



## BOARD MEETING

October 13, 2021





## FRAMEWORK FOR DECISION MAKING

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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**  
**September 15, 2021 | 9:00 a.m.**  
**4800 N. Broadway, Boulder, CO 80304**

**Commissioners**

Commissioner Harris  
Commissioner Bissonette  
Commissioner Block  
Commissioner Cooper  
Commissioner Griffin  
Commissioner Joseph (ABSENT)  
Commissioner Lord  
Commissioner Schoenfeld  
Commissioner Walker (ABSENT)

**Staff**

Jeremy Durham  
Daniel Nuñez  
Jason Acuña  
JoAnna Mendoza  
Jodi Bogen  
Julia Arencibia  
Karen Kreutzberg  
Karin Stayton  
Laura Sheinbaum  
René Brodeur  
Tad Amore  
Tim Beal

**Members of the Public:**

Shelly Bobbins  
Kim Smith

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

Commissioner Harris called the meeting of the Board of Commissioners to order at 9:05 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)).

Shelly Bobbins, a resident at Foothills Community, stated that there's a problem of lease enforcement at the property. Ms. Bobbins said that she has had issues with one of her neighbors since March 2019, including smoking, parking, back porch storage, rodents, etc.

**III. Approval of the Meeting Minutes**

Consent agenda items approved:

1. Minutes from July 14, 2021

Amendment to July 14, 2021, Board Minutes – Page 6

Commissioner Schoenfeld said that when Commissioner Griffin described the discovery of a positive case of COVID-19 at a community, the point was that the 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.

**COMMISSIONER GRIFFIN MOVED TO APPROVE THE MINUTES FROM JULY 14, 2021.**

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

**IV. Financial Dashboard**

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

## V. Meeting Agenda

### **Meet the Department: Human Resources**

Jeremy Durham introduced Julia Arencibia, Director of Human Resources.

### **Draft 2022 Moving To Work Annual Plan**

Karen Kreutzberg presented on the Draft 2022 Moving To Work Annual Plan and answered questions from the Board.

### **BHP Resolution #2021-9: Private Activity Bond Carryforward Resolution**

Laura Sheinbaum presented on the Private Activity Bond Carryforward Resolution and answered questions from the Board.

**COMMISSIONER LORD MADE A MOTION TO APPROVE RESOLUTION #2020-9 TO CARRYFORWARD BHP'S 2021 CITY OF BOULDER PAB AWARD. COMMISSIONER COOPER SECONDED THE MOTION.** The motion passed unanimously.

### **BHP Resolution #2021-10: Private Activity Bond Inducement Resolution for 2727 29th Street**

Laura Sheinbaum presented on the Private Activity Bond Inducement Resolution for 2727 29<sup>th</sup> Street and answered questions from the Board.

**COMMISSIONER LORD MADE A MOTION TO APPROVE RESOLUTION #2020-10 TO ALLOW FOR THE FUTURE ISSUANCE OF PRIVATE ACTIVITY BONDS WHICH WILL BE USED TO FINANCE THE CONSTRUCTION OF 100 UNITS OF AFFORDABLE HOUSING AT 2727 29<sup>TH</sup> STREET. COMMISSIONER COOPER SECONDED THE MOTION.** The motion passed unanimously.

## VI. Board Matters

### Resident Representative Council Update

Commissioner Griffin reported for the Resident Representative Council. She mentioned that Daniel Nuñez and Dean Rohr attend the first half hour of every meeting to answer questions. The RRC discussed the following topics:

- Having the meetings online has allowed for better accessibility and increased participation
- High Mar residents will start their own Resident Council
- The RRC is discussing the idea of updating their Bylaws
- The addition of another resident position on the Board for more representation
- The discussion of ARPA (American Rescue Plan Act for 2021), which will, in part, provide internet for resident sites.
- Canyon Pointe used to have bus service, but this stopped at the beginning of the pandemic. Tim Beal is working to see what the status is and when RTD will continue this service.

