

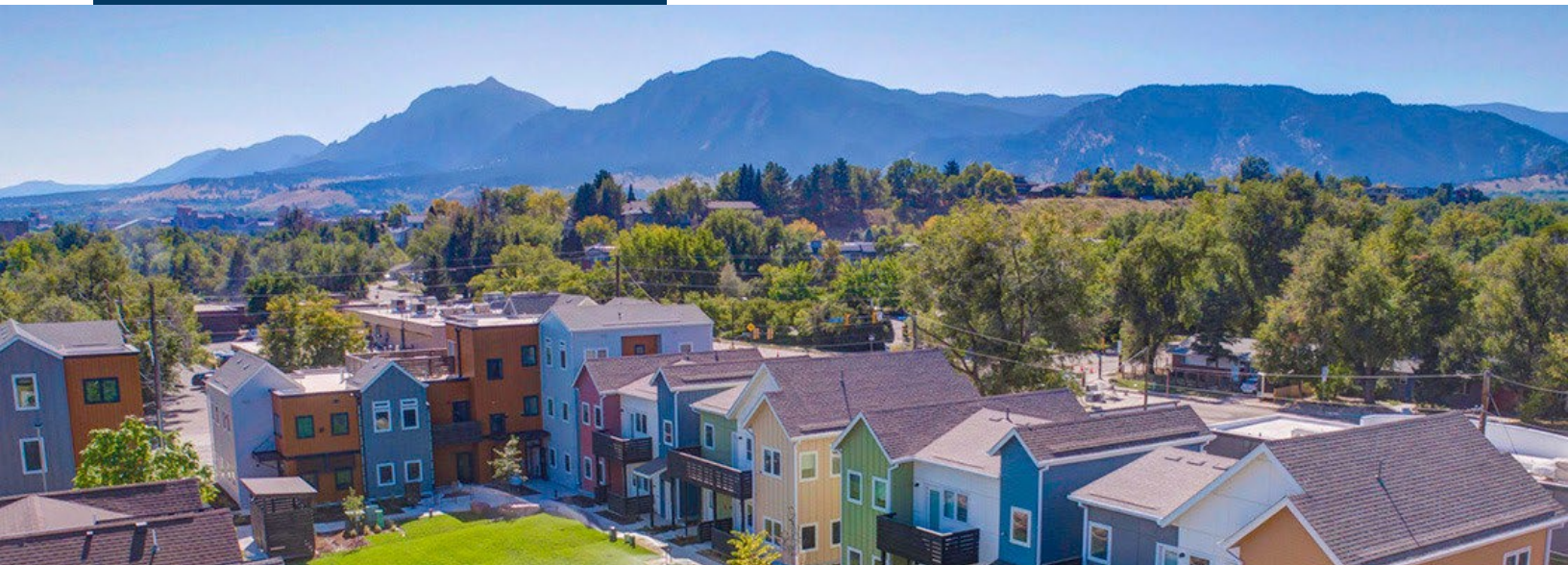


BOULDER
HOUSING
PARTNERS

BOARD OF COMMISSIONERS MEETING

October 18, 2023

*BHP Main Office
4800 N. Broadway
Boulder, CO 80304*





Board of Commissioners Meeting

Boulder Housing Partners
4800 N. Broadway, Boulder, CO 80304
October 18, 2023 | 9:00 AM - 11:30 AM

AGENDA

9:00-9:30	Standing Agenda and Meeting Items	Page
	1. Call to Order and Determination of a Quorum	
	2. Public Participation	
	3. Approval of Minutes from September 13, 2023	5
	4. Finance and Operations Update	13
9:30-11:00	Meeting Agenda	
	1. Administrative Plan Changes Due to HOTMA - Implementation Postponed to Comply with HUD Guidance	14
	2. Resolution #2023-11 – 2024 Housing Choice Voucher Payment Standards	15
	3. Resolution #2023-12 – 3300 Penrose Place Inducement Resolution	18
	4. 2023 Boulder County Ballot Issues & Measures	26
11:00-11:30	Board Matters	
	1. BHP Foundation Board Update	
	2. Announcements and Other Items from the Board	
	3. Upcoming Conference Opportunities	42
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11:30	Adjournment	



Reunión de la Junta de Comisionados

Boulder Housing Partners
4800 N. Broadway, Boulder, CO 80304
18 de octubre de 2023 | 9:00 AM - 11:30 AM

AGENDA

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9:00-9:30	Agenda Permanente y Puntos de la Reunión	
	1. Llamado al Orden y Determinación de Quórum	
	2. Participación del Público	
	3. Aprobación del Acta del 13 de septiembre de 2023	5
	4. Actualización de Finanzas y Operaciones	13
9:30-11:00	Agenda de la Reunión	
	1. Cambios en el plan administrativo debido a HOTMA - Implementación postpuesta para cumplir con la guía del HUD	14
	2. Resolución #2023-11 – Normas de pago de vales de elección de vivienda para 2024	15
	3. Resolución #2023-12 – 3300 Resolución de incentivo de Penrose Place	18
	4. Cuestiones y medidas electorales del condado de Boulder para 2023	26
11:00-11:30	Asuntos de la Junta de Comisionados	
	1. Actualización de la Junta de Comisionados de la Fundación de BHP	
	2. Anuncios y Otros Elementos de la Junta de Comisionados	
	3. Próximas Oportunidades de Conferencias	42
	4. Elementos Futuros de La Junta y Calendario de la Junta	43
11:30	Aplazamiento	

Strategic Framework

BOULDER HOUSING PARTNERS



VISION To help create a **diverse, inclusive, & sustainable** Boulder.

MISSION To provide quality, affordable homes and foster thriving Boulder communities.

CORE BELIEFS

- We believe in the **power of having a home**.
- We believe in **opportunity for all**.
- We celebrate our **diversity**.
- We believe our work is **one part of a broader solution** to a thriving community.
- We believe in keeping our **impact on the environment small**.
- We believe in working as **one team**.

STRATEGIES.....

Support Residents & Strengthen Communities

We provide high-quality customer service, treating all people with kindness, respect, and dignity. We foster partnerships with residents, participants, and local organizations to increase opportunities and strengthen the broader community.

Increase Affordable Housing Opportunities

We seek to meet the changing housing needs of our community. Our expertise is affordable and attainable rental housing. We work in collaboration with the City of Boulder to address community housing goals and provide opportunities that would not otherwise be available in the local market. We are agile and responsive to opportunities, providing permanently affordable homes through development, acquisition, and vouchers.

Steward our Resources Effectively

We are diligent stewards of public resources and champions for those who need them. We manage our resources through effective business practices, strategic asset management, community collaborations, environmental stewardship, and innovative systems that bring clarity and focus to our work.

Cultivate an Outstanding Workplace

We create a positive workplace culture, striving to attract and retain the best employees. We support wellness and balance in employees' lives and we cultivate the creativity, passions, and unique skills of our team members.



4800 N. Broadway, Boulder, CO 80304
Phone: 720-564-4610
Fax: 303-939-9569
www.boulderhousing.org
Hearing Assistance: 1-800-659-3656

FRAMEWORK FOR DECISION MAKING

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 13, 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	Diana Alvarado
Commissioner Bissonette	Frank Alexander	Mark Fearer
Commissioner Block	Jason Acuña	Jordan Hanzizk
Commissioner Cooper	Karin Stayton	Theo Schulte
Commissioner Fearer	Laura Sheinbaum	
Commissioner Lord	Lyndall Ellingson	
Commissioner Schoenfeld	Suinya Mindiola	
Commissioner Wallach	Tim Beal	
	Tory Livingston	
	Will Kugel	
	Zelene Nava	

I. Call to order and Determination of a Quorum

Commissioner Walker called the meeting of the Board of Commissioners to order at 9:06 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 stated that he has resigned as president of the Resident Representative Council (RRC). Mark commented that a letter from BHP is being sent out to directly assisted residents who might want to join the group.

III. Partnership Awards

René Brodeur, Community Partners Director, introduced the September Partnership Awards.

1. Local Boulder Business Partner: Clutter Trucker
Presented by: Lyndall Ellingson, Resident Services
2. Non-Profit Partner: Boulder Food Rescue
Presented by: Suinya Mindiola, Resident Services

IV. Approval of the Meeting Minutes

Consent agenda items approved:

1. Minutes from July 12, 2023

COMMISSIONER LORD MOVED TO APPROVE THE MINUTES FROM JULY 12, 2023.

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

V. Financial Dashboard

Will Kugel, Chief Financial Officer, went over the financial dashboard for July 2023 and answered questions from the Board. Will noted that the Finance Committee met on Monday, September 11, 2023, via Zoom to go over the financials in further detail.

VI. Meeting Agenda

Moving to Work (MTW) Annual Plan Draft

Karen Brunnermer, MTW and Federal Policy Director, presented the MTW Annual Plan Draft and answered questions from the Board.

Karen stated that there are two amendments and one new activity for 2024 proposed in the Board memo, including:

1. Project Based Voucher (PBV) over-income limit for voucher
2. Family Self Sufficiency (FSS) escrow amounts
3. The next available voucher request

Commissioner Wallach asked if six months would be enough notice for voucher holders to move from the property. Karen noted that new voucher holders receive 120 days to find a unit where they can use their voucher. This six-month period would start 30 to 45 days after the notice has been given. Overall, our team's goal is to make this transition as smooth as possible for these voucher holders and allow for another family with a higher need to move into the affordable unit with project-based voucher assistance. Families moving out of the PBV unit will have the option to move into another BHP property. Currently, 32 families meet this criterion, and seven of these families are at a 60% Area Median Income (AMI) or more, which would remove them from the affordable rental pool and into market rate. BHP has market-rate apartment homes available if they choose to stay in a BHP property.

The Commissioners asked what would happen if a family's financial situation changed during this transition phase. Karen stated that if something changes within this timeframe, they can report the change to us, have their income recalculated, and stay on the voucher program.

The Commissioners gave a nod of approval for the BHP team to continue with the draft plan and for public review.

Administrative Plan Changes due to HOTMA

Karen Brunnermer presented the Administrative Plan Changes due to the Housing Opportunities Through Modernization Act (HOTMA) of 2016 and answered questions from the Board.

Karen stated that we have decided to delay the implementation of HOTMA until October 2024 across the organization to create consistency with the HCV and Property Management teams.

The draft release will be communicated to the Board, with more details discussed in the November Board meeting.

Resolution #2023-10 Project-Based Vouchers for Families at Risk of Homelessness for the Diagonal Plaza Redevelopment

Laura Sheinbaum, Chief Real Estate Officer, and Karen Brunnemer presented Resolution #2023-10 Project-Based Vouchers for Families at Risk of Homelessness for the Diagonal Plaza Redevelopment memo and resolution and answered questions from the Board.

Laura and Karen mentioned that the team plans to allocate five vouchers at Diagonal Plaza for families at risk or facing homelessness, aligning with community needs. There's a significant need for larger homes due to rising rental costs. BHP will collaborate with local service providers, including the Boulder County Family Resource Network, for referrals. BHP's MTW designation permits flexibility in allocating these vouchers without a competitive process. By adding five units at Diagonal Plaza, 35.9% of BHP's eligible vouchers will be project-based.

