



BOARD MEETING

February 9, 2022



Location: [Zoom Link](#)
February 9, 2022 ▪ 9:00 a.m. - 11:00 a.m.

AGENDA

		Page #
9:00-9:30	Standing Agenda and Meeting Items	
	1. Call to Order and Determination of a Quorum	
	2. Public Participation	
	3. Approval of Minutes from December 15, 2021	5
	4. Finance and Operations Update	15
	5. Meet the Department: Property Management Part III	
9:30-10:30	Meeting Agenda	
	1. Emergency Housing Vouchers (EHV)	16
	2. City of Boulder Permanent Supportive Housing Programs	22
	3. American Rescue Plan Act (ARPA) Community Wi-Fi Project	27
	4. Solar at BHP – Scaling to 100% Solar Power	32
	5. Returning to In Person Meetings	
10:30-11:00	Board Matters	
	1. Resident Representative Council Update	
	2. BHP Foundation Board Update	
	3. Announcements and Other Items from the Board	
	4. Upcoming Conference Opportunities	38
	5. Future Board Items and Board Calendar	39
11:00	Adjournment	



Reunión Anual de la Junta de los Comisionados

Ubicación: [Zoom Link](#)
9 de febrero de 2022 ▪ 9:00 a.m. - 11:00 a.m.

AGENDA

		Página
9:00-9:30	Agenda Permanente y Puntos de la Reunión	
	1. Llamado al Orden y Determinación de Quórum	
	2. Participación del Público	
	3. Aprobación del Acta del 15 de diciembre de 2021	5
	4. Actualización de Finanzas y Operaciones	15
	5. Conozca al Departamento: Administración de Propiedad Parte III	
9:30-11:10	Agenda de la Reunión	
	1. Vales de Vivienda de Emergencia (EHV por sus siglas en inglés)	16
	2. Programas de Vivienda de Apoyo Permanente de la Ciudad de Boulder	22
	3. Proyecto Wi-Fi Comunitario de la Ley del Plan de Rescate Estadounidense (ARPA por sus siglas en inglés)	27
		32
	4. Energía Solar en BHP: Escalado al 100 % de Energía Solar	
	5. Regreso a las Reuniones en Persona	
11:10-11:30	Asuntos de la Junta de Comisionados	
	1. Actualización del Consejo de Representantes de Residentes	
	2. Actualización de la Junta de Comisionados de la Fundación de BHP	
	3. Anuncios y Otros Elementos de la Junta de Comisionados	38
	4. Próximas Oportunidades de Conferencias	39
	5. Elementos Futuros de La Junta y Calendario de la Junta	
11:30	Aplazamiento	

Strategic Framework

BOULDER HOUSING PARTNERS



VISION To help create a **diverse, inclusive, & sustainable** Boulder.

MISSION To provide quality, affordable homes and foster thriving Boulder communities.

CORE BELIEFS

- We believe in the **power of having a home**.
- We believe in **opportunity for all**.
- We celebrate our **diversity**.
- We believe our work is **one part of a broader solution** to a thriving community.
- We believe in keeping our **impact on the environment small**.
- We believe in working as **one team**.

STRATEGIES

Support Residents & Strengthen Communities

We provide high-quality customer service, treating all people with kindness, respect, and dignity. We foster partnerships with residents, participants, and local organizations to increase opportunities and strengthen the broader community.

Increase Affordable Housing Opportunities

We seek to meet the changing housing needs of our community. Our expertise is affordable and attainable rental housing. We work in collaboration with the City of Boulder to address community housing goals and provide opportunities that would not otherwise be available in the local market. We are agile and responsive to opportunities, providing permanently affordable homes through development, acquisition, and vouchers.

Steward our Resources Effectively

We are diligent stewards of public resources and champions for those who need them. We manage our resources through effective business practices, strategic asset management, community collaborations, environmental stewardship, and innovative systems that bring clarity and focus to our work.

Cultivate an Outstanding Workplace

We create a positive workplace culture, striving to attract and retain the best employees. We support wellness and balance in employees' lives and we cultivate the creativity, passions, and unique skills of our team members.

FRAMEWORK FOR DECISION MAKING

When evaluating decisions or determining what matters BHP should spend time on, in accordance with our fiduciary duties to always act in the best interest of the organization, we consider the following questions:

1. Does this idea/action item further the goals of the organization?
2. Is this relevant and helpful for our constituents/customers?
3. What is the impact on staff?
4. What is the impact on budgets?
5. Is it strategic or operational?
6. Is this within our span of control?

BOULDER HOUSING PARTNERS
Meeting of the Board of Commissioners
December 15, 2021 | 9:00 a.m.
4800 N. Broadway, Boulder, CO 80304

Commissioner Harris	Jeremy Durham	Others Present:
Commissioner Bissonette	Anakary Valenzuela	Shelly Bobbins
Commissioner Block	Daniel Nuñez	Timothy Thomas
Commissioner Cooper	Janelle Acosta	
Commissioner Griffin	Jason Acuña	
Commissioner Lord	Jodi Bogen	
Commissioner Schoenfeld	Julia Arencibia	
Commissioner Walker	Julieta Hernandez	
	Karen Kreutzberg	
	Karin Stayton	
	Laura Sheinbaum	
	Nora Noriega	
	Rose Mendenhall	
	Tad Amore	
	Tim Beal	
	Tory Livingston	
	Ysabel Balzan	

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. Bylaws Amendment

Commissioner Harris stated that there was an amendment to the Bylaws in which the Nominating, Personnel, and Governance (NPG) Committee recommended to move the Annual Meeting of the Board of Commissioners, including Officer Elections, from April to December. In addition, the NPG recommended that going forward elected officers assume their roles at the next meeting of the Board, allowing them time to prepare for the position and to run the meeting.

COMMISSIONER COOPER MOVED TO APPROVE THE AMENDMENT TO THE BYLAWS.

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

III. Public Participation

The Zoom Board Meeting information was posted on the main BHP website (boulderhousing.org) in English and Spanish.

Timothy Thomas stated that he emailed the Boulder City Council and Jeremy Durham, Executive Director, regarding the conversion of Tantra Lake Apartments from market-rate to affordable. Mr. Thomas requested that the city intervene in this process in order for no one to move out of the property.

Jeremy thanked Mr. Thomas for his advocacy and care for the Boulder Community. Jeremy mentioned that Tantra Lake market-rate units tend to turn over at a rate of 50% per year. When BHP acquired the property, it was in need of major capital improvements, and it was at around 20%

vacancy rate. BHP immediately transitioned 40% of the units into affordable housing and maintained 60% as market-rate. At the end of 2020, BHP made the decision to do the full transition to affordable. This has been the priority for BHP and the City of Boulder for a long time.

BHP has made every effort to provide flexibility for Tantra Lake market rate residents. We made the decision that for people with leases expiring in 2021, we would notify them that we would not renew their leases. For residents with leases expiring in 2022, we are honoring those leases. We are reaching out to every resident and communicating this process with people in writing and with phone calls. Jeremy said that if Mr. Thomas knows of any Tantra Lake residents who are in a tough situation and are concerned about this transition, to please have them reach out to Jeremy directly. The Director of Operations and the Director of Property Management are also available for questions.

Commissioner Lord said that all of the Commissioners received the series of emails and comments that Mr. Thomas sent through Jeremy.

IV. Approval of the Meeting Minutes

Consent agenda items approved:

1. Minutes from November 10, 2021

COMMISSIONER BISSONETTE MOVED TO APPROVE THE MINUTES FROM NOVEMBER 10, 2021. COMMISSIONER WALKER SECONDED THE MOTION. The motion to approve the minutes passed unanimously.

