

MINUTES

Grand Junction Housing Authority
Board of Commissioners' Meeting
Special Meeting

January 7, 2005
Conference Room
Dolce Vita Restaurant

1. Call to Order

Board Members Kathleen Belgard, Harry Butler, Gabe DeGabriele, Erin Ginter, Gi Moon, and Tisha Petelo along with Grand Junction Housing Authority staff members Jody Kole and Kristine Franz gathered at the Dolce Vita Restaurant for a special Board Meeting which convened at 1:50 p.m. Steve Heinemann joined the group later.

2. Discussion and Preparation for the Grand Junction City Council Meeting Scheduled for January 24, 2005

At the November 29th Board Meeting, it was decided that, as a preface to the joint Grand Junction City Council (City Council)/Grand Junction Housing Authority's (GJHA) January 24th Meeting, a planning session would be scheduled for today.

The group was reminded that the earlier predetermined focus of the joint City Council/GJHA Meeting would be a follow-up to the City's Affordable Housing Forum held in August of 2004 and a discussion on the City's Shelter/Housing Goal as outlined in its Strategic Plan.

Prior to discussion, the following handouts were distributed by Jody Kole, Executive Director, for reference:

- Possible meeting agenda topics
- A portion of the City's Strategic Plan entitled *Shelter and Housing that are Adequate*
- GJHA's *Analysis of Waiting List Applicants by Affordable Monthly Rent*
- The Colorado Division of Housing's *Vacancy Rates by Market Area*

In understanding the City Council's goal to determine how the Grand Valley as a whole will approach the affordable housing issues, lengthy discussion followed on how best to reaffirm that the GJHA has been moving forward in the affordable housing arena, and wants to take the lead role and provide its expert service in affordable housing strategies.

Steve Heinemann joined the group at 2:15 p.m.

Minutes (contd.)

Page 2

Discussion also centered on using this joint meeting as an opportunity to expand upon GJHA's goal of making the organization more self sustaining by generating additional income and, thereby, limiting dependence on federal funding. Various income opportunities and ideas supporting this objective were shared.

In December, Jody and Steve attended the *Symposium on Workforce Housing* sponsored by the National Association of Home Builders and Freddie Mac in Washington, D.C. Upon learning about 5 original cities and 18 additional cities that are and will be involved in Freddie Mac's special programs for workforce housing, Jody and Steve approached the Freddie Mac representative about using Grand Junction as a "Small Cities Pilot Project" for a workforce homeownership pilot program. This idea was well received by Freddie Mac and GJHA staff will proceed with conceptual ideas. Erin suggested that a follow-up meeting with Freddie Mac be scheduled in March when Board Members are already in Washington, D. C. for the National Association of Housing & Redevelopment Officials (NAHRO) Legislative Conference. Jody will take the lead on this action.

With discussion completed, it was agreed that the following objectives would be addressed with City Council Members:

- City's Strategic Plan
- A comparison showing advantages of a City or County Housing Authority and Intergovernmental Agreements versus a Multi-jurisdictional Housing Authority
- Encourage that a Market Study be done, as a follow-up to the Grand Valley Needs Assessment
- Outline income-generating ideas for GJHA to become more self sufficient
 - Expand the acquisition and rehab of units (HUD homes and local foreclosures) to rent, for lease-to-purchase properties in the Homeownership Program, and to "buy, rehab, and sell" to increase cash flow
- Freddie Mac Workforce Homeownership Program Concept

Gi left the meeting at 2:45 p.m.

The Board felt a review of today's compiled discussion topics would be beneficial prior to the City Council meeting, so a short Board Meeting was scheduled for January 13th at 4:00 p.m. at the GJHA Conference Room.

3. Adjourn

The group disbanded at 2:58 p.m.

