

BOULDER HOUSING PARTNERS
Meeting of the Board of Commissioners
February 14, 2024 | 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	Kurt Firnhaber
Commissioner Bissonette	Jamillah Richmond	Mark Fearer
Commissioner Block	Jason Acuña	Travis Culley
Commissioner Cooper	Karen Brunnemer	
Commissioner Lord	Karin Stayton	
Commissioner Schoenfeld	Laura Sheinbaum	
Commissioner Wallach	Lyndall Ellingson	
	Rene Brodeur	
	Stef Moriarty	
	Tim Beal	
	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 9:07 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.

There was no public participation.

III. Approval of the Meeting Minutes

Consent agenda items approved:

1. Minutes from December 13, 2023

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

IV. Financial Dashboard

Will Kugel, Chief Financial Officer, and Frank Alexander, Deputy Director, went over the financial dashboard for December 2023 and answered questions from the Board.

Key metrics discussed included Debt Service Coverage Ratio (DSCR), property compliance, tax credit units, occupancy rates, and cash positions.

Jeremy mentioned that the Operations, Finance, and Development teams have done a great job in building great properties meeting the Debt Service Coverage Ratio (DSCR).

Commissioner Bissonette asked why Boulder Communities was grouped rather than keeping the properties as separate entities. Will explained that the group is considered one tax credit entity with six properties.

Will went over the metrics for occupancy rates across the portfolio throughout 2023 and praised the Resident Services, Property Management, and Maintenance teams for making this happen. At the end of the year (2023), BHP had a 97.3% occupancy. Frank mentioned that their teams are focusing on policies and procedures that can reduce expenditures and gain profit. We are fostering a general business acumen through the organization as we grow together.

Frank mentioned that the Housing Choice Voucher team is working hard to lease up vouchers for folks throughout our community.

V. Meeting Agenda

Karin Stayton, Director of Resident Services, introduced new BHP staff Stef Moriarty, Strengthening Families Project Facilitator, and Jamillah Richmond, Resident Services Coordinator, to the Board.

Filling Resident Commissioner Vacancy

Jeremy Durham, Executive Director said that the Resident Advisory Board (RAB) voted to nominate Mark Fearer as the Resident Commissioner which is still pending mayoral confirmation.

Update from Kurt Firnhaber, Housing and Human Services Director

Jeremy Durham introduced Kurt Firnhaber, the Housing and Human Services Director. Jeremy said that we ask Kurt to join our Board meetings every once in a while, to provide updates from the City of Boulder. The partnership between the City and BHP is very strong and Kurt is one of the main reasons because of this.

Kurt highlighted regional housing challenges, homelessness, rent support programs, and affordable housing funding. Commissioners engaged in a discussion on housing initiatives and collaboration with the City of Boulder.

Lee Hill Annual Report

Lyndall Ellingson, Resident Services Program Manager, gave an overview presentation on the Lee Hill Annual Report, providing insights into community success, service calls, and programs like RTD Live and Harvest of Hope. Commissioners discussed resident retention, program effectiveness, and community engagement.

VI. Board Matters

BHP Foundation Board Update

Commissioner Schoenfeld said that in December of 2023, the Foundation elected Betsy Martens as President and Becca Bracy as Vice President. The Foundation will have its quarterly meeting on February 21, 2024.

The group's goal is to be better ambassadors and continue to offer an in-person tour in the Fall and informal tours throughout the year. The Foundation is currently working with Jackson House Films to create a video for the Foundation, which will be used as an introduction to the Foundation and generate more funds.

Anita Speirs, a Foundation member, has been working on several resident events.

Announcements and Other Items from the Board

Commissioner Fearer reported on the progress of the new Resident Advisory Board (RAB). Three meetings have been held thus far. The RAB consists of tenant-based voucher holders, many of whom reside in private housing rather than BHP sites in Boulder. The RAB was established provide feedback on the Moving to Work (MTW) Annual Plan and elect the Resident Commissioner. The RAB will focus remains on amplifying voices from BHP residents. Moving forward, the RAB aims to continue meeting, providing reports, and fostering connections with the community.

Conference Opportunities

Commissioners are welcome to contact Jason Acuna if they are interested in conference opportunities.

Future Board Items

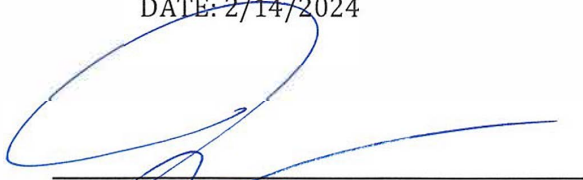
There were no new Future Board Items added.

Adjourn


The meeting of the Board of Commissioners adjourned at 11:15 am.

VII.

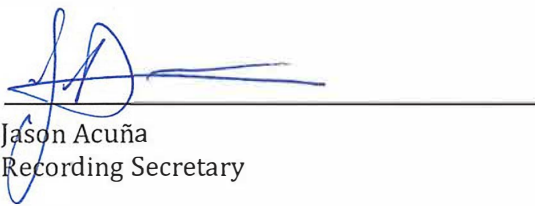
Seal
DATE: 2/14/2024



Jeremy Durham
Executive Director



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



Jason Acuña
Recording Secretary