BOULDER HOUSING PARTNERS
Meeting of the Board of Commissioners
October 21, 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 Bissonette	Frank Alexander	Nana Boakye, Kick2Build
Commissioner Block	Jamillah Richmond	Mike Freedman, Pedaling Minds
Commissioner Cooper (ABSENT)	Jason Acuña	Chad Molter, Harvest of Hope
Commissioner Fearer	Jessica Kenney	
Commissioner Grano (ABSENT)	Karin Stayton	
Commissioner Lord	Laura Sheinbaum	
Commissioner Schoenfeld (ABSENT)	Lyndall Ellingson	
	Tory Schuller	
	Roberto Rivero	
	Will Kugel	

I. Call to Order and Determination of a Quorum

Commissioner Walker called the meeting of the Board of Commissioners to order at 9:08 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: Kick2Build
Presented by: Jamillah Richmond

Award Recipient: Pedaling Minds
Presented by: Anita Speirs

Award Recipient: Harvest of Hope
Presented by: Lyndall Ellingson

IV. Approval of the Meeting Minutes

Consent agenda items approved:
Minutes from September 9, 2026

COMMISSIONER BISSONETTE MOVED TO APPROVE THE MINUTES FROM SEPTEMBER 9, 2026. COMMISSIONER FEARER SECONDED THE MOTION. THE MOTION TO APPROVE THE MINUTES PASSED UNANIMOUSLY.

V. Financial Dashboard

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

Occupancy through September is above 94% overall and has trended up since a low point in March and April; North Tower is down to three unleased units. Through August, BHP properties' NOI is about $200,000 below budget due to occupancy and higher costs, particularly utilities, while tax credit properties' NOI is about $400,000 above budget.

DSCR is 1.35 for BHP properties (excluding North Tower) and 1.64 for tax credit properties. Staff noted the dashboards are an operational tool used weekly to diagnose and address property-level issues. BHP unrestricted cash remains above the Board goal in all three categories, collectively about $5.5 million; the development equity fund increased $457,000 from the final Golden West equity contribution.

VI. Meeting Agenda

Federal Voucher Update

Frank Alexander gave an update on Federal Vouchers and answered questions from the Board.

BHP's transition from a legacy MTW agency to an MTW Expansion agency, one of only two transitions nationally (BHP and Vancouver), produced a 19% increase in base budget authority, about $3.5 million in additional annual subsidy, and allowed BHP to exit shortfall in June with utilization stabilized near 98.2%.

Project-Based Vouchers for Golden West

Frank Alexander, Deputy Director, presented Resolution #2026-19 regarding the Project-Based Vouchers for Golden West and responded to questions from the Board.

Following last month's Annual Plan approval, staff got investor approval from Enterprise and completed the legal process. The resolution authorizes project-basing up to 30 Housing Choice Vouchers at Golden West (the 253-unit tax credit property and the 31 North Tower units), funded through the HCV program and leased incrementally in January through March 2027. About half of Golden West households live on less than $25,000 per year, and most pay 60–75% of income toward rent. Residents will be notified in the next two weeks; a lottery with a preference for current Golden West residents opens November 17.

COMMISSIONER FEARER MADE A MOTION TO APPROVE RESOLUTION #2026-19 TO APPROVE THE PROJECT-BASED VOUCHERS FOR GOLDEN WEST. COMMISSIONER LORD SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

Alpine Balsam CHFA Application

Jeremy Durham, Executive Director, Laura Sheinbaum, Chief Real Estate Officer, and Jessica Kenney, Director of Development presented on the Alpine Balsam CHFA Application and answered questions from the Board.

Staff shared the project summary submitted to CHFA and gave a practice run of the upcoming presentation, which emphasizes depth of affordability, about $20 million in Restore/Rebuild voucher funding at risk without an award this round, an unparalleled location, BHP as a forever owner and operator, and a shovel-ready project with City approvals, land and gap financing in place.

Affordable Housing Presentation
Jeremy Durham and Laura Sheinbaum presented on Affordable Housing and answered questions from the Board.

VII. Board Matters

Announcements and Other Items from the Board
Commissioner Walker and BHP staff attended Housing Colorado in Keystone. He highlighted the keynote by Matthew Desmond, author of *Poverty, by America*, on the imbalance in how public subsidy is distributed in the US, and noted enthusiasm for the bipartisan federal bill that permanently increased the Low-Income Housing Tax Credit allocation and for Colorado's multiple state tax credit programs. Laura Sheinbaum presented a session titled "Hope Is Not a Strategy." Jeremy Durham attended a session on artificial intelligence, including Vail's use of AI to review recertifications; BHP is beginning to implement AI tools within its compliance obligations, will not lay anyone off because of AI, and wants its application tools to be AI-agent friendly to reduce the paperwork burden on residents.

Commissioners Lord and Fearer attended the NAHRO National Conference in Denver. Commissioner Lord attended governance sessions and a session on methamphetamine testing at properties, a liability and resident-safety issue that BHP is fortunate not to face at the same scale. Commissioner Fearer noted the Governor and the Denver Mayor spoke at the opening session, along with a HUD representative.

Future Board Items
There were no Future Items added.

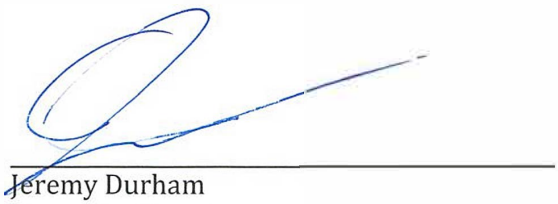
VIII. Adjourn

The meeting of the Board of Commissioners adjourned at 11:44 am.

Seal
DATE: 10/21/2026



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



Jeremy Durham
Executive Director



Jason Acuña
Recording Secretary