

## REVISED MINUTES

Grand Junction Housing Authority  
Board of Commissioners' Meeting  
Annual Meeting

Monday, February 24, 2014  
Two Rivers Convention Center  
11:30 a.m.

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### **1. Welcome and Introduction of Guests**

Marking its establishment by the Grand Junction City Council (City Council) forty years ago, the Grand Junction Housing Authority began a year of celebrating its 40<sup>th</sup> Anniversary with its Annual Meeting.

At 11:42 a.m., former Board Chair Chuck McDaniel welcomed an audience of approximately 70 attendees. He said as Board Members and staff reflected on the past, the present, and the future of the Housing Authority, the summarization of what the Housing Authority does and will is best said in the following statement:

*Grand Junction Housing Authority helps people when they are most vulnerable to regain their footing, and together we strengthen the community.*

Chuck McDaniel made introductions of GJHA Board Members, City Council Members, and a Mesa County Commissioner. Mr. Levi Luceo, a founding Board Member, received special recognition. Following introductions, the group enjoyed lunch and reconvened at 12:21 p.m.

### **2. Presentation of the Annual Report**

The Annual Presentation to members of City Council and the community commenced with Jody Kole introducing staff and sharing a history snapshot.

With only a small cadre of individuals forty years ago, the organization has grown to 48 employees, an Annual Operating Budget of over \$12M and is led by a Leadership Team, who were introduced. Jody said that over the forty-year history, the Agency has focused on providing housing, quietly and effectively. Generally, GJHA has not engaged in public relations and/or marketing efforts, which has contributed to community members not being well informed on what, why, and how GJHA works. So, as part of this 40<sup>th</sup> Year Anniversary celebration, GJHA will do more community outreach. This is not due to a lack of customers as there is a Waiting List of 2,700 household names. This effort will enhance community communication and understanding of affordable and workforce housing in the Grand Valley and correct misinformation by "myth busting".

This effort is launched with the message imaging of “shoes”. Shoes are simple, universal, and come from all walks of life with no association of particular demographics or biases. She said that when families have a place to rest their head, the rest of their life can fall into place. She asked community members to help share the representation of these new images.

The most visible way the Agency provides assistance is through neighborhood apartment buildings they own and manage. With the completion of the Village Pak apartments in the fall of 2013, construction jobs employed over 300 local workers and brought a total payroll and material supplies of \$11 million to the Grand Valley. The development is very energy efficient and the property is deed restricted for 50 years to provide workforce housing. She recognized Steve Meyer and Clark Atkinson of Shaw Construction, and thanked them for their partnership.

Village Park was built using a particular financing tool called Low Income Housing Tax Credits (LIHTC), which is highly competitive. The agency allocating the tax credits is the Colorado Housing and Finance Authority (CHFA) who received 24 applications including Village Park but could only fund 5 or 6, of which Village Park was chosen. The LIHTC Program provides a federal tax credit as an incentive to encourage private sector investment in workforce housing.

Jody Kole shared information and successes of several GJHA Programs all the while myth-busting and correcting misinformation. Overall, GJHA plays a supportive role or fills the gaps in the local housing market. In 2013, a total of 1,625 families would have fallen through the cracks if GJHA and its partners were not here to support them.

With the conclusion of Jody’s presentation, she introduced Lori Rosendahl, C.O.O.

Serving such a diverse group of people, Lori described the many efforts and gave examples of partner organizations helping GJHA along the way. GJHA recognizes and values its relationship with all the many partners, extending its gratitude for their assistance and dedication. A video shown highlighted clients and their stories and demonstrated the human impact GJHA has with its services.

Lori spoke about the Governor’s initiative called the Vulnerability Index, which is counting the homeless population and determining who in the community is the most vulnerable to severe injury or death as a result of chronic homelessness; using community resources such as the police, fire, and medical; and eventually passing away on the streets. She introduced members of the Grand Junction Police Department’s Homeless Outreach Team (HOT) Officers Cory Thoms and Cindy Cohn.

Presenter Cory Thoms defined the HOT Team's goal, which is to link homeless street individuals to community providers and their services. Highlighting one effective practice, the Housing First Model of Rapid Re-housing, he explained the concept and its process, which will not only help the chronic homeless individual but reduce costly community resource responses. In closing, Cory praised the partnerships working to end homelessness in the Grand Valley and said the HOT is looking forward to maintaining and strengthening the GJHA partnership.

Board Chair Chris Launer shared a few statistics regarding how the GJHA has economically impacted the local community.

- A full time wage of \$16.75/hour is necessary to maintain rent affordability of a two-bedroom unit and attendees today would be surprised at the number of their own employees that are being helped by GJHA.
- Currently, GJHA is helping 1,625 households in the community.
- Village Park is the fourth GJHA project utilizing the LIHTC, bringing \$11M worth of private investment into the community. The City helped by waiving \$320K of impact fees for the Village Park Development, the State Division of Housing invested \$720K, and the remaining dollars were through private enterprise funds.
- Administered directly by the Housing Authority, \$500K/month or \$6M annually comes into the community and is paid directly to landlords for the HCV Program.

Chris Launer recognized and thanked past Board Chair Chuck McDaniel for his service, and congratulated GJHA staff on this 40<sup>th</sup> Anniversary.

### **3. Adjourn**

The Annual Meeting concluded at 1:15 p.m.