

MINUTES

Grand Junction Housing Authority
Board of Commissioners' Meeting
Annual Meeting

Monday, January 22, 2007
Double Tree Hotel
11:30 a.m.

1. Call to Order and Introduction of Guests

The Double Tree Hotel was the site of the 33rd Annual Meeting of the Grand Junction Housing Authority (GJHA) with over 40 GJHA Board Members, Staff and guests present.

Jon Wickre, Development Officer, began the presentation at 11:20 a.m. with the introduction and recognition of GJHA Board Chair Gi Moon. Gi has served Grand Junction as a GJHA Board Member for the past 11 years. Thank you, Gi, for volunteering your time and sharing your knowledge.

Gi introduced GJHA Board Members Kathleen Belgard, Teresa Coons, Erin Ginter, Steve Heinemann, Ora Lee, and Tisha Petelo; distinguished guests which included Mesa County Commissioners Steve Acquafresca, Craig Meis, and Janet Rowland; and Grand Junction City Council Members Bonnie Beckstein, Teresa Coons, and Bruce Hill, and thanked them for attending this event.

2. Lunch

Following the invocation given by Jon, the group enjoyed lunch and chatted with fellow tablemates prior to the Annual Report presentation.

3. Resume Meeting with Presentation of the Annual Report

Around 12:12 p.m., co-presenters Gi Moon and Executive Director Jody Kole summarized the year's activities, applauded the GJHA Staff for their efforts and commitment, acknowledged the exciting new Agency programs, and addressed diversification through new development ventures. Jody noted that even though approximately 1,500 households are currently being served, a challenge still exists to provide affordable housing for the over 1,300 households on the Agency's Waiting Lists.

Lori Rosendahl, Director of Operations, focused on the new "*Next Step Housing Program*" by giving a brief overview and current status. This Program serves 50 homeless families who have children in Mesa County School District 51 by

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providing security deposits and rental assistance through a Housing Coupon. Through the collaboration of several agencies, enough funding was secured to provide safe, affordable living environments and case management to 50 families, assisting them to become self sufficient over a two-year period. Guest speaker Cathy Haller, the Prevention Services Coordinator for Mesa County School District 51, also spoke of the benefits of this Program from the School District's perspective.

Jon enlightened the group about the new "*Calling Mesa County Home Program*" initiated in May of 2006. Through this employer-assisted workforce homeownership program, qualified employees of participating employers are offered the education and tools to become successful homeowners. Currently, pre-purchase counseling, homebuyers education, down payment assistance and loan selection, and homeownership and mortgage default counseling are being offered. To date, there are 3 new homeowners and over 7,000 employees who might qualify through the 7 participating organizations. Guest speaker Sarah Kjellerson, Benefits Coordinator for Hilltop Community Resources, a Program participant, stressed how this Program has been a positive addition to Hilltop's benefits package.

Jody informed the group of other accomplishments such as the successful Housing Rehabilitation and Lease-to-Purchase Program as well as the transfer of the building housing the Grand Junction Community Homeless Shelter to HomewardBound of the Grand Valley. She concluded by thanking various community entities for their partnerships in the affordable housing efforts.

Development Director Don Hartman presented a brief overview of recent land acquisitions representative of "new beginnings" for new housing ventures.

Lori highlighted different Agency Programs and introduced associated GJHA Staff members. Guest speaker Anjanette Miller, who is doing her internship at the GJHA, shared her personal testimony regarding her success in the Agency's Family Self Sufficiency Program.

Lori continued by spotlighting the GJHA's involvement with the Benevolent Community Partnership organization, focusing on a new "one stop" housing application concept. Guest speaker Sue Tuffin, Director of Mesa County Workforce Center, expounded on the idea - a consolidated electronic housing application to be completed by applicants searching for affordable housing. A kiosk will be set up at the Workforce Center where applicants can complete an online application and then choose which housing providers they want their information sent to electronically instead of having to travel and complete approximately nine different housing applications at different locations throughout the Valley.

Bringing the presentation to a close, Gi shared several 2007 GJHA Board Goals recently established during the Board Retreat: 1) break ground on 1-3 new projects, 2) organizational alignment with the growth plan, and 3) continued collaboration with community partners.

4. Election of Officers of the Board of Commissioners for 2007

With the completion of the Annual Report presentation, nominations were opened for Board Chair for Fiscal Year 2006-2007. Kathleen was nominated by Erin for Chair with a second by Steve. There being no further nominations, the nominations were closed. With a unanimous voice vote, Kathleen accepted the position.

With a request for Vice Chair nominations, Erin nominated Steve with a second by Tisha. There being no further nominations, the nominations were closed, and Steve accepted the position after a unanimous voice vote.

As the newly elected Board Chair, Kathleen thanked Gi for eleven years of dedicated service and giving unselfishly of her time.

5. Consent Calendar

With a motion by Gi and a second by Erin, the Consent Calendar was unanimously approved (Adoption of *Resolution No. 2007-01 Approving an Exemption from Audit for Fiscal Year 2006 for the Downtown Housing Effort, A Joint Venture Between the Housing Authority of the City of Grand Junction, Colorado and the Grand Junction Colorado Downtown Development Authority*; and the Adoption of *Resolution No. 2007-02 Designating the Location for the Posting of the Notice of Meetings and Establishing a Meeting Schedule for 2007 for the Board of Commissioners of the Grand Junction Housing Authority*).

6. Adjourn

With no further business, the Annual Meeting was adjourned at 1:06 p.m. with a motion by Gi, a second by Steve, and a unanimous voice vote.