



BOULDER
HOUSING
PARTNERS

Board of Commissioners Meeting

December 10, 2025

*Boulder Housing Partners
Golden West
1055 Adams Cir, Boulder, CO 80303*





Board of Commissioners Meeting

Boulder Housing Partners
Golden West – Aspen Room
1055 Adams Circle, Boulder, CO 80303
December 10, 2025 | 9:00 AM - 11:30 AM

AGENDA

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	1. Golden West Kitchen – The Iris Bistro	27
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	1. Announcements and Other Items from the Board	
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	3. Future Board Items and Board Calendar	41
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10:30-11:30	Golden West North Tower Tour	42
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Reunión de la Junta de Comisionados

Boulder Housing Partners
Golden West – Aspen Room
1055 Adams Circle, Boulder, CO 80303
10 de diciembre de 2025 | 9:00 AM - 11:30 AM

AGENDA

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10:30	Clausura	
10:30-11:30	Recorrido por la Torre Norte de Golden West	42
11:30	Almuerzo en el Iris Bistro	

Strategic Framework



BOULDER
HOUSING
PARTNERS

Vision

To help create a **diverse, inclusive, and 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

1 Support Residents and 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.

2 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.

3 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.

4 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.





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Hearing Assistance: 1-800-659-3656

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?

Boulder Housing Partners Partnership Awards

The Boulder Housing Partners (BHP) Partnership Awards program recognizes the efforts of individuals, businesses, corporate partners, and non-profit and governmental agencies for their support of BHP and its mission. The award winners in the category of non-profit, governmental agency, and volunteer partners who make a difference are:



Award Recipient: Street Wise Arts
Presented by: Jessica Kenney & Laura Sheinbaum

Boulder Housing Partners has been working with Leah Brenner Clack and her team at Street Wise Arts for several years, and we have 10+ beautiful and engaging public artworks as a result.

Street Wise Arts is a nonprofit arts organization based in Boulder with a mission to support artists and to build vibrant, resilient communities through public art projects, creative events, and hands-on education programs that beautify spaces and amplify cultural diversity and social justice. Street Wise aligns with BHP's own core values, which include ensuring equity, supporting diversity, and providing community opportunities to participate in educational programs.

It has been such a pleasure working with Leah over the years to not only install beautiful and engaging art on BHP buildings, but to connect and partner with our residents, to seek out their insight and ideas, and in some cases, to get residents painting alongside the artists. It is inspiring to see the way that Street Wise empowers its artists and the communities in which the art is being installed, as well as its focus on using art as a tool to raise awareness of social issues while building community, collaboration, and mutual respect.

Our most recent project, which was coordinated by Street Wise, included two murals at the new Hawthorn Court property and one "sister" mural at Diagonal Court. Not only are these murals beautiful and engaging, but we also used the Diagonal Court mural as a way to bridge the new Hawthorn site with the existing Diagonal Site. The mural project was an opportunity to raise excitement around the new BHP campus and to collaborate with Diagonal Court residents on what was important to their community. Diagonal Court residents also worked with David, the selected artist, to paint the mural onsite. It's been truly special to engage with residents through this process and to experience firsthand their pride at being involved with the project.

We so appreciate Leah and her team at Street Wise Arts and look forward to continuing our partnership for many years to come.

Award Recipient: Timber Ridge Apartments

Presented by: MJ Fimple

Timber Ridge Apartments has demonstrated exceptional commitment to enhancing the quality of life for BHP residents through compassionate service and a strong dedication to community partnership. Their team has ensured that parking is no longer a source of stress but a reliable part of daily life. Their efforts have increased safety, reduced congestion, and provided peace of mind, especially for families, seniors, caregivers, and individuals with disabilities. They are not simply managing parking spaces; they are helping build a stronger sense of stability and community. By prioritizing the unique needs of affordable housing communities, the organization has gone beyond basic service delivery to become a vital contributor to community well-being. Their dedication to excellence and community-centered service makes them a highly deserving recipient of the Partnership award.

Award Recipient: Expedited Service Partners (ESP)

Presented by: Dean Rohr & Frank Alexander

Expedited Service Partners (ESP) demonstrated exceptional responsiveness and commitment during a critical incident at Golden West Senior Living, exemplifying the depth and strength of our partnership. When the South Tower unexpectedly lost power, ESP mobilized immediately and delivered a generator to the property in under two hours. This is an extraordinary turnaround that is virtually unheard of in the industry.

Thanks to ESP's rapid deployment and technical expertise, Boulder Housing Partners was able to restore full power to the South Tower in less than 24 hours. Electricians and on-site teams noted how remarkable it was that BHP secured a generator powerful enough to support the entire tower in such a short period of time. This is something most agencies would have taken days to manage and complete.

Had power not been restored quickly, residents would have faced significant safety and health risks throughout the night, including loss of elevator access for those on upper floors, restricted use of oxygen concentrators and CPAP machines, and limited refrigerator access for temperature-sensitive medications and food.

Because of ESP's partnership and their team's dedication, we were able to bring the building back to full operational capacity quickly and avoid what could have been a long, stressful, and potentially dangerous disruption for residents. Their performance reflects the highest standard of service, reliability, and care for the communities we serve.

This level of support is precisely why we are recognizing Expedited Service Partners with a 2025 Partnership Award.

Award Recipient: Imagine!

Presented by: Rene Brodeur

In August of 2024, Imagine! joined BHP to begin an extraordinary collaboration designed to advance shared goals around food security, community well-being, and inclusive employment at Golden West, now affectionately called "The Iris Bistro". This partnership is a model for how BHP and our mission-driven partners can create lasting social impact by leveraging property assets, operational expertise, and aligned commitments to housing, community health, and opportunity.

Golden West features a 5000 square foot commercial-grade kitchen and dining facility that comfortably seats up to 92 people. This great asset was closed during covid and was dormant when BHP took over the operations of Golden West. From day one, we recognized the kitchen as a critical opportunity: with the right partner, the space could once again serve as a hub for nutrition, social connection, and dignity for Golden West Residents—particularly those vulnerable to isolation, fixed incomes, and dietary limitations.

Imagine!, long known for its leadership in supporting individuals with intellectual and developmental disabilities, shared BHP's vision for the kitchen, and our two organizations united around a powerful set of goals:

- **Restoring reliable meal service** for Golden West residents
- **Addressing food insecurity** by providing affordable, nutritious, and diverse meals
- **Reducing social isolation** through shared dining spaces and community events
- **Building employment pathways** for people with disabilities through kitchen-based training and skill development
- **Developing a scalable model** that could extend meal services to additional BHP communities

This vision represents not just service provision—but a systemic, human-centered approach to housing stability, health and community vitality.

Through our partnership, Imagine!:

- Staffs and operates the Iris Bistro five days per week, providing daily meal service (four lunches and one breakfast) with dine-in and grab-and-go options. They are also working on developing home delivered meals
- Manages meal planning, food sourcing, cooking, and service for both daily menus and special events
- Ensures full compliance with health and safety standards, including ServSafe, Boulder County Health and safety requirements and allergen-handling certifications
- Launches training programs that prepare people with disabilities for meaningful community-based employment

Early in 2025, Imagine! hired Chef Raul Ysaguirre to oversee to oversee the Iris Bistro and manage the staff as they train and work at the Iris Bistro, using the best practices in employment support. Chef Raul is a graduate of Le Cordon Bleu College of Culinary Arts in Austin, Texas, and has served as a chef at St. Julien Hotel & Spa, The Flat Iron Chef, Private Aviation Catering, Brookdale Senior Living, IBM, and Bellota. His meals, all built from scratch, are exceptional and burst with flavor, but what might be an even greater skill is Chef Raul's ability to connect with Golden West residents. He is a social worker at heart. He greets all his diners individually to make sure their dietary needs are met, never turns anyone away, and people always feel so positive about their decision to eat at the Iris Bistro. We are immensely grateful to have Chef Raul leading the Iris Bistro.

