

**Boulder
Housing
Partners**



ANNUAL
BOARD MEETING

April 14, 2021

Strategic Framework

BOULDER HOUSING PARTNERS



VISION To help create a **diverse, inclusive, & sustainable** Boulder.

MISSION To provide quality, affordable homes and foster thriving Boulder communities.

CORE BELIEFS

- We believe in the **power of having a home**.
- We believe in **opportunity for all**.
- We celebrate our **diversity**.
- We believe our work is **one part of a broader solution** to a thriving community.
- We believe in keeping our **impact on the environment small**.
- We believe in working as **one team**.

STRATEGIES

Support Residents & Strengthen Communities

We provide high-quality customer service, treating all people with kindness, respect, and dignity. We foster partnerships with residents, participants, and local organizations to increase opportunities and strengthen the broader community.

Increase Affordable Housing Opportunities

We seek to meet the changing housing needs of our community. Our expertise is affordable and attainable rental housing. We work in collaboration with the City of Boulder to address community housing goals and provide opportunities that would not otherwise be available in the local market. We are agile and responsive to opportunities, providing permanently affordable homes through development, acquisition, and vouchers.

Steward our Resources Effectively

We are diligent stewards of public resources and champions for those who need them. We manage our resources through effective business practices, strategic asset management, community collaborations, environmental stewardship, and innovative systems that bring clarity and focus to our work.

Cultivate an Outstanding Workplace

We create a positive workplace culture, striving to attract and retain the best employees. We support wellness and balance in employees' lives and we cultivate the creativity, passions, and unique skills of our team members.

FRAMEWORK FOR DECISION MAKING

When evaluating decisions or determining what matters BHP should spend time on, in accordance with our fiduciary duties to always act in the best interest of the organization, we consider the following questions:

1. Does this idea/action item further the goals of the organization?
2. Is this relevant and helpful for our constituents/customers?
3. What is the impact on staff?
4. What is the impact on budgets?
5. Is it strategic or operational?
6. Is this within our span of control?



Board of Commissioners Meeting Annual Meeting

Location:

<https://zoom.us/j/97617348029>

April 14, 2021 ▪ 9:00 a.m. - 11:30 a.m.

AGENDA

		Page #
9:00-9:30	Standing Agenda and Annual Meeting Items	
	1. Call to Order and Determination of a Quorum	
	2. Board Introductions (1-2 Minutes Each)	
	3. New Commissioner Oath of Office	2
	4. Public Participation	
	5. Officer Elections	
	6. Committee Assignments	3
	7. Approval of Minutes from March 10, 2021	4
9:30-11:20	Meeting Agenda	
	1. BHP Staff Introductions	
	2. "Who We Serve" Overview	7
	3. Board Governance Training	
	4. Finance and Operations Update	8
	5. Development Process and Financing Overview	
	6. Resolution #2021-3 – Refinancing Ciclo Permanent Debt	9
11:20-11:30	Board Matters	
	1. Board Relationship Building	
	2. Resident Representative Council Update	
	3. Announcements and Other Items from the Board	
	4. Upcoming Conference Opportunities	16
	5. Future Board Items and Board Calendar	17
11:30	Adjournment	

STATE OF COLORADO)
)
COUNTY OF BOULDER) SS.:
)
CITY OF BOULDER)

OATH OF OFFICE

I, _____, do solemnly swear (affirm) that I will support the Constitution of the United States of America and of the State of Colorado and the Charter and ordinances of the City of Boulder, and faithfully perform the duties of the office of a member of the Housing Authority which I am about to enter.

Commissioner

Subscribed and sworn to before me this _____ day of _____, 2021.

Board Secretary

Board of Commissioners Committees

Boulder Housing Partners (BHP) has three operating Committees as well as a charitable Foundation, as described below, each of which provide Board Members with additional opportunities for involvement, input, and insight into the work of BHP. The full Committee Schedule is included with the Board Calendar at the back of the Board Packet each month.

Development Committee

The Development Committee focuses on new and current developments and opportunities, as well as prospects to acquire existing housing for conversion to affordable housing. The Development Committee meets as needed on the second Monday of the month at 4:00 p.m.

Finance Committee

The Finance Committee takes a deeper dive into the finances of the organization and evaluates modifications to the financial positioning and strategy of the organization. The Finance Committee meets quarterly on the second Monday of the month at 3:00 p.m., with one additional meeting scheduled annually in November to provide an initial look at the draft budget for the following year.

NPG Committee

“NPG” stands for Nominating, Personnel, and Governance, and this Committee focuses on these three tasks, including finding candidates for the Board and encouraging them to apply (nominating), completing the annual performance review of the Executive Director (personnel), and considering potential changes to BHP’s governing documents (governance). The NPG Committee meets quarterly, with one additional meeting in May, on the first Thursday of the month from 3:30 p.m. - 5:00 p.m.

Boulder Housing Partners Foundation

The mission of the Boulder Housing Partners Foundation is to help Boulder Housing Partners residents pursue successful, productive, and dignified lives by mobilizing resources for supportive, life-enriching, and community building services. The Foundation Board is separate from the BHP Board; however, one BHP Commissioner serves on the Board of the BHP Foundation as a liaison. The Foundation meets quarterly on the third Thursday of each quarter.

