BOULDER HOUSING PARTNERS
Meeting of the Board of Commissioners
September 9, 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 (ABSENT)	Frank Alexander	
Commissioner Block (ABSENT)	Jason Acuña	
Commissioner Cooper	Jess Kenney	
Commissioner Fearer	JoAnna Mendoza	
Commissioner Grano	Karin Stayton	
Commissioner Lord	Laura Sheinbaum	
Commissioner Schoenfeld	Lyndall Ellingson	
	Marina Gomez	
	Quinn Liebmann	

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. Approval of the Meeting Minutes

Consent agenda items approved:
Minutes from July 8, 2026

COMMISSIONER LORD MOVED TO APPROVE THE MINUTES FROM JULY 8, 2026. COMMISSIONER GRANO SECONDED THE MOTION. THE MOTION TO APPROVE THE MINUTES PASSED UNANIMOUSLY.

IV. Financial Dashboard

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

Overall BHP occupancy through August was 93.5%. Senior properties were at approximately 96.5% occupancy, while multifamily properties were at approximately 91%. Rally Flats has reached stabilization, and stabilization has also been approved for Hawthorn Court, allowing the property to

begin conversion to permanent financing. Occupancy at Rally Flats remained just under 90%, while Hawthorn Court and the North Tower at Golden West continued to improve.

V. Meeting Agenda

Resolution #2026-12

Laura Sheinbaum, Chief Real Estate Officer, presented Resolution #2026-12 regarding the carryforward of the City of Boulder's 2026 Private Activity Bond allocation to BHP and responded to questions from the Board.

Staff explained that Private Activity Bonds are a financing tool for affordable housing projects using 4% Low-Income Housing Tax Credits. The City awarded BHP approximately $7.33 million in Private Activity Bonds for 2026. Because BHP intends to use older bond allocations for Harvest34, the 2026 allocation will be carried forward for up to three additional years for future projects.

COMMISSIONER COOPER MADE A MOTION TO APPROVE RESOLUTION #2026-12 TO CARRY FORWARD THE 2026 PRIVATE ACTIVITY BOND ALLOCATION FROM THE CITY OF BOULDER. COMMISSIONER LORD SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

Harvest34 Closing

Laura Sheinbaum, Chief Real Estate Officer, and JoAnna Mendoza, Senior Project Manager, presented an overview of Harvest34 and the resolutions required to advance the project toward closing.

Harvest34 will provide 44 one-, two-, and three-bedroom townhome-style apartments designed primarily for families. Staff described the approximately five-acre development as a lower-density housing model than several of BHP's more recent developments, with larger units and significant outdoor and green space.

Resolution #2026-13: Harvest34 Closing and Tax Credit Partnership

Resolution #2026-13 provides the approvals necessary for BHP to proceed with the Harvest34 closing and enter into the Harvest34 LLLP tax credit partnership.

COMMISSIONER GRANO MADE A MOTION TO APPROVE RESOLUTION #2026-13 AUTHORIZING BHP TO ENTER INTO THE TAX CREDIT PARTNERSHIP FOR HARVEST34 LLLP AND PROCEED WITH THE PROJECT CLOSING. COMMISSIONER FEARER SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

Resolution #2026-14: Harvest34 Restore/Rebuild Project-Based Vouchers

Resolution #2026-14 confirms BHP's commitment to project-base 44 Restore/Rebuild vouchers at Harvest34, allowing all 44 homes in the development to serve households at deeply affordable rent levels.

COMMISSIONER FEARER MADE A MOTION TO APPROVE RESOLUTION #2026-14 AUTHORIZING THE USE OF 44 RESTORE/REBUILD PROJECT-BASED VOUCHERS AT HARVEST34. COMMISSIONER LORD SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

Resolution #2026-15: Harvest34 Private Activity Bond Issuance

Resolution #2026-15 authorizes BHP to issue Private Activity Bonds on behalf of Harvest34 and to serve as borrower in connection with the bond financing for the project.

COMMISSIONER COOPER MADE A MOTION TO APPROVE RESOLUTION #2026-15 AUTHORIZING THE PRIVATE ACTIVITY BOND FINANCING FOR HARVEST34. COMMISSIONER FEARER SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

Resolution #2026-16 Approval of 2027 PHA Annual Plan and MTW Supplement
Frank Alexander, Deputy Director, and Marina Gomez, Director of Moving to Work and HCV Program, presented the 2027 PHA Annual Plan and MTW Supplement and responded to questions from the Board.

Staff reported that BHP's annual rental assistance subsidy budget increased from approximately $17.9 million to $21.4 million following the transition to MTW Expansion. Restore/Rebuild vouchers associated with Harvest34 and Alpine Balsam are expected to provide an additional approximately $2 million in annual subsidy once the projects are fully leased, representing an estimated $5.5 million overall annual cash flow benefit associated with the expansion transition.

BHP is projected to utilize approximately 99% of its voucher budget in 2026 and is no longer in shortfall.

COMMISSIONER FEARER MADE A MOTION TO APPROVE RESOLUTION #2026-16 APPROVING THE 2027 PHA ANNUAL PLAN AND MTW SUPPLEMENT. COMMISSIONER LORD SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

Resolution #2026-17 Admin Plan Approval
Frank Alexander, Deputy Director, and Marina Gomez, Director of Moving to Work and HCV Program, presented the updated Housing Choice Voucher Administrative Plan and responded to questions from the Board.

Updates include changes associated with implementation of NSPIRE inspection standards and provides additional flexibility for income and rent recalculations for work-able households, including an opportunity to request a redetermination once per calendar year.

COMMISSIONER FEARER MADE A MOTION TO APPROVE RESOLUTION #2026-17 APPROVING THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN. COMMISSIONER COOPER SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

Resolution #2026-18 2027 Payment Standards
Frank Alexander, Deputy Director, and Marina Gomez, Director of Moving to Work and HCV Program, presented the proposed 2027 Housing Choice Voucher Payment Standards and responded to questions from the Board.

Staff recommended maintaining BHP's current payment standards instead of reducing them in response to the lower 2027 Fair Market Rents.

COMMISSIONER LORD MADE A MOTION TO APPROVE RESOLUTION #2026-18 APPROVING THE 2027 HOUSING CHOICE VOUCHER PAYMENT STANDARDS. COMMISSIONER GRANO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

VI. Board Matters

Announcements and Other Items from the Board

The Board discussed the current Board vacancy and anticipated commissioner turnover over the next several years. Commissioners were encouraged to help identify and recruit qualified applicants as future openings occur.

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 11:15 am.

Seal
DATE: 9/9/2026

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

Jeremy Durham
Executive Director

Jason Acuña
Recording Secretary