Commissioner Schoenfeld mentioned that there was an error on Page 7 in which the name of Commissioner Harris should be listed instead of Commissioner Griffin.

V. Financial Dashboard

Jodi Bogen went over the financial dashboard for October 2021 and answered questions from the Board.

Jodi mentioned that an important item to note was that we reached our construction completion for 30PRL. The city provided their last \$2M tranche for funding for affordable housing and that flows to BHP.

VI. Meet the Department: Property Management Department | Part II

Daniel Nuñez, the Director of Property Management (PM), introduced Jena Beck, one of BHP's Regional Property Managers, along with her team:

- Anakary Valenzuela, Operations Specialist
- Angie Arreola, Community Manager (*Not able to attend*)
- Janelle Acosta, Community Manager
- Julieta Hernandez, Assistant Community Manager
- Nora Noriega, Assistant Community Manager
- Rose Mendenhall, Community Manager
- Ysabel Balzan, Assistant Community Manager

VII. Meeting Agenda

Lee Hill Annual Report/Permanent Supportive Housing (PSH)

Lyndall Ellingson presented on the Lee Hill Annual Report and answered questions from the Board.

Lee Hill Good Neighbor Statement of Operations

COMMISSIONER COOPER MOVED TO APPROVE THE CHANGES TO THE GOOD NEIGHBOR STATEMENT OF OPERATIONS PRESENTED IN THE BOARD PACKET AND PRESENTATION.

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

2022 Boulder Housing Partners Budget – Final Review

Jodi Bogen presented on the Final 2022 Boulder Housing Partners Budget and answered questions from the Board.

COMMISSIONER WALKER MOVED TO APPROVE THE 2022 BOULDER HOUSING PARTNERS BUDGET. COMMISSIONER BISSONETTE SECONDED THE MOTION.

The motion to approve the minutes passed unanimously.

Housing Choice Voucher Administrative Plan – Final Approval

Karen Kreutzberg presented on the Housing Choice Voucher Administrative Plan for Final Approval from the Board and answered questions.

There was a Zoom Public Hearing and an in-person hearing at the main office for questions or comments.

COMMISSIONER LORD MOVED TO APPROVE THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN. COMMISSIONER GRIFFIN SECONDED THE MOTION.

The motion to approve the minutes passed unanimously.

VIII. Board Matters

Resident Representative Council Update

Commissioner Griffin reported for the Resident Representative Council. Daniel Nuñez and Dean Rohr continue to join the beginning of the meetings and answer questions. The RRC discussed the following topics:

- There are now two more official resident councils: Broadway East and High Mar
- There was an extra meeting to talk about additional information and funds for activities at communities
- The Vice President for the RRC is Cloud Dunn
- A Broadway East resident and RRC Member said that she's paying \$160 a month for 1,000 sq. ft. apartment on electricity. She believes that this is too high, and the welcome letter didn't state that the electricity wasn't included in rent.
- Commissioner Griffin asked how the solar panels work to benefit residents

Jeremy said that he will meet the founding member of the Broadway East RRC on Friday. We will also follow up on the issue of the electric bill.

Regarding the solar panels, this will depend on the site. Generally, the benefit goes to the site's one meter or to a sub-meter when available. There are no solar panels on all sites. As we do renovations, we're installing solar wherever possible. We are partnering with different providers to do solar gardens to offer less expensive power to residents.

Daniel Nuñez mentioned that we worked to make a shorter and streamlined lease; we have

shortened the lease from 70 pages to 14 pages. We do have a section that covers utilities and resident responsibilities. We are also working on translating the shorter lease.

BHP Foundation Board Update

Commissioner Schoenfeld reported for the BHP Foundation Board. Commissioner Schoenfeld stated that they raised around \$37,000 through Colorado Gives Day thanks to many people in this Board of Commissioners meeting. One of the Foundation's largest grants has expired, and they are looking for new funding. This year the Foundation Board has started to call or email donors to thank them soon after they donate to show their gratitude in a more immediate and personal way. They also welcomed two new residents to the Foundation Board – Monserraht Hernandez Pelaez and Anita Speirs, as well as a third new member Becca Brazee.

Announcements and Other Items from the Board

Commissioner Bissonette asked if the Board could receive information on the success rates of single-site (e.g., Lee Hill) versus scattered-site permanent supportive housing.

Conference Opportunities

Commissioner Harris and Jeremy said that Commissioners can email Jason Acuña if they are interested in attending any conference opportunities.

Commissioner Schoenfeld mentioned that she took the NAHRO Board Fundamentals course and that she would be happy to talk to other Board members about the opportunity.

Future Board Items

There were no future board items added.

Annual Board Meeting - Change to December & Officer Elections

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

Commissioner Walker was nominated for Chair of the Board of Commissioners. Commissioner Walker was elected as Chair of the Board of Commissioners unanimously.

Commissioner Griffin was nominated for Vice Chair of the Board of Commissioners. Commissioner Griffin was elected as Vice Chair of the Board of Commissioners unanimously.

Committee Assignments

- Finance & Development Committees – Non-membership based
- Nominating, Personnel, and Governance Committee (NPG)
 - Commissioner Griffin, Commissioner Bissonette, Commissioner Schoenfeld, Commissioner Cooper, Commissioner Walker
- Liaison to Boulder City Council
 - Commissioner Wallach
- Resident Representative Council
 - Commissioner Griffin
- Boulder Housing Partners Foundation
 - Commissioner Schoenfeld, Commissioner Walker

IX. Adjourn

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

The meeting of the Board of Commissioners adjourned at 11:43 a.m.

Seal
DATE: 12/15/2021

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

Jeremy Durham
Executive Director

Jason Acuña
Recording Secretary

BOULDER HOUSING PARTNERS
Reunión Anual de la Junta de Comisionados
15 de diciembre de 2021 | 9:00 a.m.
4800 N. Broadway, Boulder, CO 80304

Commissioner Harris
Commissioner Bissonette
Commissioner Block
Commissioner Cooper
Commissioner Griffin
Commissioner Lord
Commissioner Schoenfeld
Commissioner Walker

Jeremy Durham
Anakary Valenzuela
Daniel Nuñez
Janelle Acosta
Jason Acuña
Jodi Bogen
Julia Arencibia
Julieta Hernandez
Karen Kreutzberg
Karin Stayton
Laura Sheinbaum
Nora Noriega
Rose Mendenhall
Tad Amore
Tim Beal
Tory Livingston
Ysabel Balzan

Otros Presente:
Shelly Bobbins
Timothy Thomas

I. Llamado al Orden y Determinación de un Quórum

El Comisionado Harris dio inicio a la reunión de la Junta de Comisionados a las 9:04 a.m. Se declaró un quórum.

II. Enmienda de Estatutos

El Comisionado Harris declaró que hubo una Enmienda a los Estatutos en la que el Comité de Nominación, Personal y Gobernanza (NPG por sus siglas en inglés) recomendó trasladar la Reunión Anual de la Junta de Comisionados, incluidas las Elecciones de Oficiales, de abril a diciembre. Además, el NPG recomendó que, en el futuro, los funcionarios electos asuman sus funciones en la próxima reunión de la Junta, dándoles tiempo para prepararse para el puesto y dirigir la reunión.

LA COMISIONADA COOPER SE MOVIÓ PARA APROBAR LA ENMIENDA A LOS ESTATUTOS. LA COMISIONADA LORD APOYÓ LA MOCIÓN. La moción para aprobar el acta fue aprobada por unanimidad.

III. Participación Pública

La información de la reunión de la Junta de Zoom se publicó en el sitio web principal de BHP (boulderhousing.org).

