

**BOULDER HOUSING PARTNERS
BUSINESS MEETING OF THE BOARD OF COMMISSIONERS
APRIL 10, 2019 9:00 AM
4800 BROADWAY, BOULDER COLORADO**

Commissioner Soraci	Jeremy Durham	Others Present:
Commissioner Levy	Penny Hannegan	David Heisterkamp, Counsel
Commissioner Adams	Rene Brodeur	Chris Byrne, Permanent
Commissioner Klerman	Laura Sheinbaum	Supportive Housing Program
Commissioner Walker	Karin Stayton	Manager
Commissioner Harris	Karen Kreutzberg	Mark Biggers
Commissioner Griffin	Tim Beal	Jennifer Biess
Commissioner McCord (ABSENT)	Lyndall Ellingson	
Commissioner Yates	Amanda Maya	
	Evelyn Clark	
	Julia Arencibia	
	Jason Acuña	

I. Call to order and Determination of a Quorum

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

II. Tony Adams Oath of Office

Tony Adams was sworn into office and he gave a brief introduction of his personal and professional background.

III. Public Participation

There was no public participation.

Jeremy Durham introduced new BHP staff members:

- Julia Arencibia, Senior Human Resources Generalist
- Evelyn Clark, Staff Accountant - Payroll & General Ledger
- Kenny Gallegos, Technical Support Analyst
- Abby and Flora, Students at CU Boulder shadowing Tim Beal

IV. Officer Elections

Commissioner Yates opened the floor for nominations for the Chair and Vice Chair of the Board of Commissioners.

COMMISSIONER LEVY MADE A MOTION NOMINATING VALERIE SORACI FOR ANOTHER TERM AS CHAIR OF THE BOARD OF COMMISSIONERS.

COMMISSIONER YATES MADE A MOTION NOMINATING DICK HARRIS FOR ANOTHER TERM AS VICE CHAIR OF THE BOARD OF COMMISSIONERS.

COMMISSIONER LEVY MADE A MOTION TO CLOSE THE NOMINATIONS. THE NOMINATIONS PASSED UNANIMOUSLY.

V. Committee Assignments

Jeremy Durham gave a description of each Board Committee.

- Finance Committee:
 - Tony Adams, Bob Walker, Dick Harris, Claire Levy, Karen Klerman
- Development Committee:
 - Bob Walker, Val Soraci, Claire Levy, Karen Klerman
- Nominating, Personnel, and Governance Committee:
 - Bob Yates, Dick Harris, Val Soraci, Nikki McCord
- Liaison to City Council:
 - Bob Yates
- Resident Representative Council:
 - Pam Griffin
- Boulder Housing Partners Foundation:
 - Bob Walker

VI. Approval of the Meeting Minutes

Consent agenda items approved:

1. Minutes from 2-13-2019

COMMISSIONER LEVY MOVED TO APPROVE THE MINUTES FROM 2-13-2019. COMMISSIONER GRIFFIN SECONDED THE MOTION. The motion to approve the minutes passed unanimously.

VII. Finance and Operations Update

Financial Report

Jodi Bogen gave an overview of the January financial statements and answered questions from the Board. Jodi stated that the biggest impact in the financials was that BHP became the full owner of Broadway East in January. Broadway East was purchased with cash reserves resulting in zero cost to the organization.

Jodi Bogen stated that the City of Boulder is giving BHP the money to prefund the development cost for the 30 Pearl, Glen Willow, Canyon Pointe, and Canopy at Red Oak Park.

The commissioners noted that the Finance Committee met on Monday, April 8 and

discussed the financials in great detail.

The commissioners had questions regarding the Development Resources box on page 11 of the Board Packet. Jeremy Durham and Jodi Bogen explained that the Board adopts targets for operating and replacement reserves, but there is no target for development reserves. The Finance Committee had discussed renaming this category as 'Real Estate Equity Fund.' This fund is not designated to be a safety day fund designed to protect the organization.

Jodi commented that the Maintenance Average Days to Complete work orders has gone down from 9 to 8; this is continually improving.

BHP received 28 additional vouchers at the end of 2018 that are in the process of being leased up. The Housing Choice Voucher Program now has 78 total vouchers in the program.

VIII. Business Agenda

Lee Hill Annual Report Presentation by Lyndall Ellingson, Program Manager, Boulder Housing Partners. Lyndall Ellingson gave an overview of the Lee Hill property and its four years of operations so far.

Lyndall Ellingson requested an amendment to the Good Neighbor Statement of Operations. Initially, the Advisory Committee had agreed to meet on a quarterly basis, but the staff has now identified that it is only necessary to meet twice a year or as necessary.

The commissioners discussed how to use this type of data and sharing it with the City of Boulder. Karen Kreutzberg stated that BHP is in conversation with the City and figuring out the information sharing agreement. She mentioned that Housing First, permanently supportive housing, has been successful and that the City is considering an increase in the program providing 18 more vouchers.

