

BOULDER HOUSING PARTNERS
Meeting of the Board of Commissioners
October 16, 2019 9:00 a.m.
4800 Broadway, Boulder, CO 80304

Commissioner Soraci
Commissioner Levy
Commissioner Adams
Commissioner Klerman
Commissioner Walker
Commissioner Harris
Commissioner Griffin
Commissioner McCord
Commissioner Yates

Jeremy Durham
Penny Hannegan
Jodi Bogen
René Brodeur
Laura Sheinbaum
Tim Beal
Karen Kreutzberg
Karin Stayton
Daniel Nuñez
Jason Acuña

Others Present:
Dave Heisterkamp
Willa Williford
AllyCatherine Wild
Shelly Bobbins
Adam Swetlik
Masyn Moyer

I. Call to order and Determination of a Quorum

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

II. Public Participation

AllyCatherine Wild, a resident at Glen Willow, stated that she was given a demand for compliance or possession based on false claims. BHP will follow up with Ms. Wild regarding this incident.

Commissioner Yates asked about the timeframe for the Glen Willow construction. Laura Sheinbaum said that we are 25% complete at this point and we anticipate finishing up in April/May 2020.

Shelly Bobbins, a resident at the Foothills Community, said that for the past 5 months, she has been reaching out to BHP and attending Board meetings to discuss how BHP is handling different resident situations. BHP staff will follow up with these individual situations and making sure that staff are following BHP policies and protocols.

Commissioner Harris introduced Adam Swetlick, Chair of the Housing Advisory Board, and Masyn Moyer, Housing Advisory Board member.

III. Approval of the Meeting Minutes

Consent agenda items approved:

1. Minutes from 9-11-2019
 - a. Commissioner Levy stated that her comment on the election season was in regard to bringing the topic on the table and that candidates could benefit from a briefing on how BHP works and its relation to the City of Boulder.

- b. Commissioner Harris asked for the amount of the line of credit that was paid down by BHP to be included.
 - Line of credit paid off in July: \$6,720,695
 - Current line of credit available \$9,592,000
- c. Commissioner Walker clarified that the insurance policy was specifically for hail damage and that the deductible was hugely increased. As a result, we are looking into self-insurance and analyzing the situation. Half a million dollars has been set aside for this sole purpose.

COMMISSIONER LEVY MOVED TO APPROVE THE MINUTES FROM 9-11-2019.
COMMISSIONER GRIFFIN 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 financial dashboard and answered questions from the Board.

We are maintaining a strong review of occupancy rates by affordable units since the market is getting tighter and we have increased our advertising efforts. The Board discussed that a LIHTC program is advertised as an interest list, Public Housing as a waitlist, and the Housing Choice Voucher Program as a lottery.

The Board mentioned that the mainstream voucher occupancy rates have increased from 82% to 88% since July 2019. Of the 22 housing first vouchers that come from the Continuum of Care Grant, we are at 100% occupancy rate. With our partnership with the City of Boulder for permanently supportive housing, in January 2018 we received funding to house an additional 8-12 participants; we are currently supporting 14 participants with that funding. The City gave us additional funding in June 2019 to expand the program for an additional 18. The City did take to City Council for approval of an additional 18 spots for 2020. In total we will have 48 vouchers.

The Commissioners asked about occupancy rates, which are at the lower end of our target, and how much flexibility we have in our budget on the operating side in case we had to drop rents substantially. Jeremy mentioned that we would have some indicators for that.

V. Meeting Agenda

Resolutions #19-10 & #19-11: 30Pearl Closing

Laura Sheinbaum presented on 30Pearl. Laura stated that there will be 120 units in 3 buildings in two different locations at the 30Pearl site. It is a 4% and state tax credit program, which we were awarded in May 2019. Closing in a couple of weeks enables us to get \$4.2MM in QCT (Qualified Census Tract) value, which is a boost in tax credits. The census tract identifies different locations in a city that can be difficult to develop. They are

encouraging development in those areas by providing a boost in tax credits. The City of Boulder has provided land and inclusionary housing funds in the amount of \$9.5MM.

Jeremy stated that we are working with consultants to understand how successful this project is and if we can replicate it in the future in terms of investment per unit. We also want to capture the depth of affordability; a fourth of the site is at or below 30% AMI. It also has very livable units, with much bigger sizes. We are introducing new metric: *Rent Burden Relief*, which is the delta between what the market rate rents would be and what the affordable rents as deed restricted are. Livable 30% AMI units would be a bigger investment but would also provide the most community benefit.

We renegotiated the interest rates and the anticipated closing date is November 7, 2019. We are entering into a partnership with Boston Capital and JP Morgan Chase for the development, and the lender is FirstBank. BHP is the developer, property manager, and general partner.

COMMISSIONER WALKER MADE A MOTION TO APPROVE RESOLUTION #19-10, COMMISSIONER MCCORD SECONDED THE MOTION. The motion passed unanimously. This includes the authority to make minor technical correction if necessary.

COMMISSIONER LEVY MADE A MOTION TO APPROVE RESOLUTION #19-11, COMMISSIONER WALKER SECONDED THE MOTION. The motion passed unanimously.