### Announcements and Other Items from the Board

Commissioner Harris said that he will be out in October 2021 and Commissioner Griffin will cover during that Board meeting.

Commissioner Schoenfeld mentioned that the Boulder Public Library will be conducting free talks until November. The programing will be in English and Spanish. This is a great way to support One Book, One Boulder, which aims to bring Boulder together through the shared experience of reading and discussing the same book.

























# Upcoming Conference Opportunities

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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

- [Washington Conference](#) Mar 28-30,2022 Washington, DC
- [National Conference](#) Sept 22-24, 2022 San Diego, CA

## National Housing Conference

- [Solutions for Affordable Housing](#) Nov 17, 2021 Washington, DC

## NeighborWorks

- [Training Institute](#) TBA TBA

## Housing Colorado NOW!

- [Annual Conference](#) Oct 13-15, 2021 Virtual Only

# LEGISLATIVE UPDATE

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## **The Biden-Harris Administration's Build Back Better Act**

If passed as is, the Build Back Better Act would include \$322 billion for the Bipartisan Infrastructure Framework (BIF):

- \$322 billion over 10 years for federal funding of new and existing public housing and affordable housing infrastructure.
  - \$90 billion for rental assistance
  - \$80 billion for capital investments in public housing
  - \$80 billion for existing programs that preserve, retrofit, and build affordable housing across the country
  - \$10 billion for first-time first-generation homebuyer assistance

To learn more about on the IFPTE Update on the Build Back Better Act, visit:

<https://www.ifpte.org/bbb-act#housing>

While negotiations are still under way to garner bipartisan support for the \$3.5 trillion Build Better Act, federal agencies are already taking action to boost the supply of quality affordable homes by:

- Relaunching the Federal Financing Bank and HUD Risk Sharing Program
  - Following the program's suspension in 2019, the new agreement will provide low-cost Ginnie Mae- comparable rates to HFAs that finance affordable housing development
- Increasing Fannie Mae and Freddie Mac's Low-Income Housing Tax Credit Investment Cap
  - On September 2, 2021 FHFA announced that it is raising the Enterprises' LIHTC cap to \$1.7 billion per year, up from \$1 billion. It will also increase the Duty to Serve rural/targeted investment requirement from 40% to 50% of each Enterprise's total LIHTC investment capacity.
- Making Funding Available for Affordable Housing Production Under the Capital Magnet Fund
  - The Treasury Department has issued a notice of funding availability for the Capital Magnet Fund (CMF). These funds are competitive and available for Community Development Institutions and non-profit housing groups funded by Fannie Mae and Freddie Mac. The \$383 million in available funding will help production of affordable housing nation-wide.
- Prioritizing Homeownership in the Sale of FHA-Insured Properties
  - HUD will develop guidelines over the next year providing a listing period during which only governmental entities, non-profits, and owner occupant buyers may submit bids for FHA-insured foreclosed properties. HUD is also exploring setting a target of at least 50% of these properties being transferred yearly to the aforementioned entities.
- Promoting the Sale of Distressed HUD Properties to Non-Profits
  - HUD is planning a sale to include more than 1,700 single family properties. They will also be exploring offering 50% of the properties to non-profit and community

organizations that commit to rehabilitating and selling them to owner occupants. Previous sales had only offered 10% of the auctioned properties to non-profit and community organizations.

To learn more about the White House: FACT SHEET, visit:

<https://www.whitehouse.gov/briefing-room/statements-releases/2021/09/01/fact-sheet-biden-harris-administration-announces-immediate-steps-to-increase-affordable-housing-supply/>

# FUTURE BOARD ITEMS

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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.

