

**BOULDER HOUSING PARTNERS**  
**Meeting of the Board of Commissioners**  
**November 8, 2023 | 9:00 am**  
**4800 N. Broadway, Boulder, CO 80304**

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

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

|                         |                 |                 |
|-------------------------|-----------------|-----------------|
| Commissioner Walker     | Jeremy Durham   | Others Present: |
| Commissioner Adler      | Frank Alexander | Tim Thomas      |
| Commissioner Bissonette | Jason Acuña     | Chuck Gaylord   |
| Commissioner Block      | Karin Stayton   | Mark Fearer     |
| Commissioner Cooper     | Laura Sheinbaum | Travis Cully    |
| Commissioner Lord       | Tim Beal        | Carol McMillan  |
| Commissioner Schoenfeld | Tory Livingston |                 |
| Commissioner Wallach    | Will Kugel      |                 |

**I. Call to order and Determination of a Quorum**

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

**II. Public Participation**

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

Tim Thomas mentioned that the former Resident Representative Council (RRC) received a letter asserting that the current members did not meet the qualifications outlined in HUD federal regulations as 'directly assisted individuals'. Tim reported that a cease-and-desist letter had been sent to BHP, citing a regulation allowing only one resident advisory group.

Travis Cully expressed his support for Tim Thomas's prior statement.

Carol McMillan claimed that she was the ninth member of the BHP Board of Commissioners and said that she was elected in September 2023 to succeed Mark Fearer, who resigned in August 2023. Carol disputed Mark's comment to Jeremy that the RRC is no longer meeting, and that BHP could sever the relationship with the RRC.

Mark Fearer clarified Carol's statement, asserting that he was unsure whether the RRC was still meeting.

Jeremy Durham stated that BHP did send out a letter to all BHP 'directly assisted individuals' and we had an incredible response – 51 people responded and 24 came to the first meeting. Jeremy affirmed Tim's assertion that HUD's regulations mandate BHP to recognize only one RRC, comprising 'directly assisted individuals.' Jeremy assured the group invited aligned with HUD's definition, and BHP, working with legal counsel and HUD, was ensuring compliance. He emphasized

BHP's commitment to resident engagement, acknowledging the importance of adhering to regulatory frameworks for board membership. Jeremy expressed willingness to continue engaging with individuals through community meetings and the directly assisted committee for qualified residents.

Commissioner Schoenfeld said that regarding the Moving to Work (MTW) program, notices did go out to residents, voucher holders, and the public already and they were given the opportunity for a public hearing to provide input.

### **III. Approval of the Meeting Minutes**

Consent agenda items approved:

1. Minutes from October 18, 2023

**COMMISSIONER BISSONETTE MOVED TO APPROVE THE MINUTES FROM OCTOBER 18, 2023. COMMISSIONER WALLACH SECONDED THE MOTION.** The motion to approve the minutes passed unanimously.

### **IV. Financial Dashboard**

Will Kugel, Chief Financial Officer, and Tory Livingston, Controller, went over the financial dashboard for September 2023 and answered questions from the Board.

### **V. Meeting Agenda**

#### **Resolution #2023-13 Moving to Work (MTW) Annual Plan**

Karen Brunner presented Resolution #2023-13 Moving to Work Annual Plan and answered questions from the Board.

BHP is a participant in the MTW program through HUD. Normally this would have gone to the Board in October, but there wasn't going to be a board meeting because of the retreat. Due to this, we got permission from HUD to delay this to November.

The draft plan was published for public comment on October 6. We offered a meeting with the Family Self-Sufficiency (FSS) participants on October 4, 2023. No one attended the meeting, but we had a good conversation with the FSS staff from Boulder County. We also created a flyer and sent it to every FSS participant to make sure that they had an opportunity for feedback. We have not gotten any feedback. We had a Public Review on October 24 and there were no attendees. In addition, we had the Resident Advisory Board (directly assisted individuals) meeting on October 30 at the BHP main office. We sent a letter to every person.

The plan was brought to the Board in the way that it went out as draft format on October 6.

**COMMISSIONER GRANO MADE A MOTION TO APPROVE RESOLUTION #2023-13 MOVING TO WORK ANNUAL PLAN. COMMISSIONER BISSONETTE SECONDED THE MOTION.** The motion passed unanimously.

#### **2024 Budget Draft**

Will Kugel and Tory Livingston presented the 2024 Budget Draft and answered questions from the Board.

Will also acknowledged Tory for her incredible work on the project as well as the work of the entire Finance team and across the entire organization. We looked at a fiscal framework that will best serve the organization and serve those in our units.

## **VI. Board Matters**

### BHP Foundation Board Update

Commissioner Walker said that there was a recent elections and Betsey Martens is the new president for the Foundation and Becca Bracey is the Vice President, and Midge Korczak is the Secretary. There is a full Board with 15 people.

Commissioner Walker said that the Foundation had a successful property tour at three BHP communities – Diagonal Court, Walnut Place, and Kalmia. At the Diagonal Court community, the group spoke with current residents who spoke about their experiences and how the Foundation has helped in various ways.

A tour participant wrote about her positive experience during the tour and what she learned from the Foundation and BHP staff.

In addition, Betsey Martens created a survey afterwards to get feedback; here are some comments:

- Everything was perfect.
- The highlight was hearing from residents.
- Great way to see the work firsthand.
- No one in my circle knows about the housing program.
- Someone wondered if some of her former students lived at BHP.
- Teachers could have a better understanding of their students if they can take the tour.

Commissioner Walker said that the CO Gives Day will be coming soon on December 5 and the Foundation will send out a letter asking for donations.

### Announcements and Other Items from the Board

Commissioner Wallach said that on December 7 Council Members will select new committees. Commissioner Wallach is hoping to stay on the BHP Board, but the changes are not certain.

### Conference Opportunities

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

### Future Board Items

Commissioner Walker and Jeremy said that the Rally Flats Groundbreaking event will happen on Wednesday, November 15 at 3:30 pm.

Commissioner Wallach mentioned that there will be Board elections during the December Board meeting.

## **VII. Adjourn**

The meeting of the Board of Commissioners adjourned at 11:20 am.

Seal

DATE: 11/8/2023




---

Jeremy Durham  
Executive Director



---

Jason Acuña  
Recording Secretary



---

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