COMMISSIONER COOPER MADE A MOTION TO APPROVE RESOLUTION #2023-10 PROJECT-BASED VOUCHERS FOR FAMILIES AT RISK OF HOMELESSNESS FOR THE DIAGONAL PLAZA REDEVELOPMENT. COMMISSIONER LORD SECONDED THE MOTION. The motion passed unanimously.

Electronic Payment of Rents Update

Frank Alexander, Deputy Director, presented an update on Electronic Payments of Rent and answered questions from the Board.

The BHP team has conducted 17 community meetings this summer to communicate and gather feedback from residents. A frequent comment was the desire for more BHP presence in the communities. Responding to this, BHP streamlined back-office operations, introduced electronic rent payments via RentCafe, and made it easier for residents to submit work orders. The team has worked to roll out these changes in a four-phase process, with each phase involving 500-600 units. As a result, 84.5% of rent payments are now electronic. From December, physical payments will no longer be accepted. BHP has held training sessions and one-on-one meetings to assist residents with this transition. Despite potential challenges, computer labs and programs are available to aid residents, and no one will lose housing due to computer illiteracy. BHP is transitioning to online applications and recertifications, with various payment methods accepted on RentCafe. We are also exploring favorable banking relationships and offering accommodations as needed.

VII. Board Matters

Resident Representative Council (RRC) Update

Jeremy Durham, Executive Director, said that BHP is working to have a Resident Commissioner and a resident committee available according to HUD's definition. Letters have been sent to residents that would qualify to let them know of the availability.

BHP Foundation Board Update

Commissioner Schoenfeld said that the Foundation met at the beginning of August. The BHP Foundation Board is currently at 15 board members again.

The Foundation will have a property tour coming up on October 19 from 1-4 pm. If anyone is interested or knows of anyone who would like to join the tour, please let Commissioner Schoenfeld know so that they can join. Attendees will look at sites and learn about services.

Karin Stayton, Director of Resident Services said that there are grants out now for review. The team is looking for a grant writer to help with these applications.

Announcements and Other Items from the Board

Jeremy Durham mentioned that on September 22, Commissioner Adler Grano is presenting at TEDxBoulder about housing in Boulder.

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.

VIII. Adjourn

COMMISSIONER WALLACH 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 11:05 am.

Seal
DATE: 9/13/2023

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

Jeremy Durham
Executive Director

Jason Acuña
Recording Secretary

BOULDER HOUSING PARTNERS
Reunión de la Junta de Comisionados
13 de septiembre de 2023 | 9:00 am
4800 N. Broadway, Boulder, CO 80304

Las reuniones de la junta se llevan a cabo el segundo miércoles de cada mes, a partir de las 9:00 am, en la oficina principal de BHP (4800 Broadway, Boulder, CO 80304), a menos que se indique lo contrario. Las reuniones de la junta están abiertas a todos e incluyen tiempo para participación pública según lo dispuesto en la agenda.

Para interpretación en español durante la reunión de la Junta de Comisionados, contáctenos al 720-564-4610 el viernes anterior a la reunión de la Junta para programar el servicio.

Commissioner Walker	Jeremy Durham	Otros Presente:
Comisionada Adler	Anita Speirs	Diana Alvarado
Comisionado Bissonette	Frank Alexander	Mark Fearer
Comisionado Block	Jason Acuña	Jordan Hanzick
Comisionada Cooper	Karin Stayton	Theo Schulte
Comisionado Fearer	Laura Sheinbaum	
Comisionada Lord	Lyndall Ellingson	
Comisionada Schoenfeld	Suinya Mindiola	
Comisionado Wallach	Tim Beal	
	Tory Livingston	
	Will Kugel	
	Zelene Nava	

I. Llamado al Orden y Determinación de un Quórum

El Comisionado Walker dio inicio a la reunión de la Junta de Comisionados a las 9:08 am. Se declaró un quórum.

II. Participación Pública

La información de la reunión de la Junta se publicó en el sitio web principal de BHP (boulderhousing.org) en inglés y español.

Mark Fearer declaró que ha dimitido como presidente del Consejo de Representantes Residentes (RRC). Mark comentó que BHP está enviando una carta a los residentes que reciben asistencia directa y que quieran unirse al grupo.

III. Premios de Socios

René Brodeur, Director de Socios Comunitarios, presentó los Premios de Asociación de septiembre.

1. Socio comercial local de Boulder: Clutter Trucker
Presentado por: Lyndall Ellingson, Servicios para Residentes
2. Socio sin fines de lucro: Boulder Food Rescue
Presentado por: Suinya Mindiola, Servicios para Residentes

IV. Aprobación del Acta de la Reunión

Puntos de la agenda de consentimiento aprobados:

1. Acta del 12 de julio de 2023

LA COMISIONADA LORD SE MOVIÓ PARA APROBAR EL ACTA DEL 12 DE JULIO DE 2023. EL COMISIONADO WALLACH APOYÓ LA MOCIÓN. La moción para aprobar el acta pasó por unanimidad.

V. Tablero Financiero

Will Kugel, director financiero, repasó el panel financiero de julio de 2023 y respondió las preguntas de la junta. Will señaló que el Comité de Finanzas se reunió el lunes 11 de septiembre de 2023 a través de Zoom para repasar las finanzas con más detalle.

VI. Agenda de la Reunión

Borrador del Plan Anual de Moving to Work (MTW)

Karen Brunnemer, directora de MTW y políticas federales, presentó el borrador del plan anual de MTW y respondió las preguntas de la Junta.

Karen afirmó que hay dos enmiendas y una nueva actividad para 2024 propuestas en el memorando de la Junta, que incluyen:

1. Límite de exceso de ingresos del vale basado en proyectos (PBV) para el vale
2. Montos del depósito en garantía del programa de autosuficiencia familiar (FSS)
3. La próxima solicitud de bono disponible

El comisionado Wallach preguntó si seis meses de antelación serían suficientes para que los titulares de vales se mudaran de la propiedad. Karen señaló que los nuevos titulares de vales reciben 120 días para encontrar una unidad donde puedan utilizar su vale. Este período de seis meses comenzaría entre 30 y 45 días después de que se haya dado el aviso. En general, el objetivo de nuestro equipo es hacer que esta transición sea lo más sencilla posible para estos titulares de vales y permitir que otra familia con una mayor necesidad se mude a la unidad asequible con asistencia de vales basada en proyectos. Las familias que se muden de la unidad PBV tendrán la opción de mudarse a otra propiedad de BHP. Actualmente, 32 familias cumplen con este criterio, y siete de estas familias tienen un ingreso medio del área (AMI) del 60% o más, lo que las sacaría del grupo de alquiler asequible y las incluiría en la tarifa del mercado. BHP tiene apartamentos a precio de mercado disponibles si deciden quedarse en una propiedad de BHP.

Los comisionados preguntaron qué pasaría si la situación financiera de una familia cambia durante esta fase de transición. Karen afirmó que si algo cambia dentro de este plazo, pueden informarnos el cambio, recalcular sus ingresos y permanecer en el programa de vales.

Los comisionados dieron un gesto de aprobación para que el equipo de BHP continuara con el borrador del plan y lo revisara el público.

Cambios en el Plan Administrativo debido a HOTMA

Karen Brunnemer presentó los cambios en el plan administrativo debido a la Ley de Oportunidades de Vivienda a través de la Modernización (HOTMA) de 2016 y respondió preguntas de la Junta.

Karen declaró que hemos decidido retrasar la implementación de HOTMA hasta octubre de 2024 en toda la organización para crear coherencia con los equipos de HCV y Administración de propiedades.

El borrador del comunicado se comunicará a la Junta y se discutirán más detalles en la reunión de la Junta de noviembre.

Resolución #2023-10 Vales basados en proyectos para familias en riesgo de quedarse sin hogar para la remodelación de Diagonal Plaza

Laura Sheinbaum, directora de bienes raíces, y Karen Brunnemer presentaron el memorando y la resolución de la Resolución n.º 2023-10 de vales basados en proyectos para familias en riesgo de quedarse sin hogar para la reurbanización de Diagonal Plaza y respondieron preguntas de la Junta.

Laura y Karen mencionaron que el equipo planea asignar cinco vales en Diagonal Plaza para familias en riesgo o que se enfrentan a la falta de vivienda, alineándose con las necesidades de la comunidad. Existe una gran necesidad de viviendas más grandes debido al aumento de los costes de alquiler. BHP colaborará con proveedores de servicios locales, incluida la Red de Recursos Familiares del Condado de Boulder, para obtener referencias. La designación MTW de BHP permite flexibilidad en la asignación de estos vales sin un proceso competitivo. Al añadir cinco unidades en Diagonal Plaza, el 35,9% de los bonos elegibles de BHP se basarán en proyectos.

EL COMISIONADO COOPER PRESENTÓ UNA MOCIÓN PARA APROBAR LA RESOLUCIÓN #2023-10 VALES BASADOS EN PROYECTOS PARA FAMILIAS EN RIESGO DE QUEDARSE SIN HOGAR PARA EL REESARROLLO DE LA PLAZA DIAGONAL. EL COMISIONADO SEÑOR APROBÓ LA MOCIÓN. La moción fue aprobada por unanimidad.

Actualización de Pago Electrónico de Rentas

Frank Alexander, subdirector, presentó una actualización sobre pagos electrónicos de alquiler y respondió preguntas de la Junta.

El equipo de BHP ha llevado a cabo 17 reuniones comunitarias este verano para comunicarse y recopilar comentarios de los residentes. Un comentario frecuente fue el deseo de una mayor presencia de BHP en las comunidades. En respuesta a esto, BHP simplificó las operaciones administrativas, introdujo pagos electrónicos de alquiler a través de RentCafe y facilitó a los residentes la presentación de órdenes de trabajo. El equipo ha trabajado para implementar estos cambios en un proceso de cuatro fases, cada una de las cuales involucra entre 500 y 600 unidades. Como resultado, el 84,5% de los pagos de alquiler son ahora electrónicos. A partir de diciembre ya no se aceptarán pagos físicos. BHP ha realizado sesiones de capacitación y reuniones individuales para ayudar a los residentes con esta transición. A pesar de los posibles desafíos, hay laboratorios y programas de computación disponibles para ayudar a los residentes, y nadie perderá su vivienda debido al analfabetismo informático. BHP está haciendo la transición a solicitudes y recertificaciones en línea, y se aceptan varios métodos de pago en RentCafe. También estamos explorando relaciones bancarias favorables y ofreciendo adaptaciones según sea necesario.

VII. Asuntos de la Junta

Novedades del Consejo de Representantes de Residentes

Jeremy Durham, director ejecutivo, dijo que BHP está trabajando para tener un comisionado residente y un comité residente disponibles según la definición de HUD. Se han enviado cartas a los residentes que calificarían para informarles sobre la disponibilidad.

