



BOULDER  
HOUSING  
PARTNERS



# 2025 Annual Report

## Mission

To provide quality, affordable homes, and foster thriving Boulder communities.

## Vision

To help create a diverse, inclusive, and sustainable Boulder.

## Strategic Priorities

1. Support Residents and Strengthen Communities
2. Increase Affordable Housing Opportunities
3. Steward our Resources Effectively
4. Cultivate an Outstanding Workplace

## Looking Ahead with Focus and Purpose

*"As Boulder Housing Partners reached a defining moment in 2025 by adding 517 units and crossing the 2000 unit threshold, we also entered a new phase of our work. Guided by the lessons of rapid growth, we move forward with intention by prioritizing residents, strengthening our workforce, and stewarding resources wisely. With clarity, discipline, and shared commitment, we are building a stronger foundation for the future of affordable housing in Boulder."*

*- Jeremy Durham, Executive Director*

Find Your Home at BHP Today

720-564-4610 | BHP.org | BHPinfo@boulderhousing.org



## New Homes and Growing Communities

BHP enjoyed a historic year creating new affordable homes across the community.

*"BHP is quite literally a 'lifesaver' in offering hope and help to low-income and disabled seniors who might otherwise have to experience considerable tribulation and sorrow."  
- BHP Resident*

Completed Projects



### Hilltop Senior Living | 3485 Stanford Court

Hilltop is complete and home to 60 affordable apartments for older adults. The community offers bright, modern homes along with shared spaces designed to support independence, comfort, and connection. Hilltop has quickly become a place where residents can enjoy stability while staying close to the friends, services, and community they value.



### Golden West | 1055 Adams Circle

BHP welcomed the Golden West community by taking ownership of 253 apartments, strengthening our ability to preserve affordable housing for older adults. As part of this effort, the North Tower was reopened and redesigned to better meet the needs of today's seniors. The building now includes 31 updated one and two bedroom apartments that provide more space, more privacy, and the opportunity for residents to continue living independently. With the expansion, Golden West now has 284 apartment homes.



### Rally Flats | 2727 29th Street

Rally Flats, the second largest new development in BHP's history, added 100 new affordable apartments to Boulder's housing supply. The community includes spacious and modern homes for individuals and families, with several apartments reserved for people who are experiencing homelessness or at risk of losing their housing. The community is now filled with residents and has become a vibrant and welcoming place to live.

### Hawthorn Court | 2850 Iris Avenue

Hawthorn Court brought 73 new affordable homes to the community and is already home to individuals and families from across Boulder. The development includes apartments set aside for families who are leaving homelessness, helping provide stability and a fresh start. With modern design and shared outdoor spaces, Hawthorn Court is a place where residents can feel safe, supported, and connected.



In Development



Alpine Balsam | 144 Units



3125 34th St | 44 Units



3300 Penrose Pl | 113 Units

## The Iris Bistro: Food, Community, and Opportunity

*Nourishing Community at Golden West*

On June 24, 2025, Boulder Housing Partners opened the Iris Bistro at Golden West, creating a full-service meal kitchen and dining space for residents living at the Golden West community. The Iris Bistro provides freshly prepared, nutritious, and affordable meals in a welcoming setting where residents can gather, socialize, and enjoy time together. What began as a small program quickly grew, and the Bistro now serves more than 60 low-cost meals each day to seniors living at Golden West.

The Iris Bistro was created to meet an important need. Many older adults face challenges related to food insecurity, limited income, and social isolation. By offering healthy meals at an affordable price in a comfortable and friendly environment, the Bistro helps residents stay connected, maintain their health, and remain independent.

The Iris Bistro operates in partnership with *Imagine!*, a nonprofit organization that provides employment and training opportunities for people with intellectual and developmental disabilities. *Imagine!* manages the kitchen and dining operations, creating meaningful job opportunities while helping provide high quality meals to the Golden West community. Together, our organizations share a commitment to promoting health, reducing isolation, and building inclusive programs that strengthen the entire community.



