BOULDER HOUSING PARTNERS
Meeting of the Board of Commissioners
July 8, 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	Rachel Rose Isaacson
Commissioner Block	Jason Acuña	Charlie, Member of the Boulder County Worker's Party
Commissioner Cooper	Jessica Kenney	Sandra Swegel
Commissioner Fearer	Laura Sheinbaum	
Commissioner Grano	Lyndall Ellingson	
Commissioner Lord	Marina Gomez	
Commissioner Schoenfeld	Quinn Liebmann	
Commissioner Walker (ABSCENT)	Rene Brodeur	
Commissioner Wallach	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 9:04 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.

Charlie, a member of the Boulder County Worker's Party, shared that they had been in Boulder for five years and was interested in learning from BHP's meeting structure, particularly as it relates to community gathering, meeting frequency, and organizing in Boulder.

Rachel Rose Isaacson, a candidate for Boulder City Council, introduced herself and thanked BHP for its work. She shared that she is learning more about the organization and believes the community would benefit from a better understanding of the work happening at BHP. She stated that one of her goals is to advocate for and accurately represent BHP's work in the community.

III. Approval of the Meeting Minutes

Consent agenda items approved:
Minutes from June 10, 2025

COMMISSIONER BISSONETTE MOVED TO APPROVE THE MINUTES FROM JUNE 10, 2026. COMMISSIONER FEARER SECONDED THE MOTION. THE MOTION TO APPROVE THE MINUTES PASSED UNANIMOUSLY.

IV. 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 provided an update on the Housing Choice Voucher program. BHP's 2026 award level increased by approximately 20% following the transition from MTW Legacy to MTW Expansion. Staff reported that BHP is no longer in shortfall status for the current year.

Staff explained that getting out of shortfall status removes significant HUD restrictions and allows BHP to continue moving forward with development and rehabilitation work, including Broadway East and Broadway West and future Restore/Rebuild projects.

Staff reviewed occupancy across the portfolio using a twelve-month rolling average. Overall portfolio occupancy was approximately 93.6%.

Staff reported that Hawthorn Court reached 100% occupancy in June, completing its initial lease-up phase and entering stabilization. Rally Flats also exited stabilization and entered normal operations. Staff noted that, now that Hawthorn Court and Rally Flats have been leased, existing properties are beginning to see more leasing activity.

V. Meeting Agenda

2025 Boulder Housing Partners Audit – Resolution #2026-10
Will Kugel, CFO, and Tory Schuller, Director of Finance, presented the 2025 BHP Audit, and answered questions from the Board.

The Board received the 2025 audit presentation from Plante Moran. Lisa Barzo, Engagement Partner, and Kristen Stocklet, Audit Manager, presented the audit results and answered questions from the Board.

Plante Moran reported that BHP received an unmodified opinion on both the basic financial statements and the federal compliance audit. Lisa and Kristen noted that an unmodified opinion is the highest level of assurance the auditor can provide and indicates that the financial statements are free of material misstatement.

COMMISSIONER GRANO MADE A MOTION TO APPROVE RESOLUTION #2026-10 APPROVING SUBMISSION OF THE 2025 AUDIT TO HUD. COMMISSIONER BISSONETTE SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

2026 PHA Annual Plan Approval – Resolution #2026-11
Frank Alexander, Deputy Director, presented the 2026 PHA Annual Plan, and answered questions from the Board.

Frank explained that the 2026 PHA Annual Plan is required due to BHP's transition from MTW Legacy to MTW Expansion. The plan reflects different HUD regulatory and submission requirements and includes BHP's statements of need, MTW activities, relevant Administrative Plan requirements, voucher program operations, and Restore/Rebuild voucher plans.

The 2026 PHA Annual Plan was brought to the Board at this meeting because of the Restore/Rebuild project, specifically Harvest34, and related timeline requirements.

COMMISSIONER COOPER MADE A MOTION TO APPROVE RESOLUTION #2026-11 2026 PHA ANNUAL PLAN. COMMISSIONER BISSONETTE SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

2027 PHA Annual Plan Presentation
Frank Alexander, Deputy Director, explained that the 2027 PHA Annual Plan and MTW Supplement will return to the Board in September. The 2027 plan will include updates from 2026 and will go through the required public hearing process. Staff also clarified that the PHA Annual Plan describes BHP's overall strategy to HUD, while the Administrative Plan governs day-to-day operations, including recertifications, admissions, denials, preferences, appeals, and inspections.

Resident Services Core Partnerships
Frank Alexander, Deputy Director, Rene Brodeur, Community Partnerships Director, and Lyndall Ellingson, Resident Services Manager, presented on Demand Side Management and answered questions from the Board.

Staff explained that the long-term success of BHP's portfolio also depends on the stability, well-being, and success of the residents who live in BHP communities. Staff described Resident Services as a core function of the organization and an investment in BHP's mission.

VI. Board Matters

Announcements and Other Items from the Board
Commissioners discussed concerns about growing conversations within the development community regarding Boulder's inclusionary housing requirements. Commissioners noted that some developers are advocating to lower or remove inclusionary housing requirements and expressed concern that this message is gaining traction. The Board discussed the need to be aware of and potentially respond to these conversations, emphasizing that eliminating inclusionary housing requirements would not necessarily lower housing prices and could reduce resources available for affordable housing.

The Board noted that there will be no August Board meeting due to recess. The next Board meeting will be held on September 9, 2026.

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 11:31 am.

Seal
DATE: 7/8/2026

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

Jeremy Durham
Executive Director

Jason Acuña
Recording Secretary