Novedades de la Fundación de la Junta

La Comisionada Schoenfeld informó que la Fundación se reunió a principios de agosto. La Junta Directiva de la Fundación BHP vuelve a tener 15 miembros.

La Fundación realizará un recorrido por la propiedad el 19 de octubre de 1 a 4 p.m. Si alguien está interesado o conoce a alguien a quien le gustaría unirse al recorrido, infórmese al Comisionado Schoenfeld para que pueda unirse. Los asistentes verán sitios y aprenderán sobre los servicios.

Karin Stayton, directora de Servicios para Residentes, dijo que ahora hay subvenciones para revisión. El equipo está buscando un redactor de subvenciones para ayudar con estas solicitudes.

Anuncios y Otros Elementos de la Junta

Jeremy Durham mencionó que el 22 de septiembre, el comisionado Adler Grano hará una presentación en TEDxBoulder sobre vivienda en Boulder.

Oportunidades de Conferencias

El Comisionado Walker y Jeremy dijeron que los Comisionados pueden enviar un correo electrónico a Jason Acuña si están interesados en asistir a alguna conferencia.

Elementos Futuros de la Junta

No hubo elementos futuros de la Junta.

VIII. Aplazar

LA COMISIONADA COOPER HIZO UNA MOCIÓN PARA APLAZAR LA REUNIÓN DE LA JUNTA DE COMISIONADOS. EL COMISIONADO BISSONETTE APOYO LA MOCIÓN. La moción fue aprobada por unanimidad.

La reunión de la Junta de Comisionados terminó a las 11:05 am.

Sello

FECHA: 13 de septiembre de 2023

Bob Walker
Presidente de la Junta de Comisionados
Autoridad de Vivienda de la Ciudad de Boulder

Jeremy Durham
Director Ejecutivo

Jason Acuña
Secretario de Actas

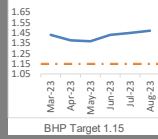
Boulder Housing Partners Benchmark Report as of August-2023

BHP Net Income

	YTD Actual	YTD Budget	% Diff
Income	44,037,536	38,712,835	14%
Expense	(23,937,419)	(24,525,429)	2%
	20,100,116	14,187,406	

Note: \$45M of revenue recorded (Freuhau property) not budgeted.

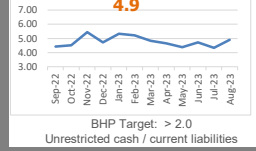
BHP Debt Service Coverage Ratio



BHP Balance Sheet Summary

	Actual Aug-23	Actual Dec-22	Net Change YTD
Assets	351,575,555	331,668,599	19,906,956
Liabilities	(148,897,889)	(148,905,359)	7,471
Equity	202,677,666	182,763,240	19,914,426

BHP Quick Ratio



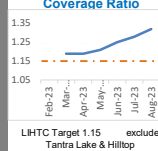
BHP Target: > 2.0
Unrestricted cash / current liabilities

LIHTC Net Income

	YTD Actual	YTD Budget	% Diff
Income	9,813,219	9,320,952	5%
Expense	(16,937,297)	(16,764,913)	-1%
	(7,124,078)	(7,443,961)	

excludes Tantra Lake & Hilltop

LIHTC Debt Service Coverage Ratio



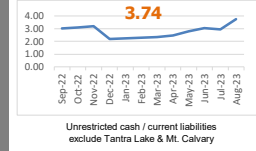
LIHTC Target 1.15 exclude Tantra Lake & Hilltop

LIHTC Balance Sheet Summary

	Actual Aug-23	Actual Dec-22	Net Change YTD
Assets	247,654,016	254,951,686	(7,297,670)
Liabilities	(191,865,100)	(192,918,003)	1,052,903
Equity	55,788,917	62,033,683	(6,244,766)

excludes Tantra Lake & Hilltop

LIHTC Quick Ratio



Unrestricted cash / current liabilities exclude Tantra Lake & Mt. Calvary

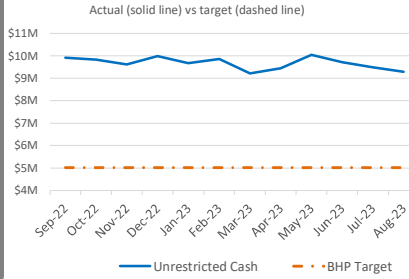
Work Orders - Emergency:

0.9 Average days to complete 1,788 work orders YTD

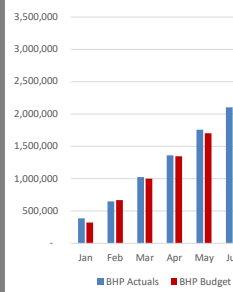
Work Orders - Routine:

4.4 Average days to complete 6,040 work orders YTD

BHP Unrestricted Cash, Last 12 Month

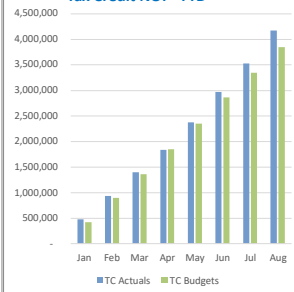


BHP NOI - YTD

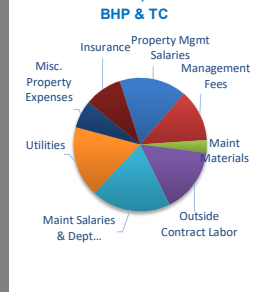


Excludes Tantra Lake from BHP NOI and TC NOI

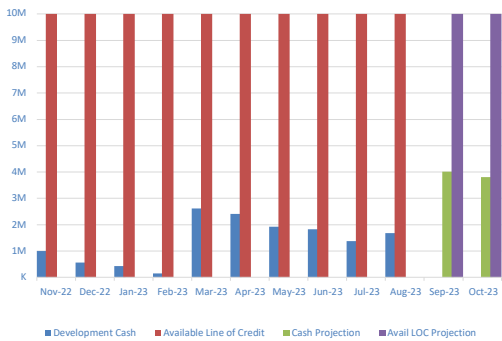
Tax Credit NOI - YTD



PUPA \$8455 BHP & TC



BHP Development Funds; Available Resources



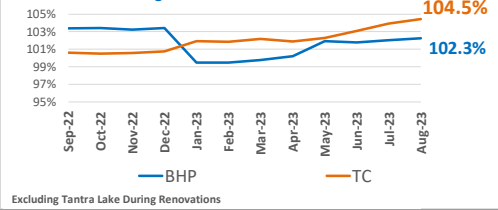
Operating Reserves

Current Operating Reserves
4,678,965

2023 Annualized Expenses
16,419,716

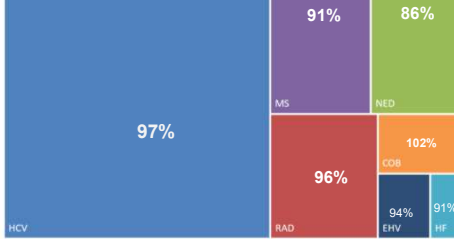
3.4 Months
of annual operating expenses are covered by the current operating reserves.
BHP Target is 2 Months

% of Budgeted Net Tenant Rental Income YTD



Excluding Tantra Lake During Renovations

Housing Choice Voucher Occupancy by Program



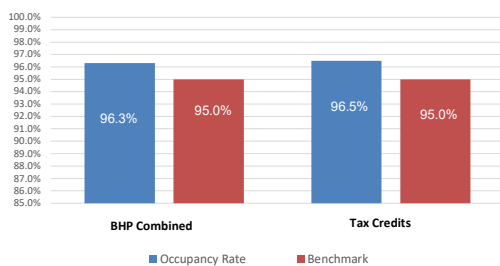
Housing Choice Voucher Programs;

- HCV - 802 Housing Choice Vouchers
- RAD - 135 Rental Assistance Demonstration Vouchers
- NED - 181 Non-Elderly Disabled Vouchers
- MS - 188 Mainstream (10 additional vouchers added as of February 2023)
- HFP - 22 Housing First Vouchers
- COB - 48 COB PSH Vouchers
- EHV - 35 Emergency Housing Vouchers

Unit Mix

	AMI	BHP	LIHTC
Public Housing		14	
Vouchers		54	524
30%		12	19
40%		57	53
45%		-	16
50%		109	167
60%		117	312
Market		143	-
Total		506	1091
All Units			1,597

BHP & LIHTC Occupancy Rates



Unique Households Served

2406



MEMO

To: Board of Commissioners
From: Karen Brunnemer, MTW and Federal Policy Director
Date: October 18, 2023
Re: **Administrative Plan Changes Due to HOTMA - Implementation Postponed to Comply with HUD Guidance**

Background

Last month, we updated you on some required changes to our Administrative Plan after HUD released the final changes under the Housing Opportunities Through Modernization Act of 2016 (HOTMA). Originally, HUD was requiring the Admin Plan to be updated and approved by the Board of Commissioners no later than January 1, 2024. HUD published a notice with further guidance on September 29, 2023, which allows Housing Authorities to delay updating the Admin Plan.

Guidance from HUD continues to be released. Staff will continue to attend training to better understand the full implications of HOTMA and how the HOTMA changes may interact with our Moving to Work Activities and flexibility.

Currently, our intent is to update our Admin Plan in the summer of 2024. The exact date of implementation has not yet been determined, as HUD is also making changes to how Public Housing Authorities submit the required information electronically to the HUD system. HOTMA cannot be implemented until we can submit data electronically through this new system, which is dependent on HUD and our software vendor.

Action Requested

None.

MEMO

To: Board of Commissioners
From: Karen Brunnemer, MTW and Federal Policy Director
Date: October 18, 2023
Re: **Housing Choice Voucher Payment Standards**

Background

Each year, HUD issues a new set of data describing the Fair Market Rents (FMR) by geographic area. The FMR establishes the basis for how much assistance is paid in the Housing Choice Voucher Program. FMRs are set at the 40th percentile of rents in our area.

The local “payment standard” is a program innovation that allows each housing authority to establish a rent limit that is no less than 90% and no more than 110% of FMR for their local jurisdiction. The limiting factor becomes our ability to balance program funding while maximizing the number of families we can assist.

Based on the annual HUD FMR, the staff brings the Board a proposal for our voucher program. Every year, we try to align our payment standards with the Boulder County and Longmont Housing Authorities. All three housing authorities are setting the payment standard at 100% of the 2024 FMR. The payment standards only affect tenant-based voucher holders, as rent is set at the contract level for the entire property for project-based vouchers.

Analysis

In 2024, the Fair Market Rents increased by 13-16% over the 2023 Fair Market Rents. In July 2023, we increased our payment standards to 110% of Fair Market Rents to allow our voucher holders to be more competitive in the market and provide more buying power. Below is a chart comparing the Fair Market Rents and 2023 Payments Standards:

Year	0 bed	1 bed	2 beds	3 beds	4 beds
2023 Fair Market Rents	\$1,397	\$1,578	\$1,911	\$2,541	\$3,005
2023 Payment Standard (105% FMR)	\$1,467	\$1,657	\$2,007	\$2,668	\$3,155
2023 Payment Standard (110% FMR) 7/1/2023	\$1,537	\$1,736	\$2,102	\$2,795	\$3,306
2024 Fair Market Rents	\$1,585	\$1,823	\$2,217	\$2,898	\$3,394

We look at several different factors when setting the payment standards for the year.