The Imagine! partnership for the Iris Bistro embodies the core values of Boulder Housing Partners: innovation, inclusion, stewardship, and community impact. It demonstrates what is possible when organizations look beyond their individual missions and build shared systems of care.

For its creativity, alignment with BHP's strategic priorities, and profound impact on residents' daily lives, Imagine! is an exemplary recipient of the BHP Partnership Award for their vision, leadership, and implementation of The Iris Bistro.

BOULDER HOUSING PARTNERS
Meeting of the Board of Commissioners
November 12, 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	Rita Galloway
Commissioner Bissonette	Jason Acuña	Max Kaye
Commissioner Block	Will Kugel	Kelsey Engelking
Commissioner Cooper	Karen Brunnemer	
Commissioner Fearer	Karin Stayton	
Commissioner Lord	Lyndall Ellingson	
Commissioner Schoenfeld	Noemi Mondragon	
Commissioner Wallach	Roberto Rivera	
	Tim Beal	
	Tory Livingston	
	Quinn Liebmann	

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) in English and Spanish.

There was no public participation.

III. Partnership Awards

Award Recipient: Rita Galloway
Presented by: Noemi Mondragon and Roberto Rivera

Award Recipient: Energy Outreach Colorado – Max and Kelsey
Presented by: Tim Beal and Quinn Liebmann

IV. Approval of the Meeting Minutes

Consent agenda items approved:
1. Minutes from October 22, 2025

COMMISSIONER LORD MOVED TO APPROVE THE MINUTES FROM OCTOBER 22, 2025. COMMISSIONER WALLACH SECONDED THE MOTION. THE MOTION TO APPROVE THE MINUTES PASSED UNANIMOUSLY.

V. 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.

Portfolio occupancy through October stood at a healthy 94.6%, including Golden West (approaching 96%) and Hilltop (fully operational). Leasing progress at Rally (9 units remaining) and Hawthorn (53 units remaining) is on track to meet goals by Thanksgiving and into 2026, with around 35 applications in process.

Revenues exceed budget for both BHP and tax-credit properties due to high occupancy and gross rents; expenses are elevated from full utility conversion (BHP now pays all).

VI. Meeting Agenda

2026 Budget Final – Resolution #2025-11

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

Staff went over changes since the October Finance Committee meeting and the Board meeting. Minor adjustments since October, include North Tower (31 units) pro forma refined for full-year revenue/expenses (operational by April); Golden West utilities/trash increased (reducing BHP waterfall ~\$350K); Penrose pre-development removed (no LIHTC award); 34th Street added (developer fee, sale proceeds, pass-through grants at 2026 closing—timing flexible pending MTW conversion for deeper affordability).

COMMISSIONER WALLACH MADE A MOTION TO APPROVE RESOLUTION #2025-11 FOR THE PURPOSE OF APPROVING THE 2026 BUDGET. COMMISSIONER BISSONETTE SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

Conversion from MTW Legacy to MTW Expansion Program Agency | Resolution #2025-12

Karen Brunner, MTW and Federal Policy Director, presented Resolution #2025-12 regarding the conversion from MTW Legacy to MTW Expansion Program and answered questions from the Board.

The Board discussed the key advantages, including funding rebenchmarked to prior-year per-unit costs, enabling full augmentation of 230 restore/rebuild vouchers in Year 1 (thereafter self-sustaining at higher rates); opens project-basing for deeper affordability (e.g., 34th Street).

The main disadvantage to this conversion would be if HUD decides to make drastic changes, which has a low probability.

COMMISSIONER FEARER MADE A MOTION TO APPROVE RESOLUTION #2025-12 FOR THE PURPOSE OF TRANSITIONING TO THE MOVING TO WORK EXPANSION PROGRAM. COMMISSIONER WALLACH SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

SNAP Benefits

Karin Stayton, Director of Resident Services, and Lyndall Ellingson, said that BHP is working hard on improving food security throughout BHP Communities. The Federal government shutdown has delayed full November SNAP reload. When the benefits are reopened, the CDHS expects full reloads

within a week. BHP proactively communicates with residents, encouraging savings and extra food-bank runs. BHP is part of a Food Security Network (regular meetings with Harvest of Hope, EFAA, Community Food Share), which supports 35–40 weekly Boulder Food Rescue distributions across 18 sites and twice-monthly Harvest pantries at 5 communities (Golden West, Hilltop, Walnut Place, Northport, Lee Hill). BHP staff is also working on a new Grocery Buddy Program (confidential gift-card matching), which has had a positive resident uptake. In addition, our staff is preparing for a lobby food drive, site potlucks, Golden West free Thanksgiving meal (300+ expected, Chef Raul coordinating donations).

Broadway West Exit | Resolution #2025-13

Will Kugel and Jeremy Durham, Executive Director, presented Resolution #2025-13 regarding the Broadway West Exit and answered questions from the Board.

The Board approved the resolution for tax-credit exit at the compliance-period end. BHP will acquire property for \$6,998 and retains 99.98% ownership via entities to preserve partnership structure and avoid 10-year IRS recapture. There will be a temporary relocation plan forthcoming (vacancy aggregation, voluntary moves, full expense coverage).

COMMISSIONER LORD MADE A MOTION TO APPROVE RESOLUTION #2025-13 FOR THE PURPOSE OF APPROVING THE BROADWAY WEST EXIT. COMMISSIONER FEARER SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

Retreat Frequency and Duration

The Commissioners discussed the Board retreat frequency and duration.

VII. Board Matters

Announcements and Other Items from the Board

There were no announcements from the Board.

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 11:38 am.

Seal DATE: 11/12/2025

Jeremy Durham
Executive Director

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

Jason Acuña
Recording Secretary

BOULDER HOUSING PARTNERS
Reunión de la Junta de Comisionados
12 de noviembre de 2025 | 9:00 am
4800 N. Broadway, Boulder, CO 80304

Las reuniones de la junta se llevan a cabo el segundo miércoles de cada mes, a partir de las 9:00 am, en la oficina principal de BHP (4800 Broadway, Boulder, CO 80304), a menos que se indique lo contrario. Las reuniones de la junta están abiertas a todos e incluyen tiempo para participación pública según lo dispuesto en la agenda.

Para interpretación en español durante la reunión de la Junta de Comisionados, contáctenos al 720-564-4610 el viernes anterior a la reunión de la Junta para programar el servicio.

Comisionado Walker
Commissioner Grano
Commissioner Bissonette
Commissioner Block
Commissioner Cooper
Commissioner Fearer
Commissioner Lord
Commissioner Schoenfeld
Commissioner Wallach

Jeremy Durham
Frank Alexander
Jason Acuña
Will Kugel
Karen Brunnemer
Karin Stayton
Lyndall Ellingson
Noemi Mondragon
Roberto Rivera
Tim Beal
Tory Livingston
Quinn Liebmann

Otros Presente:
Rita Galloway
Max Kaye
Kelsey Engelking

I. Llamado al Orden y Determinación de un Quórum

El Comisionado Walker dio inicio a la reunión de la Junta de Comisionados a las 9:06 am. Se declaró un quórum.

II. Participación Pública

La información de la reunión de la Junta se publicó en el sitio web principal de BHP (BHP.org) en inglés y español.

No hubo participación del público.

