rent Structure

Mike provided the Board information about CHA's rent structure and how rents at Farmway are based on 2024 Fair Market Rents (FMR), have not been adjusted since March of 2025, and collects (on average) only 65% of the rent bases on outdated FMRs. He suggested CHA raise rents by $100.00 per unit, making the average rent increase by $65.00. He explained that it was necessary to make annual adjustments as expenses increase. Teresa Sanchez, who oversees the agriculture housing programs at Farmway indicated Farmers have not had an increase in their rent in several years. The farmers are paying approximately $5.50 per bed-night and suggest it may need to be closer to $7.00 to be more in line with the average cost of agriculture housing. Estella Zamora made a motion to approve the October 2026 rent increase, seconded by Jim Porter, and approved by the Board at **12:50 p.m.**

6. 3rd and 4th Quarter budget adjustments

Rosario Soto provided the Board with information relating to the 2026 budget and suggested a seven percent (7%) increase was necessary to finish out the year. He indicated the higher cost of doing business, as explained in his June financial report, and lagging rent structure may cause CHA to rely on savings to make the budget balance. He also indicated that the rent increase approved earlier in the meeting would allow for mid-year corrections. Jim Porter made a motion to adjust the budget by 7%, seconded by Sid Freeman, and approved by the Board at **12:35 p.m.**

7. Highway 44 Jail Update

Mike explained his involvement in the discussion regarding the County's desire to build a jail east of Farmway. He indicated the county has a strong desire to build the new women's jail at that location and is asking city to provide a special development, including contributing approximately $800,000 in infrastructure developments. The City, through it's budget process, did not allocate the money for the infrastructure, requiring the County to incur that cost. Mike also explained CHA's involvement in the two (2) previous canal crossings and suggested the County did not have the capacity nor the time to cross the canal this winter. Finally, Mike suggested there was not enough power available to support the development based on previous discussions he had with Idaho Power.

8. Ground Maintenance.

Mike spoke about the contract we had with a grounds maintenance company. He explained the grounds have never looked as good in his twenty (20) years with the housing authority and will bid for the lawn care next year amid escalating costs. No action was taken.

9. Project Updates

Much of the planned updates were discussed in the previous items on the agenda

10. Executive Session

Jim Porter made a motion to enter executive session, seconded by Patricia Benedict, and approved by the Board at **2:10 p.m.**

11. Adjourned

The Board Adjourned at **3:00 p.m.**

Certified:

Caldwell Housing Authority 1946 Caldwell, Idaho

President, Board of Directors **Executive Director**