

BOULDER HOUSING PARTNERS
Meeting of the Board of Commissioners
October 22, 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 Grano	Frank Alexander	Teddy Grace
Commissioner Bissonette	Jason Acuña	Pam Griffin
Commissioner Block	Laura Sheinbaum	
Commissioner Cooper	Will Kugel	
Commissioner Fearer	Julia Arencibia	
Commissioner Lord	Karen Brunnemer	
Commissioner Schoenfeld	Tory Livingston	
Commissioner Wallach		

I. Call to order and Determination of a Quorum

Commissioner Walker called the meeting of the Board of Commissioners to order at 9:03 am. A quorum was declared.

II. Public Participation

The Board Meeting information was posted on the main BHP website (BHP.org) in English and Spanish.

Pam Griffin, BHP resident, said that the Canyon Pointe community received permission for residents to have street parking on the property beginning in 2026. Pam said that residents have been working with staff on RentCafe and automatic rent payments, as well as the process for food delivery through Boulder Food Rescue.

III. Approval of the Meeting Minutes

Consent agenda items approved:

1. Minutes from September 10, 2025

COMMISSIONER BISSONETTE MOVED TO APPROVE THE MINUTES FROM SEPTEMBER 10, 2025. COMMISSIONER WALLACH SECONDED THE MOTION. THE MOTION TO APPROVE THE MINUTES PASSED UNANIMOUSLY.

IV. Financial Dashboard

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

Staff highlighted strong occupancy performance, with portfolio-wide occupancy at 94.4%. Golden

West saw occupancy rise from 85% to 95.7%, despite simultaneous lease-ups at Rally Flats, Hawthorn Court, and Hilltop.

Staff provided updates on key capital improvements, including tree trimming (secured via a new 3-year contract) and boiler tune-ups, which represent a strategic investment in property upkeep.

V. Meeting Agenda

2026 Budget Draft

Will Kugel presented on the 2026 Budget Draft and answered questions from the Board.

The presentation included a high-level overview of budget structures, now organized into five main components: Central Office, BHP-owned properties, tax credit entities, Housing Choice Voucher (HCV) program, and development/non-operating activity.

Staff emphasized that the budget was built on conservative assumptions to support long-term sustainability and operational efficiency. Minor adjustments are expected before the formal approval in November.

2026 Payment Standards | Resolution #2025-9

Karen Brunnermer, MTW and Federal Policy Director, presented Resolution #2025-9 regarding the 2026 Payment Standards and answered questions from the Board.

Staff provided an overview of the updated voucher payment standards in response to HUD's release of the 2026 Fair Market Rents (FMRs). While FMRs for 2026 reflect a slight increase over 2025, they remain below 2024 levels. BHP staff recommended holding the payment standards steady, continuing to use 100% of the 2024 FMRs, which falls within HUD's allowable range (90-110%).

COMMISSIONER BISSONETTE MADE A MOTION TO APPROVE RESOLUTION #2025-9 FOR THE PURPOSE OF APPROVING THE 2026 PAYMENT STANDARDS. COMMISSIONER LORD SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

Moving to Work Annual Plan - Final | Resolution #2025-10

Karen Brunnermer, MTW and Federal Policy Director, presented Resolution #2025-10 regarding the Moving to Work Annual Plan and answered questions from the Board.

The HCV staff held a Public Hearing, and there are no new proposals.

COMMISSIONER COOPER MADE A MOTION TO APPROVE RESOLUTION #2025-10 FOR THE PURPOSE OF APPROVING THE MOVING TO WORK ANNUAL PLAN. COMMISSIONER WALLACH SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

VI. Board Matters

Announcements and Other Items from the Board

Jeremy Durham, Executive Director, mentioned that he joined Commissioners Grano and Wallach for a TEDx Talk about Affordable Housing on Tuesday, October 21.

Commissioners discussed Guaranteed Income Pilot Project by Elevate Boulder which has provided 200 low-income Boulder households with \$500 per month for two years.

Conference Opportunities

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

Commissioner Fearer mentioned that he attended the NAHRO Conference in Phoenix, AZ.

Future Board Items

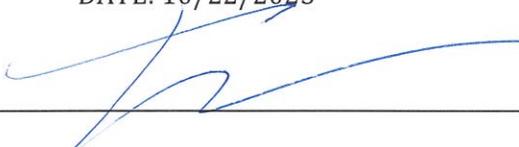
Commissioners suggested adding a future discussion on economically segregated communities.

Jeremy mentioned that BHP will celebrate the Grand Opening for Hawthorn Court and surpassing 2000+ homes on Wednesday, October 29, from 3:30-5 pm.

VII. Adjourn

The meeting of the Board of Commissioners adjourned at 11:20 am.

Seal
DATE: 10/22/2025



Jeremy Durham
Executive Director



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



Jason Acuña
Recording Secretary