IX. Premios de Colaboración

Persona galardonada: Rita Galloway
Presentado por: Noemi Mondragón y Roberto Rivera

Organización galardonada: Energy Outreach Colorado – Max y Kelsey
Presentado por: Tim Beal y Quinn Liebmann

X. Aprobación del acta de la reunión

Puntos del orden del día aprobados:

1. Acta del 22 de octubre de 2025

LA COMISIONADA LORD PROPUSO APROBAR LAS ACTAS DEL 22 DE OCTUBRE DE 2025. EL

COMISIONADO WALLACH SECUNDÓ LA MOCIÓN. LA MOCIÓN FUE APROBADA POR UNANIMIDAD.

XI. Tablero Financiero

Will Kugel, Director Financiero; Tory Livingston, Directora de Finanzas; y Frank Alexander, Subdirector, presentaron el informe financiero y respondieron preguntas de la Junta.

La ocupación de la cartera hasta octubre fue del 94.6%, incluyendo Golden West (cerca del 96%) y Hilltop (totalmente operativo). El progreso de arrendamiento en Rally (quedan 9 unidades) y Hawthorn (quedan 53 unidades) avanza según lo previsto, con metas esperadas para Acción de Gracias y hasta 2026. Actualmente hay aproximadamente 35 solicitudes en proceso.

Los ingresos superan el presupuesto tanto para BHP como para las propiedades con crédito fiscal debido a una alta ocupación y rentas brutas. Los gastos han aumentado por la conversión completa de servicios públicos (BHP ahora cubre todos los costos).

XII. Agenda de la Reunión

Presupuesto Final 2026 – Resolución #2025-11

Will Kugel presentó el borrador final del presupuesto para 2026 y respondió preguntas de la Junta.

El personal repasó los cambios desde la reunión del Comité de Finanzas de octubre y la reunión anterior de la Junta. Entre los ajustes menores:

- North Tower (31 unidades) se refinó con proyecciones completas de ingresos/gastos (operativa en abril);
- Aumento en los servicios públicos/basura de Golden West (reducción de ~\$350,000 en flujo para BHP);
- Penrose fue eliminado del presupuesto (sin premio LIHTC);
- Se añadió la Calle 34 (honorarios del desarrollador, ingresos por venta, subvenciones a transferir en el cierre de 2026—sujeto a la conversión MTW para lograr mayor asequibilidad).

EL COMISIONADO WALLACH PROPUSO APROBAR LA RESOLUCIÓN #2025-11 PARA APROBAR EL PRESUPUESTO DE 2026. EL COMISIONADO BISSONETTE SECUNDÓ LA MOCIÓN. LA MOCIÓN FUE APROBADA POR UNANIMIDAD.

Conversión de BHP del Programa MTW Tradicional al Programa de Expansión MTW | Resolución #2025-12

Karen Brunnemer, Directora de Políticas Federales y MTW, presentó la Resolución #2025-12 sobre la conversión y respondió preguntas de la Junta.

La Junta discutió los beneficios clave:

- Financiamiento ajustado a costos anteriores por unidad, permitiendo reponer completamente 230 vales en el primer año (posteriormente autosostenible con tarifas más altas);

- Abre posibilidades de asignación a proyectos para lograr una mayor asequibilidad (como en Calle 34).

El único inconveniente mencionado sería si HUD realiza cambios drásticos, lo cual se considera de baja probabilidad.

EL COMISIONADO FEARER PROPUSO APROBAR LA RESOLUCIÓN #2025-12 PARA LA TRANSICIÓN AL PROGRAMA DE EXPANSIÓN MTW. EL COMISIONADO WALLACH SECUNDÓ LA MOCIÓN. LA MOCIÓN FUE APROBADA POR UNANIMIDAD.

Beneficios SNAP

Karin Stayton, Directora de Servicios para Residentes, y Lyndall Ellingson informaron que BHP continúa fortaleciendo la seguridad alimentaria en sus comunidades. El cierre del gobierno federal ha demorado la recarga completa de SNAP de noviembre. Una vez reabiertos los beneficios, el CDHS espera completar las recargas en una semana.

BHP mantiene comunicación proactiva con residentes, recomendando ahorro y visitas adicionales a bancos de alimentos. BHP es parte de una Red de Seguridad Alimentaria (reuniones regulares con Harvest of Hope, EFAA, Community Food Share) que apoya entre 35 y 40 distribuciones semanales de Boulder Food Rescue en 18 sitios, y despensas quincenales en cinco comunidades (Golden West, Hilltop, Walnut Place, Northport, Lee Hill).

El equipo también trabaja en el nuevo Programa de Compañeros de Compras (distribución confidencial de tarjetas de regalo equivalentes), que ha tenido buena recepción entre residentes. Además, se están organizando una colecta de alimentos en vestíbulos, comidas comunitarias, y la cena gratuita de Acción de Gracias en Golden West (se esperan más de 300 personas, el Chef Raúl coordina las donaciones).

Salida de Broadway West | Resolución #2025-13

Will Kugel y Jeremy Durham, Director Ejecutivo, presentaron la Resolución #2025-13 sobre la salida de Broadway West y respondieron preguntas de la Junta.

La Junta aprobó la resolución para salir del crédito fiscal al final del período de cumplimiento. BHP adquirirá la propiedad por \$6,998 y retendrá el 99.98% de la propiedad a través de entidades para preservar la estructura de la sociedad y evitar la recuperación fiscal del IRS a 10 años. Se preparará un plan temporal de reubicación (agrupación de vacantes, mudanzas voluntarias, cobertura total de gastos).

LA COMISIONADA LORD PROPUSO APROBAR LA RESOLUCIÓN #2025-13 PARA LA SALIDA DE BROADWAY WEST. EL COMISIONADO FEARER SECUNDÓ LA MOCIÓN. LA MOCIÓN FUE APROBADA POR UNANIMIDAD.

Frecuencia y Duración del Retiro

Los comisionados discutieron la frecuencia y duración de los retiros de la Junta.

XIII. Asuntos de la Junta

Anuncios y Otros Temas de la Junta

No hubo anuncios por parte de la Junta.

Oportunidades de Conferencias

Los/las comisionados/as interesados/as pueden comunicarse con Jason Acuña para oportunidades de asistencia a conferencias.

Futuros Temas de la Junta

No se agregaron temas futuros.

XIV. Aplazar

La reunión de la Junta de Comisionados se levantó a las 11:38 am.

Foca

FECHA: 12 de noviembre de 2025

Jeremy Durham
Director Ejecutivo

Bob Walker
Presidente de la Junta de Comisionados
Autoridad de Vivienda de Boulder

Jason Acuña
Secretario de Actas



BHP Financial & Operations Update – BHP Board Meeting
Wednesday, December 10, 2025

Boulder Housing Partners
www.boulderhousing.org
720-564-4610
bhpinfo@boulderhousing.org





Finance & Operations Metrics








Occupancy – Details (Jan - Nov 2025)

2025 YTD Actuals:














 **BHP Overall: 94.6%**
Includes Golden West and Hilltop upon stabilization.

2025 Budget Benchmarks:

- 95% Occupancy – Senior
- 94% Multi-family

BHP Properties	Units	Occupancy %
<i>Bridgewalk</i>	123	 96.4%
<i>Foothills</i>	74	 96.4%
<i>Holiday</i>	49	 93.1%
<i>Broadway East</i>	44	 93.6%
<i>Trout Farms</i>	31	 93.5%
<i>Twenty37 Walnut</i>	26	 94.8%
<i>BHP Scattered Sites</i>	145	 90.0%

Note: Scattered sites include Hayden Place (24), Twin Pines (22), Vistoso (15), Dakota Ridge (13), Midtown (13), Cedar (13), Sanitas Place (12), Arapahoe East (11), Whittier (10), Casey (6), and Hayden Place 2 (6).







