

**BOULDER HOUSING PARTNERS**  
**Meeting of the Board of Commissioners**  
**March 13, 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	Chris Jenkins
Commissioner Bissonette	Jamillah Richmond	Frasier Meadows
Commissioner Block	Jason Acuña	Tim Thomas
Commissioner Cooper	Karen Brunnemer	Travis Culley
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](http://boulderhousing.org)) in English and Spanish.

Tim Thomas discussed the former Resident Representative Council (RRC) and gave his interpretation of the former RRC's relation to BHP and the current Resident Commissioner Seat.

Travis Culley discussed his interpretation of the requirements for a Resident Advisory Board.

### **III. Partnership Awards**

Rene Brodeur, Community Partnerships Director, presented the Partnership Awards.

- **Individual & Non-Profit Agency: Chris Jenkins, The Tantra Condominiums Association**  
Presented by: Tim Beal, Jessica Kenney, & Jamillah Richmond
- **Non-Profit Partner: Frasier Meadows – Seniors for Seniors**  
Presented by: Lyndall Ellingson

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

Consent agenda items approved:

1. Minutes from February 14, 2024

**COMMISSIONER LORD MOVED TO APPROVE THE MINUTES FROM FEBRUARY 14, 2024.**

**COMMISSIONER WALLACH SECONDED THE MOTION.** The motion to approve the minutes passed unanimously.

#### **V. Financial Dashboard**

Will Kugel, Chief Financial Officer, Tory Livingston, Controller, and Frank Alexander, Deputy Director, went over the financial dashboard for January 2024 and answered questions from the Board.

Frank mentioned that BHP is working with our Family Self-Sufficiency (FFS) partners at the Boulder County to increase the number of units served, including Broadway East and Broadway West. The FFS team reached out to us to expand their caseload within BHP properties to about a third of their case management staffing. We do a joint application to HUD for FFS funding for case management. We have all of Woodlands is FFS and we've looked to expand FFS unit turn to unit turn with ties with Bringing School Home sites.

#### **VI. Meeting Agenda**

##### **Presentation: Neighborhood EcoPass Program (NECO Pass)**

Frank Alexander and Carrie Murphy, Property Operations Planner, presented on the Neighborhood EcoPass Program (NECO Pass) and answered questions from the Board. This program provides residents with free, unlimited rides on all RTD buses, commuter trains, and light rail trains. This is limited to residents who live within a participant neighborhood boundary.

##### **Hawthorn Court Closing**

Laura Sheinbaum, Chief Real Estate Officer, and Jessica Kenney, Senior Development Project Manager, gave an overview of the financial closing for Hawthorn Court (formerly known as Diagonal Plaza), which will include 73 units of deeply affordable housing. Five of these units will be set aside voluntarily for families at risk of or exiting homelessness. Hawthorn Court residents will be able to enjoy services at Diagonal Court and Diagonal Court residents will be able to also enjoy the park that will be built. BHP does its best to source equity to provide the best amenities possible for residents.

**COMMISSIONER LORD MADE A MOTION TO APPROVE RESOLUTION #2024-1 AUTHORIZING BHP TO ENTER THE TAX CREDIT PARTNERSHIP FOR HAWTHORN COURT LLLP.**

**COMMISSIONER BISSONETTE SECONDED THE MOTION.** The motion passed unanimously.

**COMMISSIONER WALLACH MADE A MOTION TO APPROVE RESOLUTION #2024-2 PROJECT BASING THREE VOUCHERS AT THE HAWTHORN COURT PROJECT, 3320 28<sup>TH</sup> ST TO ASSIST WITH THE FINANCIAL CLOSING AND MEET THE NEEDS OF OUR FUTURE RESIDENTS. COMMISSIONER LORD SECONDED THE MOTION.** The motion passed unanimously.

**VII. Board Matters**

Resident Advisory Board Update

Mark Fearer mentioned that the RAB will continue meeting. The group is focusing on their mission and provide feedback directly to BHP. This is a volunteer-based group.

BHP Foundation Board Update

Commissioner Schoenfeld said that the group met for its quarterly meeting on February 21, 2024 at the Glen Willow Community Center. Fundraising goals and public awareness, including tours. The Programming Committee will focus on supporting resident services in both early childhood and intergenerational programing. The group will also get together to go over the book Poverty by America written by Matthew Desmond.

Announcements and Other Items from the Board

Commissioner Walker mentioned that there will be an NPG Committee meeting on Wednesday, May 1 at 3:30 pm via Zoom.

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.

**VIII. Adjourn**

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

Seal  
DATE: 3/13/2024

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

Jeremy Durham  
Executive Director

Jason Acuña  
Recording Secretary