

**BOULDER HOUSING PARTNERS**  
**Meeting of the Board of Commissioners**  
**October 9, 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	Anita Speirs	Celine Cooper
Commissioner Bissonette	Claudia Perez Rogerio	Rachel Brett
Commissioner Block	Eva Beltran	Carry Rosato
Commissioner Cooper (ABSCENT)	Isabelle Pfeil	Catherine Kelsch
Commissioner Fearer (ABSCENT)	Jason Acuña	Susana Perez
Commissioner Lord	John Kimenyi	Juan Jimenez
Commissioner Schoenfeld	Julia Arencibia	Ellen Orleans
Commissioner Wallach	Karen Brunnemer	Leidy Pineda Flores
	Karin Stayton	Cristian Vargas
	Laura Sheinbaum	Betsey Martens
	Lyndall Ellingson	Britney Dracht
	Jamillah Richmond	
	MJ Fimple	
	Norma Ortega	
	Quinn Liebmann	
	Rene Brodeur	
	Stefanie Moriarty	
	Tim Arnold	
	Tim Beal	
	Will Kugel	

### **I. Call to order and Determination of a Quorum**

Commissioner Walker called the meeting of the Board of Commissioners to order at 9:05 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.

Jenny, a representative for her mother who resides at High Mar, asked about heating costs being included in rent starting next year. The Property Management team assured her that they would follow up with more specific information regarding any adjustments and next steps.

### **III. Partnership Awards**

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

Governmental Agency: Ellen Orleans, Sustainability Programs Manager, City of Boulder  
Presented by: Anita Speirs

Local Non-profit: Boulder Public Library District  
Presented by: Claudia Perez Rogerio

Local Non-profit: Thorne Nature Kids – Lil’ Explorers Program  
Presented by: Claudia Perez Rogerio

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

Consent agenda items approved:

1. Minutes from September 11, 2024

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

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

Will Kugel, Chief Financial Officer, presented the financial dashboard for August 2024 and answered questions from the Board.

The August 2024 financials showed BHP’s financial health as solid, with revenues significantly exceeding budget and expenses only slightly over budget.

The quick ratio was reported at 3.21, indicating robust liquidity and BHP’s cash position across properties remained healthy.

Notable improvements in operating income and occupancy levels were highlighted, with occupancy averaging above 96.5% across properties, well above the conservative budget estimate of 94-96%.

The Board asked about the transition to a gross rent structure. Staff noted that transitioning to a gross rent structure simplifies billing for both residents and BHP, as BHP will manage utility payments directly, reducing administrative tasks associated with monitoring tenant utility accounts. By ensuring consistent utility usage, especially for heating, gross rent also protects property assets from issues like pipe damage, supporting long-term property maintenance. This model also aligns with BHP’s sustainability goals by facilitating investments in renewable energy sources, such as solar, which now yield a clearer financial return. For residents, the gross rent structure provides predictable monthly expenses, relieving them of fluctuating utility costs and offering greater financial stability, which is particularly beneficial for households on fixed incomes.

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

##### **Resident Services Presentation**

Karin Stayton, Director of Resident Services, and the Resident Services Team gave an overview of the numerous services provided to BHP residents and answered questions from the Board.

The presentation covered Resident Services’ framework, which includes support in areas like housing stability, health and wellness, and community life, highlighting the recent work with High Mar residents on food security and community programs.

**2025 Moving to Work Annual Plan - Final**

Karen Brunner presented the 2025 Moving to Work Annual Plan – Final and answered questions from the Board.

Key changes included expanding income tiers and integrating 63 HUD-funded vouchers with supportive services, along with city-funded vouchers to address broader housing needs.

**COMMISSIONER LORD MADE A MOTION TO APPROVE RESOLUTION #2024-9 TO AUTHORIZE BOULDER HOUSING PARTNERS TO ADOPT AND FINALIZE ALL CHANGES TO THE ADMINISTRATIVE PLAN FOR THE HOUSING CHOICE VOUCHER PROGRAM. COMMISSIONER GRANO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.**

**VII. Board Matters**

Announcements and Other Items from the Board

The Board discussed the reduction in per-unit employment costs due to the planned growth of 500 additional units in 2025. Though salaries for maintenance and property management will increase overall, per-unit costs will decrease due to economies of scale, leading to projected reductions of 10% for property management salaries and 23% for maintenance salaries on a per-unit basis.

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.

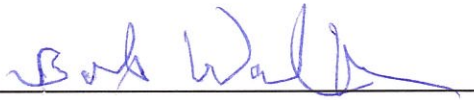
**VIII. Adjourn**

The meeting of the Board of Commissioners adjourned at 11:03 am.

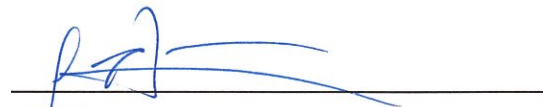
Seal  
DATE: 10/9/2024



Jeremy Durham  
Executive Director



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



Jason Acuña  
Recording Secretary