BOULDER HOUSING PARTNERS
Meeting of the Board of Commissioners
March 10, 2021 9:00 a.m.
Location: <https://zoom.us/j/94874271316>

Commissioner Harris	Jeremy Durham	Others Present:
Commissioner Adams	Penny Hannegan	Shelly Bobbins
Commissioner Bissonette	Jodi Bogen	Katie Doyle Myers
Commissioner Griffin	René Brodeur	Anne Tapp
Commissioner Joseph	Laura Sheinbaum	Erin Shannon
Commissioner Levy (ABSENT)	Karen Kreutzberg	Jake Matlak
Commissioner McCord (ABSENT)	Karin Stayton	Jordan Bailey
Commissioner Schoenfeld	Daniel Nuñez	Nancy Geyer
Commissioner Walker	Tim Beal	Tsunemi Rooney
	Eva Beltran	
	Claudia Perez-Rogerio	
	Melissa McGinley	
	Tad Amore	
	Jason Acuña	

I. Call to order and Determination of a Quorum

Commissioner Harris called the meeting of the Board of Commissioners to order at 9:00 a.m. A quorum was declared.

II. Public Participation

The Zoom Board Meeting information was posted on the main BHP website (boulderhousing.org).

There was no public participation.

III. Partnership Awards

Commissioner Harris introduced the Partnership Awards recipients:

1. Non-Profit Partner: Boulder Rotary Club

- a. Attendee: Nancy Geyer
- b. Presented by Claudia Perez-Rogerio

For the last few years, Boulder Rotary Club has been a strong literacy partner by increasing access to high-quality age-appropriate books to BHP's young children. The Boulder Rotary works with the Dolly Parton Imagination Library Program, a monthly book delivery service that promotes kindergarten readiness to children ages 2 to 5 years old.

We thank the Boulder Rotary Club, and Rodney for his enthusiasm and support with early literacy promotion in our BHP communities.

2. Non-Profit Partner: Philanthropiece

- a. Attendees: Jordan Bailey, Jake Matlak, Katie Doyle Myers
- b. Presented by Eva Beltran (in Spanish) and Karin Stayton (in English)

The Philanthropiece Foundation has partnered with Resident Services in the coordination of *Cafecitos Financieros* – a series of financial education sessions for BHP residents. Philanthropiece uses a participatory framework and establishes a tight support network with BHP participants to enhance individual and group power to promote Economic Justice. A

community savings group was formed that collectively saves, builds community, and is connected to other financial resources. The impact and rapport have been remarkable. We thank Philanthropiece for their incredible partnership and community work.

3. Non-Profit Partner: Safehouse Progressive Alliance for Nonviolence (SPAN)

a. Attendees: Anne Tapp, Tsunemi Rooney, Erin Shannon

b. Presented by Karin Stayton

SPAN has been a strong and valued partner to BHP for many years. They provide support and advocacy to both our residents experiencing domestic violence and to our housing communities in times of crisis. When BHP communities experienced incidents of extreme domestic violence, SPAN staff extended their services and responded to resident phone calls and emails over the weekend and while out of town. Their team activated networks of support and helped staff determine how to best support the community and themselves, while creating safe and supportive space for residents to process their emotions and learn more about the cycles of violence. We thank SPAN for their vital position and work in our community.

IV. Approval of the Meeting Minutes

Consent agenda items approved:

1. Minutes from February 10, 2021

COMMISSIONER BISSONETTE MOVED TO APPROVE THE MINUTES FROM FEBRUARY 10, 2021. COMMISSIONER GRIFFIN SECONDED THE MOTION. The motion to approve the minutes passed unanimously.

V. Finance and Operations Update

Financial Report

Jodi Bogen gave an overview of the December 2020 financials for the organization and answered questions from the Board.

VI. Meeting Agenda

2020 Moving to Work Annual Report

Karen Kreutzberg presented on the 2020 Moving to Work Annual Report and answered questions from the Board.

Five Property Refinance/Capital Improvements – Resolution #2021-1

Jodi Bogen and René Brodeur presented on the Five Property Refinance/Capital Improvements and answered questions from the Board.

COMMISSIONER WALKER MADE A MOTION TO AUTHORIZE BOULDER HOUSING PARTNERS TO OBTAIN THE LOAN DESCRIBED HEREIN, AND FOR THE EXECUTIVE DIRECTOR OF THE AUTHORITY TO BE AUTHORIZED TO EXECUTE ALL RELATED DOCUMENTS RESOLUTION #2021-1. COMMISSIONER GRIFFIN SECONDED THE MOTION. The motion passed unanimously.

Tantra Lake Amendment to Inducement – Resolution #2021-2

Laura Sheinbaum presented on the Tantra Lake Amendment to Inducement and answered questions from the Board.

COMMISSIONER BISSONETTE MADE A MOTION TO ALLOW FOR THE FUTURE ISSUANCE OF PRIVATE ACTIVITY BONDS FOR THE TANTRA LAKE APARTMENTS RESOLUTION #2021-2.