Funding Availability: The HUD budget for 2024 has not yet been approved, however, proposed numbers are holding steady at current funding levels with a possible increase. In 2032, our budget authority increased by 10.9%. In 2023, the inflation factor was 7.5%, and the pro-ration factor was 100%. Our baseline level of funding is adjusted for inflation and pro-rated based on HUD’s total funding. While we do not know what the inflation and pro-ration factors are, we are expecting our 2024 funding to be close to the 2023 level.

Increasing our payment standards to 100% of 2024 FMRs will increase our HAP spending for current voucher holders by \$415,651, which is 3% of our 2023 Budget Authority. Of the 135 households whose gross rent is over the current payment standard, 79 will be at or below the

payment standard (which results in them paying rent based strictly on income, and not any extra). Of the 56 households that will continue to have a gross rent over the payment standard, 16 are renting a unit that is larger than their voucher size (ex. household with a 2-bedroom voucher renting a 3-bedroom unit).

Rent Burden: Payment standards only affect those voucher holders who have a tenant-based voucher and are renting in the marketplace (the payment standard is not used when calculating the participant portion of rent for project-based vouchers). Data analysis shows that we currently have 135 of 847 households whose gross rent exceeds the payment standard, and therefore, would benefit from an increase in the payment standard (anytime the gross rent of the unit is more than the payment standard, that portion is passed on to the participant. Ex. If gross rent is \$1,500 and the payment standard is \$1,400, the difference of \$100 is added to the household’s portion of the rent which is based on their income). Of those 135 households, 59 are renting a unit that is larger than their voucher size. The current average rent burden for these 135 households is 36.1%. This would be reduced to 26.7%.

Lease-Up Rate and Rent Increases: The utilization rate for the tenant-based vouchers has averaged 95.3% from January – August.

Between January and September 96 lottery applicants were issued a voucher. Of those:

- 64 have leased up
- 13 have expired
- 12 ported out
- 7 were still searching as of 9/30/2023

Recommendation

Staff recommends that the 2024 payment standards be adjusted to 10% of the 2024 Fair Market Rents effective January 1, 2024:

2023 Payment Standard (110% FMR) 7/1/2023	\$1,537	\$1,736	\$2,102	\$2,795	\$3,306
2024 Fair Market Rents	\$1,585	\$1,823	\$2,217	\$2,898	\$3,394
Increase from 2023 PS to 2024 FMR	\$48	\$87	\$115	\$103	\$ 88
Percentage increase to 100% FMR	3.1%	5.0%	5.5%	3.7%	2.7%

Action Requested

Approval of Resolution #2023-11 2024 Payment Standards.

RESOLUTION #2023-11

**A RESOLUTION FOR THE PURPOSE OF INCREASING THE 2023 PAYMENT STANDARDS
EFFECTIVE JANUARY 1, 2024**

WHEREAS, the Department of Housing and Urban Development (HUD) establishes the Fair Market Rents (FMR) to be used by housing agencies for the establishment of Payment Standards; and

WHEREAS, Boulder Housing Partners (BHP) uses the Payment Standard in the administration of the Housing Choice Voucher Program; and

WHEREAS, HUD allows housing authorities to establish their Payment Standard anywhere between 90% and 110% of the HUD-published FMR; and

WHEREAS, the Payment Standards were set at 105% of the FMR for 2023 effective January 1, 2023, and increased to 110% of 2023 FMR effective July 1, 2023; and

WHEREAS, the 2024 FMR for the Boulder area have been established by HUD by bedroom size: 0 Bedroom - \$1,585 1 Bedroom - \$1,823, 2 Bedroom - \$2,217, 3 Bedroom -\$2898, and 4 Bedroom - \$3,394; and

WHEREAS, the rental market in Boulder is very tight and we want our voucher holders to remain competitive in the market while balancing overall program funds; and

WHEREAS, Boulder Housing Partners recommends that the Payment Standards be set to 100% of the 2024 Fair Market Rents, effective January 1, 2024, which are the following:

	0 bedroom	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
Payment Standard	\$ 1,585	\$ 1,823	\$ 2,217	\$ 2,898	\$ 3,394

NOW, THEREFORE, be it resolved that the Board of Commissioners adopts the above-listed Payment Standards for the Housing Choice Voucher Program effective January 1, 2024.

Adopted this 18th day of October 2023.

(SEAL)

Bob Walker
Chair, Board of Commissioners
Boulder Housing Partners
Housing Authority of the City of Boulder

ATTEST:

Jeremy Durham
Executive Secretary

MEMO

To: Board of Commissioners
From: Laura Sheinbaum, Chief Real Estate Officer
Ian Swallow, Senior Development Project Manager
Date: October 18, 2023
Re: 3300 Penrose Place Inducement Resolution #2023-12

Summary

BHP plans to issue private activity bonds as part of the financing plan for the redevelopment of 3300 Penrose Place. This project will consist of an anticipated 115 units of deeply affordable housing plus the preservation of a historic building that BHP plans to landmark.

BHP purchased the 4.5 acres of land at 3300 Penrose in 2022 and has leased the property back to the previous owner as we take the project through City of Boulder entitlements. We submitted plans for Site Review in September 2023 and anticipate a Planning Board hearing in early 2024. Resolution #2023-12 declares BHP's intent to issue up to \$38,000,000 in Private Activity Bonds to help finance the construction of the project, establishes BHP as an entity legally authorized to issue bonds, states the basis and purpose of the bonds and the amount, cites the legislative and tax rationale, and authorizes us to move forward with the issuance of the PABs. BHP anticipates sourcing the required bond cap for this project from the City of Boulder, CHFA, and the State of Colorado.

Specifically, the inducement resolution will allow BHP to apply to the State of Colorado in late 2023 for a portion of the Statewide private-activity bond balance. Additionally, the approval of Inducement Resolution #2023-12 allows BHP to be reimbursed by the to-be-formed LIHTC partnership for project costs incurred prior to the financial closing of the project.

Background

The affordable project will consist of 115 apartment homes with a mix of studio, 1- and 2-bedroom units. We will utilize 4% Low Income Housing Tax Credits and Private Activity Bonds to finance the transaction. Currently, our proforma models the deal at 100% of the units at 60% of AMI, but we will seek additional gap resources to lower the AMIs. This will be a standalone BHP Project that brings an anticipated developer fee of \$5,900,000.

The project has many community benefits including affordable housing in a prime redevelopment area in North Boulder. The project has excellent access to transportation corridors and public transit routes along Iris and 30th Streets. It is also walkable to various grocery stores, banks, coffee shops, and other community-serving retailers. We are working with Boulder County Head Start to determine interest in adding a classroom at the site. We also expect to landmark the original building on the property to preserve the architecturally notable brutalist style of architecture. As mentioned, BHP purchased the property in 2022 and leased it back to the Geological Society of America for a period of two years. We anticipate that the GSA will extend their lease with BHP until we are ready for redevelopment of the property.

BHP intends to apply for tax credits in August 2024. Once awarded tax credits, BHP will finalize financing and begin construction in 2025. The proposed financing sources for the project will include tax-exempt debt, 4% federal low-income housing tax credits, State of Colorado Housing Tax

Credits, City of Boulder Affordable Housing funds, and potentially Boulder County Worthy Cause and Prop 123 funds.

Recommendation

We recommend that the Board approve Resolution #2023-12 to allow for the future issuance of Private Activity Bonds which will be used to finance the construction of 115 units of affordable housing at 3300 Penrose Place.

Action Requested

Approval of Resolution #2023-12 to allow for the future issuance of private activity bonds for the 3300 Penrose Place Project.

CERTIFICATE RELATING TO RESOLUTION

I, the undersigned Executive Director of the Housing Authority of the City of Boulder, Colorado, d/b/a Boulder Housing Partners, a body corporate and politic of the State of Colorado (the "Authority"), hereby certify that (i) the attached Resolution of the Authority (the "Resolution") was duly adopted by the Board of Commissioners of the Authority at a meeting thereof duly called and held on October 18, 2023 at which meeting a quorum was present and acting throughout; (ii) the Resolution has been compared by us with the original thereof recorded in the minutes book of the Authority and is a correct transcript therefrom and of the whole of said original; and (iii) the Resolution has not been altered, amended or repealed, and is in full force and effect on the date hereof.

IN WITNESS WHEREOF, we have hereunto set our hands this October 18, 2023.

By _____
Jeremy Durham
Executive Director
Housing Authority of the City of Boulder, Colorado, d/b/a
Boulder Housing Partners, a body corporate and politic of
the State of Colorado

**RESOLUTION
#2023-12**

- **A RESOLUTION DECLARING THE INTENT OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF BOULDER, COLORADO, D/B/A BOULDER HOUSING PARTNERS, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO TO ISSUE ITS MULTIFAMILY HOUSING REVENUE BONDS FOR 3300 PENROSE**

WHEREAS, the Housing Authority of the City of Boulder, Colorado, d/b/a Boulder Housing Partners, a body corporate and politic of the State of Colorado (the “Authority”) was legally established with the Colorado Secretary of State on September 22, 1966; and

WHEREAS, the Authority is authorized and empowered by Part 2, Article 4, Title 29 of the Colorado Revised Statutes, as amended (the “Act”) and the Supplemental Public Securities Act, Part 2, Article 57, Title 11 of the Colorado Revised Statutes, as amended (the “Supplemental Act”) to issue its revenue bonds to the end that dwelling accommodations may be provided to persons, without regard to income, as long as the project substantially benefits persons of low income as determined by the Authority; and

WHEREAS, the Housing Authority of the City of Boulder, Colorado, d/b/a Boulder Housing Partners, a body corporate and politic of the State of Colorado, including any low-income housing tax credit entity, subsidiaries, affiliates, successors or assigns (the “Borrower”) desires to finance a portion of (a)(i) the acquisition, construction, improvement, rehabilitation, equipping and placing in service of an approximately 115-unit multifamily housing project located at 3300 Penrose Place, in Boulder, CO 80301 known or to be known as 3300 Penrose (or such other name as designated by the Borrower) (the “Development”); (b) funding of any reserves or capitalized interest with respect to the Development; and (c) the payment of the costs of issuance with respect to the Development (collectively, the “Project)

WHEREAS, the Authority intends to issue its multifamily housing revenue bonds (the “Bonds”), in one or more series, in an aggregate principal amount not to exceed \$38,000,000 in connection with financing or refinancing of the Project pursuant to the Act and the Supplemental Act; and

WHEREAS, the Authority will use its best efforts to obtain private activity bond volume cap allocation in the amount of \$38,000,000 pursuant to the Colorado Private Activity Bond Ceiling Allocation Act, Part 17 of Article 32 of Title 24, Colorado Revised Statutes, as amended (the “Allocation Act”), for use in the issuance of private activity bonds; and

