

BOULDER HOUSING PARTNERS
Meeting of the Board of Commissioners
October 18, 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 (ABSENT)	Frank Alexander	Claire Levy, Boulder County
Commissioner Bissonette	Jason Acuña	Commissioner
Commissioner Block	Karin Stayton	Annmarie Jensen, Director of
Commissioner Cooper (ABSENT)	Laura Sheinbaum	the East County Housing
Commissioner Lord (ABSENT)	Patricia Moreno	Opportunity Coalition
Commissioner Schoenfeld	Tim Beal	Mark Fearer
Commissioner Wallach	Tory Livingston	
	Will Kugel	

I. Call to order and Determination of a Quorum

Commissioner Walker called the meeting of the Board of Commissioners to order at 9:06 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 there has not been any news regarding the Resident Representative Council (RRC). Jeremy Durham, Executive Director, said that the BHP team sent a letter to 'Directly Assisted Individuals' to see if there's interest in participating and ensuring that we are in full compliance with HUD regulations. We had a robust response of 51 interested people, and the first meeting will be on October 30, 2023.

III. Approval of the Meeting Minutes

Consent agenda items approved:

1. Minutes from September 13, 2023

COMMISSIONER BISSONETTE MOVED TO APPROVE THE MINUTES FROM SEPTEMBER 13, 2023. COMMISSIONER WALLACH SECONDED THE MOTION. The motion to approve the minutes passed unanimously.

IV. Financial Dashboard

Will Kugel, Chief Financial Officer, went over the financial dashboard for August 2023 and answered questions from the Board.

Will mentioned that there are significant cost savings by doing certain maintenance tasks in-house rather than hiring an outside contractor. This system provides a more predictable way to handle painting, cleaning, landscaping, etc.

Will said that the financials are on track and in the next Finance Committee and Board meeting, we will discuss the 2024 budget.

V. Meeting Agenda

Administrative Plan Changes Due to HOTMA - Implementation Postponed to Comply with HUD Guidance

Karen Brunner, MTW and Federal Policy Director, presented the plan changes and answered questions from the Board.

Karen mentioned that our current goal is to implement HOTMA in October of 2024.

Resolution #2023-11 – 2024 Housing Choice Voucher (HCV) Payment Standards

Karen Brunner presented Resolution #2023-11 2024 Housing Choice Voucher Payment Standards and answered questions from the Board.

Karen mentioned that HCV Payment Standards are a tool used by Housing Authorities to manage their budgets and be able to provide as much assistance to people we serve. HUD publishes fair market rents on a yearly basis. The BHP team keeps our Payment Standards in line with Boulder County.

The payment standard is set between 90% and 110% of the Fair Market Rent (FMR). The FMR represents a rent estimate that includes the cost of shelter and utilities and is determined by HUD for various areas in the U.S. Typically, tenants pay 30% of their adjusted monthly income toward rent and utilities. The housing authority pays the remaining amount to the landlord up to the payment standard amount.

COMMISSIONER BISSONETTE MADE A MOTION TO APPROVE RESOLUTION #2023-11 2024 HOUSING CHOICE VOUCHER PAYMENT STANDARDS RESOLUTION. COMMISSIONER WALLACH SECONDED THE MOTION. The motion passed unanimously.

Update on Diagonal Plaza

Laura Sheinbaum, Chief Real Estate Officer, updated the Board on the Diagonal Plaza project and answered questions from the Board.

The BHP team is expecting an April 1, 2024 closing for the Diagonal Plaza project.

Resolution #2023-12 – 3300 Penrose Place Inducement Resolution

Laura Sheinbaum presented Resolution #2023-12 – 3300 Penrose Inducement Resolution and answered questions from the Board.

Laura mentioned that the resolution declares BHP's intent to issue up to \$38,000,000 in Private Activity Bonds (PABs) 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.

COMMISSIONER WALLACH MADE A MOTION TO APPROVE RESOLUTION #2023-12 3300 PENROSE PLACE INDUCEMENT RESOLUTION. COMMISSIONER BLOCK SECONDED THE MOTION. The motion passed unanimously.

2023 Boulder County Ballot Issues & Measures

Claire Levy, Boulder County Commissioner, and Annmarie Jensen, Director of the East County Housing Opportunity Coalition, answered questions on the 2023 Boulder County Issues & Measures, focusing on the housing bill.

Commissioner Levy addressed concerns about how funds will be allocated and shared among different communities within Boulder County. She emphasized that they view the funds as community money, meant to benefit all communities in Boulder County and that the exact process for allocation and distribution is still to be determined.

Annmarie advocated for a robust community engagement process that includes non-English speakers, immigrants, and people with disabilities. She believes in a community-driven approach rather than a top-down one.

COMMISSIONER BLOCK MADE A MOTION TO APPROVE THE SUPPORT OF BALLOT MEASURE 1B. COMMISSIONER BISSONETTE SECONDED THE MOTION. The motion passed unanimously.

VI. Board Matters

BHP Foundation Board Update

Commissioner Schoenfeld said that the BHP Foundation has scheduled a site tour for Thursday, October 19 in the afternoon. There are 25 participants scheduled to attend. This tour will serve to deepen the group's understanding of the housing and services provided throughout the BHP communities.

Announcements and Other Items from the Board

Commissioner Wallach mentioned that elections are coming up for Boulder City Council and there will be different assignments for next term.

Conference Opportunities

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

Future Board Items

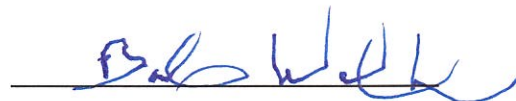
There were no Future Board Items added.

VII. Adjourn

The meeting of the Board of Commissioners adjourned at 11:00 am.

Seal


DATE: 10/18/2023



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



Jeremy Durham
Executive Director



Jason Acuña
Recording Secretary