COMMISSIONER GRIFFIN SECONDED THE MOTION. The motion passed unanimously.

Strategic Priorities Memo

Jeremy Durham presented on the Strategic Priorities Memo and answered questions from the Board.

VII. Board Matters

Resident Representative Council Update

Commissioner Griffin reported for the Resident Representative Council. The RRC Board is currently reviewing their bylaws and aiming to strengthen their overall framework.

Announcements and Other Items from the Board

There were no announcements from the Board.

Additions to the Agenda

There were no additions to the Agenda.

Future Board Items

Jeremy mentioned that the goal in April is to introduce new Board members and go over presentations from BHP staff members.

Thank you to Departing Commissioners

Jeremy Durham thanked Commissioners McCord, Levy, and Adams.

VIII. Adjourn

COMMISSIONER ADAMS MADE A MOTION TO ADJOURN THE MEETING OF THE BOARD OF COMMISSIONERS. COMMISSIONER GRIFFIN SECONDED THE MOTION. The motion passed unanimously.

The meeting of the Board of Commissioners adjourned at 11:42 AM

Seal

DATE: 3/10/2021

R. E. Harris
Chairperson, Board of Commissioners
Housing Authority of the City of Boulder

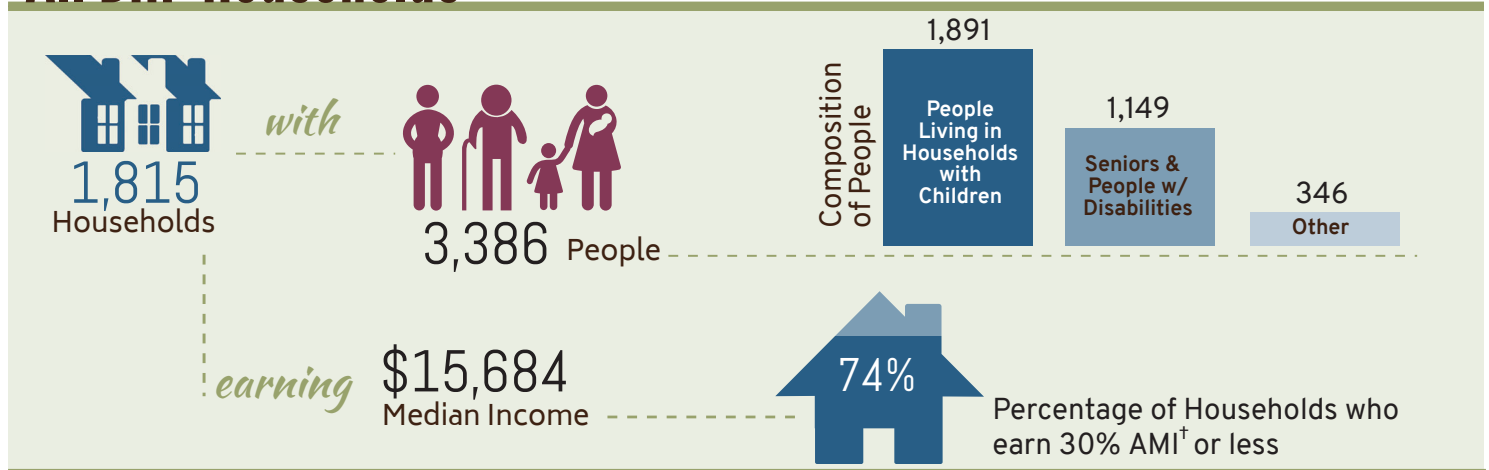
Jeremy Durham
Executive Director

Jason Acuña
Recording Secretary

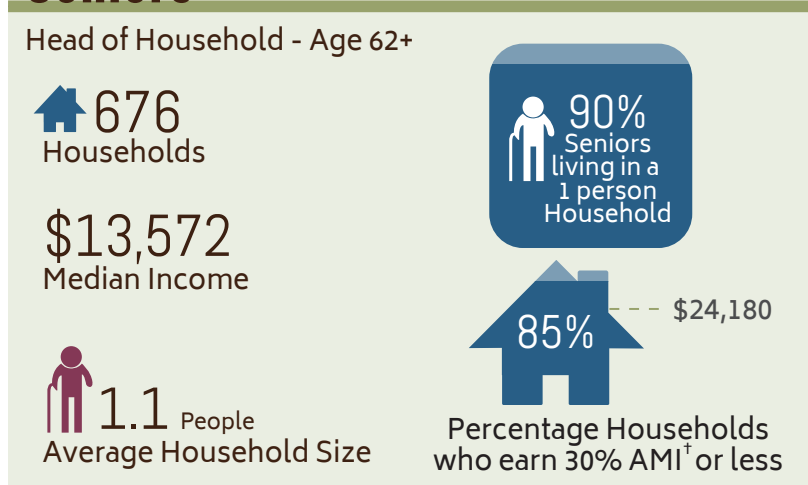
Who We Serve 2021*

Includes Housing Choice (Section 8) Voucher residents living in our local community and residents living in Boulder Housing Partners (BHP) Communities.

