

**REVISED MINUTES  
AS OF APRIL 24, 2006**

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

**Monday, March 27, 2006  
Housing Authority Offices  
1011 North Tenth Street  
11:30 a.m.**

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**1. Call to Order**

With Board Members Kathleen Belgard, Teresa Coons, Gabe DeGabriele, Erin Ginter and Grand Junction Housing Authority (GJHA) staff members Jody Kole, Kristine Franz, and Jon Wickre in attendance, Board Chair Gi Moon called the regular March meeting to order at 11:38 a.m. Tisha Petelo joined the group later.

**2. Consent Calendar**

With a motion by Gabe and a second by Erin, the Consent Calendar was unanimously approved, subject to adding the following clarification to the February 27<sup>th</sup> Meeting Minutes. The authorization to purchase three new computers for the Ratekin Tower computer lab included purchasing three 17" – 19" LCD flat panel monitors instead of three 19" flat screens.

Tisha Petelo arrived at 11:45 a.m.

**3. Resolution No. 2006-04 Approving the Grant Application to the Federal Home Loan Bank Affordable Housing Program for Down Payment and Closing Cost Assistance for "Calling Mesa County Home" Program**

Resolution No. 2006-04 was unanimously adopted with a motion by Erin and a second by Teresa.

The following updated highlights for the "Calling Mesa County Home" Program were given by Jon Wickre, GJHA Outreach Coordinator, and Jody Kole, GJHA Executive Director:

- The \$90K grant application to the Federal Home Loan Bank of Topeka's Affordable Housing Program (FHLB) will be submitted by week end. The FHLB has a maximum limit of \$4K per qualified household that can be loaned for down payment/closing cost assistance, but also provides \$500 per eligible household towards homebuyer's education specific to homeownership counseling in order to develop an individualized homeownership work plan.

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- Letters of support from various local entities are being gathered for inclusion in the grant application submittal.
- St. Mary's Hospital, Mesa County's largest private sector employer, is the first employer to participate in the Program with a financial commitment of \$500 per eligible employee as a matching grant for down payment/closing cost assistance.
- A meeting held in Grand Junction with Mr. Joe Rowan, of Funding Partners for Housing Solutions out of Fort Collins, Colorado, helped to further clarify homeownership loan services offered by this firm. Basically, for a fee of \$250 per loan, essential program administrative tasks (loan processing; tracking; compliance reporting; collection upon sale, etc.) are provided.

Additional group discussion ensued regarding either spending additional time “developing” this administration expertise internally while launching the Program, or “buying” this service that is readily available, allowing staff the time to acquire the knowledge along the way and eventually absorbing this responsibility. It was noted that if a firm is retained to handle the administrative services, the Agency won't see this Program as much of a profit center in the beginning, but it will be a good opportunity to establish a good community image.

#### **4. Update on Request for Proposal (RFP) for Executive Search for Development Director, Request for Committee Volunteers**

The group was given an activities status pertaining to the search for a Development Director. In addition to Jody contacting numerous people throughout Colorado regarding the open position, the RFP has been released and also posted on the National Association of Housing and Redevelopment Officials' (NAHRO) web site. Responding to Tisha Petelo's recommendation, this position opening was also forwarded to a consultant.

To date, three firms have replied prior to the response deadline of tomorrow, March 28<sup>th</sup>. Proposal response specifics were briefly discussed followed by a request for Board volunteers to serve on a Committee to review the RFP responses, select a firm, and work with the chosen firm during the ongoing recruitment process. Erin, Gabe, Kathleen, and Jody, will meet on March 31<sup>st</sup> at 2:00 p.m. to review proposal responses, with an update given to Board Members at the April Board Meeting.

**5. Follow-up Discussion on Potential Transfer of the Grand Junction Community Homeless Shelter Property to the HomewardBound of the Grand Valley Organization**

Jody's March 23<sup>rd</sup> Board memorandum was in response to the Board's request to look into the actual costs incurred by the GJHA in acquiring and renovating the homeless shelter facility which were not covered by various grant sources. Figures of the Shelter's acquisition/rehab project revenue and expenses along with the operating revenue and expenses through February 2006 were reviewed, recognizing that the operating revenues have been needed to offset the deficit in funding from the capital campaign. Varied opinions were shared while addressing such topics as long-term liability issues/costs if the property is retained and not transferred; determining if there should be a cost recovery, and if so, what that dollar figure might be; and financing/fund raising/grant sources that might be available to help the HomewardBound organization acquire the property.

