

MINUTES

Grand Junction Housing Authority
Board of Commissioners' Meeting
Annual Meeting

Monday, January 25, 2010
Walnut Park Apartments
2236 N. 17th Street
11:30 a.m.

1. **Call to Order**

Celebrating the Grand Junction Housing Authority's (GJHA) 35th anniversary in conjunction with its Annual Meeting, GJHA Board Members, Staff, and guests gathered at the Agency's Walnut Park Community Center for the event.

Prior to the arrival of guests, a brief Board Meeting was held to address business matters. With her term as Board Chair nearly completed for the year 2009, Patti Hoff called the Meeting to order at 11:05 a.m. with the following individuals in attendance: Board Members Teresa Coons, Steve Heinemann, Tim Hudner, and Ora Lee; and Staff Members Executive Director Jody Kole, Executive Assistant Kristine Franz, Development Director Don Hartman, and Operations Director Lori Rosendahl.

2. **Consent Calendar**

With a motion by Teresa, a second by Steve, and a unanimous vote, approval was given of the Consent Calendar as written. The Consent Calendar consisted of three items – *Adoption of Minutes of December 7, 2009; Adoption of Resolution 2010-01 Designating the Location for the Posting of The Notice of Meetings and Establishing a Meeting Schedule for 2010 for the Board of Commissioners of the Grand Junction Housing Authority; and Adoption of Resolution 2010-02 Appointing an Individual to the Doors 2 Success Board.*

3. **Election of Officers of the Board of Commissioners for 2010 Board**

The Chairperson and Vice Chairperson of the Board of Commissioners of the GJHA are elected at the beginning of each year to serve one-year terms.

With Patti's request for Board Chair nominations for the 2010 year, Tim accepted the nomination by Patti with a second by Teresa. With no further nominations, the nomination process was closed. With a unanimous voice vote, Tim was elected Board Chair for the 2010 year.

The process repeated itself with nominations open for Vice Chair. Ora accepted the nomination by Teresa with a second by Patti. With no further nominations, the nomination process was closed. A unanimous voice vote elected Ora as Board Vice Chair.

Congratulations to Tim and Ora as they serve as GJHA Board Chair and Vice Chair for the 2010 Year.

4. Other Business

Requested Training

Jody informed Board Members of a training course targeting executive directors and senior level managers in community development that she would like to participate in. *Achieving Excellence in Community Development* is sponsored by NeighborWorks in collaboration with Harvard University's John F. Kennedy's School of Government and course work is over an 18-month period. An identified challenge facing GJHA will have to be selected and will become part of the course work. Additional information will be forwarded to Board Members for their review and requested registration approval.

Walnut Park Residents' Luncheon

Expressing her enjoyment in attending the Walnut Park residents' luncheon last Friday January 22nd, Teresa was reminded and thus conveyed to the group the importance of the role of the GJHA's Resident Board Member (RBM) as a liaison to residents and the value in participating in resident activities. As the Board shared ideas during a mini brainstorming session to support the RBM and the associated position responsibilities, the following suggestions surfaced:

- Define a more specific role for the RBM for improved clarity.
- The RBM should attend the GJHA's Resident Advisory Board Meetings.
 - As the new Board Chair, Tim requested to accompany the RBM. He expressed that his Agency knowledge base could be strengthened by attending these meetings as well.
- Being the liaison between GJHA residents and Board Members, the RBM should communicate significant resident issues to Board Members.
- Members of the Resident Advisory Board should be routinely invited to attend GJHA Board Meetings to provide a courtesy update on their activities.
- GJHA Board Meetings are normally held at the main facility located at 1011 N. 10th Street. Occasionally the Board Meetings should be held at other GJHA properties, which would improve Board visibility to the residents.

5. Recess and Lunch

With the business portion of the Meeting concluded, a recess was called at 11:17 a.m. allowing time to greet guests and enjoy lunch.