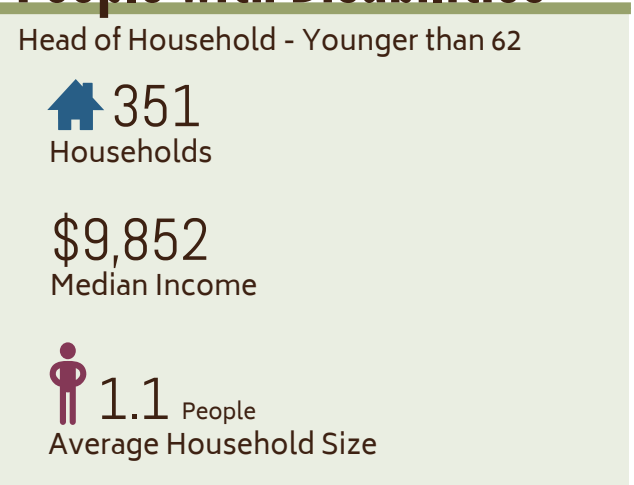
All BHP Households



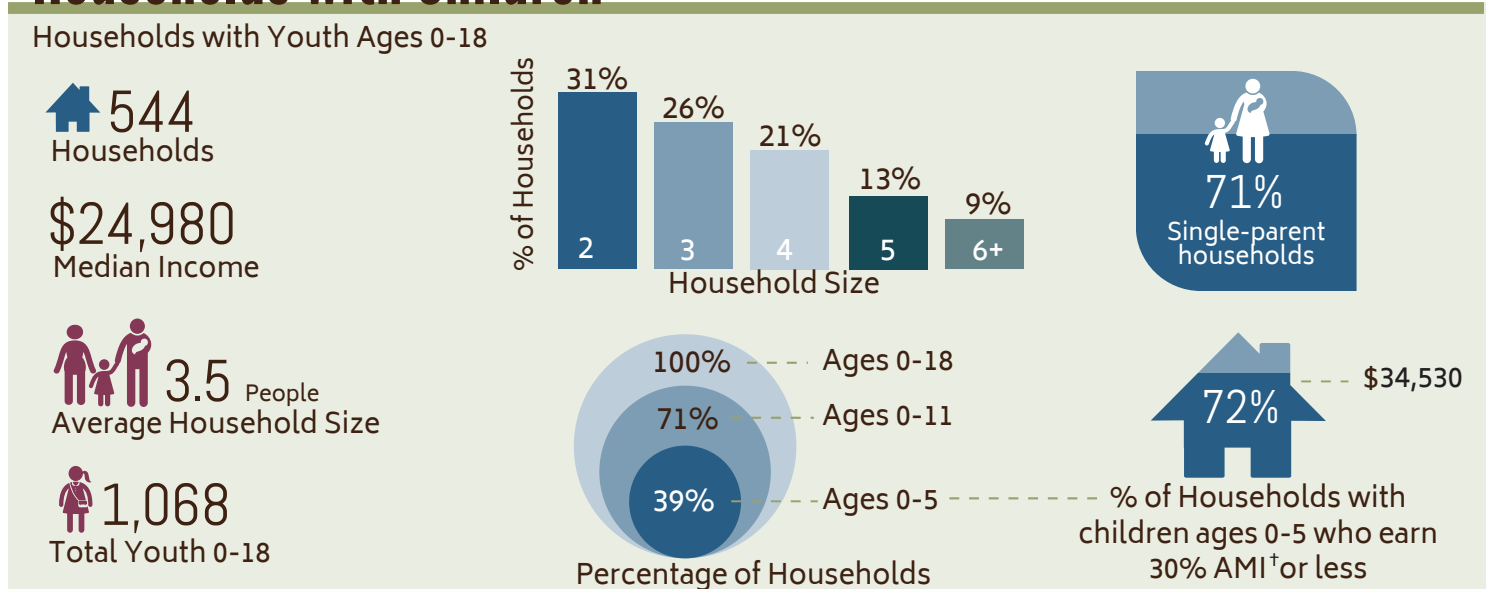
Seniors



People with Disabilities



Households with Children



* Market-rate households are not included in data.
† 30% Area Median Income in Boulder County (2020) † Household of one: \$24,180 | Household of four: \$34,530

Boulder Housing Partners Benchmark Report as of February-2021

Net Income

	YTD Actual	YTD Budget	% Diff
Income	6,958,240	6,089,523	14%
Expense	(5,374,579)	(5,526,970)	3%
Net Income	1,583,661	562,553	

Debt Service Coverage Ratio

1.45

BHP Target 1.15

Balance Sheet Summary

	Actual Feb-21	Actual Dec-20	Net Change YTD
Assets	240,014,928	240,389,655	(374,727)
Liabilities	(84,632,720)	(86,591,108)	1,958,387
Equity	155,382,208	153,798,547	1,583,661

