

MINUTES

Grand Junction Housing Authority
Board of Commissioners' Meeting
Annual Meeting

Monday January 25, 2016
Stocker Stadium Hospitality Room
11:15 a.m.

1. **Call to Order and Welcome**

Approximately 60 individuals gathered at the Stocker Stadium Hospitality Room on January 25, 2016 to hear the 2015 Annual Report Presentation of the Grand Junction Housing Authority (GJHA). After the attendees enjoyed a luncheon buffet, Chris Launer called the meeting to order at 11:47 a.m. He welcomed and thanked the audience for attending the event.

Chris Launer acknowledged individual Board Members and thanked them for their volunteer time and dedicated support to GJHA. Board Members Scott Aker, Tami Beard, Tim Hudner, Chris Mueller, and Barbara Traylor-Smith attended. Board Member Jerry Schafer did not attend. Board Members in attendance represented a quorum.

2. **Presentation of the Annual Report**

Chris Launer noted that the Annual Report is in a placemat layout found at each table place setting. He read a portion of the message from CEO Jody Kole found in the Annual Report that said, "Community, it's an interesting word – Community. Community can define the physical place in which we live. Community can describe a self-identified association of people with shared interests. Community can be experienced as a welcoming environment in which people care about the well-being of one another." Chris Launer said that the quote is very pertinent to how GJHA helps the community. He continued by saying that housing is key to what GJHA does. Besides providing housing to qualified families, GJHA does so much more that the community is unaware of in the way of supportive services to its clients. Some of those services are highlighted in today's celebration. Chris Launer introduced the leader of GJHA for the past 24 years, CEO Jody Kole.

Jody Kole thanked Board Members for their dedicated work and for enduring the extra meetings and added reading material, pursuing challenges, and for encouraging staff to push further. She thanked the audience for attending, and for desiring to share in the GJHA accomplishments of 2015 and the goals for the coming year. Jody Kole stressed that the success of GJHA is directly tied to the support of the community, and thanked everyone for their contributions to GJHA and to the community through the shared work.

Highlighted 2015 accomplishments Jody Kole shared included:

- GJHA paid \$6.6M to local landlords on behalf of GJHA client families.
- GJHA will break ground in March of 2016 on Phase 1 of The Highlands, a 64-unit community for seniors. Low Income Housing Tax Credits awarded by the Colorado Housing and Finance Authority (CHFA) along with financial support from the City of Grand Junction, the State of Colorado Division of Housing, and GJHA made this development possible. The Highlands is a wellness-focused community with supportive services on-site provided by a team of local partners. Most of the services will be at no cost to the seniors.
- GJHA recently acquired the Nellie Bechtel Apartments, a 96-unit senior complex. No current tenant will be displaced, and with a new U.S. Department of Housing and Urban Development (HUD) Contract, tenants will not pay more than 30% of their income for rent.
- GJHA is applying for State Housing Tax Credits for Phase 2 of The Highlands. If GJHA receives the allocated Tax Credits, the plan is to break ground on Phase 2 in the fall of 2016.
- There is no doubt that the Grand Valley seniors need housing. The GJHA Waiting List for eligible seniors includes 450 names. Market research, by a third party, shows 1,527 eligible seniors in Mesa County could live in The Highlands, and confirms the need is great.

Jody Kole asked for the community's continued support to GJHA in supporting the 2,007 households served each day and the 2,400 clients who are waiting on the Waiting List.

In conclusion, Jody Kole shared an elderly client's personal story expressing appreciation for affordable senior housing. Jody Kole's closing remark, "messages shared today are straight from the heart so please listen with all of your heart" reinforced the fact that the need is great and with open hearts people can be helped.

Jody Kole introduced a remarkable asset to the GJHA team for 16 years, the COO of GJHA, Lori Rosendahl. Lori Rosendahl recognized and thanked the 12 staff members in attendance. She paid tribute to partnerships with Colorado Mesa University (CMU) and its coaching staff and players, to Mr. S.K. Alstadt with Giving Adolescents New Goals (GANG), and the Gladiator coaches and football team. With the assistance of these individuals, many children of GJHA clients participated in and thoroughly enjoyed sports camps. This Camp Success Program promoted exposure to and featured instruction in football, golf, lacross, and soccer. Plans are underway to continue Camp Success in 2016.

The Annual Meeting officially launched the Agency's veterans' campaign entitled "Coming Home." To give veterans better options in both housing types and areas in

which to live that will help to better meet their own individual needs, an extensive landlord outreach is underway. The Veterans Affairs Supportive Housing (VASH) Program of 165 Vouchers is to house veterans participating in the U.S. Veterans Affairs (V.A.) medical programs and/or hospitals through referrals from the V.A. Applying this program's philosophy, housing becomes the first priority and assisting veterans attain self-sufficiency follows.

Being awarded a grant from HUD provides the opportunity for GJHA to increase support to homeless veterans. As part of this additional support, the new GJHA part-time Veterans' Housing Advocate will help recruit local landlords and assist veterans where needed.

A special appreciation and recruitment event for current and future landlords is scheduled for February 11, 2016 from 5:00 p.m. – 7:00 p.m. at the Double Tree Hotel in Grand Junction. Interested individuals, and in particular landlords, are encouraged to come and learn about this Program. Booths will be set up for partners to emphasize the types of services provided to veterans. More landlords are desperately needed to house veterans, because GJHA cannot help these veterans alone.

Meeting attendees viewed a video featuring three veterans sharing their personal housing struggles along with a local landlord telling how gratifying it is to help these veterans.

Lori Rosendahl introduced and expressed appreciation to the three veterans and local landlord for sharing their stories on camera. Lori Rosendahl recognized partners including VA Medical Center in Grand Junction, Mind Springs Health, Housing Resources of Western Colorado, Grand Valley Catholic Outreach, Volunteers of America, and Target for their numerous efforts to help veterans.

Board Vice Chair Tami Beard honored and presented plaques to the following three special guests who are very instrumental in housing homeless veterans:

Sister Karen Bland	Grand Valley Catholic Outreach
Coleen Simpson	Housing Resources of Western Colorado
Martin Krakowski	Individual landlord

3. Adjourn

With the conclusion of the Annual Report, Chris Launer adjourned the Meeting at 12:29 p.m.

All Board Packet documents and documents distributed during the Annual Meeting are retained in the permanent file.