*"The food is a perfect blend of gourmet and familiar comfort food."*

*"Music, tablecloths, flowers, and laughter – a wonderful ambiance."*

*"Very kind, sweet service – they made sure we were taken care of."*

*"Friendly and professional staff."*

*"Attentive service with smiles."*

- BHP Residents

### By the Numbers

#### Grand Opening

June 24, 2025

#### Meals Served in 2025

4,429+

#### Average Meals per Day

60

#### Most Meals Served in One Day

87

#### Food Distributed

24,751 pounds

#### Cost of Meals

\$8 per lunch

#### Resident Satisfaction

4.9 out of 5 rating

#### Special Events

209 Thanksgiving meals served to residents and families



### Community Donors



### Community Partner



## Sustainability and Climate Action

Reducing costs, protecting the environment, and building a more resilient future

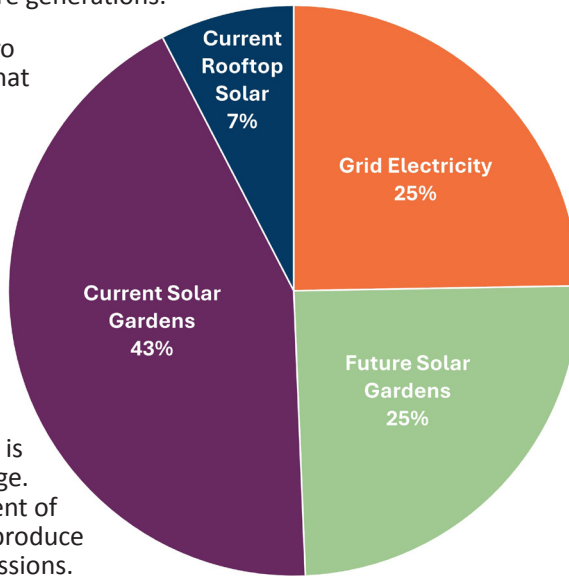
Boulder Housing Partners believes affordable housing and environmental responsibility go together. As we grow, we are working to reduce energy use, lower operating costs, and protect the environment for future generations.

BHP has set a goal of reaching net-zero carbon emissions by 2035. To reach that goal, we are investing in solar power, energy-efficient buildings, and long-term improvements that make our communities more sustainable and more affordable to operate.

These efforts also support the City of Boulder's climate goals while helping residents benefit from lower utility costs, reliable buildings, and healthier living environments.

Independent analysis shows that BHP is already performing better than average. Although BHP manages about 5 percent of Boulder's housing, our communities produce only about 3 percent of the city's emissions.

Our work includes rooftop solar, community solar subscriptions, and heating and cooling upgrades. These improvements help keep housing affordable while reducing our impact on the environment.



## Expanding Community Solar Gardens

Community solar gardens allow BHP to use clean renewable energy even when solar panels cannot be installed on a building. These solar fields send electricity to the local power grid, and BHP receives credits that help lower utility costs at our properties.

Through new solar garden agreements this year, BHP has increased the amount of renewable energy by **5.2 million kWh**, enough to power **25% of BHP's housing stock** as the largest residential landlord in Boulder serving multiple communities across our portfolio while moving closer to our goal of net-zero emissions.



### Golden West Solar Garden

Agreement signed August 2025  
Annual power output: 1,378,386 kWh  
Supports: Golden West



### Hawthorn Court Solar Garden

Agreement signed October 2025  
Annual power output: 700,000 kWh  
Supports: Hawthorn Court and other BHP communities



### Portfolio Solar Garden (Multiple Properties)

Agreement signed January 2026  
Annual power output: 1,274,422 kWh  
Supports multiple BHP communities across the portfolio, including properties served through the Great Plains solar subscription.

## Expanding Solar Energy

### Goal

Net-zero carbon by 2035

### Solar Capacity

6.56 megawatts

### Solar installed at

23 properties

### Electricity from solar

Approx. 50%

### Grant funding for climate projects

\$479,493



"I got the flyer indicating that there was going to be a recycling 'Clean Up' event. I called the organizer explaining that I had a number of hard to recycle items, and she was as friendly and personable with me as if I was a family member of hers! She was SOOOO helpful, arranging everything to my schedule and particular needs, all with kindness and humor, and I was able to unload a dozen items that were taking up a significant amount of space, and that I've wondered for a long time how I was going to get recycled - a couple were VERY heavy! She and her crew handled it all." - BHP Resident

## 2025: A Year of Transformation

In one year, BHP added **517** affordable homes, growing from **1,583** to more than **2,100** homes. We also expanded renewable energy through **three new solar garden agreements** and opened the **Iris Bistro** at Golden West, providing nutritious, low cost meals for seniors while strengthening the sense of community on the campus.