BHP Quick Ratio

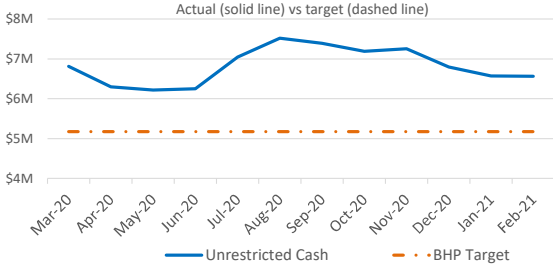


BHP Target: > 2.0
Unrestricted cash / current liabilities

Maintenance

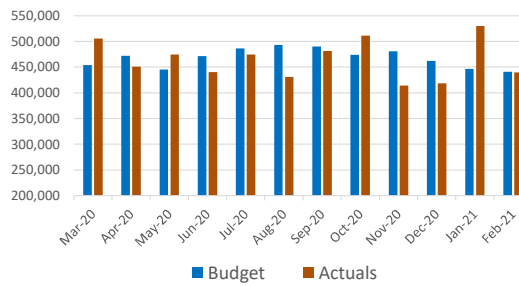
Unit Turns: 8.7 Average days to complete **26** turns YTD **Work Orders:** 3.1 Average days to complete **1177** work orders YTD

BHP Unrestricted Cash, Last 12 Month



May 2020 - \$175k HUD Cares Act Funding
July 2020 - Tax Credit Waterfall payments \$1MM
Aug 2020 - HUD CARES Act funds of \$217K

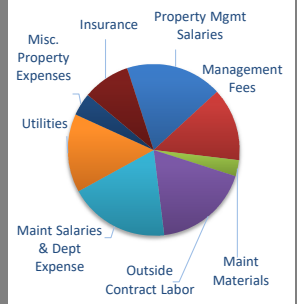
BHP Property Net Operational Income



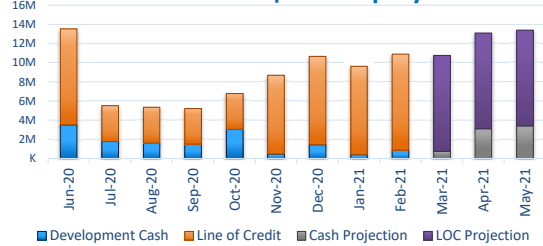
Jan'21 - \$33.3K insurance refund and favorable actual exp, plus \$50K deferred maint. projects due to COVID

PUPA \$6247

BHP & TC Units



BHP Development Equity



July '20 - \$6.3MM LOC used for Rally Closing, \$2MM Cash used for Rally
Oct '20 - Sale of 101 Canyon
Nov '20 - \$295k Dev Fee & \$460k reimb pre-dev costs Madison Woods
Nov '20 - \$2MM Sale of Madison Woodlands to LIHTC
Dec '20 - \$966k Dev Fee West End, \$4.5MM pay down LOC
Apr '21 - \$1.325M Dev Fee West End, plus \$1.2M refi proceeds.

Operating Reserves

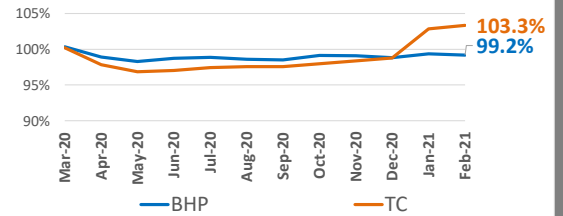
Current Operating Reserves
3,490,549

2021 Annualized Expenses
18,113,131

2.3 Months

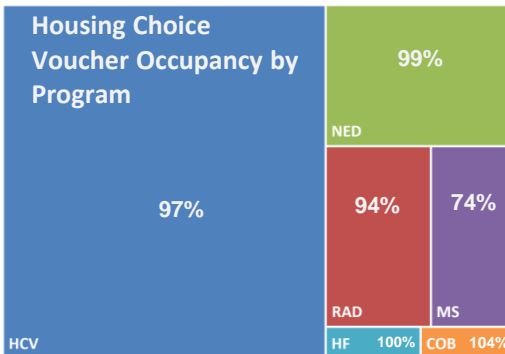
of annual operating expenses are covered by the current operating reserves.
BHP Target is 2 Months

% of Budgeted Net Tenant Rental Income Received



Jan'21 & Feb'21 - TC \$49K favorable vacancy

Housing Choice Voucher Occupancy by Program



Housing Choice Voucher Notes

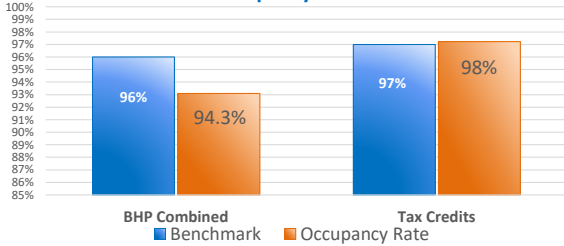
HCV - 788 Housing Choice Vouchers
RAD - 135 Rental Assistance Demonstration Vouchers
NED - 181 Non-Elderly Disabled Vouchers
MS - Mainstream 117 + 21 Vouchers (November 2020)
HFP - 22 Housing First Vouchers
COB - 48 COB PSH Vouchers