Tax Credit Properties	Units	Occupancy %
Tantra Lake Apartments	185	 89.7%
Broadway West	26	 99.0%
High Mar	59	 97.9%
Lee Hill	31	 99.1%
Palo Park	35	 97.0%
Red Oak Park	59	 96.0%
Ciclo	38	 89.4%
Canopy	41	 94.7%
30 Pearl	120	 92.2%
WestView	34	 96.5%
West End Communities	116	 97.8%
Madison Woods	68	 95.0%
Boulder Communities	279	 96.2%

Notes:







West End Communities includes Canyon Pointe (82) and Glen Willow (34)

Madison Woods includes Madison (33) and Woodlands (35).

Boulder Communities includes Diagonal Court (30), Iris Hawthorne (14), Kalmia (49), Manhattan (41), Northport (50), Walnut Place (95).

Golden West Occupancy Tracking	Units	June 2025	July 2025	Aug 2025	Sept 2025	Oct 2025	Nov 2025
Occupancy %	253	 92.0%	 93.9%	 95.3%	 95.7%	 95.8%	 96.1%

*BHP Management Start Occupancy (2024) 85.8%

Senior		Multi-family	
	95.0% +		94.0% +
	93% to 95%		92% to 94%
	Below 93.0%		Below 92.0%

Property Management Metrics (Oct 2025)

The Property Management metrics reflect how the BHP and tax credits properties are performing financially through October of 2025. Overall performance is strong with the BHP financials in line with budget expectations and the tax credit properties performing ahead of budget goals.

Boulder Housing Partners Financials 10/31/2025

Property Management Operations			
	Actuals	Budget	Variance
Revenue	\$ 17,239,047	\$ 15,006,599	\$ 2,232,447
Expenses	\$ 16,699,926	\$ 15,330,885	\$ 1,369,041
BHP Net Operating Income	\$ 539,120	\$ (324,286)	\$ 863,406

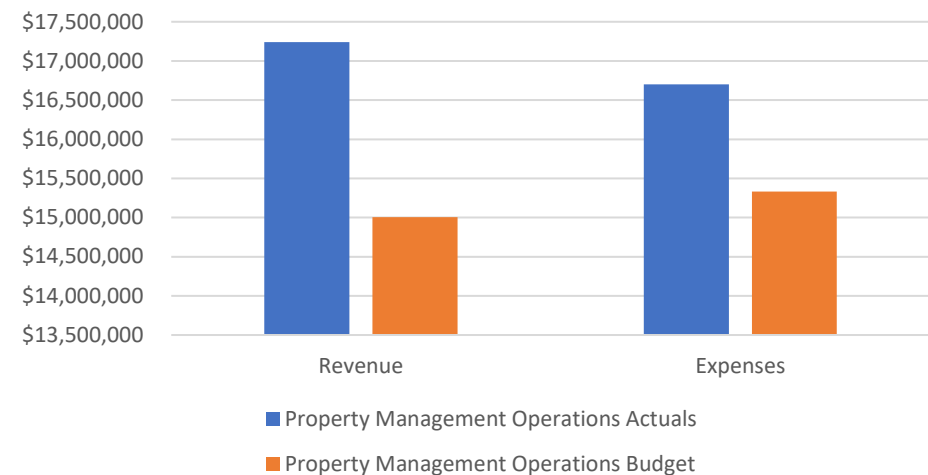
Revenues: Rent revenue above budgeted levels.

Expenses: Increased utility costs (Gross Rents Conversion), furnace and boiler tune ups, tree work and gutter cleaning contributing to increased expenses. Deferred maintenance and utility costs driving approximately 70% of variance.

BHP Properties PUPA (Traditional Expenses)	
Outside Contract Labor	\$ 1,975
BHP Maintenance	\$ 1,485
BHP Property Management	\$ 1,345
Management Fees	\$ 1,185
PILOT & HOA Fees	\$ 880
Insurance	\$ 865
Property Expenses	\$ 352
Utilities (Est.)	\$ 559
Maint Materials	\$ 276
Total Operating Costs	\$ 8,922

Non-Traditional Expenses	
Utilities (Est.)	\$ 1,304
Resident Wifi (Est.)	\$ 118
Total	\$ 1,422

BHP Property Management



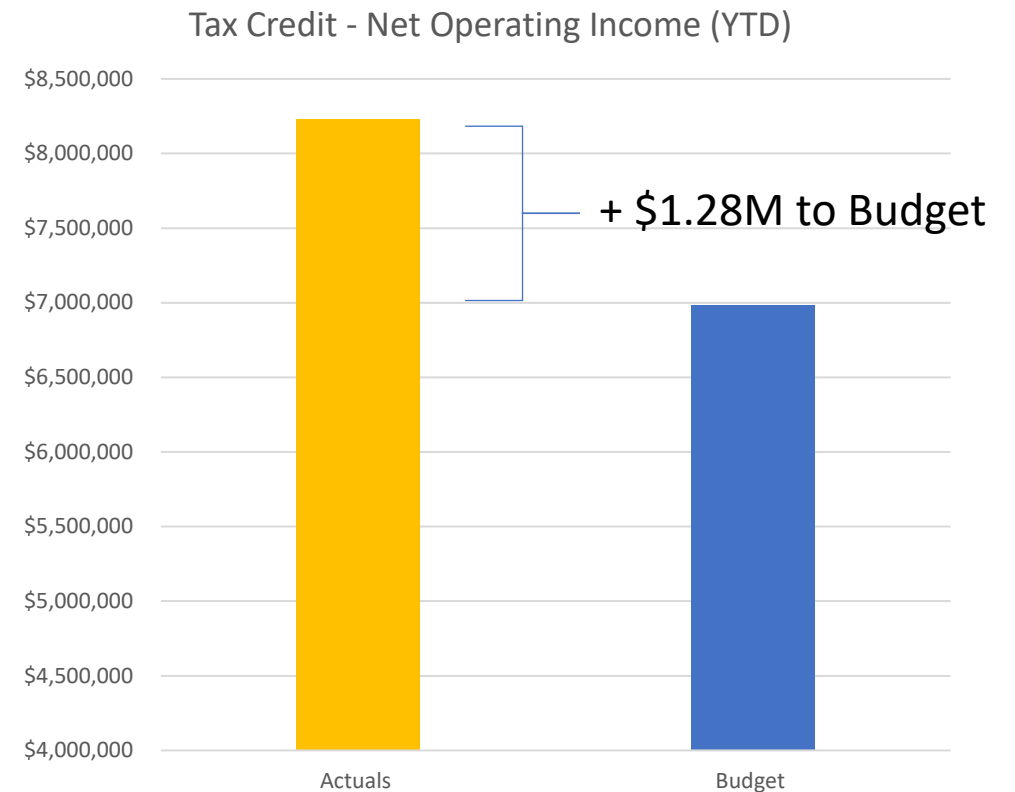
Property Management Metrics (Oct 2025)

The Property Management metrics reflect how the BHP and tax credits properties are performing financially through October of 2025. Overall performance is strong with the BHP financials in line with budget expectations and the tax credit properties performing ahead of budget goals.