COMMISSIONER KLERMAN MOVED TO AMEND THE GOOD NEIGHBOR STATEMENT OF OPERATIONS AND HAVE THE ADVISORY COMMITTEE MEET TWICE A YEAR OR AS NEEDED. COMMISSIONER WALKER SECONDED THE MOTION. The motion passed unanimously.

Karen Kreutzberg presented on the Preference for Vouchers for the Homeless.

Karen Kreutzberg introduced Jennifer Biess, from the Boulder County Community Services Department, and discussed BHP's partnership with the Homeless Solutions for Boulder County (HSBC). Through this collaboration, Karen proposed for a 20% set aside preference of tenant-based vouchers for individuals experiencing homelessness. The number would be determined every January and offered to people who have gone through the HSBC Coordinated Entry System. It is difficult for individuals experiencing homelessness to get through the lottery system. By going through the coordinated entry system and collaborative effort with HSBC, we will get higher success rates.

The commissioners deliberated whether having this set aside preference for individuals experiencing homelessness would be at the expense of families with children due to in part of visibility. Karen explained that under Moving to Work (MTW), BHP has to make sure that there is no change in the demographic that it serves; this is closely monitored on an annual basis and listed in the MTW Annual Report. In addition, BHP has Bringing School Home which specializes in families with children under the age of six. The HCV lottery also depends on the type of vouchers available, which depends on restrictions on the funding source. Karen explained further that the set aside would be reevaluated at the two-year mark to check our metrics.

COMMISSIONER HARRIS MADE A MOTION TO RELEASE THE HCV CHANGE IN ADMISSION PREFERENCE FOR PUBLIC REVIEW. COMMISSIONER YATES SECONDED THE MOTION. The motion passed unanimously.

Legislative Support for Housing Related Bills

Jeremy gave background information on the three bills that under consideration in the Colorado House which can bring additional funding to BHP projects.

COMMISSIONER HARRIS MADE A MOTION TO SUPPORT THE THREE BILLS. COMMISSIONER YATES SECONDED THE MOTION. The motion passed unanimously.

Service for Families Presentation (Part 2)

Karin Stayton, Director of Resident Services, and Amanda Maya Dickson, Resident Services Program Manager, presented on Services for Families at BHP. Karin introduced the Board President of the Emergency Family Assistance Association (EFAA), Mark Biggers. Karin discussed the major obstacles with poverty, the education gap, and the effects of not having a stable quality home.

Karin and Amanda shared two videos – EFAA and Dreamer Scholars’ Perspective.

VI. Board Matters

Resident Representative Council Update

Commissioner Griffin reported for the Resident Representative Council.

Commissioner Griffin said that Amanda Maya Dickson had given a presentation during the meeting, a First Aid and CPR course would be available for the communities; they are continuing to match funds for I Have A Dream Foundation, and she is working on a grant for a new composter for Canyon Pointe.

Board Announcements

Commissioner Yates commented on the City Planning Board review of 30 Pearl and that there is no neighborhood opposition.

Commissioner Yates stated that there is a potential tax measure on ballot to raise more money for affordable housing. The Boulder City Council and Longmont were not supportive

of going forward and might wait until 2020 to proceed. The commissioners agreed that we need concrete steps to get this running for 2020.

Additions to the Agenda

There were no additions to the agenda.

Future Board Items

The commissioners asked if we can have a presentation regarding MTW during a future Board meeting.

Jeremy stated that the Board will have the 2019 Strategic Goals Retreat in May. Willa Williford, our consultant, will join the May meeting.

The commissioners said that there will be a Poverty Simulation hosted by Boulder County Circles on April 27th.

Executive Session per Colorado Statute C.R.S. 24-6-402(4)(a) Real Estate Matters.

COMMISSIONER HARRIS MADE A MOTION TO RECESS INTO EXECUTIVE SESSION PER COLORADO STATUTE CRS-24-402 (4)(a) TO DISCUSS LEGAL MATTERS.

COMMISSIONER GRIFFIN SECONDED THE MOTION. The motion passed unanimously.

The Board recessed at 11:36 am into Executive Session as per Colorado Statute C.R.S. 26-6-402(4)(a) to discuss Real Estate Matters.

VII. Adjourn

COMMISSIONER HARRIS MADE A MOTION TO ADJOURN THE BUSINESS MEETING OF THE BOARD OF COMMISSIONERS. COMMISSIONER LEVY SECONDED THE MOTION.

The motion passed unanimously.

The meeting of the Board of Commissioners adjourned at 12:15 PM

Seal
DATE: 4/10/2019

Valerie Soraci

Valerie Soraci,
Chairperson, Board of Commissioners
Boulder Housing Partners



Jeremy Durham
Executive Director



Jason Acuña
Recording Secretary

