



## BOARD MEETING

May 12, 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

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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

Location:

<https://zoom.us/j/96841007738>

May 12, 2021 ▪ 9:00 a.m. - 11:30 a.m.

### AGENDA

		Page #
9:00-9:30	<b>Standing Agenda and Meeting Items</b>	
	1. Call to Order and Determination of a Quorum	
	2. Public Participation	
	3. Approval of Minutes from April 14, 2021	2
	4. Finance and Operations Update	6
9:30-11:20	<b>Meeting Agenda</b>	
	1. Resolution #2021-4 – Loan Modification for Canopy	7
	2. Resident Services Overview	
	3. Development Process and Financing Overview	
11:20-11:30	<b>Board Matters</b>	
	1. Resident Representative Council Update	
	2. Announcements and Other Items from the Board	
	3. Upcoming Conference Opportunities	14
	4. Future Board Items and Board Calendar	15
11:30	<b>Adjournment</b>	

**BOULDER HOUSING PARTNERS**  
**Annual Meeting of the Board of Commissioners**  
**April 14, 2021 9:00 a.m.**  
**Location: <https://zoom.us/j/97617348029>**

Commissioner Harris	Jeremy Durham	Others Present:
Commissioner Bissonette	Amy Machael	Cecily Wilson
Commissioner Block	Carrie Murphy	Shelly Bobbins
Commissioner Cooper	Claudia Perez-Rogero	Dave Heisterkamp
Commissioner Griffin	Daniel Nuñez	
Commissioner Joseph	Dean Rohr	
Commissioner Lord	Elisa Torrez	
Commissioner Schoenfeld	Ian Swallow	
Commissioner Walker	Jason Acuña	
	Jena Beck	
	Jessica Kenney	
	Jill Angelovic	
	Joanna Wittig	
	Jodi Bogen	
	Joshua McVay	
	Karen Kreutzberg	
	Karin Stayton	
	Laura Sheinbaum	
	Lidia Vargas	
	Lisa Vargas	
	Lujing Zhang	
	Lyndall Ellingson	
	Melissa McGinley	
	Penny Hannegan	
	René Brodeur	
	Tad Amore	
	Tim Beal	

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

Commissioner Harris called the meeting of the Board of Commissioners to order at 9:05 a.m. A quorum was declared.

**II.Board Introductions**

The Board of Commissioners introduced themselves to each other.

**III.New Commissioner Oath of Office**

Ann Cooper, Kim Lord, and Michael Block were sworn into office.

**IV.Public Participation**

The Zoom Board Meeting information was posted on the main BHP website ([boulderhousing.org](http://boulderhousing.org)).

Cecily Wilson, a resident at Foothills Community, praised BHP for its role in the Boulder community. Cecily expressed her wish to provide feedback as a current resident of BHP. She

requested to have a possible freeze to any rent increases for 2021 due to COVID-19.

Jeremy said that it is our hope and goal to keep our rents as affordable as possible. Jeremy stated that BHP is coming out of a one-year period where we have not raised rents. This decision was made in large part due to the fact that those directly affected by the pandemic were able to apply for rent relief that would cover potentially 100% of their rent. In order for BHP to remain fiscally responsible and cover costs that are out of our control (e.g., insurance), we have implemented a 2% rent increase.

Shelly Bobbins, a resident at Foothills Community, said that she has met with Jeremy Durham, René Brodeur, and the Board. Shelly discussed issues of rental rates at her property and turn overs of market rate tenants.

#### **V. Officer Elections**

Jeremy Durham opened the floor for nominations for the Chair and Vice Chair of the Board of Commissioners.

**COMMISSIONER GRIFFIN MADE A MOTION NOMINATING DICK HARRIS AS CHAIR OF THE BOARD OF COMMISSIONERS. THE MOTION PASSED UNANIMOUSLY. COMMISSIONER HARRIS WAS ELECTED AS CHAIR OF THE BOARD OF COMMISSIONERS UNANIMOUSLY.**

**COMMISSIONER WALKER MADE A MOTION NOMINATING PAM GRIFFIN AS VICE CHAIR OF THE BOARD OF COMMISSIONERS. THE MOTION PASSED UNANIMOUSLY. COMMISSIONER GRIFFIN WAS ELECTED VICE CHAIR OF THE BOARD OF COMMISSIONERS UNANIMOUSLY.**

#### **VI. Committee Assignments**

Commissioner Harris gave an introduction to the different Board Committees. Jeremy Durham proposed that going forward the Finance and Development Committees be open to Commissioners rather than membership based.

