

**BOULDER HOUSING PARTNERS
MEETING OF THE BOARD OF COMMISSIONERS
JUNE 12, 2019 9:00 AM
4800 BROADWAY, BOULDER COLORADO**

Commissioner Soraci	Jeremy Durham	Others Present:
Commissioner Levy	Penny Hannegan	Eric Schulz
Commissioner Adams	Jodi Bogen	Juanita Echeverri
Commissioner Klerman	Rene Brodeur	David Sutherland
Commissioner Walker	Laura Sheinbaum	Paulette Foss
Commissioner Harris (ABSENT)	Ian Swallow	Shelly Bobbins
Commissioner Griffin (DIAL IN)	Jessica Kenney	
Commissioner McCord	Melissa McGinley	
Commissioner Yates	Tim Beal	
	Claudia Perez	
	Amanda Maya	
	Sally Miller	
	Amy Schoffner	
	Jason Acuña	

I. Call to order and Determination of a Quorum

Commissioner Soraci called the meeting of the Board of Commissioners to order at 9:05 am. A quorum was declared.

II. Public Participation

Shelly Bobbins, a current resident at the Foothills Community (Market Rate), stated that since 2012, there have been 5% rental increases each year. Ms. Bobbins stated that she feels like she will be forced out of Boulder because of the increases. She mentioned that the restructuring of the Property Management Department has created inconsistencies.

A resident from one of the BHP properties, who wished to remain anonymous, stated that there's been violent incidents occurring in her neighborhood and the police have been called on numerous occasions. She mentioned that often the police do not show up to resolve the issues. Some of the lease violations include noise, smoking, marijuana, and harassment. The resident mentioned that there is a problem when residents are given eviction notices and they don't have support to ameliorate the situation. The commissioners asked whether the violence was instigated by residents, neighbors, or others. The resident said that the violence comes from multiples sources. The commissioners and BHP staff stated that our goal is make the community as best as possible.

III. Approval of the Meeting Minutes

Consent agenda items approved:

1. Minutes from 4-13-2019
 - a. Tony Adams said that he would like to be added to the Development Committee.
2. Minutes from 5-20-2019

COMMISSIONER LEVY MOVED TO APPROVE THE MINUTES FROM 4-13-2019 and 5-20-2019. COMMISSIONER KLERMAN 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 April financial statements and answered questions from the Board. Jodi stated that we received \$200,000 of funding from the City of Boulder for additional vouchers, which we get to utilize over the course of a year. We also received funds from the City for 30Pearl for entitlement work.

Jodi explained that because we are a Moving to Work (MTW) entity, we are able to request money that was not spent the previous year from HUD and use it for new affordable housing.

Jodi said that the \$1M of gain on acquisition was from the Cornell House, which is still pending.

Unrestricted Cash; April column – Jodi explained that we reached our benchmark and we are exceeding our target for unrestricted cash.

The commissioners asked whether BHP has the right reserves levels. Jodi explained that compared to other Housing Authorities, the \$3M of operating reserves is in line. This was discussed in detail during the Finance Committee.

Finance Dashboard: Jodi stated that the new financial dashboard will be included with every Board packet going forward. The commissioners suggested increasing the size of the Unit Mix and switching the numbers with percentages. The commissioners also suggested showing the vacancies by AMIs.

V. Meeting Agenda

Partnership Awards:

Commissioner Soraci introduced the Partnership Awards recipients:

- Tim Beal presented the award to Eric Schulz, from Realities for Children Boulder

County, for his work in providing support to youth aging out of the foster care system.

- Ingrid Castro-Campos presented the award to Juanita Echeverri and David Sutherland, representing the City of Boulder Open Space and Mountain Parks (OSMP), which has worked with parents and children to explore and learn about local wildlife and parks.
- Sally Miller and Amy Schoffner presented the award to Paulette Foss for her many years volunteering at Northport as well as several other organizations.

Update from Kurt Firnhaber, City of Boulder

Kurt said that the City of Boulder is focused on connecting people with the right organization. The partnership with BHP and the Boulder Shelter has been crucial in strengthening this effort. The goal is to have organizations, that may have competed with each other in the past, on the same page to increase efficiency and collaboration. One of the focus areas has been the support of homeless work. BHP, the City, and Bridge House are working together to provide different services to individuals experiencing homelessness.

Kurt said that the Zero Diagonal and 1440 Pine are currently under construction. There is an effort to get more private landlords in place. The City is trying to implement a similar program that BHP has in regard to a landlord security deposit fund. The partnership between BHP and the City has enabled the work for 30Pearl to go incredibly well.

Ponderosa Community: The City is planning to bring the annexation to City Council in September or October. There are currently 68 families that live in this area and the City will be giving them choices. At the end of the project, the City expects that all homes will be small single-family units, duplexes, triplexes, and fourplexes. Habitat for Humanity is a partner in the project, and they will be working to do the construction offsite to eliminate as much disruption as possible. The City is doing a survey with the residents to gather data. The majority of the residents qualify; one does not because of financial reasons. The City is working on a rent-to-own system to allow households that have undocumented individuals to have their children be able to purchase their homes when they turn 18 years of age. Kurt explained that residents will have the choice to continue living in their mobile homes. If residents chose to, they will have the option to sell their mobile homes to the City and use the money toward a down payment for their home.

