

**BOULDER HOUSING PARTNERS**  
**Meeting of the Board of Commissioners**  
**July 9, 2025 | 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 on the Friday before the Board meeting to schedule the service.

Commissioner Walker	Jeremy Durham	Others Present:
Commissioner Adler (ABSCENT)	Frank Alexander	Leora Garcia
Commissioner Bissonette	Jason Acuña	Jessie Pipal
Commissioner Block	Jessica Kenney	Jen Babrow
Commissioner Cooper (ABSCENT)	Karin Stayton	Julie Wiltshire
Commissioner Fearer	Will Kugel	Robert Boggell
Commissioner Lord	Rene Brodeur	Rebecca West
Commissioner Schoenfeld	Stefanie Moriarty	Danielle McNutt
Commissioner Wallach	Julia Arencibia	Steve Orr
	Lyndall Ellingson	Mariela Rosano
	Roberto Rivero	Kim Shipman
	Omar Llamas	

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

Commissioner Walker called the meeting of the Board of Commissioners to order at 9:06 am. A quorum was declared.

**II. Public Participation**

The Board Meeting information was posted on the main BHP website ([BHP.org](http://BHP.org)) in English and Spanish.

**III. Partnership Awards**

Award Recipient: Center for Resilience + Well-being  
Presented by: Stef Moriarty and John Kimenyi

Award Recipient: Legacy HealthCare Services  
Presented by: Roberto Rivero

Award Recipient: City of Boulder Fire-Rescue Community Risk Reduction Division  
Presented by: Rene Brodeur

**IV. Approval of the Meeting Minutes**

Consent agenda items approved:

1. Minutes from June 11, 2025

**COMMISSIONER BISSONETTE MOVED TO APPROVE THE MINUTES FROM JUNE 11, 2025.  
COMMISSIONER LORD SECONDED THE MOTION. THE MOTION TO APPROVE THE MINUTES  
PASSED UNANIMOUSLY.**

## V. Financial Dashboard

Will Kugel, Chief Financial Officer, and Frank Alexander, Deputy Director, presented the financial dashboard and answered questions from the Board.

Revenues in property management operations exceeded budget projections by over \$375,000 due to higher-than-expected occupancy. Expenses were also over budget by a similar amount, reflecting intentional, front-loaded spending on planned annual maintenance activities such as tree trimming and tree removals. Management fees, which are proportional to revenue, also increased. Staff noted that these costs are expected to stabilize later in the year, keeping the overall budget on track.

The Board asked about the vulnerability of these reserves to clawbacks. Staff confirmed that HUD has already completed its offset determinations for 2025, and the current reserves are not at risk.

Staff provided additional context regarding potential federal policy changes that could impact future operations. These include proposed time limits and work requirements for voucher recipients. Staff emphasized that while these policy changes remain uncertain, BHP is in a strong financial position and has already taken steps to manage risk, including freezing new voucher issuances since February.

## VI. Meeting Agenda

### **Housing Choice Voucher Administrative Plan | Resolution #2025-5**

Karen Brunnemer, MTW and Federal Policy Director, presented Resolution #2025-5 regarding the Approval of Updates to the Administrative Plan and answered questions from the Board.

The revisions reflect recent HUD guidance and policy adjustments to maintain compliance and ensure operational consistency across programs. Karen highlighted the inclusion of key updates related to the new HUD inspection model, known as NSPIRE, which replaces the former HQS inspection protocol. The new model introduces standardized scoring and updated inspection criteria to enhance property quality and oversight.

Karen also addressed the broader federal policy environment, noting that BHP's plan continues to preserve flexibility under the Moving to Work designation and positions the agency to respond to evolving HUD regulations.

**COMMISSIONER FEARER MADE A MOTION TO APPROVE RESOLUTION #2025-5 FOR THE PURPOSE OF APPROVING THE 2024 BOULDER HOUSING PARTNERS FINANCIAL AUDIT. COMMISSIONER WALLACH SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.**

### **34<sup>th</sup> Street Project-Based Voucher Approval | Resolution #2025-6**

Jessica Kenney, Senior Project Manager, presented on the 34<sup>th</sup> Street Project-Based Vouchers and answered questions from the Board.

Jessica mentioned that BHP met with the community in May 2024. We've gone through many ideas and feel like this is the best opportunity for the site. The city and the neighbors are very supportive.

Jessica outlined the number of units, the population to be served, and the alignment of the project with BHP's strategic housing goals. Board members expressed support for the project and highlighted the importance of preserving long-term affordability as housing costs continue to rise in Boulder.

**COMMISSIONER FEARER MADE A MOTION TO APPROVE RESOLUTION #2025-3 FOR THE PURPOSE OF APPROVING RESOLUTION #2025-6 GSA PROJECT-BASED VOUCHERS.**

COMMISSIONER WALLACH SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

**VII. Board Matters**

Announcements and Other Items from the Board

Commissioner Bissonette shared updates on fundraising efforts by the BHP Foundation and coordination with BHP staff.

Conference Opportunities

Commissioners are welcome to contact Jason Acuña if they are interested in attending any conference opportunities.

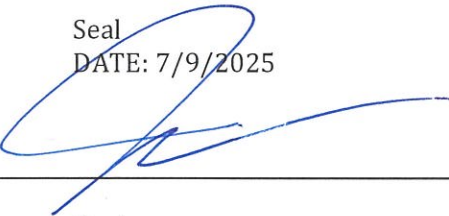
Future Board Items

There were no future board items added.

**VIII. Adjourn**

The meeting of the Board of Commissioners adjourned at 11:02 am.

Seal  
DATE: 7/9/2025



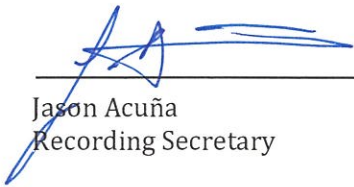
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Jeremy Durham  
Executive Director



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



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Jason Acuña  
Recording Secretary