

**BOULDER HOUSING PARTNERS**  
**Meeting of the Board of Commissioners**  
**November 13, 2019 9:00 a.m.**  
**4800 Broadway, Boulder, CO 80304**

Commissioner Soraci	Jeremy Durham	Others Present:
Commissioner Levy	Penny Hannegan	
Commissioner Adams	Jodi Bogen	
Commissioner Klerman (ABSENT)	René Brodeur	
Commissioner Walker	Laura Sheinbaum	
Commissioner Harris	Tim Beal	
Commissioner Griffin	Karen Kreutzberg	
Commissioner McCord	Karin Stayton	
Commissioner Yates	Jason Acuña	

**I. Call to order and Determination of a Quorum**

Commissioner Soraci called the meeting of the Board of Commissioners to order at 9:04 a.m. A quorum was declared.

**II. Public Participation**

There was no public participation.

**III. Approval of the Meeting Minutes**

Consent agenda items approved:

1. Minutes from 10-16-2019

**COMMISSIONER LEVY MOVED TO APPROVE THE MINUTES FROM 10-16-2019.**

**COMMISSIONER WALKER 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 September financial dashboard and answered questions from the Board.

Jodi said that there are no significant changes to operations, our income is exceeding our budget, our expenses are lower than our budget, and our Quick Ratio (ability to pay bills) is extremely strong. Jodi mentioned that the occupancy rates continue to hover at 97%.

For the Housing Choice Voucher Program, the occupancy rates for mainstream voucher holders went from 72% to 92% since June 2019. Our biggest issue has been reaching the applicants after they apply to the HCV lottery. From the last lottery pull, out of 25

individuals, only nine made it to the briefing. In order to improve contact, instead of sending packets and hoping applicants come back with completed paperwork, now we schedule intake interviews with each applicant. We are now able to get their necessary paperwork and meet with them within two weeks in order to issue their voucher, if eligible.

## **V. Meeting Agenda**

### **2020 Budget Draft**

Jodi Bogen and Jeremy Durham presented and answered questions regarding the proposed 2020 draft budget. The final reading of the budget will be at the December Commissioners' meeting along with a budget resolution.

Jodi gave an overview of the 2020 budget draft, the possible budget risks, review of revenue and expenses, reserves, and Board Policy decisions. The Commissioners discussed the idea of having an overview of the LIHTC process, especially for new board members.

Jodi mentioned that there is a \$2.7M increase in net income compared to past years due to grants and the sale of the Cornell House. We anticipate that two of our properties, Madison and Woodlands, will transition to be tax credit entities.

The Commissioners mentioned that the City of Boulder is entering into partnerships with organizations that work to convert properties from using gas to electric. The Commissioners mentioned that BHP could volunteer for these programs.

The Commissioners discussed having a tour of the different BHP properties.

### **Mt. Calvary Land Purchase – Resolution #19-16**

Jeremy Durham presented on the Mt. Calvary Land Purchase and answered questions from the Board.

Jeremy mentioned that the church that is currently at the site will be exiting the property at the end of November 2019. Laura Sheinbaum mentioned that we will continue to have groups using some of that space. Since acquiring this property, BHP has been taking care of any and all maintenance obligations.

**COMMISSIONER HARRIS MADE A MOTION TO APPROVE RESOLUTION #19-16, COMMISSIONER GRIFFIN SECONDED THE MOTION.** The motion passed unanimously.

### **Consideration of Strategic Framework for Adoption**

Jeremy went over the Strategic Framework and answered questions from the Board.

The Commissioners discussed changing the wording of "Keeping our environmental footprint small" to "Keeping our *impact* on the environment small." The Commissioners also discussed changing the "Power of home" to the "Power of *having a home*."

**COMMISSIONER YATES MADE A MOTION TO ADOPT THE STRATEGIC FRAMEWORK, COMMISSIONER HARRIS SECONDED THE MOTION.** The motion passed unanimously.

## **VI. Board Matters**

### Resident Representative Council Update

Commissioner Griffin reported for the Resident Representative Council.

Commissioner Griffin said that Lyndall Ellingson updated everyone about CPR training and the Healthy Together Fund will provide the classes to interested participants. The RRC will provide daycare while parents attend the training.

The Commissioners mentioned that the RRC is made up by properties that have a resident council. Currently, there are active councils at Walnut Place and Canyon Pointe. Anyone from the other properties is welcome to participate. There is a representative from resident services, and they direct them to someone in BHP that can help them.

### Board Announcements

Commissioner Levy mentioned that she will not be able to make the December Board meeting.

Commissioner Soraci mentioned that Attention Homes, which is an organization that focuses on youth facing homelessness, had their annual Sleep Out event. This event was created to raise awareness and funds. People can still donate through the end of November; the organization is close to reaching their \$150,000 goal.

### Additions to the Agenda

There were no additions to the agenda.

### Future Board Items

The Commissioners discussed the ways in which BHP can help tenants to connect them with different services or providers that serve low-income individuals.

Commissioner Yates asked if Kurt Firnhaber, the Director of Housing and Human Services for the City of Boulder, could present on where the city is in terms of homelessness.

## **VII. Adjourn**

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

The meeting of the Board of Commissioners adjourned at 11:48 a.m.

Seal  
DATE: 11/13/2019



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Jeremy Durham  
Executive Director



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Jason Acuña  
Recording Secretary



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Valerie Soraci  
Chairperson, Board of Commissioners  
Boulder Housing Partners