Moving To Work (MTW) Annual Plan – Ideas for 2020 Check in with the Board

In the MTW program, BHP is required to submit an annual plan detailing the initiatives that it plans to implement and the statutory changes that are deemed necessary. The submission date with Board approval is due on October 15, 2019, followed by a 30-day public review period. Karen explained that the plan for 2020 is to simplify and streamline the rent and escrow calculation for the Family Self Sufficiency (FSS) program at the Woodlands site. The goal is to bring rent calculations in line with the rent calculation for work-able families. This will create more transparency and understanding for residents. There was a Participant Focus Group where the team collected data and ideas. Karen stated that if individuals in the 5-year program are successful and graduate, then they get the escrow check. Since 2009, 47% were successful and escrows averaged at \$4,700.

The Commissioners were all in favor for moving forward with continuing to refine the details of this activity for the 2020 MTW Annual Plan.

Resolution #19-7 Approval of Set Aside Vouchers

Karen stated that the plan for the set aside preference has been out for public review (on the Daily Camera, the BHP website, and an email blast to partners). There was one comment from a concerned individual but is now in favor of the change.

COMMISSIONER YATES MADE A MOTION TO APPROVE RESOLUTION #19-7, COMMISSIONER KLERMAN SECONDED THE MOTION. The motion passed unanimously.

Resolution #19-8- Approval of BHP Audit

Jodi stated that we had an audit of the BHP financial statements. The auditors didn't find any problems and gave BHP the best qualification possible. There was a new requirement this year, which was to record pension liability through PERA. Jodi said that during the Finance Committee meeting, the external auditors called to present their opinions and discuss what they did in the audit.

COMMISSIONER KLERMAN MADE A MOTION TO APPROVE RESOLUTION #19-8, COMMISSIONER WALKER SECONDED THE MOTION. The motion passed unanimously.

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

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

The Board recessed at 11:16 am into Executive Session as per Colorado Statue C.R.S. 26-6-402(4)(a) to discuss Real Estate Matters.

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

The Board met in executive session for 5 minutes at which time the only matters discussed were those related to Real Estate matters.

COMMISSIONER KLERMAN MADE A MOTION FOR THE AUTHORIZATION TO EXECUTE THE SALE OF 101 CANYON BLVD., THE CORNELL HOUSE, TO ANY QUALIFIED BUYER FOR THE PURCHASE PRICE OF \$1,000,000 OR ABOVE. COMMISSIONER YATES SECONDED THE MOTION.

VI. Board Matters

Resident Representative Council Update

Commissioner Griffin reported for the Resident Representative Council (RRC). The RRC received a \$2,000 check from the City for a composter at Canyon Pointe. There have been discussions regarding personal art in the public hallways. Laura Sheinbaum stated that with the upgrades to the building, the artwork currently there will need to come down for renovations. Laura suggested waiting until the work is done, and then the community can decide.

Commissioner Griffin said residents are happy with the garden at Canyon Pointe and the new Membership Chairman is meeting with residents, so people can meet the RRC. The lights have not been fixed at Walnut Place yet. Rene Brodeur stated that Joshua McVay, the Maintenance Supervisor, went today with the City Code Compliance Supervisor to see what needs to be done to stay in code.

Commissioner Griffin said that there was a problem with the wall heater in the north stairwell. Residents requested improved communication over issues like that. Rene explained that the heating mechanics depend on temperature changes outside; BHP has taken note of this issue and will follow up.

The RRC decided to not get involved with the vending machine contract and will turn it over to BHP staff.

Board Announcements

Commissioner Soraci said that she attended the Poverty Simulation hosted by the Boulder County Circles at Sister Carmen in Lafayette. She gave positive feedback and mentioned how this is an important theme and its relevance in our society and community.

Additions to the Agenda

There were no additions to the agenda

Future Board Items

There were no additions to the Future Board Items.

VII. Adjourn

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

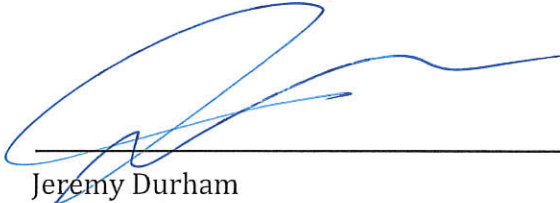
The motion passed unanimously.

The meeting of the Board of Commissioners adjourned at 11:45 am.

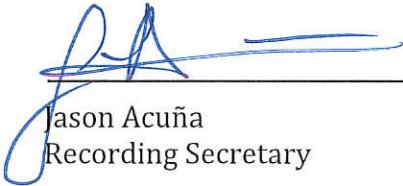
Seal
DATE: 6/12/2019



Valerie Soraci,
Chairperson, Board of Commissioners
Boulder Housing Partners



Jeremy Durham
Executive Director



Jason Acuña
Recording Secretary