Tax Credit Property Financials (10/31/25)			
Tax Credit Properties	Actuals	Budget	Variance
Operating Revenue	\$ 18,643,480	\$ 16,498,479	\$ 2,145,001
Operating Expense	\$ 10,409,463	\$ 9,511,613	\$ 897,850
Net Operating Income	\$ 8,234,017	\$ 6,986,866	\$ 1,247,151
Non-Operating Expenses	\$ 17,790,707	\$ 17,708,373	\$ 82,334
Net Income / (Loss)	\$ (9,556,690)	\$ (10,721,506)	\$ 1,164,816

Tax Credit Properties PUPA (Traditional Expenses)	
Outside Contract Labor	\$ 1,946
BHP Property Management	\$ 1,391
BHP Maintenance	\$ 1,419
Management Fees	\$ 1,208
Insurance	\$ 1,125
Property Expenses	\$ 570
Utilities (Est.)	\$ 630
Maint Materials	\$ 268
PILOT & HOA Fees	\$ 198
Total Operating Costs	\$ 8,755

Non-Traditional Expenses	
Utilities (Est.)	\$ 1,471
Resident Wifi (Est.)	\$ 98
Total	\$ 1,569



Debt Service Coverage Ratio (DSCR)

Definition: The debt-service coverage ratio (DSCR) measures a projects available cash flow to pay current debt obligations. The DSCR shows investors and lenders whether a BHP or tax credit project has enough income to pay its debts. The ratio is calculated by dividing net operating income by debt service, including principal and interest.

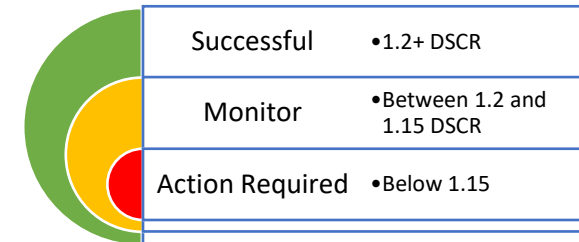
2025 YTD DSCR Actuals (Jan to Oct):

- **BHP Properties Overall DSCR:** ● 1.47

BHP Property Analysis:

- Casey and Cedar loan combo slightly below DSCR requirements.
 - Contractor repair costs exceeds budget for both properties. Expenses related to higher cost unit turns.
 - Vacancy at Casey has been high in 2025, resulting in lower than budgeted revenues. (Occupancy at 83.6% for 2025 YTD)

BHP Properties	Units	Debt Service Coverage Ratio	BHP Target 1.15
Combine Loan One	71	✓ 1.62	
<i>Includes Arapahoe East (11), Dakota Ridge (13), Midtown (13), Sanitas Place (12), Twin Pines (22).</i>			
Combine Loan Two	34	✓ 2.45	
<i>Includes Hayden Place (24) and Whittier (10).</i>			
Combine Loan Three	19	✗ 1.06	
<i>Includes Casey (6) and Cedar (13)</i>			
Individual Properties			
<i>Bridgewalk</i>	123	✓ 1.32	
<i>Foothills</i>	74	✓ 1.51	
<i>Holiday</i>	49	✓ 1.84	
<i>Trout Farms</i>	31	✓ 1.56	
<i>Vistoso</i>	15	✓ 1.31	



Debt Service Coverage Ratio (DSCR)

Definition: The debt-service coverage ratio (DSCR) measures a projects available cash flow to pay current debt obligations. The DSCR shows investors and lenders whether a BHP or tax credit project has enough income to pay its debts. The ratio is calculated by dividing net operating income by debt service, including principal and interest.

2025 YTD DSCR Actuals (Jan to Oct):

- **Tax Credit Properties Overall DSCR:** ● 1.67

Tax Credit Property Analysis – October 2025:

- Red Oak Park is slightly below DSCR requirements.
 - The property has several contractor and materials categories exceeding budget:
 - HVAC Contractors (HVAC issues at site.)
 - Flooring Contractors (unit turns)
 - Appliances (unit turns)
 - Plumbing Materials

	1.2+
	1.15 to 1.2
	Below 1.15

Tax Credit Properties	Units	Debt Service Coverage Ratio
		BHP Target 1.15
Broadway West	26	✓ 2.48
High Mar	59	✓ 2.05
Lee Hill <i>(Expense Coverage Ratio, no debt)</i>	31	✓ 1.61
Palo Park	35	✓ 1.64
Red Oak Park	59	✗ 1.14
Ciclo	38	✓ 1.24
Canopy	41	✓ 1.25
30 Pearl	120	✓ 1.32
Tantra Lakes	185	✓ 1.45
WestView	34	✓ 1.55
West End Communities	116	✓ 1.44
<i>Includes Canyon Pointe (82) & Glen Willow (34)</i>		
Madison Woods	68	✓ 1.89
<i>Includes Madison (33) & Woodlands (35)</i>		
Boulder Communities	279	✓ 2.02
<i>Includes Diagonal Court (30), Iris Hawthorn(14), Kalmia(49), Manhattan (41), Northport (50), & Walnut Place (95).</i>		
Tax Credit Sub Total excluding Lee Hill:	1060	1.67

Where We Started In February 2025

60

Units for Hilltop

100

Units for Rally

75

Current other
BHP vacancies

73

Units for
Hawthorn Court

38

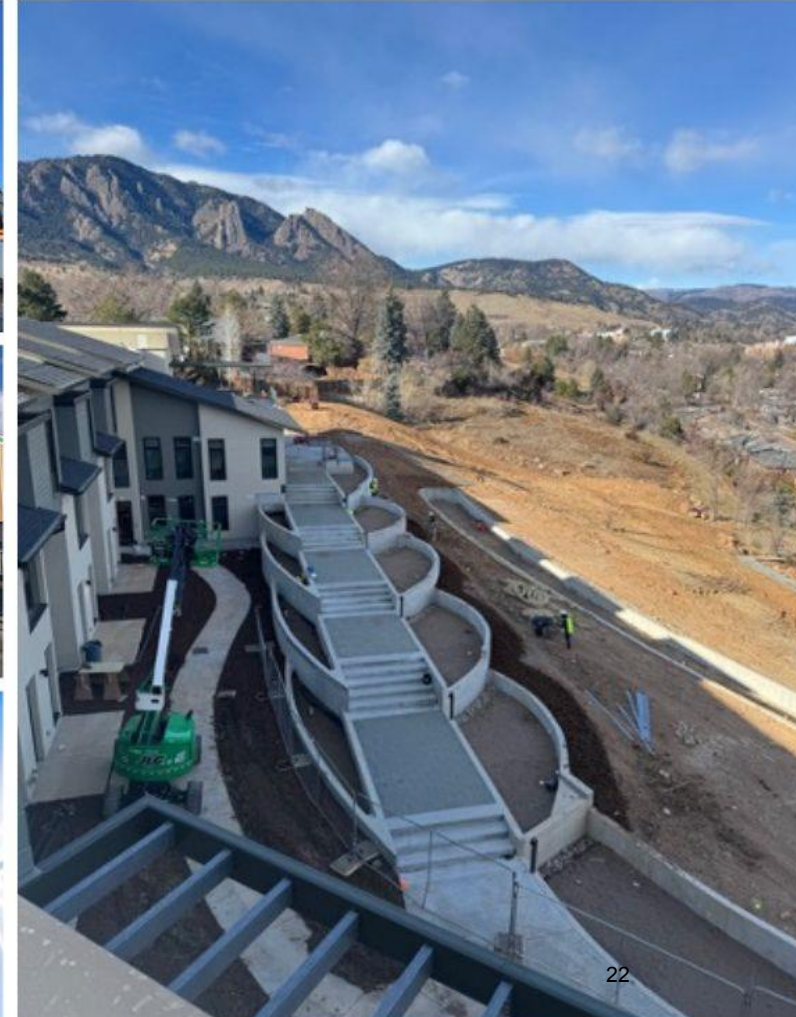
Units for
Golden West

240

Future move-outs.
Average of **24** move-outs
per month (February
1st through early
November = 9 months).