Depending on individuals' availability, it is hoped that a meeting between Grand Junction City Manager Kelly Arnold, Grand Junction City Attorney John Shaver, GJHA Board and City Council Member Teresa Coons and GJHA Executive Director Jody Kole will take place later this week to discuss the Agency's interest in transferring the Grand Junction Community Homeless Shelter property to the HomewardBound of the Grand Valley.

Note: Due to unforeseen circumstances, this meeting has been rescheduled twice and was held April 13<sup>th</sup>.

Negotiating direction was given by the Board to the Committee (Erin, Gabe, and Jody) when presenting the transfer proposal to the HomewardBound representatives. Gi requested a separate line item for accrued expense figures be added to the document figures presented for HomewardBound representatives' review. Jody stressed that all obligations from the grant sources will transfer to HomewardBound at the time of the building sale transaction.

**6. Conference Reports**

NAHRO's 2006 Legislative Conference

A summarization of comments from Erin, Gabe, and Teresa regarding the NAHRO's 2006 Legislative Conference are as follows:

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- Because of the election year, nothing is going to happen in the budgeting process this year so no increases in funding are expected
- Met with staff from United States Senator Wayne Allard's, United States Senator Ken Salazar's, and United States Representative John Salazar's offices
- If Housing Authorities are to survive long term, money needs to come from somewhere else besides the federal government because funds continue to diminish and eventually won't be available
- Agencies need to be more proactive and become entrepreneurial – NAHRO will be hosting a conference in Denver July 13-16 to share "how to" ideas (information attached)
- Commissioners' Fundamentals Training was very worth while

#### Day Under the Dome

Housing Colorado's *Day Under the Dome* was held in Denver on March 16<sup>th</sup>. Gi and Jody attended the Conference, were able to observe the passing of some legislation and also met with Colorado State Representative Bernie Buescher. Also mentioned was the Housing Trust Fund, now called the Investment Fund, won't be created until a funding source is identified. At this time, the Division of Housing Loans and Grants line item in the Governor's State Budget proposes a \$1,115MM budget for the coming year beginning July 1<sup>st</sup>.

#### Statewide Blue Ribbon Panel on Housing

Reports were given on the first of nine regional statewide meetings on housing and a brief consolidation of topics is as follows:

- The first task will be to simplify the funding process (applying for and receiving grant funding)
- The focus of "regional" planning was discussed. "Region" was further identified, and because of varying types of needs specific to different locals, it was agreed to narrow down areas further; i.e., from the Western Slope to Mesa County

## 7. Other Business

#### Households on Waiting Lists

In reviewing the Agency's Waiting List Statistics, Gi's inquiry regarding figures in a couple of the "At or Below 30% of the Area Median Family Income" categories prompted her request of further dissection of those numbers for better understanding. This information will be available at the April Board Meeting.

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#### Public Housing Updates

A brief update was requested on the status of the Agency's public housing units. The deeds have been separated, and the Phase I and Asbestos Testing Proposals have been received and are in the review process.

#### Workshop Scheduled

A Board Workshop will be held April 7<sup>th</sup> at noon at the GJHA to discuss further involvement between Grand Valley Housing Initiatives and GJHA.

#### GJHA Business After Hours

Information regarding the next Business After Hours Planning Committee meeting was shared with Board Members, who were encouraged to attend.

#### Ratekin Tower Tenant

A tenant at Ratekin Tower Apartments recently admitted to smoking methamphetamines. The Grand Junction Police Department has been notified and the fast-track eviction process has begun. Staff inquiries are being made to other entities regarding appropriate remediation services to the unit.

## **8. Adjourn**

With a motion from Erin, a second from Gabe, and a unanimous vote, the regular March Board Meeting ended at 1:05 p.m.