

MINUTES

Grand Junction Housing Authority
Board of Commissioners' Meeting

Monday, August 22, 2005
Housing Authority Offices
1011 North Tenth Street
11:30 a.m.

1. Call to Order

At 11:35 a.m., the regular August Grand Junction Housing Authority (GJHA) Board Meeting was called to order by Board Chair, Steve Heinemann, with the following individuals present: Board Members Teresa Coons, Gabe DeGabriele, Erin Ginter, Gi Moon, and Tisha Petelo; Staff Members Jody Kole, Kristine Franz, Mary Gregory, Greg Hancock, Lori Rosendahl and Jon Wickre; and Sheryl Trent, Assistant to the Grand Junction City Manager. Kathleen Belgard, Jon Lindman, and Becki Tonozzi arrived later.

2. Resolution No. 2005-07 Authorizing the Write-Off of Bad Debts

In the absence of the GJHA Asset Manager Virginia Garcia, Jody Kole, the GJHA Executive Director, reviewed with the group *Resolution No. 2005-07 Authorizing the Write-Off of Bad Debts* in the amount of \$2,891.61 for six clients (one deceased, four terminated, and one who left the unit without notice). She explained that uncollectible amounts are referred to a collection agency, but for the most part the individuals are judgment-proof with very little income. This process is a way to write off the debt and adjust the records accordingly. A motion, made by Erin and seconded by Gabe, to approve *Resolution No. 2005-07* carried with a unanimous vote.

Becki Tonozzi and Jon Lindman joined the meeting at 11:38 a.m.

3. Follow-up on 2005-2006 Goals Work Plans

Jody and GJHA Staff gave updates on the following Goals:

- *Goal #8 – Consider Opportunity to Generate Additional Income Through Lease of Ratekin Tower Apartments' Rooftop for Communication Equipment Placement*
 - Jody indicated that due diligence is being done on the compliance side to verify the roofing issues. She also informed the group that negative feedback has been received from the U.S. Department of Housing and Urban Development (HUD) Asset Manager pertaining to the financial side of this potential endeavor. No Ratekin funds can be used to do any

preparation and/or equipment installation for rooftop work. Costs would have to be covered by the General Fund. Any proceeds would be retained for Ratekin in a special account with a year-end net cash flow split of 75% to HUD and 25% to GJHA; and, it is likely that this revenue would negate one or more future rent increases.

- General consensus was to close out this Goal.

➤ Goal #6 – Expand the Single-Family Home Acquisition and Rehabilitation Program, Both for Lease-to-Purchase and for Resale to Generate Cash

- Jon Lindman, GJHA Housing Counselor, reported that three financial institutions responded to the Request for Proposal (RFP) for Financing the Grand Junction Housing Authority's Home Ownership Lease-to-Purchase Program. The top two responses were distributed to Board Members for consideration, noting the third was eliminated due to inferiority. Upon briefly summarizing both responses and examining the differences, Jon recommended that the Board consider accepting both proposals and using them on some type of rotating basis.

Board Member Kathleen Belgard joined the group at 11:46 a.m.

- A motion to accept the proposals from both financial institutions, alternating this split relationship as GJHA Staff deemed appropriate, was made by Teresa and seconded by Erin. With Gi and Kathleen abstaining from voting, the remaining five Board Members approved the motion.

Board Member Erin Ginter left the meeting at 11:53 a.m.

➤ Independent Goal – Request For Proposal (RFP) for Real Estate Services

- GJHA Development Director Greg Hancock began the discussion by distributing to Board Members the seven responses received for the RFP Solicitation for Professional Real Estate Services. A Proposal Comparison identifying basic differences in these responses was compiled and also handed out with a recommendation that a separate committee be established to review and analyze these responses. It was further clarified that a single entity provider would be awarded the Service Agreement.

Minutes (contd.)

Page 3

- It was noted that outlined in the RFP was the weighted evaluation criteria as well as a reference that a committee would review, interview, score, and select the real estate professional.
- Upon the review of the *City of Grand Junction's Ethical Standards for Members of the City's Boards, Commissions and Similar Groups*, Board Members were in agreement that one respondent would have to be disqualified from consideration.
- A committee comprised of Gi, Kathleen, Steve, Jody, and Greg will meet on August 26th at 3:00 p.m. at the GJHA's main office to assess the proposals.

Erin Ginter returned to the meeting at 12:04 p.m.

➤ *Goal #1 – Analyze the Potential to Sell Capital Terrace Townhomes to Generate Cash That Can be Reinvested in, and Leveraged to Provide, More Than 30 Units of Affordable Housing While Preserving at Lease 30 Deeply Subsidized Units.*

- Mr. Gene Geritz, from the HUD Office of Public Housing Investment was here on August 5, 2005 to clarify options on the demolition/disposition of Public Housing. Jody and Erin shared information learned from this meeting with the Board. Topics such as how the *Relocation Vouchers* would work for the displaced clients and that the Agency might also qualify for *Replacement Vouchers* as well as *Replacement Housing Factor Funds* were discussed. Explanations were given regarding what *Replacement Vouchers* and *Replacement Funds* are and how the *Vouchers* and *Funds* could work. Clarification was given that the units of Public Housing would have to be replaced and would be site specific, but not unit specific. As group discussion ensued, brainstorming produced several possible future housing scenarios for consideration.
- Mr. Geritz and a colleague have been invited back for a follow-up meeting on Monday, August 29th and all Board Members were encouraged to attend. The meeting is scheduled from 11:00 a.m. – 1:00 p.m. with lunch provided.

4. Other Business

Goals #4 & #5 – Explore Potential to Provide Property Management Services/Residential Rehab Services for Private Property Owners, Perhaps Under a New 501C3.

During last month's Board Meeting, a subcommittee was formed to move forward on the creation of a new for profit venture but, due to busy schedules, a meeting was never held. A meeting has been scheduled for August 30th at 1:00 p.m. at the GJHA's main office.

Steve reported that he and Jody met with a local private property management firm regarding the possibility of acquiring the firm if the Agency was to create a new 501C3 organization. At this time, however, the owner gave no definite commitment of interest.

Employer Assisted Workforce Home Ownership Program

An informative report on the Employer Assisted Workforce Home Ownership Program was given by Jon Lindman. Prior to the all inclusive monthly employer group meeting in August, a subcommittee working group meeting was held to help define and plan the process structure. Activities such as employer's self-screening processes, intake procedures, and pre-purchase counseling need to be more defined. Employers were encouraged to take the opportunity to define their own down payment assistance. Among those items to be resolved are what kind of assistance will be given, how much will be contributed, and will the assistance be deferred or forgiven. Jon stressed that finding down payment assistance funding is critical to the success of the Program. The Program Kick-off Event is still tentatively slated for November.

Brief discussion followed regarding the \$500,000 the Grand Junction City Council set aside for affordable housing. Sheryl Trent, Assistant to the City Manager, interjected that to date no new money has been included in the City's budget for the next two years for affordable housing issues.

Linden Pointe/Crystal Brook Townhomes Vacancy/Lease-up Status

When the announcement was made that Linden Pointe is fully leased with the exception of one 3-bedroom unit and that Crystal Brook Townhomes is fully leased, the room exploded with applause as the GJHA Staff was congratulated for an outstanding job!

5. Executive Session to Discuss Personnel Issues – C.R.S. 24-6-402(4)(f) and Adjourn

The regular August Board Meeting ended at 12:45 p.m., with a motion from Gi and a second by Kathleen, after a request was made by Gi to move into Executive Session to discuss personnel issues.