WHEREAS, the Authority will enter into one or more loan agreements or other types of financing agreements (the “Financing Agreement”) pursuant to which the Authority will loan the proceeds of the Bonds to the Borrower, or an affiliated entity thereof; and

WHEREAS, the Development is located within the boundaries of the City of Boulder, Colorado; and

WHEREAS, the Project will qualify as a “project” within the meaning of the Act; and

WHEREAS, the Board of Commissioners of the Authority (the “Board”) has concluded that the Project is consistent with the goals and objectives of the Authority; and

NOW THEREFORE, be it resolved by the Board of Commissioners of the Housing Authority of the City of Boulder, Colorado, d/b/a Boulder Housing Partners, a body corporate and politic of the State of Colorado, as follows:

In order to finance the Project, the Authority shall, subject to the provisions hereof, take all necessary and advisable steps to effect the issuance of the Bonds pursuant to the Act and Supplemental Act in an aggregate principal amount not to exceed \$38,000,000, which amount shall be determined by the Authority in a bond resolution to be considered for adoption at another meeting. The Bonds shall not constitute the debt or indebtedness of the Authority or a multiple-fiscal year direct or indirect debt or other financial obligation of the Authority whatsoever, within the meaning of any provision or limitation of the Constitution or statutes of the State of Colorado (the “State”), and shall not constitute nor give rise to a pecuniary liability or financial obligation of the Authority. The Bonds shall never be deemed to be an obligation of any officer, agent, or employee of the Authority in such person’s individual capacity, and no such person shall be subject to personal liability by reason of the issuance of the Bonds. The Bonds shall be special, limited obligations of the Authority and payable solely from and secured by a pledge of revenues derived from and payable by the Borrower pursuant to the Financing Agreement with the Authority. No Board member, officer, official, employee, or agent of the Authority shall be subject to any personal liability in connection with the Bonds, the Project, or the provisions of this Resolution.

The Authority hereby ratifies and authorizes the submission of an application for private activity bond volume cap allocation from the statewide balance and a carryforward election of such private activity bond volume cap allocation to the Colorado Department of Local Affairs.

In connection with the management and preservation of the Authority’s private activity bond volume cap allocations, the Authority is hereby authorized to execute any Internal Revenue Service (“IRS”) form and to enter into assignment agreements and delegation agreements with other Colorado “issuing authorities” as defined in Section 24-32-1703(12), Colorado Revised Statutes, as amended. The Chairperson or any Commissioner of the Board of Commissioners of the Authority (the “Board”) or the Executive Director of the Authority is hereby authorized and directed to execute any such IRS form and to execute and deliver any such assignment agreements or delegation agreements that are necessary to manage and preserve the Authority’s private activity bond volume cap allocation.

The Borrower and the Authority will use their best effort to obtain private activity bond volume cap allocation in the amount of \$38,000,000; and, upon the Authority receiving such private activity bond volume cap allocation, the Authority will award the Project up to \$38,000,000 of its private activity volume cap allocation.

The Board hereby finds, determines, recites and declares the Authority’s intent that this Resolution constitutes an official indication of the present intention of the Authority to issue the Bonds as herein provided, subject to: (a) the delivery of an approving opinion of Bond Counsel to the Authority; (b) the Borrower obtaining sufficient debt and equity financing acceptable to the Authority; (c) the execution and delivery by the Borrower of indemnity agreements and agreements providing that the Borrower pay or reimburse the costs and expenses of the Authority, all to the satisfaction of the Authority; and (d) the adoption of a final bond resolution by the Board. The Authority’s discretion to accept or not to accept items relating to the Project or additional

financing therefor or relating to credit, security, sale or marketing aspects of the Bonds is intended for the protection of the Authority's interest, and any such acceptance shall not be construed to impose upon the Authority any duties to, nor to confer any rights against the Authority upon, any bondholders, investors or other third parties.

No costs or expenses whether incurred by the Authority or any other party in connection with the issuance of the Bonds or the preparation or review of any documents by any legal or financial consultants retained in connection herewith shall be borne by the Authority. The Authority shall have the right to select and retain legal, financial and other consultants in connection with the proposed financing, and all fees, costs and expenses of such consultants, along with all other such costs and expenses shall be paid from the proceeds of the Bonds or otherwise borne by the Borrower regardless of whether the Bonds are issued. The Authority may require such deposits or advances as it deems desirable for such fees, costs and expenses, and may require reimbursement of any such fees, costs and expenses paid by the Authority.

Prior to the execution of any Financing Agreement, mortgage, indenture of trust, bond purchase agreement or any other necessary documents and agreements in connection with such Bonds, such documents and or agreements shall be submitted for approval to the Authority, and, if satisfactory to the Authority, their execution shall be authorized by resolution of the Board pursuant to law.

The Authority hereby desires to declare its official intent, pursuant to 26 C.F.R. § 1.150-2, to issue the Bonds and thereby permit the Authority and the Borrower to reimburse itself from proceeds of the Bonds for certain expenditures incurred in connection with the Project prior to issuance of the Bonds.

The Authority hereby agrees to collaborate with the Borrower to obtain a sufficient amount of private activity bond volume cap allocation to permit the issuance of the Bonds on a tax-exempt basis.

The Board hereby appoints Kutak Rock LLP as bond counsel for the Bonds.

All commitments of the Authority contained herein are subject to the condition that within 730 days of the date hereof, or such shorter period of time available under applicable law, unless otherwise extended by the Authority, the Bonds to be issued pursuant hereto shall be issued and sold. In the event that the Bonds to be issued pursuant hereto are not issued within 730 days, or such shorter period of time available under applicable law, the Authority shall be under no obligation to perform any of the terms and conditions contained herein.

All actions not inconsistent with the provisions of this Resolution heretofore taken by the Board or any officer or employee of the Authority in furtherance of the issuance of the Bonds are hereby ratified, approved and confirmed.

All resolutions or parts thereof concerning the subject matter hereof in conflict with this Resolution are hereby repealed to the extent of such conflict. This repeal shall not be construed to revive any resolution or part thereof, heretofore repealed.

The agreements of the Authority set forth above are expressly conditioned upon the ability and willingness of the Authority to issue the Bonds as tax-exempt obligations under the Internal Revenue Code of 1986, as amended. Nothing contained in this Resolution shall be construed as

requiring the Authority to issue the Bonds and the decision to issue the Bonds shall be in the complete discretion of the Authority.

If any section, paragraph, clause or provision of this Resolution, with the exception of any section, paragraph, clause or provision limiting the Authority's financial obligation, shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

This Resolution shall take effect immediately upon its introduction and passage.

PASSED, ADOPTED AND APPROVED this 18th day of October, 2023.

HOUSING AUTHORITY OF THE
CITY OF BOULDER, COLORADO, A BODY
CORPORATE AND POLITIC, DOING BUSINESS AS
BOULDER HOUSING PARTNERS

By _____
Bob Walker
Chair, Board of Commissioners
Boulder Housing Partners
Housing Authority of the City of Boulder
Attested to this 18th day of October, 2023 by:

By _____
Jeremy Durham
Executive Director

MEMO

To: Board of Commissioners
From: Jeremy Durham, Executive Director
Date: October 11, 2023
Re: 2023 Boulder County Ballot Issues & Measures

Background

Following a public comment period and the public hearing held on August 17, 2023, three ballot measures have been approved for the November 2023 Boulder County election:

1. Open Space Extension (County Issue 1A)
2. Affordable Housing Extension (County Issue 1B)
3. Nederland EcoPass Public Improvement District Extension (Nederland EcoPass Issue 6)

The focus of this memo is on County Measure 1B, the Affordable Housing Extension.

Affordable Housing Ballot Measure – County Issue 1B

The Affordable Housing Extension proposal seeks to extend for an additional 15 years the existing 0.185% countywide sales and use tax. This tax was initially approved in 2018 (Resolution No. 2018-76). The initial 2018 ballot measure was for the construction of an alternative sentencing facility adjacent to the Boulder County Jail, expanding alternative sentencing and offender management programs and services for inmates, and other jail modernization projects. The tax extension will be spent to fund affordable and attainable housing and related support services within Boulder County.

Key Points:

- **Tax Extension:** The proposal emphasizes that there will be no increase in any county tax. Instead, it seeks to continue the already approved 0.185% sales and use tax.
- **Use of Funds:** The funds will be used for a broad range of initiatives including:
 - Development, operation, and maintenance of affordable housing.
 - Grants to housing authorities, nonprofit affordable housing providers, and local municipalities.
 - Support services to enhance housing stability.
- **Economic Impact:** Affordable housing is pivotal in ensuring the well-being of our community members. Currently, a three-person household earning \$70,000 (below 60% of the Area Median Income) would save around \$1,000 each month in an affordable home compared to market rates.

Current Need

Boulder County sees over 16,116 households spending more than half their income on rent each month, with 28,000 households bearing a substantial housing cost burden. Unfortunately, racial and ethnic minorities often disproportionately bear this burden. To address the present need for the 16,116 households in distress, Boulder County aims for a 118% increase to meet the immediate needs of those facing housing instability.

The Ballot Measure is expected to generate \$17.4M in annual funding to be used Countywide, and with BHP's robust development pipeline, we can expect to receive a substantial portion of that funding as gap financing for new permanently affordable housing in Boulder.

Action Requested

Consider a Motion in Support of County Issue 1B on the 2023 Election Ballot.

Boulder County Resolution – Attachments:

- Affordable Housing in Boulder County – Fact Sheet
- RESOLUTION 23-070
- RESOLUTION 23-071
- RESOLUTION 2023-082

Affordable Housing in Boulder County



What is affordable housing?

A home is considered affordable if people spend less than 30% of their income to live in it. Restrictions on the deed of a home can limit its rent or sales amount based on prices in the surrounding area. This is what housing authorities, the most frequent creators of affordable housing, specialize in. Affordable housing can be created through building it or converting it from existing stock, and through ensuring existing affordable homes such as manufactured housing stay affordable.

Reduced rent in a Boulder County Housing Authority affordable home can look like this: A three-person household earning \$70,000 (less than 60% of the Area Median Income) would pay about \$1,794 per month for a two-bedroom rental *including utilities* compared to about \$2,750 per month including utilities (median market rate). **This results in savings of \$1,000 each month for these residents.**


People living in affordable housing can save significant amounts of money to spend on other necessities such as food, health care, childcare, and transportation. In fact, in the average Boulder County Housing Authority affordable two-bedroom rental home, **a household can save nearly \$12,000 per year when compared to a market rate rental plus utilities.**

Importantly, affordable housing in Boulder County also helps link community members with needed supportive services such as connections to food, health care, child care, mental health services, and other kinds of financial assistance.


Affordable housing need


 **\$750,000**
Median sale price of a home in Boulder County (Redfin).

 **\$2,575 per month**
Median price for a two-bedroom rental in Boulder not including utilities (Zillow).

 **37%**
of people living in Boulder County are renting (U.S. Census).

 **24,762 (14% of population)**
people in Boulder County are in service occupations (U.S. Census).

 **6.1% of all Boulder County families**
live in poverty. 27% of all families with single mothers with children live in poverty.