Timothy Thomas declaró que envió un correo electrónico al Concejo Municipal de Boulder ya Jeremy Durham, Director Ejecutivo, con respecto a la conversión de Tantra Lake Apartments de precio de mercado a asequible. El Sr. Thomas solicitó que la ciudad interviniera en este proceso para que nadie se mudara de la propiedad.

Jeremy agradeció al Sr. Thomas por su defensa y cuidado de la comunidad de Boulder. Jeremy mencionó que las unidades a precio de mercado de Tantra Lake tienden a rotar a una tasa del 50% anual. Cuando BHP adquirió la propiedad, necesitaba importantes mejoras de capital y tenía una tasa de desocupación de alrededor del 20%. BHP inmediatamente hizo la transición del 40% de las unidades a viviendas asequibles y mantuvo el 60% a precio de mercado. A fines de 2020, BHP tomó la decisión de hacer la transición completa a asequible. Esta ha sido la prioridad para BHP y la Ciudad de Boulder durante mucho tiempo.

BHP ha hecho todo lo posible para brindar flexibilidad a los residentes con tarifas de mercado de Tantra Lake. Tomamos la decisión de que a las personas con contratos de arrendamiento que vencen en 2021 les notificaríamos que no renovaríamos sus contratos de arrendamiento. Para los residentes con contratos de arrendamiento que vencen en 2022, estamos respetando esos contratos de arrendamiento. Nos estamos comunicando con todos los residentes y comunicando este proceso con las personas por escrito y con llamadas telefónicas. Jeremy dijo que si el Sr. Thomas conoce a algún residente de Tantra Lake que se encuentre en una situación difícil y esté preocupado por esta transición, pídale que se comunique con Jeremy. El Director de Operaciones y el Director de Administración de Propiedades también están disponibles para preguntas.

La Comisionada Lord dijo que todos los Comisionados recibieron la serie de correos electrónicos y comentarios que el Sr. Thomas envió a través de Jeremy.

IV. Aprobación del Acta de la Reunión

Puntos de la agenda de consentimiento aprobados:

1. Acta del 10 de noviembre de 2021

EL COMISIONADO BISSONETTE SE MOVIÓ PARA APROBAR EL ACTA DEL 10 DE NOVIEMBRE DE 2021. EL COMISIONADO WALKER APOYÓ LA MOCIÓN. La moción para aprobar el acta pasó por unanimidad.

La Comisionada Schoenfeld mencionó que había un error en la página 7 en el que se debe incluir el nombre del Comisionado Harris en lugar de la Comisionada Griffin.

V. Tablero Financiero

Jodi Bogen revisó el tablero financiero de septiembre de 2021 y respondió preguntas de la Junta.

Jodi mencionó que un elemento importante para tener en cuenta fue que llegamos a la finalización de nuestra construcción por 30PRL. La ciudad proporcionó su último tramo de \$2 millones para financiar viviendas asequibles y eso fluye a BHP.

VI. Conozca al Departamento: El Departamento de Administración de Propiedades | Parte II

Daniel Nuñez, Director de Administración de Propiedades (PM), presentó a Jena Beck, una de las Administradoras Regionales de Propiedades de BHP, junto con su equipo:

- Anakary Valenzuela, Especialista de Operaciones
- Angie Arreola, Community Manager (No pudo asistir)
- Janelle Acosta, Administradora de Comunidad
- Julieta Hernandez, Asistente de Administración de Comunidad
- Nora Noriega, Asistente de Administración de Comunidad
- Rose Mendenhall, Administradora de Comunidad

- Ysabel Balzan, Asistente de Administración de Comunidad

VII. Agenda de la Reunión

Informe Anual de Lee Hill/Vivienda de Apoyo Permanente (PSH por sus siglas en inglés)

Lyndall Ellingson presentó el Informe Anual de Lee Hill y respondió preguntas de la Junta.

Declaración de operaciones del buen vecino de Lee Hill

LA COMISIONADA COOPER SOLICITÓ APROBAR LOS CAMBIOS A LA DECLARACIÓN DE OPERACIONES DEL BUEN VECINO PRESENTADA EN EL PAQUETE Y LA PRESENTACIÓN DE LA JUNTA DIRECTIVA. LA COMISIONADA GRIFFIN APOYÓ LA MOCIÓN. La moción para aprobar el acta fue aprobada por unanimidad.

Presupuesto de Boulder Housing Partners para 2022: Revisión Final

Jodi Bogen presentó el Presupuesto final de Boulder Housing Partners de 2022 y respondió preguntas de la Junta.

EL COMISIONADO WALKER SOLICITÓ APROBAR EL PRESUPUESTO DE LOS SOCIOS DE VIVIENDA DE BOULDER DE 2022. EL COMISIONADO BISSONETTE APOYÓ LA MOCIÓN. La moción para aprobar el acta fue aprobada por unanimidad.

Plan Administrativo de Vales de Elección de Vivienda: Aprobación Final

Karen Kreutzberg presentó el Plan Administrativo de Vales de Elección de Vivienda para la aprobación final de la Junta y respondió preguntas.

Hubo una audiencia pública de Zoom y una audiencia en persona en la oficina principal para preguntas o comentarios.

LA COMISIONADA LORD MOVIMIENTO PARA APROBAR EL PLAN ADMINISTRATIVO DE VALE DE ELECCIÓN DE VIVIENDA. LA COMISIONADA GRIFFIN APOYÓ LA MOCIÓN. La moción para aprobar el acta fue aprobada por unanimidad.

VIII. Asuntos de la Junta

Novedades del Consejo de Representantes de Residentes

La Comisionada Griffin presentó por el Consejo de Representantes Residentes. Daniel Nuñez y Dean Rohr continúan uniéndose al comienzo de las reuniones y respondiendo preguntas. El RRC habló sobre los siguientes temas:

- Ahora hay dos consejos de residentes oficiales más: Broadway East y High Mar
- Hubo una reunión adicional para hablar sobre información adicional y fondos para actividades en las comunidades.
- El vicepresidente de la RRC es Cloud Dunn
- Una residente de Broadway East y miembro de RRC dijo que está pagando \$160 al mes por un apartamento de 1,000 pies cuadrados en electricidad. Ella cree que esto es demasiado alto, y la carta de bienvenida no decía que la electricidad no estaba incluida en el alquiler.
- La Comisionada Griffin preguntó cómo funcionan los paneles solares para beneficiar a los residentes

Jeremy dijo que se reunirá con el miembro fundador de Broadway East RRC el viernes. También le

daremos seguimiento al tema de la factura eléctrica.

En cuanto a los paneles solares, esto dependerá del sitio. Generalmente, el beneficio va al medidor de un sitio o a un sub-medidor cuando esté disponible. No hay paneles solares en todos los sitios. A medida que hacemos renovaciones, instalamos energía solar siempre que sea posible. Nos estamos asociando con diferentes proveedores para hacer jardines solares para ofrecer energía menos costosa a los residentes.

Daniel Nuñez mencionó que trabajamos para hacer un arrendamiento más corto y ágil; hemos acortado el contrato de arrendamiento de 70 páginas a 14 páginas. Tenemos una sección que cubre los gastos comunes y las responsabilidades de los residentes. También estamos trabajando en traducir el contrato de arrendamiento más corto.

Novedades de la Fundación de la Junta

La Comisionada Schoenfeld informó para la Junta de la Fundación de BHP. La Comisionada Schoenfeld declaró que recaudaron alrededor de \$37,000 a través del Colorado Gives Day, gracias a muchas personas en esta reunión de la Junta de Comisionados. Una de las subvenciones más grandes de la Fundación ha expirado y están buscando nuevos fondos. Este año, la Junta de la Fundación comenzó a llamar o enviar correos electrónicos a los donantes para agradecerles poco después de que hayan donado para mostrar su gratitud de una manera más inmediata y personal. También dieron la bienvenida a dos nuevos residentes a la Junta de la Fundación: Monserraht Hernandez Pelaez y Anita Speirs, así como a un tercer miembro nuevo, Becca Brazee.

