

BOULDER HOUSING PARTNERS
Meeting of the Board of Commissioners
October 14, 2020 9:00 a.m.
Location: <https://zoom.us/j/91508530521>

Commissioner Harris	Jeremy Durham	Others Present:
Commissioner Adams	Penny Hannegan	Jon Peterson
Commissioner Bissonette	Jodi Bogen	Joanne Englund
Commissioner Griffin	René Brodeur	Frederic Marienthal
Commissioner Levy	Laura Sheinbaum	John Bales
Commissioner McCord	Karen Kreutzberg	
Commissioner Schoenfeld	Karin Stayton	
Commissioner Walker	Daniel Nuñez	
Commissioner Wallach	Tad Amore	
	Jessica Kenney	
	Lyndall Ellingson	
	Amanda Maya-Dickson	
	Jason Acuña	

I. Call to order and Determination of a Quorum

Commissioner Harris called the meeting of the Board of Commissioners to order at 9:02 a.m. A quorum was declared.

II. Public Participation

The Zoom Board Meeting information was posted on the main BHP website (boulderhousing.org).

Shelly Bobbins, a resident at Foothills Community, stated that the hazardous area at the community remains the same. Ms. Bobbins said that there is a disparity in the situation in which one resident's rights outweighs others and would like this to stop. Jeremy Durham stated that we continue to work with Ms. Bobbins on these issues. He encourages the Commissioners to visit the area and see the landscaping work that the other resident has created. Commissioner McCord suggested that it might be helpful to have clearer policies and procedures in order to avoid any possible confusion or misunderstandings.

III. Approval of the Meeting Minutes

Consent agenda items approved:

1. Minutes from September 9, 2020

COMMISSIONER BISSONETTE MOVED TO APPROVE THE MINUTES FROM SEPTEMBER 9, 2020. COMMISSIONER LEVY SECONDED THE MOTION. The motion to approve the minutes passed unanimously.

IV. Finance and Operations Update

Financial Report

Jodi Bogen gave an overview of the August 2020 financials for the organization and answered questions from the Board.

V. Meeting Agenda

Madison and Woodlands Tax Credit Closing Resolutions #2020-9, #2020-10, #2020-11, and #2020-12

Laura Sheinbaum introduced Resolutions #2020-9, #2020-10, #2020-11, and #2020-12 regarding the financial closing for the Madison and Woodlands Tax Credit Project in early November 2020. This transaction will provide the necessary equity for BHP to renovate these properties.

COMMISSIONER WALLACH MADE A MOTION TO AUTHORIZE BHP TO ENTER INTO THE TAX CREDIT PARTNERSHIP FOR THE MADISON WOODLANDS COMMUNITY, LLLP, AND APPROVAL OF RESOLUTION #2020-9 TO ISSUE PRIVATE ACTIVITY BONDS TO FINANCE THE TAX CREDIT TRANSACTION, AND THE APPROVAL OF RESOLUTION #2020-10 TO AUTHORIZE TO ENTER INTO THE TAX CREDIT PARTNERSHIP FOR THE MADISON COMMUNITIES, LLLP, AND APPROVAL OF RESOLUTION #2020-11 TO AUTHORIZE BHP TO PROJECT-BASE 33 HOUSING CHOICE VOUCHERS, AND APPROVAL OF RESOLUTION #2020-12 TO ALLOW THE SALE OF THE WOODLANDS DAY CARE CENTER TO WOODLANDS LLC. COMMISSIONER LEVY SECONDED THE MOTION. The motion passed unanimously.

Moving to Work (MTW) Annual Plan Draft

Karen Kreutzberg presented on the MTW 2021 Annual Plan Draft. In 2020, the proposed activity to change rent calculation and escrow calculation for families who are participating in the Family Self-Sufficiency program in Woodlands. This was approved last year, however, due to COVID-19, we're still in the implementation stage of that change. The goal is to have it implemented by next year. Due to the current circumstances, we are not implementing anything new for 2021. Now it will go to Public Review for 30 days and then it will come back to the Board in November for final approval and then to HUD.

Quarterly Strategic Priorities Report

Jeremy presented on the Quarterly Strategic Priorities Report and questions that came up during the NPG Committee Meeting. Jeremy mentioned that with the solar gardens that we are completing we will have enough power to be the equivalent to 200-225 of BHP units. Throughout our portfolio, we would be up to 800-850 units worth of solar with this solar garden.

Amanda Maya-Dickson, Resident Services Program Manager, described the current situation in terms of families in our communities dealing with their childing going back to school while dealing with the pandemic. Amanda stated that there is regular communication with residents via text, calls, and apps about opportunities and resources available to them. Resident Services has also partnered with the Boulder Valley School District (BVSD) to make technology available to all families who need it. Resident Services is also working with I Have A Dream to create learning pods for students throughout the communities and distributing over 2,000 books to communities with Book Rich Environment in partnership with the Boulder Public Library.

VI. Board Matters

Resident Representative Council Update

Commissioner Griffin reported for the Resident Representative Council (RRC). Commissioner Griffin said that Ingrid Castro Campos will be attending the next RRC meeting to discuss further involvement with other sites as well as the possibility of having an interpreter at the meetings.

Announcements and Other Items from the Board

There were no announcements from the Board.

Additions to the Agenda

There were no additions to the Agenda.

Future Board Items

Jeremy stated that updates to the Framework for Decision Making will be brought up during the training for Diversity, Equity, and Inclusion with Amritpal Byrd.

VII. Adjourn

COMMISSIONER MCCORD MADE A MOTION TO ADJOURN THE MEETING OF THE BOARD OF COMMISSIONERS. COMMISSIONER WALKER SECONDED THE MOTION. The motion passed unanimously.

The meeting of the Board of Commissioners adjourned at 11:42 AM

Seal
DATE: 10/14/2020

DocuSigned by:
R. E. Harris
D87036CD0908467...

R. E. Harris
Chairperson, Board of Commissioners
Housing Authority of the City of Boulder

DocuSigned by:
[Signature]
D80844704D10413...

Jeremy Durham
Executive Director

DocuSigned by:
Jason P. Acuña
0F44C451B688499...

Jason Acuña
Recording Secretary