Unit Mix

AMI	BHP	LIHTC
Public Housing	14	
Vouchers*		463
30%	12	48
40%	38	76
45%	-	16
50%	132	160
60%	206	72
Market	240	-
Total	642	835

All Units 1477
* project based vouchers and project based contracts

BHP Occupancy Rates YTD



MEMO

To: Board of Commissioners
From: Jeremy Durham and Laura Sheinbaum
Date: April 14, 2021
Re: Loan Modification, Rate Decrease, Ciclo Apartments

Background and Executive Summary

The 38 affordable units at the Ciclo Apartments were developed in partnership with Element Partners and the John Buck Company. In November 2020, BHP took over as the General Partner in the tax credit partnership when the property converted the construction loan to a permanent loan. The interest rate on the bonds that were issued for the project is 4.83% which is higher than the current rate environment. The loan documents with FirstBank allow for a loan modification upon request. We requested and were able to negotiate an interest rate reduction down to 4.5% which, as shown in the sources and uses chart below, provides BHP a net present value (NPV) benefit of \$67,193 over the course of the tax credit compliance period after paying the transaction fees. We expect to refinance or re-syndicate the property upon exit from the tax credit partnership in 2031.

Transaction Expenses	
First Bank Modificaiton Fee:	\$44,228
First Bank Other Fee:	\$1,000
First Bank Attorney Fee (Est):	\$6,000
Kutak Bond Counsel Attorney Fee (Est):	\$12,000
Winthrop Attorney Fee (Est):	\$5,000
Investor Attorney Fee (Est.):	\$4,000
Other Costs (Est):	\$1,000
Total Transaction Expenses:	\$73,228
NPV Analysis	
Assumed Discount Rate:	3.50%
a. Nominal Closing Cash Flow After Debt Service and Asset Mgmt Fee ("CF"):	\$1,008,098
b. NPV Closing CF:	\$747,510
c. Nominal Modified CF:	\$1,194,830
d. NPV Modified CF:	\$887,931
Nominal CF Benefit from Modificaiton (c. less a.):	\$186,732
Present Value CF Benefit from Modificaiton (d. less b.):	\$140,421
Anticipated Costs less Anticipated PV of Benefits from Modificaiton:	\$67,193

The other term that changes is that FirstBank will charge a 2% pre-payment penalty if the partnership were to refinance the property within the next five years. We do not anticipate the need to do that.

To modify the loan documents, we ask the Board to affirm Resolution #2021-3 which is the Authorizing Resolution by the Board to Reduce the Interest Rate on the Bonds for the Ciclo Apartments.

Staff Recommendation

On a small property, this increase in operating income from the interest rate reduction ensures the stability and financial strength of the asset. We recommend authorization of Resolution #2021-3 in support of the interest rate reduction from 4.83% to 4.50% for the bonds issued to build the Ciclo Apartments.

CERTIFICATE RELATING TO RESOLUTION

I, the undersigned Executive Director of the Housing Authority of the City of Boulder, Colorado, d/b/a Boulder Housing Partners, a body corporate and politic of the State of Colorado (the "Authority"), hereby certify that (i) the attached Resolution of the Authority (the "Resolution") was duly adopted by the Board of Commissioners of the Authority at a meeting thereof duly called and held on April 14, 2021 at which meeting a quorum was present and acting throughout; (ii) the Resolution has been compared by us with the original thereof recorded in the minutes book of the Authority and is a correct transcript therefrom and of the whole of said original; and (iii) the Resolution has not been altered, amended or repealed, and is in full force and effect on the date hereof.

IN WITNESS WHEREOF, we have hereunto set our hands this April 14, 2021.

By _____
Jeremy Durham
Executive Director
Housing Authority of the City of Boulder, Colorado, d/b/a
Boulder Housing Partners, a body corporate and politic
of the State of Colorado

RESOLUTION #2021-3

A JOINT RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF BOULDER, COLORADO, D/B/A BOULDER HOUSING PARTNERS, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO IN ITS OWN CAPACITY AND AS SOLE MEMBER AND MANAGER OF 3390 VALMONT VENTURES, LLC AUTHORIZING THE REISSUANCE OF ITS MULTIFAMILY HOUSING REVENUE BONDS (CICLO APARTMENTS PROJECT) SERIES 2018 (THE "BONDS"), AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL NECESSARY DOCUMENTS AND AMENDMENTS IN ORDER TO REDUCE THE INTEREST RATE ON THE BONDS.