 **65% of Boulder County workers**
drive alone to work and the mean travel time to work is now 24 minutes. The need to commute is increasing due to very high housing costs.

Boulder County currently has about **7,400 permanently affordable homes** (including rentals and ownership). Just to meet the current need for the **16,116 households spending over half their income on rent**, many of whom are service industry workers, older adults on fixed income, and single parents with children, we need a **118% increase** in the number of affordable homes we have available.

The Boulder County Regional Housing Partnership stresses that we need to **triple** our 2018 number (6,000) of affordable homes by 2035 to have enough housing for our workforce, aging population, and so many others in need of support. **The Partnership estimates an additional \$25 million per year is needed to accomplish this in Boulder County.**

16,116 households
in Boulder County **spend more than half their income on rent** every month (U.S. Census). Many of these households are service industry workers, older adults on fixed income, and single mothers with children. Over 28,000 households in Boulder County are **housing cost burdened**, meaning they spend more than is sustainable (over 30% of their income) on housing.

The lack of availability of affordable homes in Boulder County **most impacts people with lower income** and as in many other places around the country, this hits hardest for people of color, who are also struggling with other barriers created by systems, processes, and policy.

A family of four (two adults and two children) in Boulder County needs to earn **\$107,462 per year** (almost 30% higher than the national average) to meet their basic needs, including housing (Colorado Center on Law and Policy, Self-Sufficiency Standard for Colorado 2022). **About 30,000 families in Boulder County earn less than this each year** (U.S. Census).



RESOLUTION NO. 2023-070

A RESOLUTION DESCRIBING A PROPOSAL TO EXTEND AN EXISTING 0.185% COUNTYWIDE SALES AND USE TAX FOR FIFTEEN YEARS FOR THE PURPOSES OF FUNDING AFFORDABLE AND ATTAINABLE HOUSING AND RELATED SUPPORT SERVICES WITHIN BOULDER COUNTY; AND A VOTER-APPROVED REVENUE CHANGE

Recitals

A. Article 2, Title 29, Colorado Revised Statutes, as amended (hereinafter the “Article”), provides for the imposition of a countywide sales and use tax upon approval of a majority of the registered electors of the County voting on such question.

B. On November 6, 2018, the voters of Boulder County approved an extension of an existing 0.185% countywide sales and use tax for construction of an alternative sentencing facility at the Boulder County Jail, expanding alternative sentencing and offender management programs and inmate services, and other jail modernization projects, as described in Resolution No. 2018-76, adopted August 14, 2018.

C. Resolution 2018-76 required that the net revenues of the 0.185% countywide sales and use tax for the period January 1, 2020 - December 31, 2024 be expended for the purpose of funding construction of an alternative sentencing facility adjacent to the Boulder County Jail, expanding alternative sentencing and offender management programs and services for inmates, and other jail modernization projects that allow the County to address pressing public safety needs.

D. The Board desires to refer to the registered electors of the County of Boulder, State of Colorado, to be determined by a majority voting on the measure, a fifteen-year extension of the existing 0.185% countywide sales and use tax that is set to expire on December 31, 2024, to be expended for the purpose of funding affordable and attainable housing and related support services within Boulder County.

E. No increase in the current tax rate is required to fund this extension.

F. The availability of quality affordable for-sale and rental housing is a vital component of a thriving community, including its families, seniors, veterans, individuals with disabilities, and individuals at risk of or experiencing homelessness, and is crucial to its health, environment and overall well-being.

G. A tremendous and escalating need exists throughout Boulder County for affordable for-sale and rental housing, which continues to outpace any increase in availability. Because of the high cost of land and construction and other market forces, the need for affordable housing cannot be satisfied without subsidies.

H. Because the existing resources and revenue that are available to meaningfully address

Boulder County's housing and related needs are considerably insufficient, the Board has determined that a dedicated and reliable source of funding is essential.

I. Boulder County is a local government and political subdivision of the State of Colorado, distinct and independent from housing authorities established under Title 29, Article 4, Parts 4 or 5 of the Colorado Revised Statutes.

J. Proposing to extend the 0.185% countywide sales and use tax, with revenues from the extended period expended according to the purposes stated in this Resolution, is a cost-effective method of obtaining additional revenues without an increase in the total cumulative countywide sales and use tax rate.

K. If such extension is approved, revenues collected from the imposition of the 0.185% countywide sales and use tax would be expended for the purposes stated in Resolution No. 2018-76 through December 31, 2024, and then, beginning on January 1, 2025, revenues collected from the imposition of the 0.185% countywide sales and use tax would be expended for the purposes stated in this Resolution.

L. The Board finds that the extension of the existing countywide sales and use tax in the existing amount of 0.185% for fifteen (15) years from the current expiration date of December 31, 2024, with proceeds of such extension to be used for affordable housing purposes according to the provisions of this Resolution, and the exemption of such tax revenues and the interest on the revenues from the fiscal year spending limitations of article X, section 20 of the Colorado Constitution, would permit the use of these additional revenues to further accomplish Boulder County's affordable housing goals.

M. The Board of County Commissioners intends that, should the proposal to extend the existing countywide 0.185% sales and use tax and obtain a voter-approved revenue change for such tax and earnings proceeds not be approved by the electorate in November, the existing tax and existing voter-approved revenue change shall not be affected by such failed amendment and shall continue in full force and effect as if this Resolution had not been adopted.

N. Article X, section 20 of the Colorado Constitution provides for the submission of such a sales and use tax proposal to the registered electors of the County at an election called by resolution of the Board of County Commissioners; and Section 104 (3) of the Article provides that if no general election is scheduled within 120 days after adoption of such resolution, the Board of County Commissioners shall submit the sales and use tax proposal to the registered electors at a special election, and therefore it is appropriate to refer this proposal to the odd-year election to be held on November 7, 2023, as required by Colo. Const., art. X, section 20(3)(a).

O. The Article provides that the County Clerk and Recorder shall publish the text of such tax proposal four separate times, a week apart, in the official newspaper of the County and of each city and incorporated town within the County.

P. Colo. Const., art. X, section 20(3)(b), requires certain election notices to be mailed to all registered voters of the County.

Q. The Article provides that the proposal shall contain certain provisions concerning the amount, levying and scope of said tax.

NOW, THEREFORE, BE IT RESOLVED THAT: the existing countywide 0.185% sales and use tax and revenue change proposal as originally stated in Resolution No. 2018-76 shall be amended as set forth below and the following proposal shall be referred to the registered electors of the County at the general election to be held on Tuesday, November 7, 2023:

1.(a) The imposition, by extension, and collection of a countywide 0.185% (18.5 hundredths of one percent) sales and use tax according to the provisions of the Article upon the sale at retail of tangible personal property and the furnishing of certain services in the County as provided in paragraph (d) of Subsection (1) of Section 29-2-105, Colorado Revised Statutes (“C.R.S.”), as amended, and as is more fully set forth below.

(b) For the purpose of this sales tax, all retail sales are consummated at the retailer’s place of business unless the tangible personal property sold is delivered by the retailer or his agent outside the County’s limits. The gross receipts from such sales shall include delivery charges when such charges are subject to the state sales and use tax imposed by article 26, title 39, C.R.S., regardless of the place to which delivery is made. If a retailer has no permanent place of business in the County, the place at which the retail sales are consummated for the purpose of this sales tax shall be determined by the provisions of article 26, title 39, C.R.S., and by rules and regulations promulgated by the Colorado Department of Revenue. Without limiting the broad application of this sales tax and recognizing that mobile telecommunications services are subject to particular legal requirements, this sales tax shall apply to mobile telecommunications services to the greatest extent permitted under Section 29-2-105(1.5), C.R.S.

(c) The amount subject to tax shall not include the amount of any sales or use tax imposed by article 26 of title 39, C.R.S., as amended.

(d) The sales of tangible personal property and services taxable under this sales tax shall be the same as the sales of tangible personal property and services taxable pursuant to Section 39-26-104, C.R.S., as amended, except as otherwise provided herein. There shall be exempt from taxation under the provisions of this proposed countywide sales and use tax extension, the tangible personal property and services which are exempt under the provisions specified in part 7 of article 26 of title 39, C.R.S., as amended, except that only those local exemptions identified in Section 29-2-105(d)(I), C.R.S., listed below in (1) through (4), and when legally recognized, the local exemptions listed below in (5) through (7) shall apply to this County sales and use tax. The following exemptions are consistent with exemptions contained in various existing Boulder County sales and use tax resolutions:

- (1) The exemption for sales of machinery or machine tools specified in Section 39-26-709(1), C.R.S.
- (2) The exemption for sales of food specified in Section 39-26-707(1)(e), C.R.S. For the purposes of this subsection, “food” is defined in Section 39-26-102(4.5), C.R.S.
- (3) The exemption for sales of components used in the production of energy, including but not limited to alternating current electricity, from a renewable energy source

specified in Section 39-26-724, C.R.S.

- (4) The exemption for sales of electricity, coal, wood, gas, fuel, oil, or coke specified in Section 39-26-715(1)(a)(II), C.R.S.
- (5) The exemption for sales of wood from salvaged trees killed or infested in Colorado by mountain pine beetles or spruce beetles specified in Section 39-26-723, C.R.S.
- (6) The exemption for sales that benefit a Colorado school specified in Section 39-26-725, C.R.S.
- (7) The exemption for sales by an association or organization of parents and teachers of public school students that is a charitable organization specified in Section 39-26-718(1)(c), C.R.S.

(e) All sales of personal property on which a specific ownership tax has been paid or is payable shall be exempt from the sales tax imposed by the County when such sales meet both of the following conditions:

- (1) The purchaser is a non-resident of or has his principal place of business outside of the County; and
- (2) Such personal property is registered or required to be registered outside the limits of the County under the laws of the State of Colorado.

(f) The countywide sales tax shall not apply to the sale of “construction and building materials,” as the term is used in Section 29-2-109, C.R.S., as amended, if such materials are picked up by the purchaser and if the purchaser of such materials presents to the retailer a building permit or other documentation acceptable to the County evidencing that a local use tax has been paid or is required to be paid.

(g) The countywide sales tax shall not apply to the sale of tangible personal property at retail or the furnishing of services if the transaction was previously subjected to a sales or use tax lawfully imposed on the purchaser or user by another statutory or home rule county equal to or in excess of that sought to be imposed by the County. A credit shall be granted against the sales tax imposed by the County with respect to such transaction equal in amount to the lawfully imposed local sales or use tax previously paid by the purchaser or user to the previous statutory or home rule county. The amount of the credit shall not exceed the sales tax imposed by the County.

(h) Notwithstanding any other provision of this sales tax regarding the taxation of food, this sales tax shall not apply to the following:

- (1) Sales of food purchased with food stamps. For the purposes of this subsection (a), “food” has the same meaning as provided in 7 U.S.C. § 2012, as currently in effect and subsequently amended.
- (2) Sales of food purchased with funds provided by the special supplemental food program for women, infants, and children, 42 U.S.C. § 1786. For the purposes of this subsection (b), “food” has the same meaning as provided in 42 U.S.C. § 1786, as currently in effect and subsequently amended.

