

## MINUTES

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

January 13, 2005  
Conference Room  
Housing Authority Offices

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### **1. Call to Order**

A special Board Meeting was called to order at 4:12 p.m. by Board Chair Steve Heinemann with Board Members Kathleen Belgard and Gabe DeGabriele present. Grand Junction Housing Authority (GJHA) staff members Jody Kole, Kristine Franz, and Greg Hancock were also present.

Note: The meeting convened without a quorum present for discussion and the Agenda was modified to include an additional item.

### **2. Approval Request for Linden Pointe Playground Equipment**

A memorandum dated January 13, 2005, was authored and distributed by Greg Hancock, Development Director, requesting Board approval of using Linden Pointe construction contingency funds for playground costs.

Greg reviewed the memorandum with Board Members highlighting specific playground recommendations including purchasing durable playground equipment, using the softTILE playground surface, and adding a scaled down ½ basketball court. Analyzing the top two playground equipment proposals, clarifying general contractor and subcontractor responsibilities, and acknowledging time constraints were also addressed.

At Gabe's suggestion, conversing with Gi via a speaker-phone would establish a quorum for voting; she was contacted and given the details of the playground equipment request. A motion was made by Gabe to proceed with the Linden Pointe playground project using contingency funds not to exceed \$58,000. Gi seconded the motion and the voice vote was unanimous.

Greg left the meeting at 4:33 p.m.

### **3. Review Compilation of Discussion Topics for the Grand Junction City Council Meeting Scheduled for January 24, 2005**

As a follow-up to the January 7<sup>th</sup> Board Meeting and review of discussion topics for the

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joint Grand Junction City Council (City Council)/GJHA January 24<sup>th</sup> Meeting, Jody Kole, Executive Director, handed out the proposed Meeting Agenda and gave an explanation of the following Agenda attachments:

- A portion of the City's Strategic Plan entitled *Shelter and Housing that are Adequate*
- A comparison, through interpretation of the Colorado Revised Statutes, showing the differences between a City or County Housing Authority versus a Multi-jurisdictional Housing Authority
- The expected net losses in the Section 8 Voucher Program with the *Analysis of Waiting List Applicants by Affordable Monthly Rent*

Particular attention was given to the sizeable cuts in the 2005 Housing Choice Voucher Program and how to best reflect to City Council the impact of the projected \$344,592 two-year budget deficit, which will result in approximately 50 Grand Valley households that won't be served, along with possible GJHA staff job losses, as well as the loss of government dollars circulating within the community.

In addition to the previously compiled discussion topics for the joint meeting, Jody shared another idea called "tenant based rental assistance" and suggested including it in the dialogue with City Council. She stated that matching state/local dollars create a two-year short term pool of emergency vouchers for families who are homeless or near homeless, and continued by explaining that qualified landlords reduce rents and in turn receive a year's lease. A win/win situation is created for everyone – families critically in need are helped and vacant landlord units are rented for a year.

As a side note, Jody mentioned that she and Gabe will be meeting with Andy Rodriguez, of Mesa State College, to address the college's assessment of needed college housing, and that a confirmation on the Freddie Mac February 18<sup>th</sup> meeting with Rick Padilla is expected shortly.

Gabe left the meeting at 4:50 p.m.

Additional discussion and suggestions focused on restructuring the chart, *Analysis of Waiting List Applicants by Affordable Monthly Rent*, to better clarify income groups with waiting list applicants.

It was suggested and agreed upon that the joint meeting would be held at the Linden Point Clubhouse.

#### 4. Adjourn

At 5:01 p.m., a motion was made by Kathleen and seconded by Steve to adjourn the meeting.