WHEREAS, the Housing Authority of the City of Boulder, Colorado, d/b/a Boulder Housing Partners, a body corporate and politic of the State of Colorado (the "Authority") was legally established with the Colorado Secretary of State on September 22, 1966; and

WHEREAS, the Authority is authorized and empowered by Part 2, Article 4, Title 29 of the Colorado Revised Statutes, as amended (the "Act") and the Supplemental Public Securities Act, Part 2, Article 57, Title 11 of the Colorado Revised Statutes, as amended (the "Supplemental Act") to issue its revenue bonds to the end that dwelling accommodations may be provided to persons, without regard to income, as long as the project substantially benefits persons of low income as determined by the Authority; and

WHEREAS, pursuant to Resolution No. 15 Series of 2018, dated September 12, 2018, attached hereto as Exhibit A (the "Initial Bond Resolution"), the Authority issued its Multifamily Housing Revenue Bonds (Ciclo Apartments Project) Series 2018 in the principal amount of not to exceed \$10,000,000 (the "Bonds"), the proceeds of which were used to fund a loan to the Borrower in the principal amount of \$10,000,000 (the "Loan") in order to finance a portion of the costs of: (a) financing the acquisition, construction, improvement, equipping and placing in service of a 38-unit multifamily housing project located at 3390 Valmont Road, Boulder, Colorado (the "Facility"); (b) funding certain reserve funds, if any; and (c) paying certain costs of issuing the Series 2018 Bonds (collectively, the "Project"); and

WHEREAS, the Facility will be owned and operated by Ciclo LLLP, a Colorado limited liability limited partnership (the "Borrower"); and

WHEREAS, pursuant to Resolution No. 16 Series of 2018, dated September 12, 2018 attached hereto as Exhibit B (the "Initial Borrower Resolution"), the Authority in its own capacity and as sole member and manager of 3390 Valmont Ventures, LLC approved the Loan; and

WHEREAS, the Borrower has requested that the Authority consent to an interest rate modification that would reduce the interest rate from 4.830% to 4.500%, which will result in a reissuance of the Bonds under the Internal Revenue Code of 1986, as amended, as well as a modification to the base prepayment fee for the Loan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF BOULDER, COLORADO, D/B/A BOULDER HOUSING PARTNERS, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, IN ITS OWN CAPACITY AND AS SOLE MEMBER AND MANAGER OF 3390 VALMONT VENTURES, LLC:

Section 1. *Ratification of Prior Action.* All action (not inconsistent with the provisions of this Resolution) heretofore taken by the Board of Commissioners of the Authority (the “Board”) and other officials of the Authority, relating to the reissuance of the Bonds for the purposes herein set forth, be, and the same hereby are, ratified, approved, and confirmed. Capitalized terms used herein and not otherwise defined herein shall have the meanings assigned to them in the Financing Agreement, November 20, 2018, by and among FirstBank, the Borrower and the Authority.

Section 2. *Authorization to Reissue the Bonds.* The reissuance of the Bonds is hereby approved, authorized, and confirmed.

Section 3. *Ratification of Initial Bond Resolution and Initial Borrower Resolution.* The Initial Bond Resolution and the Initial Borrower Resolution and all of the obligations of the Authority described in the Initial Bond Resolution and the Initial Borrower Resolution are hereby ratified.

Section 4. *Amendment of Interest Rate and Prepayment Fee.* The Authority consents to a modification to the interest rate of the Bonds from 4.830% to 4.500%, and a modification of the base prepayment fee for the Loan from 1% of the prepaid principal amount to 2% of the prepaid principal amount.

Section 5. *Authority to Execute and Deliver Documents.* Jeremy Durham, in his capacity as the Executive Director of the Authority, is authorized, ratified, and directed to execute and deliver the following documents:

- (a) Omnibus Amendment Agreement, by and among the Authority, FirstBank and the Borrower.
- (b) Federal Tax Exemption Certificate, between the Authority and the Borrower.
- (c) IRS Form 8038, by the Authority.
- (d) Revisions to the Partnership Agreement, as determined appropriate by the Executive Director of the Authority.

Section 6. *Authority to Execute and Deliver Additional Documents.* The officers, employees and agents of the Authority shall take all action in conformity with the Act necessary or advisable to effectuate the reissuance of the Bonds and for carrying out, giving effect to and consummating the transactions contemplated by this Resolution, including the execution and delivery of all documents that are necessary to consummate the transactions contemplated by this Resolution and appropriate closing documents, subject to the approval of special counsel to the Authority.

Section 7. *Immunity of Officers.* No recourse for the payment of any part of the principal of, premium, if any, or interest on the Bonds, for the satisfaction of any liability arising from, founded upon or existing by reason of the reissuance, purchase or ownership of the Bonds, shall be had against any official, officer, member or agent of the Authority or the State, all such liability to be expressly released and waived as a condition of and as a part of the consideration for the reissuance of the Bonds.

Section 8. *Irreparability.* After any of the Bonds are issued or issued, this Resolution shall be and remain irrevocable until the Bonds and the interest thereon shall have been fully paid, canceled, and discharged.

Section 9. *Severability.* If any section, paragraph, clause, or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 10. *Inconsistent Actions Repealed.* All bylaws, orders, resolutions and ordinances, or parts thereof, inconsistent herewith and with the documents hereby approved, are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed as reviving any bylaw, order, or ordinance or part thereof.

Section 11. *Effectiveness.* This Resolution shall take effect immediately.

PASSED, ADOPTED AND APPROVED this 14th day of April, 2021.

