

BOULDER HOUSING PARTNERS
Annual Meeting of the Board of Commissioners
December 14, 2022 | 9:00 AM
4800 N. Broadway, Boulder, CO 80304

Board meetings are held the second Wednesday of each month, beginning at 9:00 am, at the BHP main office (4800 Broadway, Boulder, CO 80304), unless otherwise noted. Board meetings are open to everyone and include time for public participation as provided on the agenda.

For Spanish interpretation during the Board of Commissioners meeting, please contact us at 720-564-4610 the Friday before the Board meeting to schedule the service.

Commissioner Walker	Jeremy Durham	Others Present:
Commissioner Adler	Daniel Nuñez	
Commissioner Bissonette	Dean Rohr	
Commissioner Block	Jason Acuña	
Commissioner Cooper	Jodi Bogen	
Commissioner Griffin	Karen Brunnermer	
Commissioner Lord	Karin Stayton	
Commissioner Schoenfeld	Laura Sheinbaum	
Commissioner Wallach	René Brodeur	
	Julia Arencibia	
	Tory Livingston	
	Tim Beal	
	Jill Angelovic	
	Alicia Alvarado	
	Joel Chavez	
	Noemi Mondragon	

I. Call to order and Determination of a Quorum

Commissioner Walker called the meeting of the Board of Commissioners to order at 9:08 AM. A quorum was declared.

II. Public Participation

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

There was no public participation.

III. Approval of the Meeting Minutes

Consent agenda items approved:

1. Minutes from November 9, 2022

COMMISSIONER LORD MOVED TO APPROVE THE MINUTES FROM NOVEMBER 9, 2022. COMMISSIONER GRIFFIN 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 October 2022 and answered questions from the Board.

Jodi mentioned that there was a correction to the Financial Dashboard for the Tax Credit NOI. Staff handed out a correct version to the Commissioners during the meeting.

V. Meet the Department

Daniel Nuñez, Director of Property Management, introduced himself and part of the Property Management team.

- Jill Angelovic, Compliance & Training Manager
- Alicia Alvarado, Community Manager
- Joel Chavez, Senior Leasing Specialist
- Noemi Mondragon, Operations Specialist

VI. Meeting Agenda

Resolution #2022-14 – 2023 Final Budget Approval

Jodi Bogen, Chief Financial Officer, presented the Final 2023 Boulder Housing Partners Budget and answered questions from the Board.

COMMISSIONER WALLACH MOVED TO APPROVE RESOLUTION #2022-14 FINAL BUDGET APPROVAL. COMMISSIONER LORD SECONDED THE MOTION. The motion to approve the minutes passed unanimously.

Changes to Housing Choice Admin Plan

Karen Brunner, MTW and Federal Policy Director, presented the changes to the Housing Choice Admin Plan and answered questions from the Board.

Karen mentioned that the U.S. Department of Housing and Urban Development (HUD) does small changes throughout the year, but all the changes are brought to the Board once.

The Housing Choice Voucher (HCV) team created a Project-Based Voucher (PBV) Compliance Team for five BHP properties. The team works on compliance paperwork for Property Management and HCV, including application processing, lease renewals, and recertifications. This provides one point of contact for BHP residents and HCV participants. Jeremy Durham, Executive Director, mentioned that this process came out of resident focus groups facilitated by the BHP team and FLOWS (Foundations for Leaders Organizing for Water and Sustainability).

Other changes brought to the Board included:

- The implementation of a cap of 35 vouchers leased up under this preference at any given time.
- The team was awarded \$89,000 in extraordinary administrative fees, which will be used for security deposits, renter's insurance if required by the lease, and landlord incentives.
- Policy on how to terminate families from the program in the event of insufficient funding.
- The proposal allows all participants to use shared housing options, which allows voucher holders to rent a larger unit and share it with someone else.
- A new chapter (20) regarding Special Purpose Vouchers that BHP administers.

Commissioner Schoenfeld asked what the definition of older adults is. Karen explained that HUD defines elderly people as being 62 years and above and near elderly as 55 years and above; however, this definition varies per program.

The Board authorized the release of the document for public comment with final adoption by the Board at the February 2023 meeting. Commissioner Block recused himself from the vote.

Resolution #2022-15 – Purchase and Sale Agreement for Diagonal Plaza Land Conveyance

Laura Sheinbaum, Director of Real Estate and Development, presented the Purchase and Sale Agreement for Diagonal Plaza Land Conveyance and answered questions from the Board. This resolution would allow BHP to improve our property and create more housing and pedestrian access at Diagonal Plaza.

COMMISSIONER COOPER MOVED TO APPROVE RESOLUTION #2022-15 PURCHASE AND SALE AGREEMENT FOR DIAGONAL PLAZA PARCEL. COMMISSIONER ADLER SECONDED THE MOTION. The motion to approve the minutes passed unanimously.

VII. Board Matters

Resident Representative Council Update

Commissioner Griffin said that the RRC discussed the following items:

- The RRC had a great meeting in November.
- Daniel Nuñez, Director of Property Management, and Dean Rohr, Director of Maintenance, answered questions from the group.
- Brenda Cook Ritenour, the City of Boulder’s Neighborhood Liaison, was a guest speaker.
- During the next RRC meeting, on December 15, Dave Heisterkamp, from Wagenlander & Heisterkamp, LLC, will join to discuss the process of elections in January 2023. Dave will go through the bylaws with everyone.

BHP Foundation Board Update

Commissioner Schoenfeld reported for the BHP Foundation Board. The Foundation discussed the following topics:

- The biggest fundraising drive took place during CO Gives Day on December 6, 2022. The funds will be used for the Bringing School Home (BSH) program, emergency response connectors, community events, and a stipend for Board members who opt-in to receive compensation. The Foundation is hoping to reach its goal by the end of the year.
- The Foundation is welcoming a new Board member in February 2023, who is also a BHP resident.
- The group is looking at intergenerational policies in a more systematic way.

Announcements and Other Items from the Board

Jeremy said that BHP has made the decision for bringing on staff a Deputy Director. The team has offered the position to Frank Alexander and he has accepted. Frank was the Director of Housing and Human Services at Boulder County for 17 years. He accomplished the feat of combining Human Services and Housing. Frank will join us at the end of December 2022.

Conference Opportunities

Commissioner Walker 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 added.

Board Elections

Commissioner Wallach 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.

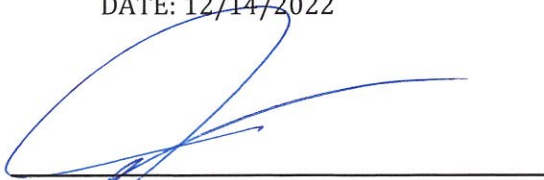
Commissioner Griffin was nominated for Vice Chair of the Board of Commissioners. Commissioner Griffin was elected as Vice Chair of the Board of Commissioners unanimously.

VIII. Adjourn

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

The meeting of the Board of Commissioners adjourned at 10:00 a.m.

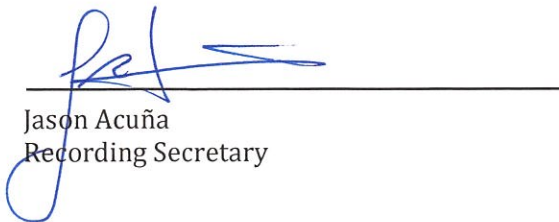
Seal
DATE: 12/14/2022



Jeremy Durham
Executive Director



Bob Walker
Chairperson, Board of Commissioners
Housing Authority of the City of Boulder



Jason Acuña
Recording Secretary