

BOULDER HOUSING PARTNERS
Meeting of the Board of Commissioners
September 11, 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.

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|------------------------------|-----------------|-----------------------------|
| Commissioner Walker | Jeremy Durham | Others Present: |
| Commissioner Adler | Dean Rohr | Fred Marienthal, Kutak Rock |
| Commissioner Bissonette | Frank Alexander | John Bales, Kutak Rock |
| Commissioner Block (ABSCENT) | Jason Acuña | |
| Commissioner Cooper | Jessica Kenney | |
| Commissioner Fearer | John Kimenyi | |
| Commissioner Lord | Julia Arencibia | |
| Commissioner Schoenfeld | Karen Brunnemer | |
| Commissioner Wallach | Karin Stayton | |
| | Laura Sheinbaum | |
| | Rene Brodeur | |
| | Tad Amore | |
| | 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 9:04 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 July 10, 2024

COMMISSIONER WALLACH MOVED TO APPROVE THE MINUTES FROM JULY 10, 2024.
COMMISSIONER LORD SECONDED THE MOTION. THE MOTION TO APPROVE THE MINUTES PASSED UNANIMOUSLY.

IV. Financial Dashboard

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

The Finance Committee met on Monday, September 9, 2024, at 3:00 pm via Zoom.

Will explained that BHP is performing above budget on revenue due to increased occupancy. The net operating income is outperforming the budget for both BHP and tax credits. In addition, our cash position is strong across the portfolio.

Frank mentioned that BHP's voucher utilization is high and performing well, which means that the vouchers are in the community being used.

V. Meeting Agenda

Emergency Preparedness Presentation

Frank Alexander, Deputy Director, Dean Rohr, Director of Maintenance, Rene Brodeur, Director of Community Partnerships, and Tad Amore, Director of IT, presented on Emergency and Disaster Preparedness and answered questions from the Board.

The team introduced the Incident Command Structure and discussed the differences between disasters, emergencies, and incidents and how BHP responds accordingly. The team has been trained with FEMA and the Boulder ODM team.

The team works closely with the police department, fire department, and Office of Disaster Management. We have onsite community meetings to walk the properties and prepare as much as possible.

What we ask of residents – the main thing is the more information they have, then the more prepared they can be. Boulder County has a great system to sign up for alerts. There's a texting system (888777 BOCO info), and you will get text alerts. People will be alerted if they need to evacuate or shelter in place. We ask residents to obtain renter's insurance to protect their property. Our insurance at BHP does not cover their belongings, only our properties.

2025 Moving to Work (MTW) Annual Plan - Draft

Karen Brunnemer, MTW and Federal Policy Director, presented the Proposed/Amended Activities for the 2025 MTW Annual Plan and answered questions from the Board.

The plan was posted on the BHP website on Monday, September 9 and a public hearing is scheduled for September 24. Final approval will come during the October Board meeting.

Housing Choice Voucher Administrative Plan - Changes Adopted | Resolution #2024-7

Karen Brunnemer, MTW and Federal Policy Director, presented the changes adopted for the HCV Administrative Plan and answered questions from the Board.

COMMISSIONER FEARER MADE A MOTION TO APPROVE RESOLUTION #2024-7 TO AUTHORIZE BOULDER HOUSING PARTNERS TO ADOPT AND FINALIZE ALL CHANGES TO THE ADMINISTRATIVE PLAN FOR THE HOUSING CHOICE VOUCHER PROGRAM. COMMISSIONER BISSONETTE SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

Private Activity Bond Overview and Carryforward Resolution #2024-8

Laura Sheinbaum, Chief Real Estate Officer, presented on Private Activity Bonds (PABs) the 34th Street Inducement Resolution #2024-8 and questions from the Board.

John Bales, Partner at Kutak Rock, gave an overview of the Private Activity Bonds (PABs) allocation process and discussed the use of bonds for the 34th Street project.

COMMISSIONER WALLACH MADE A MOTION TO APPROVE RESOLUTION #2024-8 TO AUTHORIZE BOULDER HOUSING PARTNERS CARRYFORWARD BOULDER HOUSING PARTNERS' 2024 PRIVATE ACTIVITY BONDS TO FACILITATE FUTURE PROJECTS THAT UTILIZE THE 4% LIHTC FOR FINANCING. COMMISSIONER BISSONETTE SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

VI. Board Matters

Announcements and Other Items from the Board

The Board discussed the

Commissioner Fearer asked if the Commissioners could get name tags for when they have events.

Commissioner Fearer also mentioned that there will be a Resident Advisory Board meeting this week.

Jeremy mentioned that the "I Have a Dream" Luncheon is scheduled for Friday, September 27 and commissioners are welcome to join.

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 items added.

VII. Adjourn

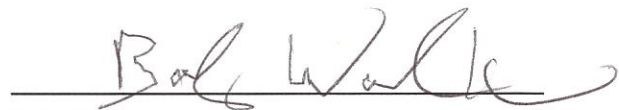
The meeting of the Board of Commissioners adjourned at 11:17 am.

Seal

DATE: 9/11/2024



Jeremy Durham
Executive Director



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



Jason Acuña
Recording Secretary