Resolution #19-12: Private Activity Bond Inducement

Laura explained that BHP is planning to issue Private Activity Bonds (PABs) for several 4% LIHTC projects for 2020 and 2021, including renovations for Madison and Woodlands and the construction of Mt. Calvary. The application to the State of Colorado Department of Local Affairs (DOLA) to request the PAB Cap is on November 1, 2019.

Laura mentioned that we will begin the process of taking Madison out of Public Housing. We will also reinvigorate the project of Mt. Calvary in January 2020 once the church has exited the property.

COMMISSIONER KLERMAN MADE A MOTION TO APPROVE RESOLUTION #19-12, COMMISSIONER YATES SECONDED THE MOTION. The motion passed unanimously.

Resolution #19-13: Approval of Moving to Work Annual Plan for HUD Submission

Karen Kreutzberg said that the Housing Choice Team held a public hearing on September 18, 2019 – there were no attendees. Karen mentioned that for the Family Self-Sufficiency (FSS) program, Boulder County Housing Authority has over 100 slots, and BHP has 35 of those at Woodlands. Karen stated that we are ready to submit the 2020 plan including the FSS rent and escrow calculations.

COMMISSIONER HARRIS MADE A MOTION TO APPROVE RESOLUTION #19-13, COMMISSIONER GRIFFIN SECONDED THE MOTION. The motion passed unanimously.

Resolution #19-14: 2020 Housing Choice Voucher Payment Standards

Karen Kreutzberg explained that the payment standards is what HUD issues every year, which specifies how much the voucher is worth. For the year 2020, the payment standards have increased by 10-12%. Karen explained that she met with both the Boulder County Housing Authority and the Longmont Housing Authority and they are in line with keeping standards, which will reduce confusion for landlords throughout the area.

Dave Heisterkamp explained that there is a disparity in the two markets. Tax credit projects is affordable housing as envisioned by the IRS. Section 8 is affordable housing as envisioned by HUD. The tax credit is designed to get private money into affordable housing. HUD is to take government money and give it to private landlords.

COMMISSIONER KLERMAN MADE A MOTION TO APPROVE RESOLUTION #19-14, COMMISSIONER LEVY SECONDED THE MOTION. The motion passed unanimously.

Presentation: Sale of Orchard House to Realities for Children

Tim Beal introduced Sydney Bergen, the Executive Director of Realities for Children Boulder County, to the Board of Commissioners.

Sydney presented on Realities for Children (RFCBC) and the organization's mission to support young adults who come from a background of abuse, neglect, and/or foster care so that they become empowered and be positive contributors to the community. Sydney explained that the Polaris House (Orchard House) is designated a group home, which provides safe, sober, supportive, and affordable transitional housing and independent living services to 165 Boulder County youth between the ages of 12 and 24. RFCBC provides these services through scholarship programs, emergency funds, affiliate agency support and also builds community awareness.

EXECUTIVE SESSION

COMMISSIONER MCCORD MADE A MOTION TO RECESS INTO EXECUTIVE SESSION PER COLORADO STATUTE CRS-24-402 (4)(a) TO DISCUSS REAL ESTATE MATTERS. COMMISSIONER YATES SECONDED THE MOTION. The motion passed unanimously.

The Board recessed at 10:55 am into Executive Session as per Colorado Statute C.R.S. 26-6-402(4)(a) to discuss Real Estate Matters.

COMMISSIONER HARRIS MADE A MOTION TO ADJOURN THE EXECUTIVE SESSION OF THE BOARD OF COMMISSIONERS. COMMISSIONER YATES SECONDED THE MOTION. The motion passed unanimously.

The Board met in executive session for 7 minutes at which time the only matters discussed were those related to Real Estate matters.

COMMISSIONER HARRIS MADE A MOTION TO APPROVE RESOLUTION #19-15, COMMISSIONER YATES SECONDED THE MOTION. The motion passed unanimously.

VI. Board Matters

Resident Representative Council Update

Commissioner Griffin reported for the Resident Representative Council. BHP staff mentioned that residents at Canyon Pointe will be notified when the laundry room will be out of service due to the construction. Also, the property is on schedule to get machines at the laundry room that takes both coins and cards.

Board Announcements

Commissioner McCord said that she attended the Housing Colorado Conference and encouraged other members to attend.

Additions to the Agenda

There were no additions to the agenda.

Future Board Items

Commissioner Yates mentioned that there will be an orientation for the new City Council members the week after the elections. The commissioners discussed that BHP staff could coordinate with the City to include a presentation on the role that BHP has in the city of Boulder.

VII. Adjourn

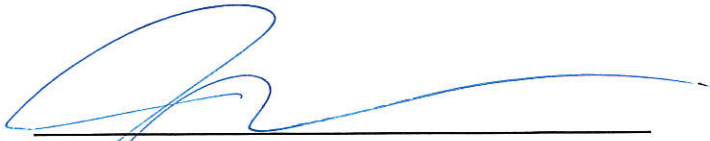
COMMISSIONER MCCORD MADE A MOTION TO ADJOURN THE MEETING OF THE BOARD OF COMMISSIONERS. COMMISSIONER HARRIS SECONDED THE MOTION. The motion passed unanimously.

The meeting of the Board of Commissioners adjourned at 11:21 a.m.


Seal
DATE: 10/16/2019



Valerie Soraci
Chairperson, Board of Commissioners
Boulder Housing Partners



Jeremy Durham
Executive Director



Jason Acuña
Recording Secretary