6. & 7. Resume Meeting with Introduction of Guests and Presentation of the Annual Report

Reconvening at 12:10 p.m., Jody thanked everyone for participating in the celebration of the Agency's 35th Anniversary and Annual Report Presentation. Ms. Virginia Garcia, the Property Management Supervisor, was recognized for her 24 years of service.

Introductions were made of distinguished guests and Board Members prior to Board Chair Patti Hoff's message.

As a precursor to her message, Patti expressed her gratitude for having served not only on the GJHA Board of Commissioners but as the 2009 Board Chair.

Interesting history of housing authorities in general was shared, noting that housing authorities were initially started with the objective to locate temporary housing for soldiers returning from World War II. Once the economy started to grow and the soldiers began to assimilate back into society, however, the need for low-income housing remained so housing authorities were officially instituted. Today, the simple roots of providing basic shelter has expanded to encompass diverse programs such as public housing, senior and disabled housing, the Housing Choice Voucher (HCV) Program, homeless shelters, transitional housing, migrant housing, and housing rehab programs.

Honoring GJHA's 35 years in existence, Patti then shared with the group GJHA's history, noting that this Agency began in 1974 as a collaborative effort when Mr. Bill Ratekin recognized Grand Junction's need for low income housing and challenged personnel from the City of Grand Junction, Mesa County, and many community members to establish a Housing Authority. She noted that by acknowledging the many accomplishments and success stories pertaining to housing in this community is a tribute to the amazing partnerships that have been developed over the years.

In closing, Patti praised the entire staff at GJHA for doing so much more than "just putting roofs over peoples' heads". GJHA staff is comprised of people that "care from the heart" about other people. Accolades were given and gratitude expressed to Board Members Erin Ginter and Steve Heinemann, who have served as Board of Commissioners for nearly ten years. Their terms will be completed in October of 2010.

Co-presenters Jody Kole and Lori Rosendahl reported on the fiscal and programmatic areas of the Agency's 2009 Year. Jody began the presentation by emphasizing that:

- GJHA is Financially Sound
 - A Bonus Developer Fee of \$390K was earned from partners for bringing Arbor Vista development in ahead of schedule and under budget. Those dollars will be invested in upcoming GJHA projects.
 - Refinancing Ratekin Tower with the Colorado Housing and Finance Authority (CHFA) and implementing energy improvement to help in energy consumption will save \$357K in mortgage payments alone over the life of the mortgage.
 - Reinvested proceeds of the sale of Public Housing units with half of the funds held in reserve for future opportunities.

- GJHA is Collaborative
 - GJHA values its key partnerships and with those continued joint efforts, will keep adding value to housing in this market.
 - With the help of community partnerships, GHJA Staff assisted homeless families in obtaining housing, helped families to retain their homes through mortgage default counseling, received committed funding for 12 Americans with Disabilities Act (ADA) accessible units at the Walnut Park facility, and purchased the Bunting site for redevelopment.

Referencing the Annual Report, which was distributed to all Meeting attendees and also attached to these Minutes as a matter of record, Jody emphasized the staggering statistic that the HCV Waiting List has increased over the last year by 50%. She stated that the Valley desperately needs more affordable housing and that has created a crushing demand for GJHA's services, so together, with the continued existing partnerships and additional future ventures, housing needs can be met.

As Lori presented the programmatic side of the Annual Report, she discussed the HCV Program, explaining it is the largest program that GJHA administers. Over \$5.5MM in GJHA rent subsidies was paid directly to local private landlords on behalf of over 1,000 eligible families.

Graphs illustrating Mesa County's rental market and the HCV Program's escalating costs, utilization, and funding shortfall were reviewed. Highlights of several GJHA properties and programs were shared as well as recognition was given to numerous programs and events that were the result of collaborative efforts with various partners.

Bringing the Annual Report to a close, Jody took the podium again and addressed how GJHA is being responsive to the changing economic circumstances, and also informed the group of a few future planning efforts that the Agency is involved with.

8. Adjourn

With no questions from the audience, Patti again thanked everyone for their attendance and for their partnership. The Annual Meeting was adjourned at 12:57 p.m.