

BOULDER HOUSING PARTNERS
Meeting of the Board of Commissioners
February 8, 2023 | 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	Anita Speirs	Jonathan Cappelli
Commissioner Bissonette	Daniel Nuñez	Mark Fearer
Commissioner Block	Jason Acuña	
Commissioner Cooper	Jodi Bogen	
Commissioner Griffin	Julia Arencibia	
Commissioner Lord	Karin Stayton	
Commissioner Schoenfeld	Laura Sheinbaum	
Commissioner Wallach	René Brodeur	
	Tim Beal	
	Tory Livingston	

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.

Mark Fearer, a member of the Resident Representative Council and a BHP resident, said that the RRC is trying to be more proactive and continue to work closely with BHP.

III. Approval of the Meeting Minutes

Consent agenda items approved:

1. Minutes from December 14, 2022

COMMISSIONER BISSONETTE MOVED TO APPROVE THE MINUTES FROM DECEMBER 14, 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 December 2022 and answered questions from the Board.

In the March Board meeting, we will be going over the December finances in more detail during the Finance Committee meeting.

V. Meet the Department

Jeremy Durham introduced Frank Alexander, the new Deputy Director for BHP. Frank said that he started at the beginning of the year and it has been a privilege to work with the team. Frank has 30 years of experience in health and housing services. He was the Executive Director for the Boulder County Housing Authority, which was the first one to merge Housing and Human Services.

Commissioner Adler asked what was BHP's biggest needs and if there are new things to implement. Frank said that he will focus on freeing up time and capacity for staff. We are currently measuring capacity and a sophisticated diagnosis of our processes and system infrastructure. We are working on improving automation and transparency, which can then alleviate stressors that people experience. We will use the data collected to drive our prioritization. Frank mentioned that we are looking to resuscitate an agreement with Boulder County to access information and provide better service to our residents and participants.

VI. Meeting Agenda

Legislative Overview

Jeremy introduced Jonathan Cappelli from Neighborhood Development Collective (NDC). Jonathan gave a Legislative Overview for the year and answered questions from the Board.

Jonathan mentioned that the NDC focuses on lobbying, policy, local policy, housing program, eviction defense fund, coordinating acquisition work, etc.

Proposition 123: Impacts on BHP

Laura Sheinbaum, Director of Real Estate and Development, gave an overview of Proposition 123 and the effects that this has on BHP and answered questions from the Board.

Resolution #2023-1 – Changes to Housing Choice Administrative Plan

Frank presented the changes to the Housing Choice Admin Plan and answered questions from the Board. Frank mentioned that there have been no requests for changes.

Commissioner Block recused himself from the vote.

COMMISSIONER LORD MOVED TO APPROVE RESOLUTION #2023-1 APPROVAL OF CHANGES TO CHANGES TO HOUSING CHOICE ADMINISTRATIVE PLAN. COMMISSIONER WALLACH SECONDED THE MOTION. The motion to approve the minutes passed unanimously.

BHP Overview – City Council Study Session Presentation

Jeremy gave an overview of BHP and its role in the community. This presentation will be given to the Boulder City Council on Thursday, February 9 at 6:00 PM via Zoom.

We've done this presentation for the City Council prior to COVID-19 with a focus on development. This presentation will focus more on BHP and our programs and services. Jeremy mentioned that we have also taken the council out for tours of our properties.

There is a Spanish version of this presentation on our website as well.

VII. Board Matters

Resident Representative Council (RRC) Update

Commissioner Griffin said that the RRC discussed the following items:

- The RRC growing over the past months, adding family sites to the group.

- With more people, there have been more questions about the RRC's bylaws and their impact on the group.
- In December, Dave Heisterkamp, Legal Counsel, joined the meeting to give an overview of the bylaws. The group found out that RRCs are supposed to primarily support Public Housing properties. Currently, Arapahoe Court is the only property at BHP that is considered Public Housing. Housing Choice Voucher participants would also be a part of the RRC because they are considered "directly assisted" according to HUD rules, but all of the other sites would not be part of this.
- In January, Dave came back and laid out ideas on what could happen with bylaws to be in compliance and inclusive. The RRC discussed the bylaw changes and approved them.
- Elections and nominations are in the process now in time for the meeting next week. Commissioner Griffin will not run for the RRC President position.
- The Board of Commissioners' position was separated from the automatic elections of the RRC president. If that person has a voucher, it wouldn't be necessary.
- Jeremy mentioned that there will be a subcommittee that meets the HUD requirements. Going forward, the Board member will come from that subcommittee.

BHP Foundation Board Update

Commissioner Walker reported to the BHP Foundation Board. The Foundation discussed the following topics:

- Allison Billings, from Impact on Education, came and talked about the Boulder Valley School District (BVSD) Kinder Bridge program. Some changes were made based on feedback from last year, including art, music, and Physical Education added to the curriculum. The program will run for four weeks starting in June 2023 from 8:00 am-3:00 pm, with counselors onsite and transportation and meals included. The Kinder Bridger program will cost around \$1K per student.
- Karin Stayton gave a presentation about the accomplishments of the Foundation in 2022. The Foundation raised \$50,000 in its year-end campaign.
- Two new members joined the Foundation – Anastasia Fasal and Elizabeth Million, Vice President of Elevations Credit Union. There are now 14 members and five active committees.

Announcements and Other Items from the Board

The Nominating, Personnel, and Governance (NPG) Committee will meet on March 9, 2023.

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

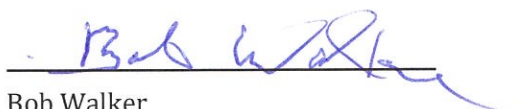
There were no Future Board Items added.

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 11:40 am.


Seal
DATE: 2/8/2023



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



Jeremy Durham
Executive Director



Jason Acuña
Recording Secretary