586

**Total Leasing Pipeline Units
between February 1st and
end of day November 2025**



Leasing Our Complete & New Portfolio: December 5th, 2025

Leasing Pipeline: Absorbing New Properties



Rally Flats



Hawthorn Court



Hilltop



Golden West

0

Remaining New Units for Hilltop-Complete

5

New Units for Rally Flats (1 Move-ins, 99 Qualified Units, 2 apps in Process)

110

Current BHP Vacancies in Remaining Portfolio

47

New Units for Hawthorn Court (8 apps in Process)

13

Units at Golden West (6 apps in Process)

14

Notice to Vacates as of December 5th.

Net -397 Reduction Vacant Units Since February

189

Total Leasing Pipeline by December 5th, 2025

Ultimate Stabilization Targets:
105 Vacancies
20 NTVs;
64 units remain²³

Maintenance Work Orders: December 5th, 2025

14,362 Work Orders Completed, \approx 1,300 per month

Leasing Pipeline: Absorbing New Properties



Rally Flats



Hawthorn Court



Hilltop



Golden West

8,480

Routine Work Orders

960

Preventive Maintenance Work Orders

2,231

Emergency Work Orders

519

Locks/Keys Work Orders

1,498

Make Ready Work Orders

674

Recurring, PM Move Out, Warranty, Urgent, CIP, RA, Pest Control

Net -780 Open Reduction Since August

14,362

Total Work Order January 1st through December 5th

Ultimate Stabilization Target is \approx 600 Open Work Orders (Achieved)

Golden West Stabilized and Operating Strongly

Golden West Daily Operations

- 1) Completed **1,858 work orders** within BHP's MIQ system since transitioning to direct Ownership and Management of Golden West on January 1st, 2025.
- 2) Completed **225 work orders** as the contracted maintenance team before transitioning our work into MIQ (our maintenance information system) between September 13th, 2024-January 1st, 2025. **Total Work Orders = 2,083.**
- 3) Completed **all recertifications** since assuming Property Management responsibilities on September 13th, 2024.
- 4) Reduced Golden West vacancy rate from **15.0%, 38 vacancies to 13 vacancies (4-NTV)** currently for a vacancy rate is **5.1%**. Progress underway on leasing remaining apartments---we have currently **6 applicants** in process. Please spread the word!!!
- 5) **0 residents** remaining to establish electronic payment of rent process.
- 6) **North Tower Planning** Underway for January 2026 Leasing

46

Community Meetings

Hundreds

Resident Activities

February 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<p>11:00 Ibox Your Brain Puzzles DR</p> <p>1:00 Runnalkab DR</p> <p>2:00 Anacletus DR</p> <p>3:00 A Man On The Inside ASP</p>	<p>9:00 SR & Bc Frt ASP</p> <p>12:00 Yoga w/Anastasia ASP</p> <p>1:00 Hearts Card Game DR</p> <p>2:00 Bingo w/Trish/Dave DR</p> <p>2:15 Balance Class ASP</p> <p>3:00 University Lecture ASP</p> <p>5:15 Current Events Grp COT</p>	<p>9:00 Total Body Cardio ASP</p> <p>10:00 Pray the Rosary COT</p> <p>1:00 Seasonal Crafts JUN</p> <p>2:00 Chair Yoga w/Laura ASP</p> <p>3:00 Fish, Birthdays Party DR</p> <p>4:00 Tai Chi w/Rubyn ASP</p> <p>6:00 Broadway: Anything Goes</p>	<p>8:30 Walking Club Door 4</p> <p>9:30 Easy Does It w/Sam ASP</p> <p>10:30 Brain Works w/Laura ASP</p> <p>1:00 Painting Class JUN</p> <p>1:30 Classic Poker Group DR</p> <p>2:00 Catholic Services ASP</p> <p>3:00 Ping Pong ASP</p>	<p>9:00 Total Body Cardio ASP</p> <p>9:30 RTD Grocery Bus ASP</p> <p>9:30 Res. Council Bd. Mtg. COT</p> <p>12:30 Fed Talk: Stroke Insight JUN</p> <p>1:00 Movie: The Butler ASP</p> <p>3:00 BINGO DR</p> <p>4:00 Movie: No Logs, All Heart</p>	<p>9:00 Weights/Balls/Bands ASP</p> <p>10:15 VSA Grocery Bus COT</p> <p>10:30 Theater Group COT</p> <p>1:00 Coloring Group DR</p> <p>2:30 Music Concert: ASP</p> <p>4:00 Movie: No Logs, All Heart</p>	<p>10:00 Morning Stretch ASP</p> <p>1:00 Pokemo DR</p> <p>3:30 Ping Pong ASP</p>
<p>11:00 Ibox Your Brain Puzzles DR</p> <p>1:00 Runnalkab DR</p> <p>2:00 Anacletus DR</p> <p>3:00 A Man On The Inside ASP</p> <p>3:30 Crusade w/Family DR</p>	<p>9:00 SR & Bc Frt ASP</p> <p>12:00 Yoga w/Anastasia ASP</p> <p>1:00 Hearts Card Game DR</p> <p>2:15 Balance Class ASP</p> <p>3:00 University Lecture ASP</p> <p>5:15 Current Events Grp COT</p>	<p>9:00 Total Body Cardio ASP</p> <p>10:00 Pray the Rosary COT</p> <p>1:00 Seasonal Crafts JUN</p> <p>2:00 Chair Yoga w/Laura ASP</p> <p>2:30 Nutrition Talk w/Laura ASP</p> <p>4:00 Tai Chi w/Rubyn ASP</p> <p>6:00 Broadway: Riverdance</p>	<p>8:30 Walking Club Door 4</p> <p>10:00 Coffee Chat w/MJ DR</p> <p>10:30 Brain Works w/Laura ASP</p> <p>1:00 Painting Class JUN</p> <p>2:00 Catholic Services ASP</p> <p>3:00 Spelling Bee w/MJ DR</p>	<p>9:00 Total Body Cardio ASP</p> <p>9:30 RTD Grocery Bus DR</p> <p>11:00 Movie: 'Groovin' w/MJ ASP</p> <p>12:30 Fed Talk: Parkinson DR</p> <p>1:00 Movie: Ross Parks Ride to Freedom ASP</p> <p>3:00 BINGO DR</p> <p>4:00 Affirming's LGBTQ+</p>	<p>9:00 Weights/Balls/Bands ASP</p> <p>10:15 VSA Grocery Bus COT</p> <p>10:30 Theater Group COT</p> <p>1:00 Coloring Group DR</p> <p>3:00 Valentines Sock Hop ASP</p> <p>4:00 Movie: 12 Angry Men ASP</p>	<p>10:00 Morning Stretch ASP</p> <p>1:00 Pokemo DR</p> <p>3:30 Ping Pong ASP</p>
<p>11:00 Ibox Your Brain Puzzles DR</p> <p>1:00 Runnalkab DR</p> <p>2:00 Anacletus DR</p> <p>3:00 A Man On The Inside ASP</p>	<p>9:00 SR & Bc Frt ASP</p> <p>12:00 Yoga w/Anastasia ASP</p> <p>1:00 Hearts Card Game DR</p> <p>2:15 Balance Class ASP</p> <p>3:00 University Lecture ASP</p> <p>4:00 JES Film ASP</p>	<p>9:00 Total Body Cardio ASP</p> <p>9:30 Food Share DR</p> <p>10:00 Pray the Rosary COT</p> <p>2:00 Chair Yoga w/Laura ASP</p> <p>3:00 Res. Community Mtg DR</p> <p>4:00 Tai Chi w/Rubyn ASP</p> <p>6:00 Broadway: The Wiz</p>	<p>8:30 Walking Club Door 4</p> <p>9:30 Easy Does It w/Sam ASP</p> <p>10:30 Brain Works w/Laura ASP</p> <p>1:00 Painting Class JUN</p> <p>2:00 Catholic Services ASP</p> <p>3:00 Ping Pong ASP</p>	<p>9:00 Total Body Cardio ASP</p> <p>9:30 RTD Grocery Bus ASP</p> <p>12:30 Fed Talk: Heart Attacks DR</p> <p>1:00 Movie: Mr. & Mrs. Loving ASP</p> <p>3:00 BINGO DR</p> <p>4:00 Affirming's LGBTQ+</p>	<p>9:00 Weights/Balls/Bands ASP</p> <p>10:15 VSA Grocery Bus COT</p> <p>1:00 Coloring Group DR</p> <p>2:30 Music Concert: Pat Halenberg (sing along) ASP</p> <p>4:00 Movie: The Sting ASP</p>	<p>10:00 Morning Stretch ASP</p> <p>1:00 Pokemo DR</p> <p>3:30 Ping Pong ASP</p> <p>4:30 Music Concert: Pat Halenberg (sing along) ASP</p> <p>4:00 Memorial Service for Bart Pattifrew ASP</p>
<p>11:00 Ibox Your Brain Puzzles DR</p> <p>1:00 Runnalkab DR</p> <p>2:00 Anacletus DR</p>	<p>9:00 SR & Bc Frt ASP</p> <p>12:00 Yoga w/Anastasia ASP</p> <p>1:00 Hearts Card Game DR</p> <p>2:15 Balance Class ASP</p> <p>3:00 University Lecture ASP</p> <p>5:15 Current Events Grp COT</p>	<p>9:00 Total Body Cardio ASP</p> <p>10:00 Pray the Rosary COT</p> <p>1:00 Seasonal Crafts JUN</p> <p>2:00 Chair Yoga w/Laura ASP</p> <p>4:00 Tai Chi w/Rubyn ASP</p> <p>6:00 Broadway: Jesus Christ Superstar (1973)</p>	<p>8:30 Walking Club Door 4</p> <p>10:30 Brain Works w/Laura ASP</p> <p>1:00 Painting Class JUN</p>	<p>9:00 Total Body Cardio ASP</p> <p>9:30 RTD Grocery Bus ASP</p> <p>11:00 Movie: 'Groovin' w/MJ ASP</p>	<p>9:00 Weights/Balls/Bands ASP</p> <p>10:15 VSA Grocery Bus</p>	<p>10:00 Morning Stretch ASP</p>