Anuncios y Otros Elementos de la Junta

El Comisionado Bissonette preguntó si la Junta podría recibir información sobre las tasas de éxito de las viviendas de apoyo permanente en un solo sitio (por ejemplo, Lee Hill) frente a las de sitios dispersos.

Oportunidades de Conferencias

El Comisionado Harris y Jeremy dijeron que los Comisionados pueden enviar un correo electrónico a Jason Acuña si están interesados en asistir a alguna conferencia.

La Comisionada Schoenfeld mencionó que tomó el curso Fundamentos de la Junta de NAHRO y que estaría encantada de hablar con otros miembros de la Junta sobre la oportunidad.

Elementos Futuros de la Junta

No se agregaron elementos de tablero futuros.

Reunión Anual de la Junta - Cambio a Diciembre y Elecciones de Oficiales

El Comisionado Harris abrió el piso para las nominaciones para el Presidente y Vicepresidente de la Junta de Comisionados.

El Comisionado Walker fue nominado para Presidente de la Junta de Comisionados. El Comisionado Walker fue elegido presidente de la Junta de Comisionados por unanimidad.

La Comisionada Griffin fue nominada para Vicepresidente de la Junta de Comisionados. La Comisionada Griffin fue elegida Vicepresidente de la Junta de Comisionados por unanimidad.

Asignaciones del comité

- Comités de Finanzas y Desarrollo – No basados en membresía

- Comité de Nominación, Personal y Gobernanza (NPG por sus siglas en inglés)
 - Comisionada Griffin, Comisionado Bissonette, Comisionada Schoenfeld, Comisionada Cooper, Comisionado Walker
- Enlace con el Ayuntamiento de Boulder
 - Comisionado Wallach
- Consejo de Representantes Residentes
 - Comisionada Griffin
- Fundación de Socios de Vivienda de Boulder
 - Comisionada Schoenfeld, Comisionado Walker

X. Aplazar

LA COMISIONADA GRIFFIN HIZO UNA PROPUESTA PARA ADJUDICAR LA REUNIÓN DE LA JUNTA DE COMISIONADOS. LA COMISIONADA COOPER APOYÓ LA MOCIÓN. La moción fue aprobada por unanimidad.

La reunión de la Junta de Comisionados terminó a las 11:43 a.m.

Sello

FECHA: 15 de diciembre de 2021

R.E. Harris
Presidente de la Junta de Comisionados
Autoridad de Vivienda de la Ciudad de Boulder

Jeremy Durham
Director Ejecutivo

Jason Acuña
Secretario de Actas

Boulder Housing Partners Benchmark Report as of December-2021

Net Income

	YTD	YTD	%
	Actual	Budget	Diff
Income	43,124,043	39,533,980	9%
Expense	(34,184,289)	(34,255,370)	0%
Net Income	8,939,755	5,278,610	

Developer Fee earned & Local Grant Income exceeds budget by \$1.3M

Debt Service Coverage Ratio

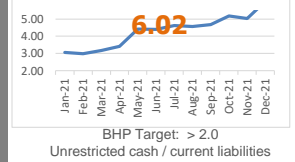
1.37

BHP Target 1.15

Balance Sheet Summary

	Actual	Actual	Net Change
	Dec-21	Dec-20	YTD
Assets	252,174,752	240,389,655	11,785,097
Liabilities	(89,533,318)	(86,591,108)	(2,942,210)
Equity	162,641,434	153,798,547	8,842,887

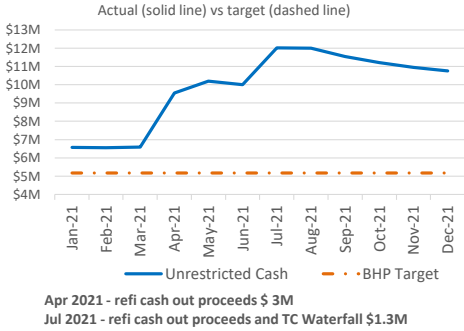
BHP Quick Ratio



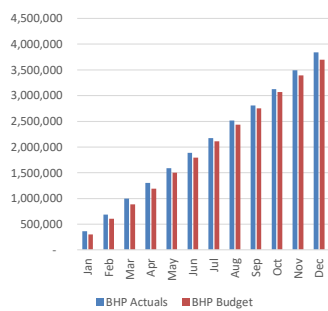
Maintenance

Unit Turns: 8.0 Average days to complete **212** turns YTD **Work Orders: 4.2** Average days to complete **12793** work orders YTD

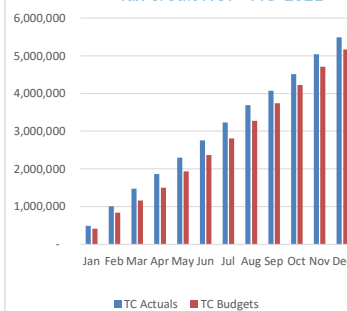
BHP Unrestricted Cash, Last 12 Month



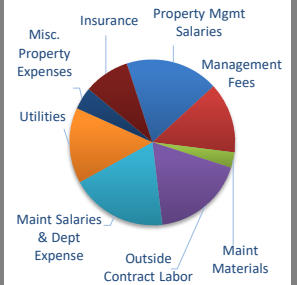
BHP NOI - YTD 2021



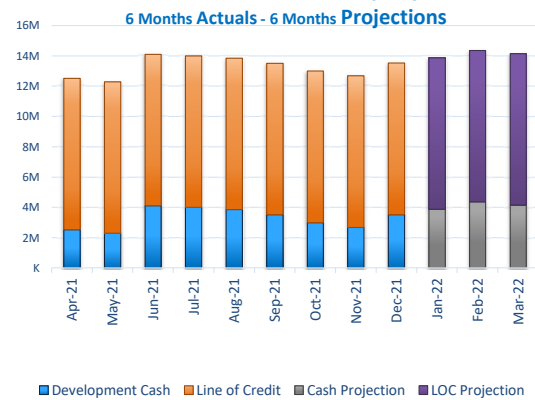
Tax Credit NOI - YTD 2021



PUPA \$6718



BHP Development Equity



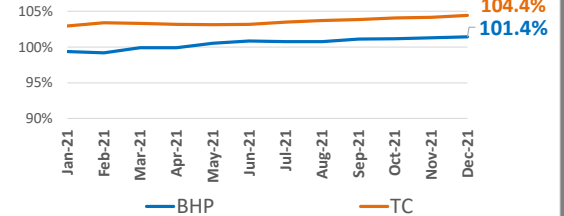
Operating Reserves

Current Operating Reserves
4,165,831

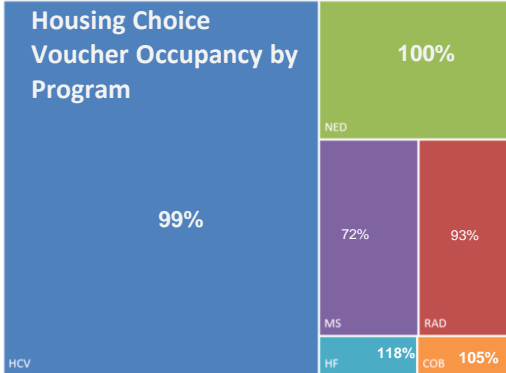
2021 Annualized Expenses
15,152,977

3.3 Months
of annual operating expenses
are covered by the current
operating reserves.
BHP Target is 2 Months

% of Budgeted Net Tenant Rental Income



Housing Choice Voucher Occupancy by Program



Housing Choice Voucher Notes

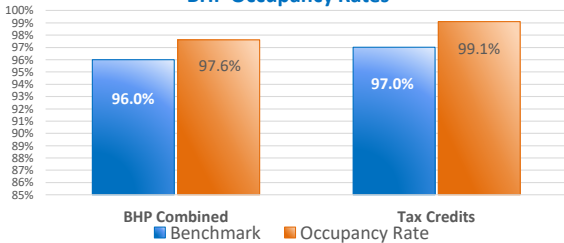
HCV - 788 Housing Choice Vouchers
RAD - 135 Rental Assistance Demonstration Vouchers
NED - 181 Non-Elderly Disabled Vouchers
MS - 138 Mainstream + 40 (April 2021)
HFP - 22 Housing First Vouchers
COB - 48 COB PSH Vouchers