	<b><u>Anticipated Date</u></b>
• Lee Hill Good Neighbor Statement of Operations	November 2021
• Lee Hill Annual Report	November 2021
• Resident Demographics: “Who We Serve”	November 2021
• 2022 BHP Budget – First Review	November 2021
• Discussion of Annual Meeting Date	November 2021
• 2022 BHP Budget – Final Review	December 2021
• Housing Choice Voucher Administrative Plan – Final Approval	December 2021
• Affordable Homeownership	December 2021
• BHP 100% Solar	1 <sup>st</sup> Quarter 2022
• Website Redesign	1 <sup>st</sup> Quarter 2022
• Financial Closing for Tantra Lake Apartments	1 <sup>st</sup> Quarter 2022
• Changes to Housing Choice Admin Plan	1 <sup>st</sup> Quarter 2022
• Moving To Work Annual Report	April 2022
• Draft 2023 Moving To Work Activities	June 2022
• Asset Positioning Plan	As Time Allows
• Meet the BHP Departments (Rotating Basis)	As Time Allows
• Board Tour and Retreat	In person, Post-Covid

# 2021

## Boulder Housing Partners Commissioner's Calendar

Date	Group	Time
JANUARY	BOARD RECESS	N/A
Mon. February 8	Development Committee (as needed)	4:00-5:00
Wed. February 10	Board Meeting	9:00-11:30
Thurs. March 4	Quarterly NPG Committee	3:30-5:00
Mon. March 8	Finance Committee – 2020 Review	3:00-4:00
Wed. March 10	Board Meeting	9:00-11:30
Mon. April 12	Development Committee (as needed)	4:00-5:00
Wed. April 14	Annual Board Meeting	9:00-11:30
Thurs. May 6	Special NPG Committee	3:30-5:00
Mon. May 10	Development Committee (as needed)	4:30-5:30
Wed. May 12	Board Meeting	9:00-11:30
Mon. June 7	Finance Committee – Audit & Financials Review	3:30-4:30
Mon. June 7	Development Committee (as needed)	4:30-5:30
Wed. June 9	Board Meeting	9:00-11:30
Mon. July 12	Development Committee (as needed)	4:30-5:30
Wed. July 14	Board Meeting	9:00-11:30
AUGUST	BOARD RECESS	N/A
Thurs. August 19	Foundation Board Meeting	3:30-5:00
Thurs. September 9	Quarterly NPG Committee	3:30-5:00
Mon. September 13	Finance Committee – Financials Review	3:30-4:30
Mon. September 13	Development Committee (as needed)	4:30-5:30
Wed. September 15	Board Meeting	9:00-11:30
Mon. October 11	Development Committee (as needed)	4:30-5:30
Wed. October 13	Board Meeting	9:00-11:30
Tues. November 8	Finance Committee – Draft 2022 Budget Review	3:30-4:30
Tues. November 8	Development Committee (as needed)	4:30-5:30
Wed. November 10	Board Meeting	9:00-11:30
Thurs. November 18	Foundation Board Meeting	3:30-5:00
Thurs. December 9	Quarterly NPG Committee	3:30-5:00
Mon. December 13	Finance Committee – Final 2022 Budget Review & Financials	3:30-4:30
Mon. December 13	Development Committee (as needed)	4:30-5:30
Wed. December 15	Board Meeting	9:00-11:30

# 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)	4:30-5:30
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)	4:30-5:30
Wed. June 15	Board Meeting	9:00-11:30
Mon. July 11	Development Committee (as needed)	4:30-5:30
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	3:30-4:30
Mon. September 12	Development Committee (as needed)	4:30-5:30
Wed. September 14	Board Meeting	9:00-11:30
Mon. October 10	Development Committee (as needed)	4:30-5:30
Wed. October 12	Board Meeting	9:00-11:30
Tues. November 7	Finance Committee – Draft 2023 Budget Review	3:30-4:30
Tues. November 7	Development Committee (as needed)	4:30-5:30
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	3:30-4:30
Mon. December 12	Development Committee (as needed)	4:30-5:30
Wed. December 14	Board Meeting	9:00-11:30