- Finance & Development Committee – *Non-membership based*
  - Commissioner Joseph asked if the Development Committee can be rescheduled to another time.
- Nominating, Personnel, and Governance Committee (NPG):
  - Commissioner Harris, Commissioner Griffin, Commissioner Walker, Commissioner Bissonette, Commissioner Schoenfeld
- Liaison to Boulder City Council:
  - Commissioner Joseph
- Resident Representative Council:
  - Commissioner Griffin
- Boulder Housing Partners Foundation:
  - Commissioner Walker, Commissioner Schoenfeld

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

Consent agenda items approved:

1. Minutes from March 10, 2021

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

## **VIII.Meeting Agenda**

### **BHP Staff Introductions**

- 1) Housing Choice Voucher Team/MTW – Karen Kreutzberg, Lidia Vargas
- 2) Operations – René Brodeur
- 3) Resident Services – Karin Stayton, Claudia Perez-Rogero, Lyndall Ellingson
- 4) Property Management – Daniel Nuñez, Carrie Murphy, Elisa Torrez, Jena Beck, Jill Angelovic,
- 5) Maintenance – Dean Rohr, Joshua McVay, Lisa Vargas
- 6) Sustainability – Tim Beal
- 7) Finance – Jodi Bogen, Amy Machael, Lujing Zhang
- 8) IT – Tad Amore
- 9) HR – Penny Hannegan, Julia Arencibia
- 10) Communications – Joanna Wittig
- 11) Development – Laura Sheinbaum, Jessica Kenney, Ian Swallow, Melissa McGinley

### **“Who We Serve” Overview**

Jeremy Durham went over the “Who We Serve” document and answered questions from the Board.

### **Board Governance Training**

Dave Heisterkamp gave a presentation on Board Governance to the Board and answered questions.

### **Finance and Operations Update**

Jodi Bogen gave an overview of the February 2021 financials for the organization and answered questions from the Board.

### **Development Process and Financing Overview**

The presentation was tabled to May 2021.

### **Resolution #2021-3 – Refinancing Ciclo Permanent Debt**

Laura Sheinbaum presented Resolution #2021-3 and answered questions from the Board.

**COMMISSIONER WALKER MADE A MOTION TO AUTHORIZE 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. COMMISSIONER GRIFFIN SECONDED THE MOTION.** The motion passed unanimously.

## **IX. Board Matters**

### Board Relationship Building

Jeremy Durham proposed the idea of Board Relationship Building in which Board members would be paired on a monthly basis to get to know one another. The goal would be to understand each other’s interests in housing and help facilitate the direction of the organization.

### Resident Representative Council Update

Commissioner Griffin reported for the Resident Representative Council. Commissioner Griffin thanked BHP for getting providing vaccination clinics at senior sites. She mentioned that Broadway East residents talked about furniture left by the trash and that Walnut Place has bedbugs. Lyndall Ellingson went through a lot of efforts typing up notices that can be preventative efforts for residents to stop the spread. Canyon Pointe has had issues with bikes vandalized or stolen. There are cameras already in place.

The RRC is currently discussing an update to their bylaws and their next meeting is on 4/15/2021.

Commissioner Lord suggested locked bike storage for Canyon Pointe.

Announcements and Other Items from the Board

There were no announcements from the Board.

Upcoming Conference Opportunities

Commissioner Harris mentioned that there is a list in the board packet of conferences available for Board members to attend. This will be updated each month.

Future Board Items

Commissioner Bissonette asked about an annual retreat. Jeremy said that he will reach out in May to try to make something happen in the Fall if people are feeling comfortable to meet in person.

Commissioner Schoenfeld thanked Jeremy and staff for showing up and their efforts.

Commissioner Cooper thanked staff for the presentation and coming to the meeting.

**X. Adjourn**

**COMMISSIONER COOPER MADE A MOTION TO ADJOURN THE MEETING OF THE BOARD OF COMMISSIONERS. COMMISSIONER BISSONETTE SECONDED THE MOTION.** The motion passed unanimously.

The meeting of the Board of Commissioners adjourned at 11:37 a.m.