Unit Mix

	AMI	BHP	LIHTC
Public Housing		14	
Vouchers*			493
30%		12	50
40%		67	53
45%		-	16
50%		153	167
60%		206	127
Market		239	-
Total		691	906
All Units		1597	

* project based vouchers and project based contracts
30Pearl; 40 Units added in April; 80 units added in Oct.

BHP Occupancy Rates



Boulder Housing Partners

February 9, 2022

Emergency Housing Vouchers & City of Boulder

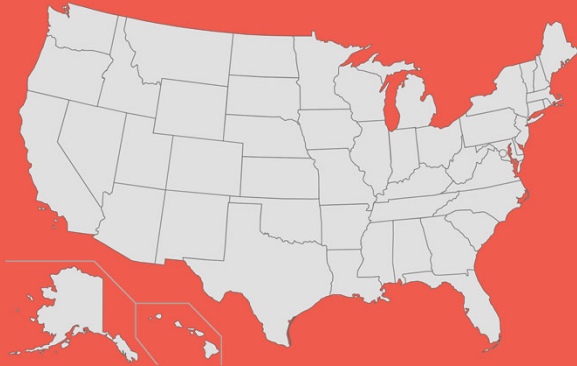
Permanent Supportive Housing Programs

**Boulder
Housing
Partners** 

1

What is **EHV**?

- The Emergency Housing Voucher (EHV) program is available through the American Rescue Plan Act (ARPA).
- Total of 70,000 housing choice vouchers
- Unique and historic opportunity
- One-time use vouchers
- After 9/30/2023, may not be reissued to another household



2

Who Do They Serve?

- Individuals and families who are:
 - Homeless,
 - At-risk of homelessness,
 - Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or
 - Were recently homeless or have a high risk of housing instability.



3

Local Awards

- HUD offered awards of vouchers to PHAs based on:
 - Comparative homeless and at-risk of homeless need
 - Geographical diversity
 - PHA capacity
- Colorado – 1,023 vouchers awarded to 11 PHAs
- Boulder County – total of 69
 - BHP – 35
 - BCHA – 34



4

Includes Funding for:

- Housing assistance payments
- Administrative fee:
 - Preliminary fee (\$400 per voucher)
 - Placement fee (\$100 per voucher with additional \$ if target dates hit)
 - Ongoing admin fee
- Service fee (\$3,500 per voucher):
 - Housing search assistance
 - Application fee/holding fee
 - Security deposits and utility deposits
 - Owner recruitment and incentive/retention
 - Other eligible uses (moving expenses, tenant readiness services, household essentials, renter's insurance)



5

Selection Process:

- Required to partner with the local CoC using their Coordinated Entry system for applicant selection (MDHI's OneHome System)
- Direct referrals accepted from the CoC
- Background screening – look back period of only 12 months and less stringent than normal HCV rules

6

Partners



Boulder Shelter for the Homeless



Hope for Longmont



Safehouse Progressive Alliance for Nonviolence



Focus Reentry



Mental Health Partners



TGHTR
(formerly Attention Homes)

7

Applicant Process:

- BHP used current system set up by MDHI and partners to select applicants
- Focused on:
 - Recently housed (PSH move ons and SPAN move ons)
 - Literally homeless
- Average time to get a complete application – 28 days

8

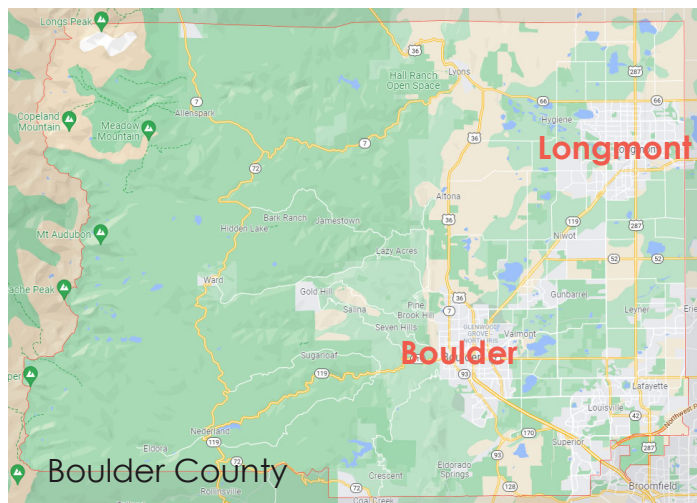
As of 02/01/2022:

- 22 housed (average of 48 days from briefing to lease up)
 - 3 PSH move ons from MHP vouchers
 - 5 PSH moves ons from BHP vouchers
 - 4 SPAN (3 are families)
- 11 issued and looking
- 3 applicants being processed now
- 6 applicants chosen, but were not processed/issued

9

Where Are They?

- Boulder – 18
 - BHP units = 11
- Lafayette – 1
- Longmont – 2

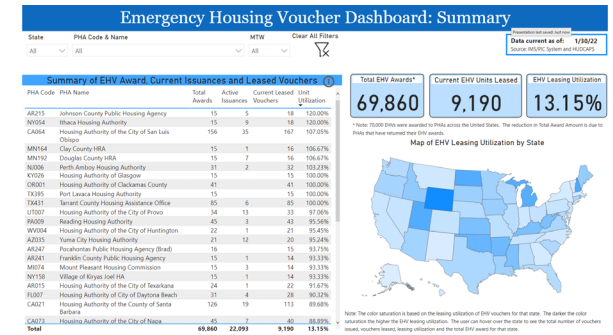


10

20

HUD EHV Dashboard

- For up to the date information, HUD created this website:
 - <https://www.hud.gov/ehv>



11

Thank You

Boulder Housing Partners



12

21

Boulder Housing Partners

February 9, 2022

PSH Program



1

What is PSH?

- PSH – Permanently Supportive Housing
- Meeting the client where they are at
- Providing housing first, then work on needs
- Housing assistance – BHP
- Supportive Services – case managers from Boulder Shelter for the Homeless and Mental Health Partners



2

PSH History

DATE	FUNDER	PARTNER	# OF HOUSEHOLDS
2006	TBRA Program	HOME	10 households for 24 months of assistance
2004	CoC Funded Grant	Mental Health Partners	10 households at Holiday Neighborhood
2007	CoC Funded Grant	Boulder Shelter for the Homeless	22 households – tenant-based vouchers
2011	CoC Funded Grant	Boulder Shelter for the Homeless	31 households at Lee Hill
2018	City of Boulder	Boulder Shelter for the Homeless	12 households – tenant-based vouchers
2019	City of Boulder	Boulder Shelter for the Homeless	18 households – tenant-based vouchers
2020	City of Boulder	Boulder Shelter for the Homeless	18 households – tenant-based vouchers

3

Current Funding Amounts

CoC	\$625,000 – housing assistance for 22 households, supportive services for 63 households (Lee Hill, Holiday and Scattered Site) and operating costs for Lee Hill
City of Boulder	\$921,000 – housing assistance and supportive services for 48+ households

4

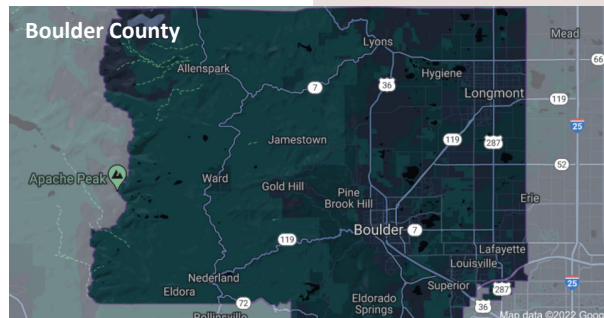
Different Housing Types

Holiday	10 units of PBV assistance
Lee Hill	31 units of PBV assistance, on-site case management
Scattered Site/COB	70 units of tenant-based assistance, throughout the county

5

Where are the TBVs?

