

BOULDER HOUSING PARTNERS
Meeting of the Board of Commissioners
March 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	Fran Chavez
Commissioner Bissonette	Jamillah Richmond	Frank Chavez
Commissioner Block	Jason Acuña	Mike Reichert
Commissioner Cooper	Karin Stayton	Angie Jeffords
Commissioner Fearer	Laura Sheinbaum	Daniel Hanson
Commissioner Lord	Quinn Liebmann	
Commissioner Schoenfeld	Rene Brodeur	
Commissioner Wallach	Roberto Rivera	
	Tim Beal	
	Tory Schuller	
	Will Kugel	

I. Call to Order and Determination of a Quorum

Commissioner Walker called the meeting of the Board of Commissioners to order at 9:07 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: Fran Chavez

Presented by: Roberto Rivero

Award Recipient: PLAYBoulder Foundation

Presented by: Jamillah Richmond

IV. Approval of the Meeting Minutes

Consent agenda items approved:

Minutes from February 11, 2026

COMMISSIONER WALLACH MOVED TO APPROVE THE MINUTES FROM FEBRUARY 11, 2026. COMMISSIONER GRANO SECONDED THE MOTION. THE MOTION TO APPROVE THE MINUTES PASSED UNANIMOUSLY.

V. Financial Dashboard

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

Staff reviewed portfolio occupancy using a twelve-month rolling average for stabilized properties. Overall occupancy across the portfolio remains strong and above industry averages despite the addition of several new properties over the past year.

VI. Meeting Agenda

Extension of Line of Credit – Resolution #2026-1

Laura Sheinbaum, Chief Real Estate Officer, presented on the Extension of Line of Credit and answered questions from the Board.

Staff explained that the existing line of credit would be renewed with FirstBank for a reduced amount. The reduction reflects the BHP’s current financial position, including a stronger development equity fund, fewer immediate acquisition needs, and a more defined development pipeline.

COMMISSIONER BISSONETTE MADE A MOTION TO APPROVE RESOLUTION #2026-1 FOR THE PURPOSE OF APPROVING THE EXTENSION OF LINE OF CREDIT. COMMISSIONER LORD SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

Broadway East and West Debt – Resolution #2026-2

Laura Sheinbaum, Chief Real Estate Officer, presented on the Broadway East and West Debt and answered questions from the Board.

Staff explained that both properties were previously part of tax credit partnerships and that the existing loans had recently reached maturity. Staff reported that the new loan will function as a bridge loan in anticipation of a future rehabilitation project using 4% Low-Income Housing Tax Credits. The refinancing will allow BHP to maintain adequate reserves while preparing the properties for renovation and re-syndication.

COMMISSIONER WALLACH MADE A MOTION TO APPROVE RESOLUTION #2026-2 FOR THE PURPOSE OF APPROVING UP TO \$3,000,000 DEBT ON THE CURRENT DEBT FREE PROPERTIES OF BROADWAY EAST AND WEST. COMMISSIONER LORD SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

HUD’s Proposed Mixed Status Family Rule

Karen Brunnemer, MTW and Federal Policy Director, provided an update on HUD’s Proposed Mixed Status Family Rule and answered questions from the Board.

Staff explained that HUD released a proposed rule on February 20, 2026, that would change eligibility requirements for federally assisted housing by requiring documentation of citizenship or eligible immigration status for all household members. Under current rules, assistance may be prorated for mixed-status families, but the proposed rule would eliminate proration and could make entire households ineligible if any member is not eligible.

Staff emphasized that the rule is only proposed and is subject to a public comment period and further review. Similar rules proposed in the past were not finalized. Staff noted that the

implementation timeline, if adopted, would likely extend several years due to required comment review, potential legal challenges, and possible court injunctions.

Restore/Rebuild Vouchers

Laura Sheinbaum, Chief Real Estate Officer, presented on Restore/Rebuild Vouchers and answered questions from the Board.

Staff explained that the Restore/Rebuild program allows housing authorities that previously operated public housing to access additional project-based vouchers for new construction or redevelopment. The program requires units to be created under public housing authority first and then converted to project-based voucher assistance upon completion.

LIHTC Exits

Laura Sheinbaum, Chief Real Estate Officer, presented on LIHTC Exits and answered questions from the Board.

Staff explained that LIHTC partnerships typically last 15 years, after which the investor exits the partnership and ownership returns to the agency. Several properties are now reaching the end of their compliance period, including Red Oak Park and WestView, and staff are working with investors to complete the exit process.

VII. Board Matters

Announcements and Other Items from the Board

Staff announced that Mark Wallach, Ann Cooper, and Michael Block were re-appointed to the Board of Commissioners. The Mayoral appointments were announced during the March 5 City Council meeting.

Commissioner Bissonette provided an update on the Boulder Housing Partners Foundation. The Foundation recently met at Golden West and continues to see strong engagement from volunteers and donors.

As the BHP portfolio continues to grow, the workload required to support Foundation activities has also increased. The Foundation Board is discussing the possibility of hiring a part-time staff member to assist with coordination, fundraising, and program support.

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 11:24 am.

Seal

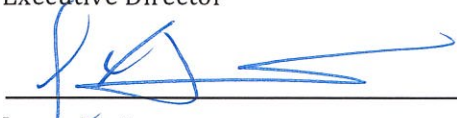
DATE: 3/11/2026



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



Jeremy Durham
Executive Director



Jason Acuña
Recording Secretary