Seal  
DATE: 4/14/2021

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

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Jeremy Durham  
Executive Director

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Jason Acuña  
Recording Secretary



# Boulder Housing Partners Benchmark Report as of March-2021

### Net Income

	YTD Actual	YTD Budget	% Diff
Income	9,830,016	8,798,137	12%
Expense	(8,303,665)	(8,376,343)	1%
<b>Net Income</b>	<b>1,526,351</b>	<b>421,794</b>	

### Debt Service Coverage Ratio

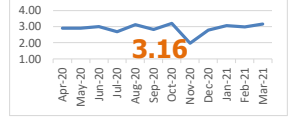
1.45

BHP Target 1.15

### Balance Sheet Summary

	Actual Mar-21	Actual Dec-20	Net Change YTD
Assets	239,595,724	240,389,655	(793,931)
Liabilities	(84,290,783)	(86,591,108)	2,300,325
<b>Equity</b>	<b>155,304,942</b>	<b>153,798,547</b>	<b>1,506,394</b>

### BHP Quick Ratio

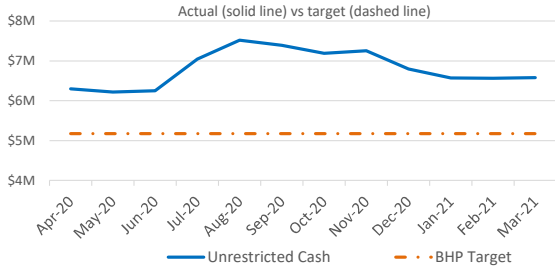


BHP Target: > 2.0  
Unrestricted cash / current liabilities

### Maintenance

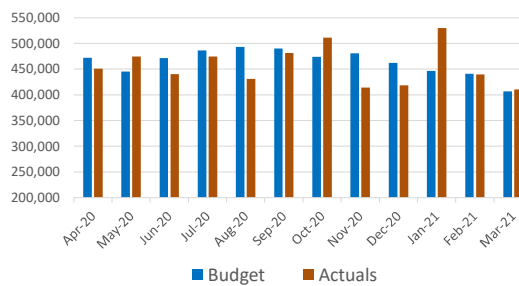
**Unit Turns:** 8.6 Average days to complete    **32** turns YTD    **Work Orders:** 3.0 Average days to complete    **2483** work orders YTD

### 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

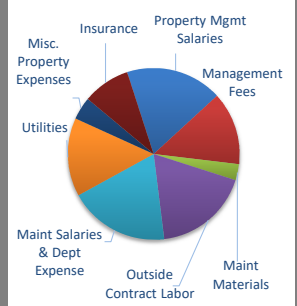
### BHP Property Net Operational Income



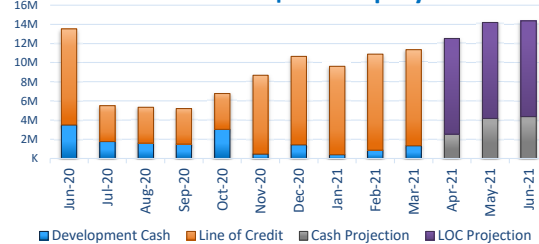
Jan'21 - \$33.3K insurance refund and favorable actual exp, plus \$50K deferred maint. projects due to COVID

### PUPA \$6159

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

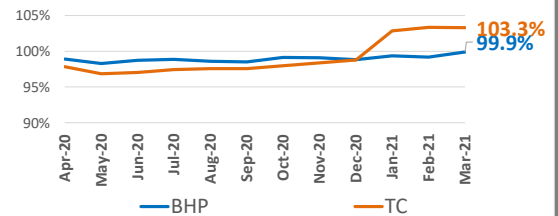
**Current Operating Reserves**  
3,508,660

**2021 Annualized Expenses**  
15,578,650

**2.7 Months**

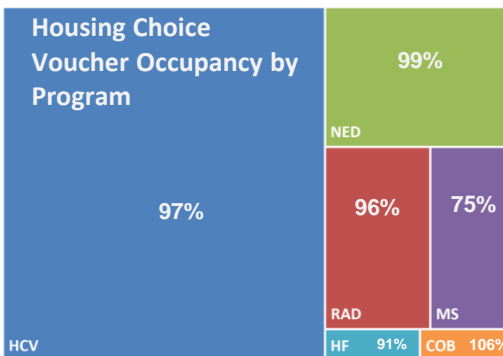
of annual operating expenses are covered by the current operating reserves.  
BHP Target is 2 Months