- Boulder – 60
- Lafayette – 2
- Longmont – 8



6

COB PSH Details

Since program inception in 2018, we have housed:

- 59 households
- 11 are no longer on the program:
 - 2 moved to EHVs
 - 4 passed away
 - 1 to assisted living
 - 1 moved out of state
 - 1 went to an HCV through the lottery
 - 1 terminated due to damages
- 11 applicants that weren't housed



7

COB PSH Details

47 households currently in the program:

- One household is a family of 4 (couple recently reunited with their children)
- 11 female head of households
- All have income below 30% AMI
- 16 housed in BHP units
- Average age of head of household is 55
- All HOHs are considered a person with a disability
- Average income - \$7,000

*Data as of 12/31/2021



8

COB Unique Aspects

- Master lease opportunity
 - BSH signs the lease with the landlord
 - After a couple of stable months, moved to voucher and participant signs the lease

9

Thank You



10

Boulder Housing Partners

February 9, 2022

ARPA/Bridging the Digital Divide



Boulder Housing Partners

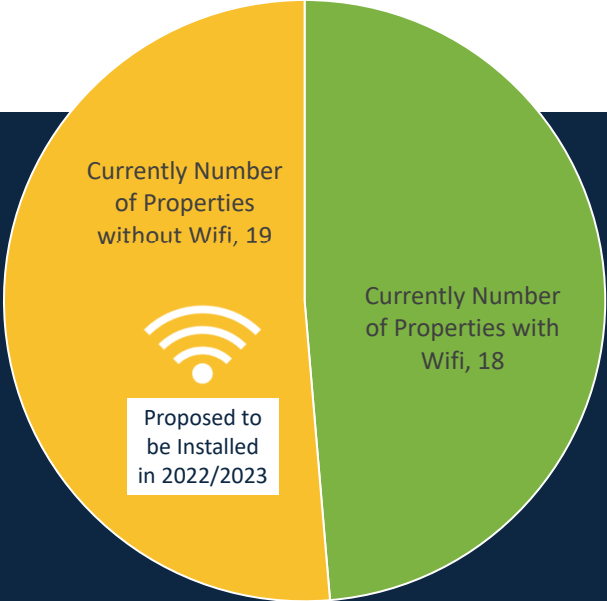
1

Current Status

All but 19 of BHP's properties currently do not have access to free high-speed internet.

Over the past six years, Boulder Housing Partners has been working to help bridge the digital divide by outfitting out properties with free access to high-speed internet.

Number of Properties



Property Status	Count
Currently Number of Properties without Wifi	19
Currently Number of Properties with Wifi	18
Proposed to be Installed in 2022/2023	1

2

American Rescue Plan Act

The City of Boulder is deploying American Rescue Plan Act (ARPA) funds of \$888,400 for BHP's costs to outfit the remaining 19 properties with infrastructure to support free high-speed internet for our residents.

Work will be done property by property, with an expected completion in 2022-2023.



3

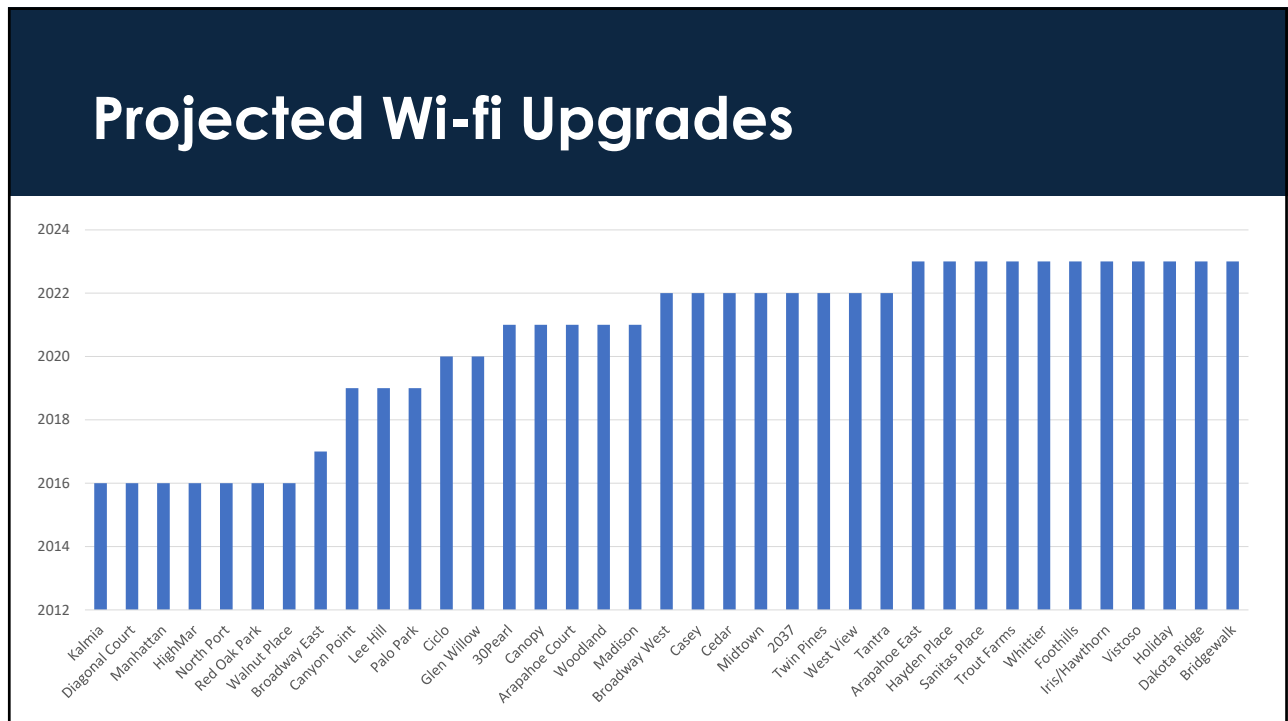
Properties To Get High-Speed Internet Access

PROPERTY NAME	NUMBER OF ADULTS	NUMBER OF CHILDREN	NUMBER OF UNITS
Arapahoe East	14	11	11
Broadway West	32	7	26
Casey	6	0	6
Cedar	18	5	13
Hayden Place	31	1	30
Midtown	18	6	13
Sanitas Place	20	9	12
Trout Farms	30	1	31
Twenty37	25	0	26
Twin Pines	24	0	22
Whittier	10	1	10
WestView	45	29	34
Foothills	82	39	74
Iris	43	32	14
Vistoso	16	0	15
Holiday	59	27	49
Dakota Ridge	27	22	12
Tantra Lake Apartments	197	41	185
Bridgewalk	129	10	124
TOTALS	812	241	707

