

BOULDER HOUSING PARTNERS
Meeting of the Board of Commissioners
February 11, 2026 | 9:00 am
4800 N. Broadway, Boulder, CO 80304

Board meetings are held on 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	
Commissioner Bissonette	Jason Acuña Julia	
Commissioner Block	Arencibia Will	
Commissioner Cooper	Kugel	
Commissioner Fearer	Tim Beal	
Commissioner Lord (Absent)	Tory Schilling	
Commissioner Schoenfeld	Laura Sheinbaum	
Commissioner Wallach	Quinn Liebmann	

I. Call to Order and Determination of a Quorum

Commissioner Walker called the meeting of the Board of Commissioners to order at 9:09 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. Approval of the Meeting Minutes

Consent agenda items approved:
Minutes from December 10, 2025

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

IV. Financial Dashboard

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

Staff reported the portfolio is stabilizing following the addition of 517 new units. Occupancy and retention remain strong. Evictions remain very low, with most cases resolved through prevention efforts and communication with residents. Golden West improved from approximately 85% to 95% occupancy over the year and is expected to generate stronger revenues in 2026. Staff reviewed

milestones for Hilltop, Rally Flats, and Hawthorn Court and discussed ongoing lease-up efforts, including active leasing in the North Tower.

V. Meeting Agenda

Supply Side Energy Management

Tim Beal, Director of Sustainable Communities, Quinn Liebmann, Assistant Project Manager, and Frank Alexander presented on Supply Side Energy Management and answered questions from the Board.

Staff reported that approximately 50% of BHP's electricity is generated from solar sources and that the organization continues expanding solar gardens and efficiency measures. Solar subscriptions provide long-term cost stability through 20-year production agreements, and Golden West alone is expected to save approximately \$21,000. Staff discussed resident education efforts, energy-use incentives, and collaboration with FLOWS on resiliency planning.

Housing Choice Voucher Update

Jeremy Durham, Executive Director, and Frank Alexander provided an update on the status of Housing Choice Vouchers and answered questions from the Board.

Staff reported that BHP was approved to transition from an MTW Legacy Agency to an MTW Expansion Agency on December 22, 2025, providing additional flexibility and future project-based voucher opportunities. Staff also noted the Continuum of Care funding will continue without requiring reapplication.

VI. Board Matters

Announcements and Other Items from the Board

Staff announced that three Board of Commissioners seats are upcoming for appointment. The Mayoral appointments will be announced during the March 5, 2026, City Council meeting.

The Boulder Housing Partners Foundation raised around \$100,000 in donations during Colorado Gives Day.

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.

VII. Adjourn

The meeting of the Board of Commissioners adjourned at 11:25 am.

Seal

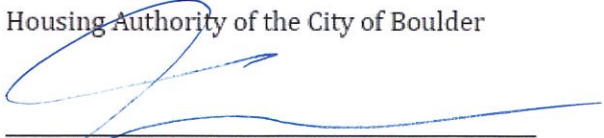
DATE: 2/11/2026



Bob Walker

Chairperson, Board of Commissioners

Housing Authority of the City of Boulder



Jeremy Durham
Executive Director



Jason Acuña
Recording Secretary