**2100 Units**

**August**  
Hawthorn Court  
+73 Units



**December**  
The North Tower  
+31 Units



**June**  
The Iris Bistro at Golden West



**January**  
Hilltop  
+60 Units



Hawthorn Court  
Solar Garden  
2.08 million kWh



Portfolio  
Solar Garden  
1.27 million kWh



Golden West  
Solar Garden  
1.38 million kWh



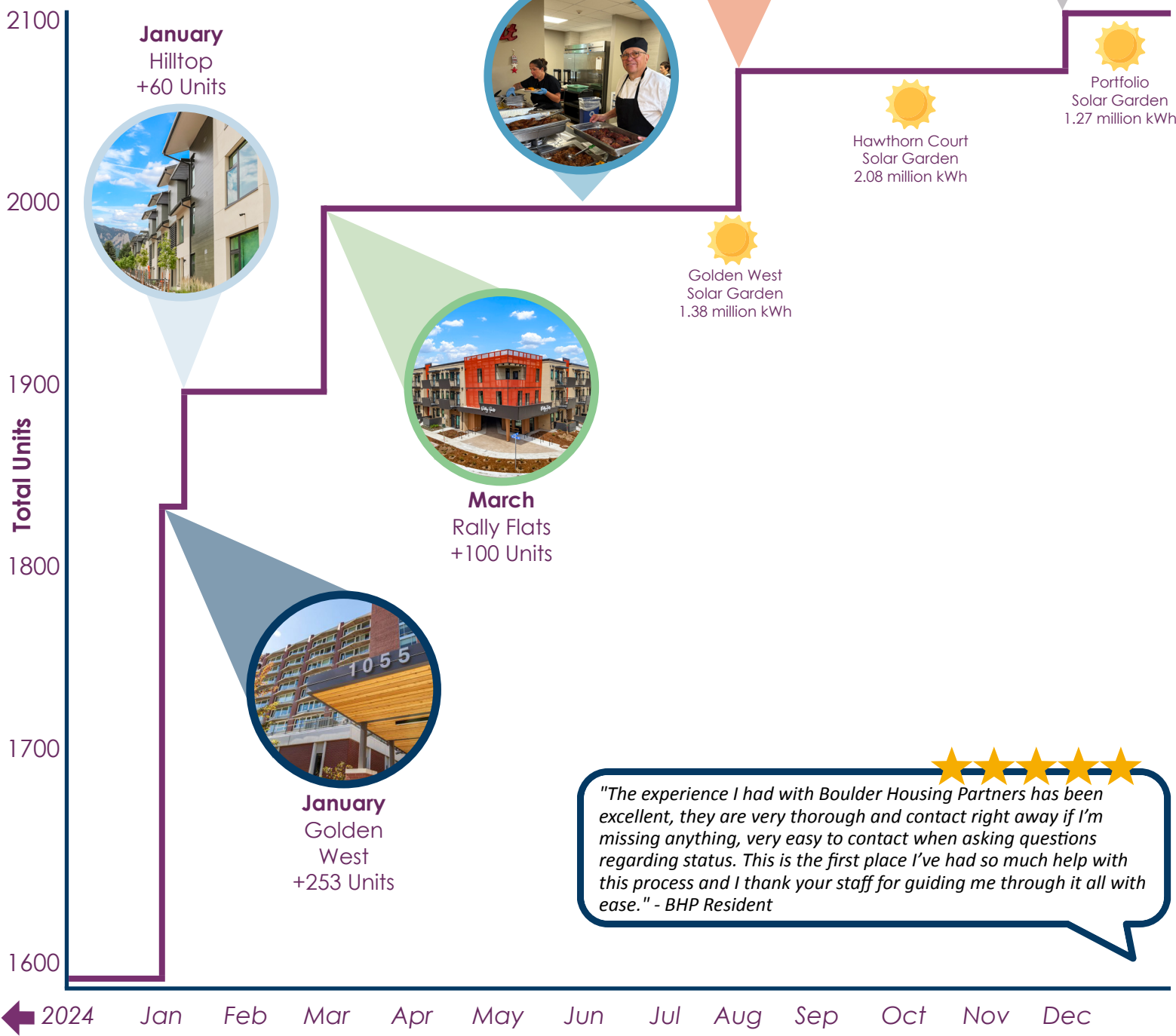
**March**  
Rally Flats  
+100 Units



**January**  
Golden West  
+253 Units



*"The experience I had with Boulder Housing Partners has been excellent, they are very thorough and contact right away if I'm missing anything, very easy to contact when asking questions regarding status. This is the first place I've had so much help with this process and I thank your staff for guiding me through it all with ease." - BHP Resident*



