

BOULDER HOUSING PARTNERS
Meeting of the Board of Commissioners
June 14, 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 Grano (ABSENT)	Daniel Nuñez	
Commissioner Bissonette	Frank Alexander	
Commissioner Block	Jason Acuña	
Commissioner Cooper	Jodi Bogen	
Commissioner Fearer	Julia Arencibia	
Commissioner Lord	Laura Sheinbaum	
Commissioner Schoenfeld (ABSENT)	Tim Beal	
Commissioner Wallach (ABSENT)	Karin Stayton	
	Tory Livingston	
	Lyndall Ellingson	

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 May 17, 2023

COMMISSIONER FEARER MOVED TO APPROVE THE MINUTES FROM MAY 17, 2023.

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

IV. Financial Dashboard

Jeremy Durham, Executive Director, went over the financial dashboard for May 2023 and answered questions from the Board. Jeremy noted that the work order timetable has changed due to system improvements and numbers continue to drop for the better.

V. Meeting Agenda

Resolution #2023-4

Jeremy Durham presented Resolution #2023-3 Annual Boulder Housing Partners Audit Review and answered questions from the Board. BHP obtained an ‘unmodified’ result from the auditors, denoting the highest level of assurance attainable for an organization.

COMMISSIONER BISSONETTE MADE A MOTION TO APPROVE RESOLUTION #2023-4 ANNUAL BOULDER HOUSING PARTNERS AUDIT REVIEW. COMMISSIONER FEARER SECONDED THE MOTION. The motion passed unanimously.

Resolution #2023-5

Jeremy Durham presented the High Mar Bond: Transition of LIBOR Index to SOFR Index for Interest Rate Calculations and answered questions from the Board.

COMMISSIONER BISSONETTE MADE A MOTION TO APPROVE RESOLUTION #2023-5 HIGH MAR BOND: TRANSITION OF LIBOR INDEX TO SOFR INDEX FOR INTEREST RATE CALCULATIONS. COMMISSIONER LORD SECONDED THE MOTION. The motion passed unanimously.

Resolution #2023-6 Housing Choice Voucher Payment Standards

Karen Brunner, MTW & Federal Policy Director, presented the Housing Choice Voucher Payment Standards and answered questions from the Board.

Staff recommended that the 2023 Payment Standards be adjusted to the following amounts effective July 1, 2023, for any current voucher holder who is moving to a new unit, for applicants leasing up with a voucher for the first time, and any rent increases effective after July 1, 2023, for those who are leased up and remain in place:

Voucher Size	1 bedroom	2 bedrooms	3 bedrooms
Payment Standard	\$ 1,736	\$ 2,102	\$ 2,795

This is equal to a 110% increase of the 2023 Fair Market Rents, which will increase the buying power of the voucher holder.

COMMISSIONER BISSONETTE MADE A MOTION TO APPROVE RESOLUTION #2023-6 HOUSING CHOICE VOUCHER PAYMENT STANDARDS WITH AN AMENDMENT TO CHANGE THE DATE FROM JUNE 1, 2023 TO JULY 1, 2023. COMMISSIONER BLOCK SECONDED THE MOTION. The motion passed unanimously.

VI. Board Matters

Resident Representative Council (RRC) Update

Commissioner Fearer said that the RRC discussed the following items:

- Fort Collins - Care Housing: One of three organizations focusing on affordable housing and they are establishing their first RRC. Most housing authorities do not have RRCs. Commissioner Fearer will participate in their upcoming meeting to share his experience.

Commissioner Fearer will also seek out other active RRCs to collaborate with and establish a statewide network.

- Maiker Housing Partners: Commissioner Fearer connected with them at NAHRO. They are interested in forming an RRC and will attend the Fort Collins meeting.
- NAHRO and FAHDA conferences: Commissioner Fearer attended both conferences; both were informative but not geared towards residents.
- Recent changes with RentCafe and BHP: Lyndall Ellingson, Resident Services Program Manager, will present during the next RRC meeting to address concerns.
- Voting issue within RRC: Only directly assisted individuals can vote, causing Pam Griffin to step down as President. Commissioner Fearer is the sole directly assisted person on the RRC. A committee is being formed to address this issue.
- The RRC will send a letter to encourage more resident involvement in the RRC.
- There are current vacancies for treasurer and membership officer positions. There have been resignations due to polarization and recent changes in RRC leadership.
- Frank Alexander, Deputy Director, discussed BHP's recent move towards Electronic Rent Payments. Frank explained that BHP staff has met with hundreds of residents at different communities and the universal request from residents has been more time with staff. From an Operations perspective, the need comes down to better time management and focus on direct contact with residents. Due to this and the complex process of collecting rent, we decided to shift to full electronic rent payments. Staff is being mindful of residents that will need support throughout this process and staff will be available to meet with them individually.

BHP Foundation Board Update

Commissioner Walker said that the BHP Foundation Board has focused on intergenerational education and working on fundraising. Commissioner Schoenfeld will provide another update during the July Board meeting.

Announcements and Other Items from the Board

Commissioner Block said that he was named the CEO of the Boulder Shelter for the Homeless.

Conference Opportunities

Commissioners are welcome to contact Jason Acuña if they are interested in attending any conference opportunities.

Future Board Items

There were no Future Board Items added.

VII. EXECUTIVE SESSION

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 FEARER SECONDED THE MOTION. The motion passed unanimously.

The Board recessed at 10:24 am into Executive Session as per Colorado Statue C.R.S. 24-6-402(4)(f) to discuss Personnel Matters.

COMMISSIONER LORD MADE A MOTION TO ADJOURN THE EXECUTIVE SESSION OF THE BOARD OF COMMISSIONERS. COMMISSIONER BISSONETTE SECONDED THE MOTION. The motion passed unanimously.

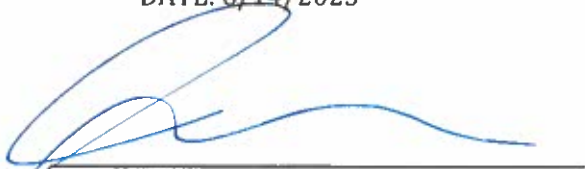
The Board met in executive session for 10 minutes at which time the only matters discussed were those related to Personnel matters.

VIII. Adjourn

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

The meeting of the Board of Commissioners adjourned at 10:36 am.

Seal
DATE: 6/14/2023



Jeremy Durham
Executive Director

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



Jason Acuña
Recording Secretary