(i) This sales tax shall not apply to the sales of cigarettes.

(j) This sales tax shall not apply to sales to a telecommunications provider of equipment

used directly in the provision of telephone service, cable television service, broadband communications service, or mobile telecommunications service. It is the policy of this County that this exemption be applied in a uniform and nondiscriminatory manner to the telecommunications providers of telephone service, cable television service, broadband communications service, and mobile telecommunications service.

(k) All terms used in this ordinance shall have the same meaning as provided for in Section 39-26-102, C.R.S. Unless otherwise provided in this sales tax, any amendments thereto, or article 2, title 29, C.R.S., the provisions of article 26, title 39, C.R.S., shall govern the collection, administration, and enforcement of this sales tax.

2. The imposition, by extension, of a countywide 0.185% (18.5 hundredths of one percent) sales and use tax is extended and imposed according to the provisions of the Article for the privilege of using or consuming in the County any construction and building materials purchased at retail and for storing, using, or consuming in the County any motor and other vehicles on which registration is required, purchased at retail. Subject to the provisions of Section 39-26-212, C.R.S., as amended, the use tax shall not extend or apply:

(a) To the storage, use, or consumption of any tangible personal property the sale of which is subject to a retail sales tax imposed by the County;

(b) To the storage, use, or consumption of any tangible personal property purchased for resale in the County either in its original form or as an ingredient of a manufactured or compounded product, in the regular course of a business;

(c) To the storage, use, or consumption of tangible personal property brought into the County by a non-resident thereof for his own storage, use, or consumption while temporarily within the County; however, this exemption does not apply to the storage, use, or consumption of tangible personal property brought into this State by a non-resident to be used in the conduct of a business in this State;

(d) To the storage, use, or consumption of tangible personal property by the United States government or the State of Colorado, or its institutions, or its political subdivisions in their governmental capacities only or by religious or charitable corporations in the conduct of their regular religious or charitable functions;

(e) To the storage, use, or consumption of tangible personal property by a person engaged in the business of manufacturing or compounding for sale, profit, or use any article, substance, or commodity, which tangible personal property enters into the processing of or becomes an ingredient or component part of the product or service which is manufactured, compounded, or furnished and the container, label, or the furnished shipping case thereof;

(f) To the storage, use, or consumption of any article of tangible personal property the sale or use of which has already been subjected to a legally imposed sales or use tax of another statutory or home rule county equal to or in excess of that imposed by the County. A credit shall be granted against the use tax imposed by the County with respect to a person's storage, use, or

consumption in the County of tangible personal property purchased in another statutory or home rule county. The amount of the credit shall be equal to the tax paid by the person by reason of the imposition of a sales or use tax of the other statutory or home rule county on the purchase or use of the property. The amount of the credit shall not exceed the tax imposed by this resolution;

(g) To the storage, use, or consumption of tangible personal property and household effects acquired outside of the County and brought into it by a nonresident acquiring residency;

(h) To the storage or use of a motor vehicle if the owner is or was, at the time of purchase, a nonresident of the County and purchased the vehicle outside of the County for use outside of the County and actually so used it for a substantial and primary purpose for which it was acquired and registered, titled, and licensed said motor vehicle outside of the County;

(i) To the storage, use or consumption of any construction and building materials and motor and other vehicles on which registration is required if a written contract for the purchase thereof was entered into prior to November 6, 2001;

(j) To the storage, use or consumption of any construction and building materials required or made necessary in the performance of any construction contract bid, let, or entered into any time prior to November 6, 2001.

3. The 0.185% use tax shall be applicable to every motor vehicle for which registration is required by the laws of the State of Colorado, and no registration shall be made for any motor vehicle by the Department of Revenue or its authorized agents until any tax due upon the use, storage, or consumption thereof pursuant to this resolution has been paid.

4. The definition of words contained herein is the same as those words are defined in Section 39-26-102, C.R.S., as amended, and those definitions are incorporated in this Resolution.

5. Except as provided by Section 39-26-208, C.R.S., as amended, any use tax imposed shall be collected, enforced and administered by the County. The use tax on construction and building materials will be collected by the County building inspector or as may be otherwise provided by intergovernmental agreement, based upon an accurate estimate of building and construction materials costs submitted by the owner or contractor at the time a building permit application is made.

6. If the majority of the registered electors voting thereon vote for approval of this 0.185% countywide sales and use tax extension proposal, such 0.185% countywide sales and use tax shall be in effect throughout the incorporated and unincorporated portions of the County for fifteen (15) years, unless and until repealed or otherwise revised by a vote of the citizens of Boulder County.

7. If the majority of registered electors voting thereon vote for approval of this countywide sales and use tax extension proposal, revenues collected from the imposition of said 0.185% countywide sales and use tax would be expended for the purposes and in accordance with the limitations of this Resolution.

8. The cost of the election shall be paid from the general fund of the County.

9. The County Clerk and Recorder shall publish the text of this sales and use tax proposal four separate times, a week apart, in the official newspaper of the County and each city and incorporated town within this County.

10. The County Clerk and Recorder, as election officer, shall undertake all measures necessary to comply with the election provisions set forth in Colo. Const., art. X, section 20(3), including but not limited to the mailing of required election notices and ballot issue summaries.

11. The conduct of the election shall conform so far as is practicable to the general election laws of the State of Colorado.

12. Beginning January 1, 2025, the net proceeds from the 0.185% countywide sales and use tax received by the County shall be expended by the County for the purposes of funding affordable and attainable housing and related support services, including but not limited to:

(a) the costs of development, operation, acquisition, preservation, renovation, maintenance and construction of for-sale and rental homes for low and moderate income households and local workforce;

(b) services that support housing stability;

(c) grants to housing authorities (such as Boulder County Housing Authority, Longmont Housing Authority and Boulder Housing Partners), nonprofit affordable housing organizations, and local municipalities.

13. Any revenue generated from activities on housing properties funded by this sales and use tax may be used for the same purposes identified in this Resolution.

14. If the proposal to extend the existing countywide 0.185% sales and use tax and obtain a voter-approved revenue change for such tax and earnings proceeds is not approved by the electorate in November, the existing tax and existing voter-approved revenue change shall not in any way be affected by such failed amendment and shall continue in full force and effect as if this Resolution had not been adopted.

15. Monies from the extended sales and use tax will be appropriated annually as determined by the Board in its sole discretion and in accordance with the terms of this Resolution.

16. Interest generated from the revenues of the sales and use tax shall be used for the purposes set forth in this Resolution.

17. For purposes of Colo. Const., art. X, section 20, the receipt and expenditure of revenues of the sales and use tax together with earnings on the investment of the proceeds of the tax shall constitute a voter-approved revenue change.

18. The existing countywide total sales and use tax rate of 1.185%, a portion of which would be extended under this proposal, when added to existing state and municipal sales and use tax rates which are non-exempt under the provisions of Section 29-2-108, C.R.S., as amended, and cumulated with the contemporary extended open space tax results in a total sales and use tax rate in excess of the 6.9 percent limit stated in said statute as follows: Boulder: 9.045%; Boulder (retail food service): 9.195%; Erie: 8.685%; Lafayette: 9.055%; Longmont: 8.715%; Louisville: 8.835%; Lyons: 8.685%; Nederland: 9.435%; Superior: 8.645%; Ward: 7.185%.

19. If any provision of this resolution or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this resolution which can be given effect without the invalid provision or applications and to this end, the provisions of this resolution are declared to be severable.

20. The proposal as described in this Resolution shall take effect immediately upon the approval of the electorate.

21. The sales and use tax described in this Resolution expires on December 31, 2039.

22. A notice of the adoption of this countywide sales and use tax addition proposal by a majority of the registered electors voting thereon shall be submitted by the County Clerk and Recorder to the Executive Director of the Department of Revenue, together with a certified copy of this Resolution, at least 45 days prior to the effective date of the sales and use tax created herein.

23. The Board of County Commissioners of Boulder County shall take action to set a ballot title for this issue.

IT IS HEREBY DECLARED by the Board of County Commissioners of the County of Boulder and State of Colorado that this resolution is necessary for the immediate preservation of the public health, safety and welfare, and that it shall become effective immediately upon its adoption.

[Signature Page to Follow]

A motion to approve this Resolution 2023-070 was made by Commissioner Ashley Stolzmann, seconded by Commissioner Marta Loachamin, and passed by a 3-0 vote.

ADOPTED this 17th day of August, 2023.

BOARD OF COUNTY COMMISSIONERS
OF BOULDER COUNTY:

Claire Levy

Claire Levy, Chair

Ashley Stolzmann

Ashley Stolzmann, Vice Chair

Marta Loachamin

Marta Loachamin, Commissioner

ATTEST:

Clerk to the Board: *Cecilia Lacey*

RESOLUTION NO.2023-071

A Resolution of the Board of County Commissioners of Boulder County approving a ballot title for the November 7, 2023 general election to extend the existing 0.185% countywide sales and use tax for fifteen (15) years for the purposes of funding affordable and attainable housing and related support services within Boulder County

Recitals:

A. This Board has adopted Resolution No. 2023-070, referring an issue to the November 7, 2023, general election ballot.

B. This Board desires to determine the ballot title for the issue referred for placement on the ballot for the November 7, 2023 election.

C. Pursuant to Sections 30-11-103.5 and 31-11-111(3), C.R.S., as amended, this Board must fix a ballot title according to the following guidelines: consider the public confusion that might be caused by a misleading title; avoid a title for which the general understanding of the effect of a "yes" or "no" vote would be unclear; no conflict with titles selected for any other measure that will appear on the County ballot in the same election; and the title shall correctly and fairly express the true intent and meaning of the measure.

D. This Board finds that the ballot title set forth below meets the statutory guidelines.

Therefore, the Board resolves:

1. In accordance with the statutory guidelines, the Board does hereby fix the following ballot title for the referred issue:

COUNTY ISSUE [] (Affordable Housing Sales and Use Tax Extension and Revenue Change):

WITH NO INCREASE IN ANY COUNTY TAX, SHALL THE COUNTY’S EXISTING 0.185% SALES AND USE TAX APPROVED IN 2018 PURSUANT TO RESOLUTION NO. 2018-76 BE EXTENDED FOR 15 YEARS FOR THE PURPOSES OF FUNDING AFFORDABLE AND ATTAINABLE HOUSING AND RELATED SUPPORT SERVICES WITHIN BOULDER COUNTY, INCLUDING BUT NOT LIMITED TO: THE COSTS OF DEVELOPMENT, OPERATION, ACQUISITION, PRESERVATION, RENOVATION, MAINTENANCE AND CONSTRUCTION OF FOR-SALE AND RENTAL HOMES FOR LOW AND MODERATE INCOME HOUSEHOLDS AND LOCAL WORKFORCE; SUPPORTIVE HOUSING; SERVICES THAT SUPPORT HOUSING STABILITY; GRANTS TO HOUSING AUTHORITIES, NONPROFIT AFFORDABLE HOUSING PROVIDERS, AND LOCAL MUNICIPALITIES; AND SHALL THE REVENUES AND THE EARNINGS ON THE INVESTMENT OF THE PROCEEDS OF SUCH TAX CONSTITUTE A VOTER-APPROVED REVENUE CHANGE; ALL IN

CL

ACCORDANCE WITH BOARD OF COUNTY COMMISSIONERS' RESOLUTION NO. 2023-070?