# Supporting Residents and Strengthening Communities

## HIPPY Program (Home Instruction for Parents of Preschool Youngsters)

In 2025, Parent Possible selected BHP as a HIPPY program site, with start-up funding from the Colorado Department of Early Childhood Education. BHP's bilingual (English Spanish) HIPPY program serves families with children ages 2-3 living in BHP communities. HIPPY is an evidence-based early childhood education program that:

- Improves school readiness
- Empowers parents as their child's first and most important teacher, building daily habits to support early literacy, problem solving, and social emotional development
- Increases long-term academic success

### How the Program Works

The HIPPY model strengthens parent child interactions through structured, homebased learning. Program components include:

- A trained home visitor meets with the parent/caregiver weekly for an hour to role play that week's activities.
- Parents spend 15–20 minutes a day doing guided educational activities with their child between visits.
- Weekly lesson packets, children's books, and educational learning supplies
- Monthly group meetings focused on parenting topics and shared activities

### Eligible Families

- Parents or caregivers of **children ages 2–3** who live in Boulder Housing Partners communities

*"What we are seeing at BHP with HIPPY is the beauty of possibility, families leaning in, children thriving, and a community growing stronger, one home visit at a time. These moments are the seeds of something greater, and I am confident they will continue to grow, preparing children for school, for life, and for all that lies ahead." — Jackie Cordova, HIPPY State Program Director at Parent Possible*

### Enrollment

Current Active HIPPY Families: 22



*"HIPPY is a wonderful, fun, and amazing program. It has helped me in many ways, both by learning new things and by strengthening the things I already knew. It helps me manage my time and improve my children's learning, as well as prepare them for a better future. All the new activities we do each week are important because they help me have new projects and goals for that time." - HIPPY Participant*

## Resiliency Planning

In 2025, BHP continued to strengthen its emergency preparedness and response efforts as the city's housing authority. In close partnership with Boulder Police, Boulder Fire, the City of Boulder, and the Office of Disaster Management, we advanced staff training, coordination, and planning to help us respond effectively to events within our scope, including public safety incidents and power shutoffs.

Our emergency response team remains organized and ready to support our communities, helping residents stay informed and connected to critical resources when emergencies arise. This work is supported by ongoing investments in infrastructure and preparedness, including universal Wi Fi, security cameras, electronic access systems, and regular staff training. Together, these steps have strengthened our ability to support resident safety, maintain communication during disruptions, and respond quickly and effectively when critical issues affect our communities.



## Thank You 78+ Community Partners



Imagine!



Boulder Fire-Rescue



Parent Possible

# Supporting Residents and Strengthening Communities



**4906**

Individuals Served



**2929**

Households Served



**2100**

Total Homes



**1420**

Housing Choice Vouchers



**\$21**  
million

In Net Rent Savings  
for Residents



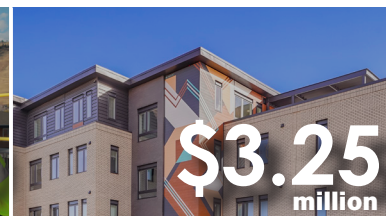
**\$67.1**  
million

Operating Budget



**\$680**  
million

In Real Estate Assets  
Managed



**\$3.25**  
million

Community Improvements  
& Renovations

## Facilities Maintenance

- 4.0** Day Median Work Order Turn Time
- 0.3** Day Median Emergency Work Order Turn Time
- 1,309** Number of Work Orders per Month

## Community Management

- 514** Move-ins
- 1914** Annual Recertifications
- 95.1%** Average Occupancy Rate
- 88%** Communities with Free Wi-Fi

## Resident Services

- 30** "I Have a Dream" Scholars
- 95** Residents Supported by All Roads
- 2,924** Households Eligible for Free Rec Center Membership
- 860,000** Pounds Boulder Food Rescue Delivered
- 43** Family Self-Sufficiency Participants
- 916** Residents Eligible for EcoPasses
- 5,000+** Onsite Community Events
- 570** Households with Rent Relief Assistance

"I want to thank you for my new home at Hilltop. Living in this beautiful place has changed my life in so many ways. For 13 years, BHP has provided me with stable housing in Boulder, meeting the most essential needs of life: safety and security. But now, living at Hilltop has given me so much more.

