

**BOULDER HOUSING PARTNERS**  
**Meeting of the Board of Commissioners**  
**May 12, 2021 9:00 a.m.**  
**Location: <https://zoom.us/j/97617348029>**

Commissioner Harris	Jeremy Durham	Others Present:
Commissioner Bissonette	Claudia Perez-Rogero	Natalie Geer
Commissioner Block	Daniel Nuñez	Shelly Bobbins
Commissioner Cooper	Ian Swallow	
Commissioner Griffin	Jason Acuña	
Commissioner Joseph	Jessica Kenney	
Commissioner Lord (ABSENT)	Jodi Bogen	
Commissioner Schoenfeld	Karen Kreutzberg	
Commissioner Walker	Karin Stayton	
	Laura Sheinbaum	
	Lujing Zhang	
	Lyndall Ellingson	
	Melissa McGinley	
	Penny Hannegan	
	René Brodeur	
	Tad Amore	
	Tim Beal	

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

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

**II. Public Participation**

The Zoom Board Meeting information was posted on the main BHP website ([boulderhousing.org](http://boulderhousing.org)).

There was no Public Participation.

**III. Approval of the Meeting Minutes**

Consent agenda items approved:

1. Minutes from April 14, 2021

**COMMISSIONER BISSONETTE MOVED TO APPROVE THE MINUTES FROM APRIL 14, 2021.**

**COMMISSIONER JOSEPH SECONDED THE MOTION.** The motion to approve the minutes passed unanimously.

**IV. Financial Dashboard**

Jodi Bogen, Chief Financial Officer, went over the financial dashboard for March 2021 and answered questions from the Board.

**V. Meeting Agenda**

**Resolution #2021-4 – Loan Modification for Canopy at Red Oak Park**

Laura Sheinbaum, Development Director, presented Resolution #2021-4 and answered questions from the Board.

**COMMISSIONER WALKER MADE A MOTION TO AUTHORIZE RESOLUTION #2021-4 IN SUPPORT OF THE INTEREST RATE REDUCTION FROM 4.4% to 4.1% FOR THE BONDS ISSUED FOR CANOPYAT RED OAK PARK APARTMENTS. COMMISSIONER JOSEPH SECONDED THE MOTION.** The motion passed unanimously.

#### **Resident Services Overview**

Karin Stayton, Director of Resident Services, Lyndall Ellingson, Resident Services Program Manager, Amy Shoffner, Resident Service Coordinator, Claudia Perez-Rogierio, Resident Service Coordinator, Eva Beltran, Early Childhood Coordinator, and Alejandra Robles, Resident Service Coordinator, gave a presentation on Resident Services and answered questions from the Board.

Commissioner Schoenfeld asked where individuals who are undocumented could apply for rental financial assistance. Karin and Alejandra said that they could apply through the United States Treasury Rental Assistance (USTRA) through Boulder County, as well as the Emergency Family Assistance Association (EFAA).

#### **Development Process and Finance Overview**

Laura Sheinbaum presented an overview of the development process on how affordable housing is built (including, land acquisition, entitlements, financing, construction and completion) and answered questions from the Board.

## **VI. Board Matters**

### Resident Representative Council Update

Commissioner Griffin reported for the Resident Representative Council (RRC). Commissioner Griffin stated that they had the RRC meeting and had a guest from Foothills Community. Commissioner Griffin gave updates on the following items:

- Angel Bond, the Mobility for All Program Manager, provided information about their programs for residents.
- Walnut Place finished their 2<sup>nd</sup> dose of COVID vaccines for residents who wished to receive them.
- Walnut Place residents are working with pest inspections. Lyndall Ellingson, Resident Services Program Manager, has been instrumental in giving useful information for residents.
- A Broadway East resident talked about an issue with a neighbor. The resident hears noises and is concerned about abuse. Lyndall suggested that she should call the police in order to get a record of the incident. Lyndall said that there are social services that can step in during those situations. Jeremy clarified that a family would not be evicted for domestic abuse. Residents are protected by Violence Against Women Act (VAWA) under CO law.
- Residents mentioned that there are potholes in the Broadway East parking lot, which is shared with the Boulder Rec Center. BHP staff will investigate. René Brodeur, Director of Operations, mentioned that BHP will be working with the City of Boulder regarding the potholes to see who has the responsibility to fix these issues.

### Announcements and Other Items from the Board

There were no announcements from the Board.

### Future Board Items

The Commissioners were interested in a future LIHTC 201 presentation.

Commissioner Schoenfeld asked if Foundation Meetings could be added to the Board calendar.

**VII. Adjourn**

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

The meeting of the Board of Commissioners adjourned at 11:46 a.m.

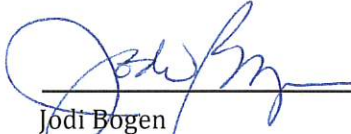
Seal  
DATE: 5/12/2021

DocuSigned by:

*R. E. Harris*

D87036CD0908457...

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



---

Jodi Bogen  
Chief Financial Officer

DocuSigned by:

*Jason P. Acuña*

0F44C461B688409...

Jason Acuña  
Recording Secretary