### % 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

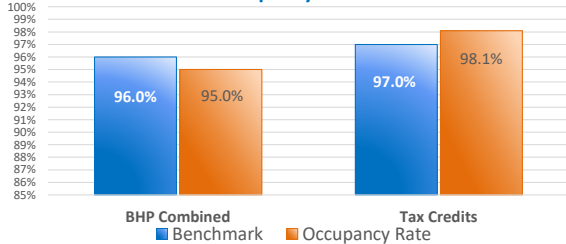
HCV - 788 Housing Choice Vouchers  
RAD - 135 Rental Assistance Demonstration Vouchers  
NED - 181 Non-Elderly Disabled Vouchers  
MS - Mainstream 117 + 21 Vouchers (November 2020)  
HFP - 22 Housing First Vouchers  
COB - 48 COB PSH Vouchers

### Unit Mix

AMI	BHP	LIHTC
Public Housing	14	
Vouchers*		463
30%	12	48
40%	38	76
45%	-	16
50%	133	160
60%	206	72
Market	239	-
<b>Total</b>	<b>642</b>	<b>835</b>

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:** May 12, 2021  
**Re:** **Loan Modification, Rate Decrease, Canopy at Red Oak Park Apartments**

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## Background & Executive Summary

The 41 affordable apartments at the Canopy at Red Oak Park were completed in October 2020 and fully leased by the end of last year. We have been working on meeting our capital contribution milestones and converting our construction loan to our permanent loan. Just as we described last month for the Ciclo Apartments, we can reduce the interest rate on the Canopy loan by 30 basis points to be more reflective of the current interest rate environment.

The interest rate on the bonds that were issued for the Canopy project in June 2019 is 4.4%. The loan documents with FirstBank allow for a loan modification upon request. We requested and were able to negotiate a 30-basis point reduction to an interest rate to 4.1%. The new rate indicates annual debt service savings of \$9,657 annually. Our estimated costs, based on very recent data from the Ciclo loan modification transaction, is \$58,000. The present value benefit from the interest rate reduction is \$107,260. This provides BHP a net present value benefit of \$49,260.

<b>Transaction Expenses</b>	
First Bank Modification Fee:	\$44,000
First Bank Other Fee:	\$1,000
First Bank Attorney Fee (Est):	\$3,300
Kutak Bond Counsel Attorney Fee (Est):	\$6,000
Winthrop Attorney Fee (Est):	\$1,200
Investor Attorney Fee (Est.):	\$1,500
Other Costs (Est):	\$1,000
<b>Total Transaction Expenses:</b>	<b>\$58,000</b>
<b>NPV Analysis</b>	
Assumed Discount Rate:	3.50%
a. Nominal Closing Cash Flow After Debt Service ("CF"):	\$1,098,575
b. NPV Closing CF:	\$810,066
c. Nominal Modified CF:	\$1,243,134
d. NPV Modified CF:	\$917,326
e. Nominal CF Benefit from Modification (c. less a.):	\$144,559
f. Present Value CF Benefit from Modification (d. less b.):	\$107,260
<b>Anticipated Costs less Anticipated PV of Benefits from Modification (f. less costs.):</b>	<b>\$49,260</b>

Just as with the Ciclo loan modification, new terms for the loan reflect a 2% pre-payment penalty if the partnership refinances the property within the next five years. We do not anticipate the need to do that. We have secured the authorization of Boston Financial as equity investor for the modification and the partnership will pay for the costs associated with the reduction.

To modify the loan documents, we ask the Board to affirm Resolution #2021-4 which is the Authorizing Resolution by the Board to Reduce the Interest Rate on the Bonds for the Canopy at Red Oak Park Apartments.

**Staff Recommendation**

On a small property of 41 units, the increase in operating income from the interest rate reduction ensures the stability and financial strength of the asset. We recommend authorization of Resolution #2021-4 in support of the interest rate reduction from 4.4% to 4.1% for the bonds issued for Canopy at Red Oak Park 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 May 13, 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 May 12, 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 #2021-4**

**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 CANOPY @ RED OAK PARK VENTURES LLC AUTHORIZING THE REISSUANCE OF ITS MULTIFAMILY HOUSING REVENUE BONDS (CANOPY AT RED OAK PARK PROJECT) SERIES 2019 (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. 4 Series of 2019, dated May 8, 2019, attached hereto as Exhibit A (the "Initial Bond Resolution"), the Authority issued its Multifamily Housing Revenue Bonds (Canopy at Red Oak Park Project) Series 2019 in the principal amount of not to exceed \$9,837,072 (the "Bonds"), the proceeds of which were used to fund a loan to the Borrower in the principal amount of \$9,837,072 (the "Loan") in order to finance a portion of the costs of: (a) financing the acquisition, construction, improvement, expansion, equipping and placing in service of a 41-unit multifamily housing project located at 2637 and 2625 Valmont Road, Boulder, Colorado (the "Facility"); (b) funding certain reserve funds, if any; and (c) paying certain costs of issuing the Series 2019 Bonds (collectively, the "Project"); and