HOUSING AUTHORITY OF THE
CITY OF BOULDER, COLORADO, D/B/A BOULDER
HOUSING PARTNERS, A BODY CORPORATE AND
POLITIC OF THE STATE OF COLORADO,

By _____
R.E. Harris
Chairperson, Board of Commissioners

Attested to this 14th day of April, 2021 by:

By _____
Jeremy Durham
Executive Director

Upcoming Conference Opportunities

We encourage Commissioners to take advantage of the many professional development opportunities available to you to help you deepen your housing and community development knowledge. Please keep these conferences in mind in 2021 as great opportunities for learning and networking in your role as Commissioners. Please submit your training request to our Board Chair, Commissioner Harris, and he will work with staff to allocate Board training dollars equitably for registrations, hotel, and travel for local conferences.

By request, we are including a variety of options in addition to NAHRO. We have historically emphasized NAHRO's training because NAHRO is the only organization that is oriented to the unique interests of Housing Authority Commissioners and whose professional development learning aligns with the business of the Board, however there are several other good choices.

NAHRO Conferences

- | | | |
|--|---------|----------------------|
| • Washington Conference | Mar 2-4 | Online |
| • Summer Symposium | TBA | TBA |
| • National Conference & Exhibition | Oct 7-9 | Phoenix, AZ (Hybrid) |

National Housing Conference

- | | | |
|--|--------|-----------------|
| • Solutions for Affordable Housing | Nov 17 | Washington D.C. |
|--|--------|-----------------|

National Community Reinvestment Coalition

- | | | |
|---|---------|-----------------|
| • Just Economy Conference | May 3-4 | Washington D.C. |
|---|---------|-----------------|

NeighborWorks

- | | | |
|--------------------------------------|-----|-----|
| • Training Institute | TBA | TBA |
|--------------------------------------|-----|-----|

Housing Colorado NOW!

- | | | |
|-------------------------------------|-----------|-----|
| • Annual Conference | Oct 13-15 | TBA |
|-------------------------------------|-----------|-----|

FUTURE BOARD ITEMS

We have gathered the requested informational items the Board has asked to either learn more about or discuss. This is our current list and approximate timeline.

	<u>Anticipated Date</u>
• Moving To Work (“MTW”) Overview	May 2021
• Resident Services Overview	May 2021
• Partnership Awards	June 2021
• Holiday, LLLP Dissolution	June 2021
• Holiday Loan Refinance	June 2021
• Diversity Equity & Inclusion	2 nd Quarter 2021
• Draft 2022 MTW Activities	July 2021
• Website Redesign	3 rd Quarter 2021
• Partnership Awards	September 2021
• Draft 2022 MTW Annual Plan	September 2021
• Final 2022 MTW Annual Plan	October 2021
• Closing for Mt. Calvary	October 2021
• Closing for Tantra Lake Apartments	4 th Quarter 2021
• Lee Hill Annual Report	4 th Quarter 2021
• Resident Services: Families	As Time Allows
• Asset Positioning Plan	As Time Allows

2021

Boulder Housing Partners Commissioners' Calendar

Date	Group	Time
JANUARY	BOARD RECESS	N/A
Mon. February 8	Development Committee (as needed)	4:00-5:00
Wed. February 10	Board Meeting	9:00-11:30
Thurs. March 4	Quarterly NPG Committee	3:30-5:00
Mon. March 8	Finance Committee – 2020 Review	3:00-4:00
Mon. March 8	Development Committee (as needed)	4:00-5:00
Wed. March 10	Board Meeting	9:00-11:30
Mon. April 12	Development Committee (as needed)	4:00-5:00
Wed. April 14	Annual Board Meeting & Officer Elections	9:00-11:30
Thurs. May 6	Special NPG Committee	3:30-5:00
Mon. May 10	Development Committee (as needed)	4:00-5:00
Wed. May 12	Board Meeting	9:00-11:30
Thurs. June 3	Quarterly NPG Committee	3:30-5:00
Tues. June 7	Finance Report – Audit & Financials Review	3:00-4:00
Tues. June 7	Development Committee (as needed)	4:00-5:00
Wed. June 9	Board Meeting	9:00-11:30
Mon. July 12	Development Committee (as needed)	4:00-5:00
Wed. July 14	Board Meeting	9:00-11:30
AUGUST	BOARD RECESS	N/A
Thurs. September 9	Quarterly NPG Committee	3:30-5:00
Mon. September 13	Finance Committee – Financials Review	3:00-4:00
Mon. September 13	Development Committee (as needed)	4:00-5:00
Wed. September 15	Board Meeting	9:00-11:30
Mon. October 11	Development Committee (as needed)	4:00-5:00
Wed. October 13	Board Meeting	9:00-11:30
Tues. November 8	Finance Committee – Draft 2022 Budget Review	3:00-4:00
Tues. November 8	Development Committee (as needed)	4:00-5:00
Wed. November 10	Board Meeting	9:00-11:30
Thurs. December 9	Quarterly NPG Committee	3:30-5:00
Mon. December 13	Finance Committee – Final 2022 Budget Review & Financials	3:00-4:00
Mon. December 13	Development Committee (as needed)	4:00-5:00
Wed. December 15	Board Meeting	9:00-11:30