

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

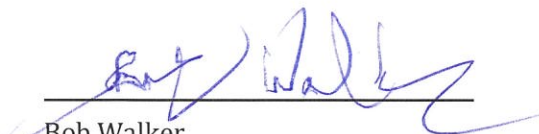
COMMISSIONER WALLACH MADE A MOTION TO ADJOURN THE MEETING OF THE BOARD OF COMMISSIONERS. COMMISSIONER BISSONETTE SECONDED THE MOTION. The motion passed unanimously.

The meeting of the Board of Commissioners adjourned at 11:05 am.


Seal
DATE: 9/13/2023



Jeremy Durham
Executive Director



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



Jason Acuña
Recording Secretary