Questions

Questions

Boulder Housing Partners December 2025 Board Meeting



The Iris Bistro

CORE SERVICES

- Grand opening: June 24, 2025
- Serving meals 4 days a week: July 1, 2025
- Serving meals 5 days a week: November 3, 2025
 - Lunch: Mon, Tue, Wed, Fri
 - Breakfast: Thu
- Catering meetings and special events
- Employment, volunteer, and intern opportunities
- Exploring home delivered meals



The Iris Bistro

PARTNERSHIP WITH IMAGINE!

- Formal non-transactional MOU with Imagine! to operate and staff the kitchen

- Shared Mission:

Address food insecurity, reduce social isolation, build community and promote health through consistent and affordable meal services.

- Imagine! Iris Bistro staff:

- Chef Raul Ysaguirre
- Sean Van Lierop
- Gerardo Aguilera Soto
- Patty Hayward

- Imagine! Supporting Staff

- Jodi Walters, Executive Director
- Sarah Smith, Chief Services Officer
- Jenna Crowe, Assistant Director / Residential & Community Partnerships



The Iris Bistro

THE NEED

- Seniors facing food insecurity
- Increased risk of isolation
- Existing commercial kitchen and dining area not utilized



The Iris Bistro

SHARED GOALS

- Consistent meal service
- Health-promoting food options
- Workforce pathways for people with disabilities
- Social engagement through shared meals



The Iris Bistro

RESPONSIBILITIES

Imagine!

- Staffing and meal operations 5 days per week
- Meal planning, sourcing, preparation
- Delivery and grab-and-go options
- Special/holiday/catering meals and training activities
- Point of Sale system – TOAST
- Food Safety and Training
- Fundraising

BHP

- No-cost kitchen use
- Maintenance of infrastructure & appliances
- Utilities, inspections, waste removal, pest control
- Staff support for resident outreach and enrollment
- Volunteer support
- Fundraising



The Iris Bistro

EMPLOYMENT & INCLUSION

Imagine!

- Real world job opportunities
- Skill development for residents at Golden West, folks working with Imagine!, and interns
- Long term objective: scalable training and employment model



The Iris Bistro

BUDGET HIGHLIGHTS

Imagine! is accountable for the operating budget

- Lunches served year to date 4429
- Lunches per day average 60
- Most lunches served in one day 87
- Pounds of food received year to date 24,751 lbs.
- Cost of meals \$8.00
- Cost of holiday meals FREE
- Cost of holiday meals for family members \$15.00

Thanksgiving – All food was donated and we served 209 meals to residents and their family members

2025 Budget - Beating the budget mostly due to higher-than-expected meals served, lower than expected food costs, and Foundation grants

Supportive Employment Revenue



The Iris Bistro

DONORS



The Iris Bistro

RESIDENT SATISFACTION - 4.9/5 ★

Food & Menu

"The food is a perfect blend of gourmet and familiar comfort food."
"Best food I've ever had in Senior Housing!"
"So much variety in the menu!"
"Stroganoff was PERFECT for a chilly, rainy day."
"Cod entrée was better than a downtown restaurant!"
"The food was wonderful!"
"Healthy food, great presentation!"

Atmosphere & Cleanliness

"Lovely table settings and kind gathering!"
"Excellent atmosphere – first-class treatment with tablecloths and music."
"Like eating in an upscale restaurant!"
"It was a comfort to sit at a table with others."
"Terrific experience – I'd do it again!"
"Music, tablecloths, flowers, and laughter – a wonderful ambiance."

Service & Staff

"Service was great!"
"Chef Raul & his team are the best!"
"Loved the happy service!"
"Friendly and professional staff."
"Very kind, sweet service – they made sure we were taken care of."
"Attentive service with smiles."





Thank You



To: BHP Board of Commissioners
From: Jeremy Durham, Executive Director
Date: December 5, 2025
Subject: **April 2026 BHP Board Retreat**

The Board has recently been discussing potential topics for the April retreat, and in the absence of a clear consensus, I would like to offer one possibility for your consideration while remaining fully open to other topics or direction the Board may wish to pursue. My aim is simply to support the Board's planning efforts by presenting an option that aligns with prior discussions and the broader needs of the organization.

It has been approximately eight years since BHP last engaged in a dedicated review of our mission, vision, values, and strategic priorities. In that time, the organization has expanded its portfolio, strengthened community partnerships, adapted to significant changes in local and federal housing policy, and taken on a more complex role in serving Boulder residents. The Board's collective experience with these developments, paired with the depth of knowledge across staff, creates a strong foundation for revisiting these guiding elements in a thoughtful and comprehensive way.