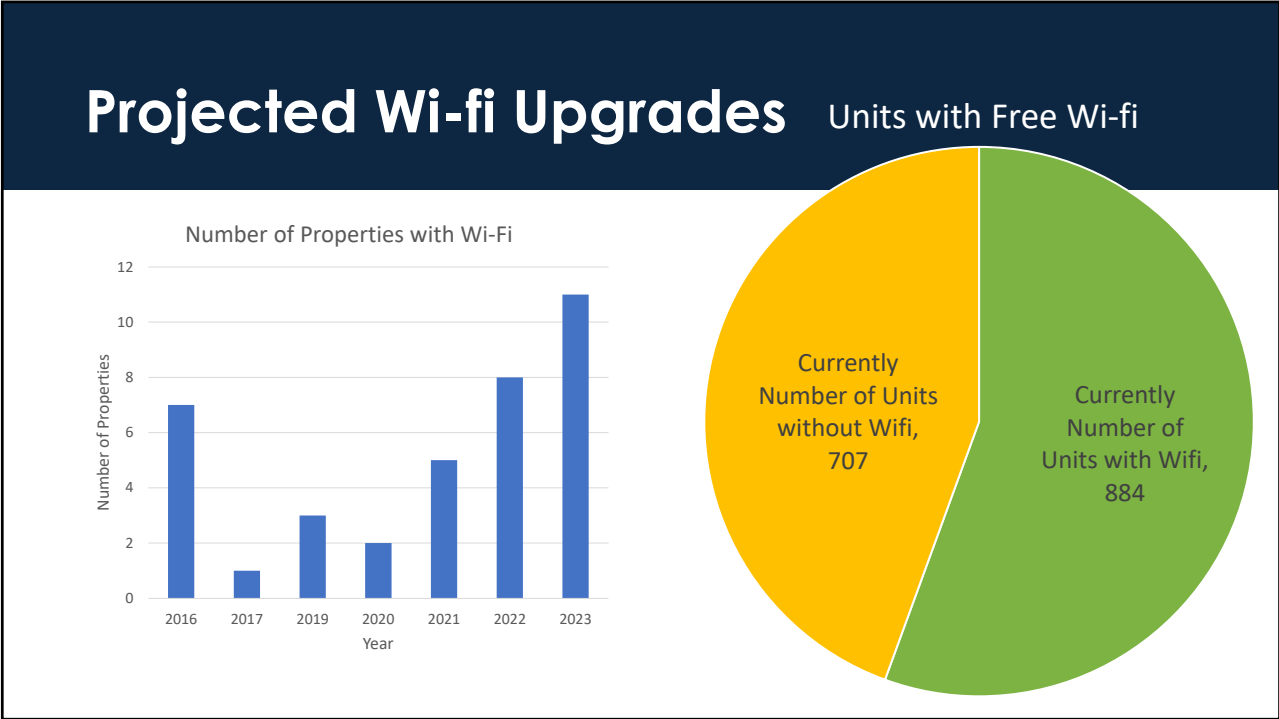
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5



6



7

What does it mean for a site to have Wi-Fi?

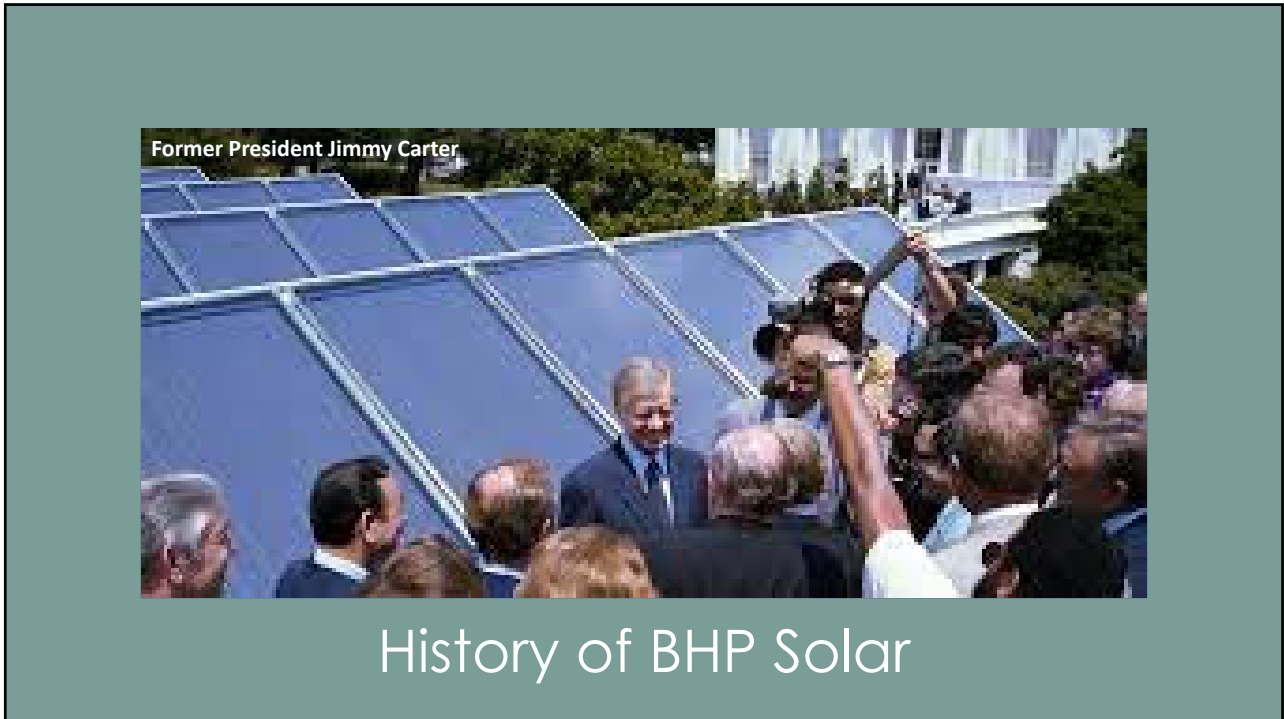
Does it cover just the Community Center?	When BHP deploys a Wi-Fi system, our goal is to cover the entire building/complex; this includes common areas like community centers, laundry rooms, etc.
Does it reach the units?	Yes, our system will reach inside units for residents to enjoy free internet from their units.
What does it cost the residents?	Our goal is to help bridge the digital device bringing free internet to our residents! BHP has no plans to ever charge for this service!

