

**BOULDER HOUSING PARTNERS**  
**Meeting of the Board of Commissioners**  
**December 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	Frank Alexander	Mark Fearer
Commissioner Bissonette	Jason Acuña	Tim Thomas
Commissioner Block	Karin Stayton	
Commissioner Cooper	Laura Sheinbaum	
Commissioner Lord	Tim Beal	
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 9:04 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.

There was no public participation.

**III. Approval of the Meeting Minutes**

Consent agenda items approved:

1. Minutes from November 8, 2023

**COMMISSIONER BISSONETTE MOVED TO APPROVE THE MINUTES FROM NOVEMBER 8, 2023. COMMISSIONER LORD 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 October 2023 and answered questions from the Board.

**V. Meeting Agenda**

Frank Alexander, Deputy Director, introduced Omar Llamas, the Housing Choice Program Manager. Frank mentioned that this is a great moment for the organization to which we have been able to add more management capacity. Lidia Vargas, who was previously in a managerial role, has transitioned to HCV Compliance. Karen Brunnemer, the MTW and Federal Policy Director now has more capacity to focus on policy and utilization for the organization.

### **Filling Resident Commissioner Vacancy**

Jeremy Durham, Executive Director, said that we heard back from the US Department of Housing and Urban Development (HUD) regarding the process for filling the resident commissioner vacancy. In January, the Resident Advisory Board (RAB) will nominate one to three individuals from the group and the City of Boulder Mayor will formalize the appointment.

The RAB members are scheduled to meet in January and February 2024.

### **Insurance Presentation**

Tory Livingston and Will Kugel gave an overview of the insurance for the organization and answered questions from the Board.

Commissioner Wallach asked whether the insurance deductible covers instances of mold and meth. Tory explained that both fall under the pollution clause. In addition, for the state of Colorado, when there's any detection of meth, the organization has to report it to the insurance company as it is a Public Health statutory requirement as well as the remediation of the unit. In 2023, we had three meth claims in a close timeframe. When we went to renewal, the insurance company declined to renew us, and we had to rebid, and we had a higher deductible because of the three instances. The cost of remediation is around \$30-50k per unit. Will mentioned that \$100K is becoming very common for this type of claim.

Frank Alexander explained that due to tighter tenant screening criteria, we've seen a positive shift in that there has been no contamination from any resident who has been admitted to our properties since the beginning of the year. We're doing our best to be as supportive as possible and follow guidelines and procedures. Jeremy Durham said that messages to partners like the Boulder Shelter for the Homeless and Mental Health Partners (MHP) have been helpful as well.

Will Kugel said that BHP is well-positioned to handle unexpected events if it did happen to respond in a way that would not jeopardize the organization as a whole. In good shape in case of a worst-case scenario.

Commissioner Wallach asked whether our insurance policy covers assistance to tenants for overnight stays due to a fire. Tory Livingston explained that the policy does cover the cost of lodging, replacing belongings, and getting business income loss reimbursement for days that the unit is down. Commissioner Schoenfeld asked if there is a separate wildfire insurance but there is not.

### **Resolution #2023-14 2024 Final Budget Approval**

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

**COMMISSIONER WALLACH MADE A MOTION TO APPROVE RESOLUTION #2023-14 2024 Final Budget Approval. COMMISSIONER LORD SECONDED THE MOTION.** The motion passed unanimously.

### **Resolution #2023-15 Arapahoe Court Disposition**

Laura Sheinbaum, Chief Real Estate Officer, presented Resolution #2023-15 Disposition of Arapahoe Court and answered questions from the Board.

Laura mentioned that early on, we learned that the remapping of flood maps had created high-hazard areas surrounding Arapahoe Court – the egress would be very unsafe. Upon recommendation from staff and HUD – BHP decided to continue to divest from Public Housing and use the proceeds to build or support affordable housing in the future. We have spoken with residents and partners, including the Center for People with Disabilities (CPWD) and the conversations have gone well. We moved eight residents into new homes within the BHP portfolio.

**COMMISSIONER LORD MADE A MOTION TO APPROVE RESOLUTION #2023-15 ARAPAHOE COURT DISPOSITION. COMMISSIONER ADLER SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.**

## **VI. Board Matters**

### BHP Foundation Board Update

Commissioner Walker said that the Foundation will meet next in February 2024.

The Foundation has focused on the CO Gives fundraiser. Commissioner Walker thanked the Commissioners for their support. Donations to the Foundation will fund the pre-school and summer school programs and parenting classes. The Foundation is also working on producing films to promote the Foundation.

Commissioner Schoenfeld read a testimonial from a resident. The resident mentioned their connection with the program coordinators and their help through the parenting programs. They mentioned how happy they were to learn about how to have a better relationship with their children. With the programs, the resident now listens and works together with their family. Being part of the program has changed her life. She thanked everyone who participated.

Anita Speirs, the BHP Event Coordinator, coordinated several BHP events, including a holiday party at the municipal building; city council chamber, and intergenerational quilt-making event. This past event – a bike riding workshop with several kids at the Louisville location.

### Announcements and Other Items from the Board

There were no announcements made.

### Conference Opportunities

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

### Future Board Items

There were no new Future Board Items added.

### Board Elections

Commissioner Walker opened the floor for nominations for the Chair and Vice Chair of the Board of Commissioners.

Commissioner Walker was nominated for Chair of the Board of Commissioners. Commissioner Walker was elected as Chair of the Board of Commissioners unanimously.

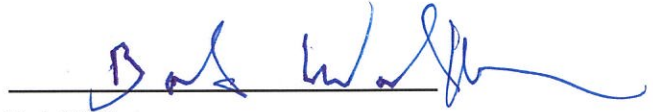
Commissioner Lord was nominated for Vice Chair of the Board of Commissioners. Commissioner Lord was elected as Vice Chair of the Board of Commissioners unanimously.

**VII. Adjourn**

The meeting of the Board of Commissioners adjourned at 10:30 am.

Seal


DATE: 12/13/2023



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



Jeremy Durham  
Executive Director



Jason Acuña  
Recording Secretary