

MINUTES

**Grand Junction Housing Authority
Board of Commissioners Special Meeting**

**November 13, 2002
Conference Room
1011 North Tenth: 12:00 Noon**

1. Call to Order

The special November Board of Commissioners' Meeting was called to order by Gabe DeGabriele, Board Chair, at 12:13 p.m. Those in attendance were as follows: Kathleen Belgard, Harry Butler, Gabe DeGabriele, Erin Ginter, Steve Heinemann, Cory Hunt, Gi Moon, Jody Kole, John Collier, Kris Franz, and Greg Hancock.

Gabe reminded everyone of the Annual Meeting on November 19th.

2. Discussion of the Linden Property Development Ideas

Jody Kole, Executive Director, stressed that many good development ideas were generated during the Strategic Planning Retreat in April and have since been further explored during the initial planning stage. Ideas included rental units as well as homeownership. Further research indicated that, in order to meet City requirements, each single family home would need to be subdivided on at least 6,000 square feet of land. This requirement would significantly impair our ability to develop a cost-effective number of units on this parcel. In addition, Colorado Housing and Finance Authority (CHFA) requires that any developments that apply for Low Income Housing Tax Credits also have a very thorough site specific Market Study completed. If we intend to pursue home sales as well as rentals, we must expand the scope of the Market Study, essentially doubling the cost.

Steve Heinemann completed a draft site feasibility study and distributed five handouts which included a property plot, site plan, and rental unit drawings, for discussion.

Greg Hancock, Development Director, dispersed copies of the Assets Summary Sheet, developed during the planning session at the April Strategic Planning Retreat, as well as the aerial view of the Linden property for reference.

Discussion continued regarding single-family homes versus multi-family units. Because a home requires 6,000 square feet, the property would only accommodate 18 homes which wouldn't be a very cost-effective use of the property. In addition, further investigation determined a large portion of the property would have to be set aside to

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meet various City set-back easement and dedication requirements. The property is zoned for 16 multi-family units/acre. Consequently, because of these findings, it was recommended and agreed upon that the homeownership option would be deferred to a future development.

Greg indicated the Market Study is really an extension of the Grand Valley Housing Needs Assessment and the consultant would be able to determine the appropriate mix of units. Gi requested two-bedroom and three-bedroom handicapped accessible units be included in the mix.

Gi also indicated that a good real estate appraisal would be invaluable and would provide much of the information required in the Market Study.

Facility amenities were discussed in detail including laundry rooms versus laundry hook-ups in individual apartments, a maintenance shop and storage area, a management office, a day care area, a meeting room/common area, and playgrounds.

Jody asked and received clarification from the Board that staff should continue in the direction of developing rental units that are clustered together, larger than one-bedroom, each with an individual laundry area, and incorporating day care services, multiple playgrounds, and a multi-purpose room on the property.

With that Board direction, Erin moved the meeting be adjourned at 1:03 p.m.