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

**WHEREAS**, pursuant to Resolution No. 3 Series of 2019, dated May 20, 2019 attached hereto as Exhibit B (the "Initial Borrower Resolution"), the Authority in its own capacity and as sole member and manager of Canopy @ Red Oak Park 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 4.40% to 4.10%, 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 CANOPY @ RED OAK PARK 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, dated June 20, 2019, 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 4.40% to 4.10%, 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. *Irrepealability.*** After any of the Bonds are issued or issued, this Resolution shall be and remain irrepealable 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 12th day of May, 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  
Housing Authority of the City of Boulder

Attested to this 12th day of May, 2021 by:

By \_\_\_\_\_  
Jeremy Durham  
Executive Director



# Upcoming Conference Opportunities

We encourage Commissioners to take advantage of the many professional development opportunities available 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

- |  |                |                      |
|--|----------------|----------------------|
| • <a href="#">Virtual Conference</a>                   | Jun 8-10, 2021 | Online               |
| • <a href="#">Summer Symposium</a>                     | July 13, 2021  | Online               |
| • <a href="#">National Conference &amp; Exhibition</a> | Oct 7-9, 2021  | Phoenix, AZ (Hybrid) |
| • <a href="#">Washington Conference</a>                | Mar 28-30,2022 | Washington           |

## National Housing Conference

- |  |        |                 |
|--|--------|-----------------|
| • <a href="#">Solutions for Affordable Housing</a> | Nov 17 | Washington D.C. |
|--|--------|-----------------|

## National Community Reinvestment Coalition

- |   |         |                 |
|---|---------|-----------------|
| • <a href="#">Just Economy Conference</a> | May 3-4 | Washington D.C. |
|---|---------|-----------------|

## NeighborWorks

- |                                      |     |     |
|--------------------------------------|-----|-----|
| • <a href="#">Training Institute</a> | TBA | TBA |
|--------------------------------------|-----|-----|

## Housing Colorado NOW!

- |                                     |                 |     |
|-------------------------------------|-----------------|-----|
| • <a href="#">Annual Conference</a> | Oct 13-15, 2021 | 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.

	<b><u>Anticipated Date</u></b>
• Partnership Awards	June 2021
• Holiday, LLLP Dissolution	June 2021
• Holiday Loan Refinance	June 2021
• Project Basing Vouchers at Mt. Calvary	June 2021
• Moving To Work (MTW) Overview	July 2021
• Draft 2022 MTW Activities	July 2021
• Diversity, Equity & Inclusion	2 <sup>nd</sup> Quarter 2021
• Website Redesign	3 <sup>rd</sup> 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 <sup>th</sup> Quarter 2021
• Lee Hill Annual Report	4 <sup>th</sup> Quarter 2021
• Resident Services: Families	As Time Allows
• Asset Positioning Plan	As Time Allows

*Meet the BHP Departments (Rotating Basis) – Forthcoming & As Time Allows*

# 2021

## Boulder Housing Partners Commissioner's 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	9:00-11:30
Thurs. May 6	Special NPG Committee	3:30-5:00
Mon. May 10	Development Committee (as needed)	4:30-5:30
Wed. May 12	Board Meeting	9:00-11:30
Thurs. June 3	Quarterly NPG Committee	3:30-5:00
Tues. June 7	Finance Committee – Audit & Financials Review	3:30-4:30
Tues. June 7	Development Committee (as needed)	4:30-5:30
Wed. June 9	Board Meeting	9:00-11:30
Mon. July 12	Development Committee (as needed)	4:30-5:30
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	3:30-4:30
Mon. September 13	Development Committee (as needed)	4:30-5:30
Wed. September 15	Board Meeting	9:00-11:30
Mon. October 11	Development Committee (as needed)	4:30-5:30
Wed. October 13	Board Meeting	9:00-11:30
Tues. November 8	Finance Committee – Draft 2022 Budget Review	3:30-4:30
Tues. November 8	Development Committee (as needed)	4:30-5:30
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	3:30-4:30
Mon. December 13	Development Committee (as needed)	4:30-5:30
Wed. December 15	Board Meeting	9:00-11:30