If you are familiar with Maslow's Hierarchy of Needs, the next level is love and belonging. At Hilltop, I have found community. I have made new friends, and I finally have enough space to adopt two kitties. The patios and community room give us places to gather, connect, and truly belong. The next level is esteem, and Hilltop has provided that in a way I never expected. From the floors to the ceilings, every detail reflects care and quality. Being surrounded by such beauty makes me feel valued and reminds me that I deserve the very best. Finally, there is self actualization. I was fortunate to receive a two bedroom apartment, and this extra space has allowed me to pursue my creative passions of quilting and painting. The gardens have also given me a place to nurture my love of gardening.

I am certain this home will not only extend my life, as I turn 70 in February, but has immeasurably enhanced the quality of my life."  
- BHP Resident



Find Your Home at BHP Today

720-564-4610 | BHP.org | BHPinfo@boulderhousing.org

# Community Outreach and Public Engagement

Connecting with residents, partners, and the broader Boulder community.



**Daily Camera**  
 Thursday, October 30, 2025 \$2.00  
 FACEBOOK.COM/DAILYCAMERA X.COM/DAILYCAMERA dailycamera.com

**BOULDER HOUSING PARTNERS**

## Latest affordable housing complex opens

Hawthorn Court features 73 units for those making 40-60% of the city's AMI

By James Durky  
 @jdurky  
 @proairmountainmedia.com

Boulder Housing Partners celebrated the opening of Hawthorn Court, the city's latest affordable housing site, on Wednesday. The two-building, 73-unit complex at 2950 and 2960 Hawthorn Ave. brings BHP's inventory to more than 2,000 affordable units at a time when the city grapples with rising costs, economic uncertainty and a tight housing supply.

Of Hawthorn Court's 73 units, eight are for families exiting or experiencing homelessness. Hawthorn Court residents can make between 40-60% of the area median income annually, an income figure that varies on family size.

The AMI for a single person in Boulder is \$105,500, according to the city of Boulder. So, for Hawthorn Court's sake, 40% of the AMI for a single person is \$42,200, 50% is \$52,750 and 60% is \$63,300, according to BHP.

A one-bedroom, one-bath apartment listed on the BHP website has a monthly rent of \$1,695.

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Hawthorn Court, the newest affordable housing site from Boulder Housing Partners, opened on Wednesday in Boulder.

JAMES DURKY — STAFF WRITER



**BizWest**  
 Breaking Ground EconWatch Research  
 Cities Industries Events Multimedia People

HOUSING & TOURISM | SEPTEMBER 14, 2025 | 10:04 AM

### Iris Bistro offers new option for Golden West seniors

**Enterprise**  
 New affordable housing complex opens in Boulder

**LATEST HEADLINES**  
 New affordable housing complex opens in Boulder  
 Rally Flats has 100 units, 10 for people experiencing homelessness

PHOTO COURTESY OF BOULDER HOUSING PARTNERS. FROM LEFT: BOULDER HOUSING PARTNERS' NEW AFFORDABLE HOUSING APARTMENT COMPLEX IN BOULDER ON THURSDAY. THE 73-UNIT COMPLEX AND BUSINESS CENTER FOR THE APARTMENT. JAMES DURKY / DAILY CAMERA.



## Outreach by the Numbers

<p><b>Community Meetings</b> 72</p> <p><b>Onsite Community Events</b> 5,000+</p> <p><b>Website Visits</b> BHP.org 1.3 million</p> <p><b>Website Visitors from Boulder</b> 24,604</p>	<p><b>Facebook Views</b> @BoulderHousingPartners 1.6 million</p> <p><b>Instagram Views</b> @BoulderHousingPartners 3.17 million</p> <p><b>Google Reviews</b> 478 reviews   4.7 out of 5 stars <i>Best in Nation</i> ★★★★★</p>	<p><b>In the News</b> Media Features: 9</p> <ul style="list-style-type: none"> <li>• Boulder Reporting Lab</li> <li>• Daily Camera</li> <li>• BizWest</li> <li>• Longmont Times Call</li> <li>• Broomfield Enterprise</li> <li>• Denver7</li> <li>• Times Call</li> </ul>
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Our work goes beyond housing. It is about people, partnerships, and belonging.