8





1



2



3



4



Solar Gardens

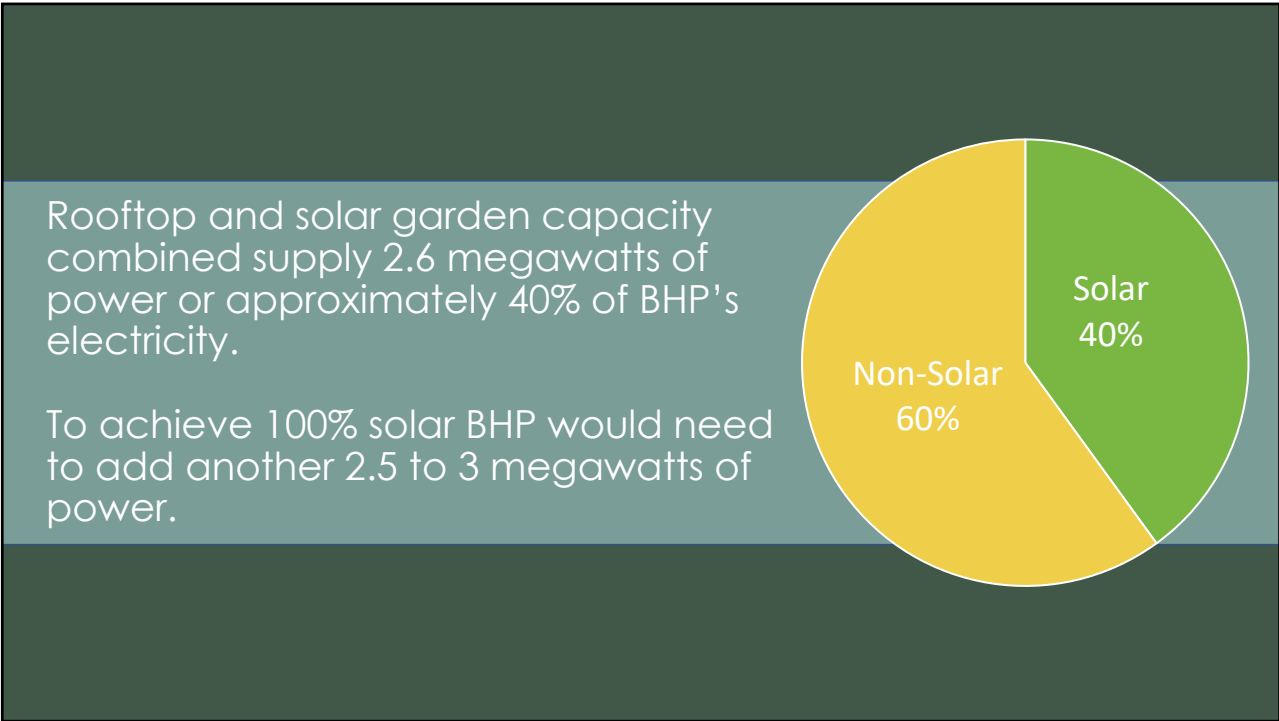
7



BHP currently participates in 5 solar gardens.

These supply 1,528kw of power for approximately 382 homes.

8



9

Opportunities to get to 100%



- Continue to increase solar capacity with rooftop and solar gardens
- Acquire land for another solar garden to meet current and future needs
- The greatest opportunity to get to our goal would be through solar garden subscriptions
- Working with partners on current and future solar garden opportunities

Estimated additional solar need for future development is approximately 3.3 megawatts. This estimate is based on the construction or acquisition of 800 units over the next 8 years.

10



Upcoming Conference & Training Opportunities

We encourage Commissioners to take advantage of the many professional development opportunities available to help deepen housing and community development knowledge. Please keep these conferences in mind in 2021 as great opportunities for learning and networking in your role as Commissioners. Please submit your training request to our Board Chair, Commissioner Harris, and he will work with staff to allocate Board training dollars equitably for registrations, hotel, and travel for local conferences.

By request, we are including a variety of options in addition to NAHRO. We have historically emphasized NAHRO's training because NAHRO is the only organization that is oriented to the unique interests of Housing Authority Commissioners and whose professional development learning aligns with the business of the Board, however there are several other good choices.

NAHRO Conferences

- | | | |
|--|------------------|----------------|
| • Ethics for Commissioners | Feb 22-23, 2022 | Virtual |
| • Washington Conference | Mar 28-30, 2022 | Washington, DC |
| • National Conference | Sept 22-24, 2022 | San Diego, CA |
| • Summer Symposium | TBA | TBA |

Housing Colorado NOW!

- | | | |
|-------------------------------------|-----------------|------------------|
| • Annual Conference | Oct 12-14, 2022 | Breckenridge, CO |
|-------------------------------------|-----------------|------------------|

Housing Solution Summit

- | | | |
|---|---------------|---------|
| • Homelessness | July 27, 2022 | Virtual |
| • Rapidly Expanding Home Sharing | Aug 24, 2022 | Virtual |
| • Increasing Housing Supply with ADUs | Sept 21, 2022 | Virtual |
| • Housing Finance & Ownership Innovations | Oct 29, 2022 | Virtual |
| • Implementing Collaborative Strategies | Dec 16, 2022 | Virtual |

Just Economy Conference

- | | | |
|---|------------------|----------------|
| • Washington Conference | June 13-15, 2022 | Washington, DC |
|---|------------------|----------------|

NeighborWorks

- | | | |
|--------------------------------------|-----|-----|
| • Training Institute | TBA | TBA |
|--------------------------------------|-----|-----|

FUTURE BOARD ITEMS

We have gathered the requested informational items the Board has asked to either learn more about or discuss. This is our current list and approximate timeline.

	<u>Anticipated Date</u>
• Financial Closing for Tantra Lake Apartments	March 2022
• GSA Acquisition	March 2022
• New Commissioner Orientation	April 2022
• Asset Positioning Plan	May 2022
• Moving To Work Annual Report	May 2022
• Mt. Calvary Closing	June 2022
• Rally PBV Resolution	June 2022
• Draft 2023 Moving To Work Activities	June 2022
• Rally Tax-Credit Application	July 2022
• Diagonal Plaza Bond Inducement Resolution and 2023 PAB Carryforward Resolution	August 2022
• Draft 2023 Moving To Work Annual Plan	September 2022
• Diagonal Land Conveyance	3 rd Quarter 2022
• Final 2023 Moving To Work Annual Plan	October 2022
• 2023 Budget Draft	November 2022
• 2023 Final Budget Approval	December 2022
• Lee Hill Annual Report	4 th Quarter 2022
• Changes to Housing Choice Admin Plan	4 th Quarter 2022
• Meet the BHP Departments (Rotating Basis)	As Time Allows

2022 Boulder Housing Partners Commissioners' Calendar

Date	Group	Time
JANUARY	BOARD RECESS	N/A
Mon. February 7	Development Committee (as needed)	4:00-5:00
Wed. February 9	Board Meeting	9:00-11:30
Thurs. March 3	Quarterly NPG Committee	3:30-5:00
Mon. March 7	Finance Committee – 2021 Review	3:00-4:00
Mon. March 7	Development Committee (as needed)	4:00-5:00
Wed. March 9	Board Meeting	9:00-11:30
Mon. April 11	Development Committee (as needed)	4:00-5:00
Wed. April 13	Annual Board Meeting	9:00-11:30
Thurs. May 5	Special NPG Committee	3:30-5:00
Mon. May 9	Development Committee (as needed)	4:00-5:00
Wed. May 11	Board Meeting	9:00-11:30
Thurs. May 19	Special NPG Committee	3:30-5:00
Thurs. June 9	Quarterly NPG Committee	3:30-5:00
Mon. June 13	Finance Committee – Audit & Financials Review	3:00-4:30
Mon. June 13	Development Committee (as needed)	4:00-5:00
Wed. June 15	Board Meeting	9:00-11:30
Mon. July 11	Development Committee (as needed)	4:00-5:00
Wed. July 13	Board Meeting	9:00-11:30
AUGUST	BOARD RECESS	N/A
Thurs. September 8	Quarterly NPG Committee	3:30-5:00
Mon. September 12	Finance Committee – Financials Review	3:00-4:00
Mon. September 12	Development Committee (as needed)	4:00-5:00
Wed. September 14	Board Meeting	9:00-11:30
Mon. October 10	Development Committee (as needed)	4:00-5:00
Wed. October 12	Board Meeting	9:00-11:30
Tues. November 7	Finance Committee – Draft 2023 Budget Review	3:00-4:00
Tues. November 7	Development Committee (as needed)	4:00-5:00
Wed. November 9	Board Meeting	9:00-11:30
Thurs. December 8	Quarterly NPG Committee	3:30-5:00
Mon. December 12	Finance Committee - Final 2023 Budget Review & Financials	3:00-4:00
Mon. December 12	Development Committee (as needed)	4:00-5:00
Wed. December 14	Board Meeting	9:00-11:30