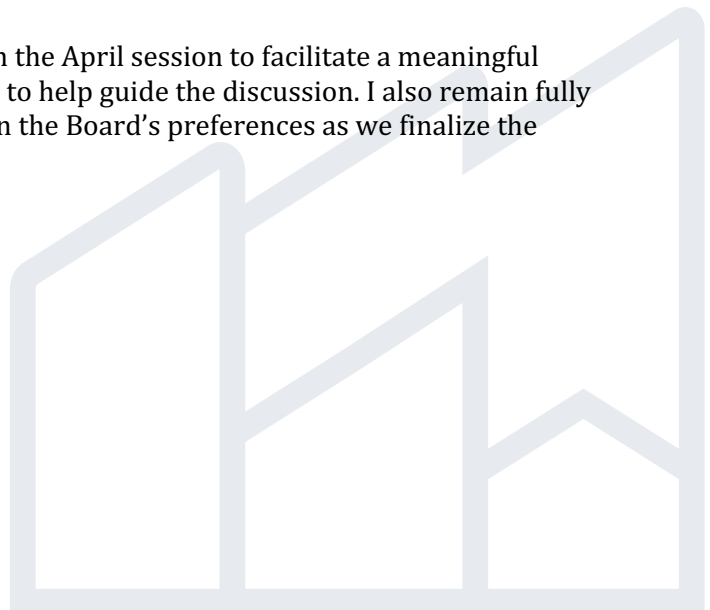
An April retreat provides an opportunity to begin this work in a reflective setting while recognizing that a complete strategic planning process will require broader engagement. Any meaningful update to our mission, vision, values, and strategic priorities will involve input from key stakeholders, including residents, partner agencies, and colleagues across the City organization, such as the Housing Division and City Council. For this reason, the retreat would be well-suited to serve as an initial conversation that frames the themes, questions, and areas of focus that will guide the larger planning process rather than an effort to draw conclusions within a single session.

This approach supports a substantive and well-structured discussion at the retreat while allowing the organization to sequence subsequent steps in a way that aligns with ongoing commitments and the time needed for effective stakeholder engagement. It positions the Board to help set the direction of the work while acknowledging that additional analysis, consultation, and community input will follow over time.

If this aligns with the Board's interest, we can design the April session to facilitate a meaningful exploration of these topics, with materials prepared to help guide the discussion. I also remain fully open to alternative subjects or adjustments based on the Board's preferences as we finalize the retreat agenda.

I welcome your perspectives and direction.

Best,
Jeremy



2026

Boulder Housing Partners Commissioners' Calendar



Date	Group	Time
JANUARY	BOARD RECESS	-----
Mon. February 9	Finance Committee – Q4 2025 Financials	3:00-4:00
Mon. February 9	Development Committee (as needed)	4:00-5:00
Wed. February 11	Board Meeting	9:00-11:30
Wed. March 4	NPG Committee	3:30-5:00
Mon. March 9	Development Committee (as needed)	4:00-5:00
Wed. March 11	Board Meeting	9:00-11:30
Wed. April 8	Board Retreat	TBD
Wed. April 29	NPG Committee	3:30-5:00
Mon. May 4	Finance Committee – Q1 2026 Financials	3:00-4:00
Mon. May 4	Development Committee (as needed)	4:00-5:00
Wed. May 6	Board Meeting	9:00-11:30
Mon. June 8	Development Committee (as needed)	4:00-5:00
Wed. June 10	Board Meeting	9:00-11:30
Mon. July 6	Development Committee (as needed)	4:00-5:00
Wed. July 8	Board Meeting	9:00-11:30
AUGUST	BOARD RECESS	-----
Mon. September 14	Finance Committee – Q2 2026 Financials	3:00-4:00
Mon. September 14	Development Committee (as needed)	4:00-5:00
Wed. September 16	Board Meeting	9:00-11:30
Mon. October 19	Development Committee (as needed)	4:00-5:00
Wed. October 21	Board Meeting	9:00-11:30
Mon. November 16	Finance Committee – Q3 2026 Financials & 2027 Budget Review – Draft	3:00-4:00
Mon. November 16	Development Committee (as needed)	4:00-5:00
Wed. November 18	Board Meeting	9:00-11:30
Mon. December 7	Finance Committee – Financials & 2027 Budget Review – Final	4:00-5:00
Mon. December 7	Development Committee (as needed)	4:00-5:00
Wed. December 9	Annual Board Meeting	9:00-11:30



Upcoming Conference & Training Opportunities

We encourage Commissioners to take advantage of the many professional development opportunities available to help deepen housing and community development knowledge. Please keep these conferences in mind as great opportunities for learning and networking in your role as Commissioners. Please submit your training request to our Board Chair, Commissioner Walker, 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 offerings by the National Association of Housing and Redevelopment Officials (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.

Housing Colorado

- [Annual Conference](#) Oct 14-16, 2026 Keystone, CO

NAHRO

- [Washington Conference](#) Mar 9-11, 2026 Washington, DC
- [Summer Symposium](#) Jul 16-17, 2026 Nashville, TN
- [National Conference](#) Oct 15-17, 2026 Denver, CO

NAHRO Professional Development

- [NAHRO Emerging "L.E.A.D."ership](#) Mar 12, 2026 Online

NeighborWorks

- [Training Institute](#) TBA TBA

PHADA (Public Housing Authorities Directors Association)

- [2026 Commissioners' Conference](#) Jan 4-7, 2026 Tampa, FL

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 an approximate timeline.

	<u>Anticipated Date</u>
• Board Recess	January 2026
• Solar Garden Update	February 2026
• Partnership Awards	March 2026
• Board Retreat	April 2026
• Development Pipeline	Q1 2026
• Waitlists/Interest Lists	Q1 2026
• Moving to Work Annual Report	April 2026
• 2025 BHP Annual Report	May 2026
• Partnership Awards	June 2026
• Moving to Work Annual Proposed Activities	June 2026
• Board Recess	August 2026
• Moving to Work Annual Plan Draft	September 2026
• Partnership Awards	October 2026
• 2027 Budget – Draft	October 2026
• Moving to Work Annual Plan Final	October 2026
• 2027 Budget – Final	November 2026
• Payment Standards	November 2026
• Board Elections	December 2026
• Tax Credit Exits and Reinvestment	As Time Allows
• Unit Turn Process	As Time Allows
• Insurance	As Time Allows

The North Tower

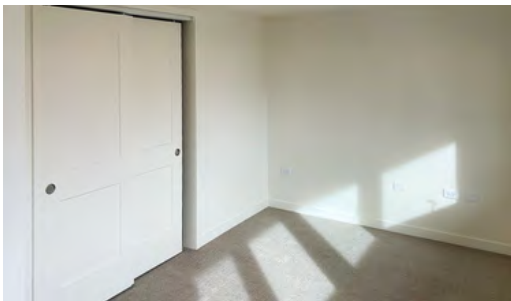


at Golden West

1055 Adams Circle, Boulder, CO 80303



Welcome to the North Tower at Golden West, a thoughtfully designed affordable housing community created to support comfort, dignity, and connection for older adults. With 31 spacious one- and two-bedroom apartment homes, the property blends modern design with a sense of community. Residents can enjoy light-filled living spaces, inviting common areas, and amenities that make daily life easier and more enjoyable.



More than a place to live, the North Tower offers a supportive environment where neighbors become friends and independence is celebrated. Residents can nurture their health at the on-site wellness center, enjoy chef-prepared meals in the dining hall four days a week, or indulge in seamless self-care at the hair salon. A dedicated computer room supports productivity and independence, while the property's indoor lounges, outdoor patios, and resident activities foster a vibrant social atmosphere.



Property Features

- Central Boulder location, right next to the CU Boulder campus
- Social, educational, cultural and wellness opportunities
- All utilities included in rent
- Free Wi-Fi