2. The Board shall take further action to finally certify the ballot measure and ballot title, together with any others that may be approved, to the November 7, 2023 general election ballot on or before September 8, 2023.

A motion to approve this Resolution 2023-071 was made by Commissioner Ashley Stolzmann, seconded by Commissioner Marta Loachamin, and passed by a 3-0 vote.

ADOPTED this 17th day of August, 2023.

BOARD OF COUNTY COMMISSIONERS
OF BOULDER COUNTY:

Claire Levy

Claire Levy, Chair

Ashley Stolzmann

Ashley Stolzmann, Vice Chair

Marta Loachamin

Marta Loachamin, Commissioner

ATTEST:

Clerk to the Board: *Cecilia Lacey*



Board of County Commissioners

BOULDER COUNTY RESOLUTION 2023-081

A RESOLUTION IN SUPPORT OF COUNTY ISSUE 1B: AFFORDABLE HOUSING SALES AND USE TAX

WHEREAS, the Boulder County Commissioners support County Issue 1B: Affordable Housing Sales and Use Tax, a proposal to extend for fifteen years the existing 0.185% countywide sales and use tax for the purposes of funding existing and additional affordable and attainable housing and related supportive services within Boulder County; and

WHEREAS, the Affordable Housing Sales and Use Tax Extension does not represent a new tax or a tax increase, but rather the extension and repurposing of an existing tax; and

WHEREAS, Boulder County supports efforts at both the state and local level to increase available housing and home ownership opportunities in Colorado, and is committed to maintaining and increasing safe, secure, and affordable housing for residents; and

WHEREAS, the Boulder County Commissioners' annual opinion polling consistently reveals that the rising cost of housing is a significant concern for residents with this year's polling revealing that 90% of voters felt that housing prices are so high in Boulder County that many workers cannot afford to live here and that 70% of renters felt that in the next 12 months, they might have to move out of Boulder County because of rent increases; and

WHEREAS, more than half of voters polled said they were in favor of local governments increasing the availability of reasonably priced housing for people with a lower income who live or work in Boulder County; and

WHEREAS, housing data and economic conditions mirror the sentiments of the polled voters and indicate an increasing lack of affordability and opportunities for housing and home ownership opportunities in Boulder County; and

WHEREAS, the Boulder County Regional Housing Partnership estimates \$25 million per year in additional funding from local sources is needed to meet the goal of 12% of all Boulder County homes being permanently affordable by 2035; and

Claire Levy County Commissioner Marta Loachamin County Commissioner Ashley Stolzmann County Commissioner

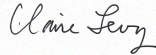
Boulder County Courthouse • 1325 Pearl Street • Boulder, Colorado 80302 • Tel: 303.441.3500 • Fax: 303.441.4525
Mailing Address: P.O. Box 471 • Boulder, CO 80306 • www.BoulderCounty.gov • commissioners@bouldercounty.gov

WHEREAS, providing opportunities for affordable and attainable housing is a matter of racial equity as recent data shows that Hispanic/Latinx families make up a disproportionate share of families experiencing homelessness for the first time, and Black, Indigenous, and People of Color make up a disproportionate share of Boulder County Housing Authority’s residents relative to their overall population in the county; and

WHEREAS, if passed, the Affordable Housing Tax Extension could fund housing acquisition, development and construction, mechanisms for preserving affordable housing, support for residents at risk of losing their housing, and services for residents seeking housing and/or home ownership.

Now, therefore, be it resolved that the Boulder County Commissioners support County Issue 1B Affordable Housing Tax Extension and Revenue Change and urge voters to vote yes on November 7.


ADOPTED and approved this 19th day of September 2023



Claire Levy
Commissioner



Marta Loachamin
Commissioner



Ashley Stolzmann
Commissioner

Upcoming Conference & Training Opportunities

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 as great opportunities for learning and networking in your role as Commissioners. Please submit your training request to our Board Chair, Commissioner Walker, 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 offerings by the National Association of Housing and Redevelopment Officials (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.

Housing Colorado

- [Annual Conference](#) October 9-11, 2024 Keystone, CO

NAHRO

- [Washington Conference](#) April 8-10, 2024 Washington, DC
- [National Conference](#) Sept. 26-28, 2024 Orlando, FL

NAHRO Professional Development

- [Ethics for Commissioners](#) October 30, 2023 Virtual
- [Commissioners' Fundamentals](#) October 31, 2023 Virtual
- [Ethics for Housing Professionals](#) October 31, 2023 Virtual
- [Roles & Responsibilities of Commissioners](#) December 7, 2023 Virtual
- [DEI & Community Readiness Series](#) December 14, 2023 Virtual
- [HOTMA Overview](#) December 14, 2023 Virtual

NeighborWorks

- [Training Institute](#) TBA TBA

PHADA (Public Housing Authorities Directors Association)

- [2024 Commissioners' Conference](#) January 7-10, 2024 San Diego, CA

FUTURE BOARD ITEMS

We have gathered the requested informational items the Board has asked to either learn more about or discuss. This is our current list and an approximate timeline.

	<u>Anticipated Date</u>
• Moving to Work (MTW) Annual Plan Final	November 2023
• 2024 Budget Draft	November 2023
• Insurance	November 2023
• Housing Choice Voucher Administrative Plan	December 2023
• 2024 Final Budget Approval	December 2023
• Lee Hill Annual Report & Good Neighbor Statement of Operations	December 2023
• Board Elections	December 2023
• Partnership Awards	March 2024
• 2023 Moving to Work Annual Report	March 2024
• Diagonal Plaza Closing	March 2024
• Board of Commissioners Retreat	April 2024
• Electronic Applications for Housing	1 st Quarter 2024
• Arapahoe Court Disposition	1 st Quarter 2024
• Partnership Awards	June 2024
• Moving to Work Draft Activities	June 2024
• Arapahoe Court Sale	3 rd Quarter 2024
• 2025 Budget Draft	November 2024
• Lee Hill Annual Report & Good Neighbor Statement of Operations	December 2024
• 2025 Final Budget Approval	December 2024
• Board Elections	December 2024
• Sustainability Planning	As Time Allows

2023 Boulder Housing Partners Commissioners' Calendar

Date	Group	Time
JANUARY	BOARD RECESS	-----
Mon. February 6	Development Committee (as needed)	4:00-5:00
Wed. February 8	Board Meeting	9:00-11:30
Mon. March 6	Finance Committee – 2022 Financials Review	3:00-4:00
Mon. March 6	Development Committee (as needed)	4:00-5:00
Wed. March 8	Board Meeting	9:00-11:30
Thurs. March 9	Quarterly NPG Committee	2:00-3:30
Mon. April 10	Development Committee (as needed)	4:00-5:00
Wed. April 12	Board Meeting	9:00-11:30
Wed. May 3	Special NPG Committee	3:30-5:00
Mon. May 15	Finance Committee – Financials Review	3:00-4:00
Mon. May 15	Development Committee (as needed)	4:00-5:00
Wed. May 17	Board Meeting	9:00-11:30
Wed. June 7	Quarterly NPG Committee	3:30-5:00
Mon. June 12	Finance Committee – Financials & Audit Review	2:30-4:00
Mon. June 12	Development Committee (as needed)	4:00-5:00
Wed. June 14	Board Meeting	9:00-11:30
Mon. July 10	Development Committee (as needed)	4:00-5:00
Wed. July 12	Board Meeting	9:00-11:30
AUGUST	BOARD RECESS	-----
Wed. September 6	Quarterly NPG Committee	3:30-5:00
Mon. September 11	Finance Committee – Financials Review	3:00-4:00
Mon. September 11	Development Committee (as needed)	4:00-5:00
Wed. September 13	Board Meeting	9:00-11:30
Wed. October 18	Board Meeting	9:00-11:30
Mon. November 6	Finance Committee – Financials & Draft 2023 Budget Review	3:00-4:00
Mon. November 6	Development Committee (as needed)	4:00-5:00
Wed. November 8	Board Meeting	9:00-11:30
Wed. December 6	Quarterly NPG Committee	3:30-5:00
Mon. December 11	Finance Committee – Financials & Final 2023 Budget Review	3:00-4:00
Mon. December 11	Development Committee (as needed)	4:00-5:00
Wed. December 13	Annual Board Meeting	9:00-11:30

2024

Boulder Housing Partners Commissioners' Calendar

Date	Group	Time
JANUARY	BOARD RECESS	-----
Mon. February 5	Development Committee (as needed)	4:00-5:00
Wed. February 7	Board Meeting	9:00-11:30
Mon. March 11	Finance Committee – 2023 Financials Review	3:00-4:00
Mon. March 11	Development Committee (as needed)	4:00-5:00
Wed. March 13	Board Meeting	9:00-11:30
Thurs. March 14	Quarterly NPG Committee	2:00-3:30
Wed. April 10	Board Retreat	9:00-3:30
Wed. May 1	Special NPG Committee	3:30-5:00
Mon. May 13	Finance Committee –Financials Review	3:00-4:00
Mon. May 13	Development Committee (as needed)	4:00-5:00
Wed. May 15	Board Meeting	9:00-11:30
Wed. June 5	Quarterly NPG Committee	3:30-5:00
Mon. June 10	Finance Committee –Financials & Audit Review	2:30-4:00
Mon. June 10	Development Committee (as needed)	4:00-5:00
Wed. June 12	Board Meeting	9:00-11:30
Mon. July 8	Development Committee (as needed)	4:00-5:00
Wed. July 10	Board Meeting	9:00-11:30
AUGUST	BOARD RECESS	-----
Wed. September 4	Quarterly NPG Committee	3:30-5:00
Mon. September 9	Finance Committee – Financials Review	3:00-4:00
Mon. September 9	Development Committee (as needed)	4:00-5:00
Wed. September 11	Board Meeting	9:00-11:30
Mon. September 30	Development Committee (as needed)	4:00-5:00
Wed. October 9	Board Meeting	9:00-11:30
Tues. November 12	Finance Committee – Financials & Draft 2025 Budget Review	3:00-4:00
Tues. November 12	Development Committee (as needed)	4:00-5:00
Wed. November 13	Board Meeting	9:00-11:30
Wed. December 4	Quarterly NPG Committee	3:30-5:00
Mon. December 9	Finance Committee – Financials & Final 2025 Budget Review	3:00-4:00
Mon. December 9	Development Committee (as needed)	4:00-5:00
Wed. December 11	Annual Board Meeting	9:00-11:30