

BOULDER HOUSING PARTNERS
Meeting of the Board of Commissioners
June 10, 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.

Board Members	Staff	Others Present:
Commissioner Bissonette	Frank Alexander	
Commissioner Block	Jason Acuña	
Commissioner Cooper	Julia Arencibia	
Commissioner Fearer	Laura Sheinbaum	
Commissioner Grano (ABSCENT)	Tim Beal	
Commissioner Lord	Will Kugel	
Commissioner Schoenfeld		
Commissioner Walker		
Commissioner Wallach		

I. Call to Order and Determination of a Quorum

Commissioner Walker called the meeting of the Board of Commissioners to order at 9:07 am. A quorum was declared.

II. Public Participation

The Board Meeting information was posted on the main BHP website ([BHP.org](https://bhp.org)) in English and Spanish.

There was no public participation.

III. Approval of the Meeting Minutes

Consent agenda items approved:
Minutes from May 6, 2025

**COMMISSIONER LORD MOVED TO APPROVE THE MINUTES FROM MAY 6, 2026.
COMMISSIONER BISSONETTE SECONDED THE MOTION. THE MOTION TO APPROVE THE
MINUTES PASSED UNANIMOUSLY.**

IV. Financial Dashboard

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

Staff provided an overview of portfolio occupancy and financial performance through the first four months of 2026. Overall portfolio occupancy was reported at 93.7% on a rolling 12-month basis, with senior housing continuing to outperform budget expectations. Staff noted that occupancy trends reflect broader market conditions, including a softening rental market across Colorado due to increased housing supply and slower absorption rates.

The Board discussed factors influencing occupancy, including income qualifications, voucher availability, and market conditions. Staff explained that demand remains strongest among households with the lowest incomes and those requiring rental assistance, while leasing higher-income restricted units and studios has become more challenging.

V. Meeting Agenda

Alpine Balsam Overview

Laura Sheinbaum, Chief Real Estate Officer, gave an overview of Alpine Balsam and answered questions from the Board.

Infrastructure improvements, flood mitigation work, and construction of the City's pavilion building are currently underway. The project will ultimately include affordable housing developed by BHP, market-rate housing developed by private partners, structured parking, and sustainability features.

Staff reviewed plans for the first phase of development, Parcel D, which will include 55 age-restricted affordable housing units supported by project-based vouchers. A tax credit application will be submitted in August 2026. Staff also provided an overview of Parcel B, which is planned to include 89 family affordable housing units.

Alpine Balsam Bond Inducement Resolution #2026-6

Laura Sheinbaum, Chief Real Estate Officer, presented the Alpine Balsam Bond Inducement Resolution and answered questions from the Board.

COMMISSIONER WALLACH MADE A MOTION TO APPROVE THE ALPINE BALSAM BOND INDUCEMENT RESOLUTION #2026-6. COMMISSIONER LORD SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

Alpine Balsam Restore/Rebuild Voucher Resolutions #2026-7 and #2026-8

Laura Sheinbaum, Chief Real Estate Officer, presented the Alpine Balsam Restore/Rebuild Voucher Resolutions and answered questions from the Board.

COMMISSIONER FEARER MADE A MOTION TO APPROVE RESTORE/REBUILD VOUCHER RESOLUTION #2026-7. COMMISSIONER BISSONETTE SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

COMMISSIONER FEARER MADE A MOTION TO APPROVE RESTORE/REBUILD VOUCHER RESOLUTION #2026-8. COMMISSIONER COOPER SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

Broadway East and West Debt Resolution #2026-9

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

COMMISSIONER BISSONETTE MADE A MOTION TO APPROVE BROADWAY EAST AND WEST DEBT RESOLUTION #2026-9 EXIT RESOLUTION. COMMISSIONER LORD SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

Demand Side Management

Tim Beal, Director of Sustainable Communities, and Frank Alexander, Deputy Director, presented the Demand Side Management and answered questions from the Board.

The presentation highlighted opportunities to improve energy efficiency, reduce utility costs, and leverage available rebates and incentive programs. Commissioners discussed the potential impacts of rising utility costs, including anticipated increases from Xcel Energy, and the importance of continuing investments that support long-term operational savings and environmental sustainability.

VI. Board Matters

Announcements and Other Items from the Board

Commissioner Cooper invited Commissioners to attend a free classical music concert presented by the Flatirons Chamber Music Festival. The concert will be held at Hilltop on Thursday, June 11, at 5:00 pm and will be open to all BHP residents at no cost.

Conference Opportunities

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

Future Board Items

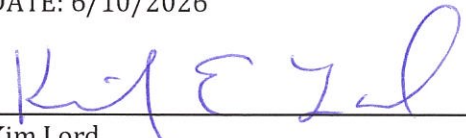
There were no Future Items added.

VII. Adjourn

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

Seal

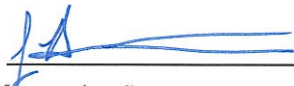
DATE: 6/10/2026



Kim Lord
Board Vice-Chair, Board of Commissioners
Housing Authority of the City of Boulder



Frank Alexander
Deputy Director



Jason Acuña
Recording Secretary