

BOULDER HOUSING PARTNERS
Meeting of the Board of Commissioners
July 14, 2021 | 9:00 a.m.
4800 N. Broadway, Boulder, CO 80304

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|------------------------------|-----------------------|-----------------|
| Commissioner Harris | Jeremy Durham | Others Present: |
| Commissioner Bissonette | Aileen Chavez-Cano | Shelly Bobbins |
| Commissioner Block | Daniel Nuñez | |
| Commissioner Cooper | Jason Acuña | |
| Commissioner Griffin | Jodi Bogen | |
| Commissioner Joseph (ABSENT) | Karen Kreutzberg | |
| Commissioner Lord | Karin Stayton | |
| Commissioner Schoenfeld | Kennisha Ware | |
| Commissioner Walker | Laura Sheinbaum | |
| | Lidia Vargas | |
| | Melissa Ramirez | |
| | Omar Llamas | |
| | Penny Hannegan | |
| | Stephanie Helmstetter | |
| | Tim Beal | |
| | Tory Livingston | |

I. Call to order and Determination of a Quorum

Commissioner Harris called the meeting of the Board of Commissioners to order at 9:09 a.m. A quorum was declared.

II. Public Participation

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

There was no Public Participation.

III. Approval of the Meeting Minutes

Consent agenda items approved:

1. Minutes from June 9, 2021

COMMISSIONER BISSONETTE MOVED TO APPROVE THE MINUTES FROM JUNE 9, 2021.
COMMISSIONER WALKER SECONDED THE MOTION. The motion to approve the minutes passed unanimously.

IV. Financial Dashboard

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

V. Meeting Agenda

Moving To Work Overview

Karen Kreutzberg introduced the Housing Choice Voice Team to the Board.

- Lidia Vargas
- Omar Llamas

- Melissa Ramirez
- Aileen Chavez-Cano
- Kennisha Ware
- Stephanie Helmstetter
- Marina Arritola (Not Present)

Karen presented the Moving To Work program and answered questions from the Board.

Draft 2022 Moving To Work Activities

Karen Kreutzberg presented on the Draft 2022 Moving To Work Activities and answered questions from the Board. Karen mentioned that for 2022, the Housing Choice Department intends to propose an activity which would use MTW funds to staff a new position, Program Navigator, within the Housing Choice Voucher (HCV) program. Karen and Jeremy mentioned that there are so many programs in the City and County of Boulder that it makes it complex for residents and voucher holders; this position can make it more efficient for everyone involved in facilitating the process. This will involve education and networking in the community.

Karen mentioned that the cost would be \$75,000 per year. The tradeoff is worth it in order to help more people find housing. The position can evolve over time and focus on finding people's barriers to housing.

The Commissioners gave their approval to continue researching and drafting the proposed activity to include in the draft MTW Annual Plan, which will come to the Board in September 2021.

Lee Hill Tour & Roundtable Discussion

Jeremy Durham discussed the Lee Hill Tour and Roundtable Discussion with Secretary Marcia Fudge and Congressman Joe Neguse.

Discussion of Board Retreat Topics

The Board discussed topics for the Retreat scheduled for Tuesday, September 14 from 9:00-4:00.

- Acquiring properties
- Overview of policies
- Homeownership
- Focus on those with fewest resources and most needs
- Diversity, Equity, and Inclusion component to decision making
- Middle income housing
- Homelessness - What role can BHP play? What tools does BHP have? How can BHP contribute?
- History of Housing – Why we are where we are?

VI. Board Matters

Resident Representative Council Update

Commissioner Griffin reported for the Resident Representative Council. Commissioner Griffin said that Daniel Nuñez, Director of Property Management, and Dean Rohr, Director of Maintenance, attended the meeting. The RRC discussed the following topics:

- The RRC might continue with Zoom meetings to accommodate residents from the family sites.
- There were questions about the flow of information – e.g., how work orders are handled.
- There was a question about lease enforcement and parking spots; Daniel suggested that the

- resident ask for a Request for Accommodation for an assigned parking space.
- Commissioner Griffin described the discovery of a positive case of COVID-19 at a community. Residents were not notified as timely as they would like to be. Jeremy Durham mentioned that it is BHP's policy to notify residents as soon as BHP has official confirmation. Commissioner Griffin added that the Canyon Pointe Resident Council should have notified others as soon as possible.
- The RRC will not meet on 7/15/2021 due to many people being out.

Announcements and Other Items from the Board

There were no announcements from the Board.

Conference Opportunities

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

Future Board Items

There were no Future Board Items.

VII. Executive Session

COMMISSIONER BISSONETTE MADE A MOTION TO RECESS INTO EXECUTIVE SESSION PER COLORADO STATUTE C.R.S. 24-6-402(4)(a) TO DISCUSS REAL ESTATE MATTERS. COMMISSIONER WALKER SECONDED THE MOTION. The motion passed unanimously.

The Board recessed at 11:26 a.m. into Executive Session as per Colorado Statue C.R.S. 24-6-402(4)(a) to discuss Real Estate Matters.

COMMISSIONER BISSONETTE 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 26 minutes at which time the only matters discussed were those related to Real Estate matters.

COMMISSIONER COOPER MADE A MOTION TO AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE AND SALE AGREEMENT FOR THE PROPERTY DISCUSSED IN EXECUTIVE SESSION WITH TERMS CONSISTENT WITH THOSE DISCUSSED IN EXECUTIVE SESSION IN AN AMOUNT NOT TO EXCEED \$10,300,000.

COMMISSIONER LORD MADE A MOTION TO RECESS INTO EXECUTIVE SESSION PER COLORADO STATUTE C.R.S. 24-6-402(4)(f) TO DISCUSS PERSONNEL MATTERS. COMMISSIONER WALKER SECONDED THE MOTION. The motion passed unanimously.

The Board recessed at 11:53 a.m. into Executive Session as per Colorado Statue C.R.S. 24-6-402(4)(f) to discuss Personnel Matters.

COMMISSIONER BISSONETTE 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 26 minutes at which time the only matters discussed were those related to Personnel matters.

COMMISSIONER BISSONETTE MADE A MOTION TO APPROVE THE MATTER THAT WAS DISCUSSED DURING EXECUTIVE SESSION OF THE BOARD OF COMMISSIONERS. COMMISSIONER COOPER SECONDED THE MOTION. The motion passed unanimously.

VIII. Adjourn

COMMISSIONER BISSONETTE 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 12:00 p.m.

Seal
DATE: 7/14/2021

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

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[Signature]
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Jeremy Durham
Executive Director

DocuSigned by:
Jason P. Acuña
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Jason Acuña
Recording Secretary