

Minutes

Grand Junction Housing Authority
Annual Meeting

January 29, 2018 11:30 a.m.
Hospitality Room at Stocker Stadium

1. Call to Order – 11:40 am
2. Welcome, Introduction of Board Members and Key Guests – Jody Kole, CEO

Jody Kole welcomed the audience and explained that the Grand Junction Housing Authority (GJHA) holds an annual meeting to share a financial report from the previous fiscal year (Oct 1, 2016 – Sept 30, 2017), to share program updates and highlights, and to share goals for the future. She then introduced key guests including:

- Congressman Tipton's office, George Rossman
- Senator Bennett's office, Shannon Wadas
- Senator Gardner's Office, Betsy Bair
- Grand Junction City Council members Barbara Traylor Smith and Duncan MacArthur, and City Manager, Greg Caton.
- Grand Junction Fire Chief Watkins and Grand Junction Police Chief Nordine
- GJHA Board Members Tami Beard (Outgoing Chair), Tim Hudner (Incoming Chair), Ivan Geer, John Howe, and Chris Launer
- Doors 2 Success Board Members Chuck McDaniel and Jeannie Tiege

3. Presentation of Annual Report – Jody Kole and Tami Beard

Highlights of the previous fiscal year include:

- For FY 17 GJHA served 2,220 households (roughly 1 of 5 renter households in the Grand Valley). GJHA currently owns and manages 700 apartments and 1,228 Housing Choice Vouchers (HCV). The Voucher Program pays more than \$6 million per year to local landlords.
- The GJHA consolidated waitlist continues to exceed 3,000 unduplicated applicants
- The GJHA team worked very hard in FY 17, and includes 54 employees in property management, maintenance, eligibility, support services, development, accounting, administration, and housing specialists

Tami Beard shared with the audience that GJHA has accomplished all the goals in its Strategic Plan, which has been the guiding set of goals for the past two years. Those accomplishments and other highlights include:

- Construction completion and full lease up of The Highlands, 64 units for senior independent living. More than \$6M was spent locally on materials for the development, and of the 307 people employed during construction, more than 230 are local residents
- Financing is in place for Highlands 2, an additional 72 units on The Highlands campus. Construction will begin in March 2018.

- Renovation will begin at the Nellie Bechtel Apartments – GJHA compiled more than \$2M in grant and low-interest loan sources to do significant internal and external renovation.
- Celebrated Jody Kole’s 25 years of service to the Housing Authority
- Added COO Scott Aker
- Developed Succession and Business Continuity guidelines to ensure future consistency
- Very clean program and financial audits

Tami recognized dedicated board members and staff for accomplishments, and then introduced COO Scott Aker for the next section of the meeting.

4. Supportive Services Program Highlights – Scott Aker

Scott began by acknowledging new key people hired in the past fiscal year: Asset Manager Suzy Keith and HR Director Krista Ubersox.

Scott opened the highlights of the Supportive Services Team with comments to the audience that focused on the importance of supportive services. Typically, people focus on the development activities in the affordable housing industry. While providing a roof for people and safe, decent and affordable housing is tremendously valuable, it is important to remember that for a portion of GJHA residents and clients, the roof isn’t enough. Supportive Services provide certain people necessary tools to maintain stable housing, and stable housing is an important social determinant of health.

Scott recognized Supportive Services Team Supervisor Margaret Ellrick and the Support Services Team. Scott provided a PowerPoint presentation highlighting the various Support Services functions and responsibilities (this presentation can be made available upon request). The audience then viewed a video presentation highlighting a senior couple at The Highlands and a young couple working with the Family Self Sufficiency program. Both couples talked about the importance of the additional services available to them by the GJHA team, and how those services helped them maintain stable housing.

Mesa County Public Health Director Jeff Kuhr was recognized for his work to strengthen the community dialog regarding the social determinants of health, and for inviting GJHA to those efforts.

Rich DeBlasio from the Veterans Administration was introduced. Rich described changes to the HUD VASH program, which provides housing vouchers and case management to homeless veterans. He thanked GJHA for the strong and growing collaborative relationship between the two organizations, and introduced new VA Director Michael Kilmer, indicating that they and the GJHA-VA Team were looking forward to continuing to innovate and improve the services provided to our veterans.

5. Closing comments from Tim Hudner, incoming GJHA Board Chair, and Jody Kole, CEO

Tim highlighted the 2018 projects underway

- Highlands 2

- Redevelopment of the Bookcliff Squire property, in partnership with Hilltop. This development hopes to provide 20 1-bedroom apartments for individuals and families served by the Latimer House domestic violence shelter. GJHA has participated in a design charrette that included Hilltop, the Grand Junction Fire Department, Shaw Construction, architectural students from Colorado University – Denver, the Grand Junction Planning Department and others. This charrette combined work that would normally take 6 months into one weekend.

Jody concluded by highlighting the work of GJHA staff and the collaborative relationship with the VA. GJHA manages 183 VASH vouchers for our veterans. The combined efforts of GJHA and VA staff provide empathy and compassion, honor and respect for our veterans and our elders, and helps them live with safety and dignity.

6. Presentation of Awards – Jody Kole and Margaret Ellrick

Three GJHA awards were presented to community members. The first two were “Friends of Housing”, presented by Margaret.

Theresa Chase – Assistant Professor of Nursing for Mental Health at CMU – She and her students provide focus on wellness and education sessions to seniors at Nellie Bechtel, Walnut Park, The Highlands, and Ratekin Towers. They provide 8 interactive sessions per semester. Theresa has been a wonderful community partner, giving many hours of her time for our residents.

Maranee Perry – Accepted by Sherry Price of Hilltop. Maranee conducts the “Cooking Matters” classes at GJHA senior properties. The six-week classes provide information on how to shop, cook and create healthy meals on a limited budget.

Jody presented the GJHA “Partner in Housing” Award

Steve Meyer – CEO of Shaw Construction. Steve and Shaw Construction have worked with GJHA for the past 24 years. Steve and Shaw have been more than general contractors; they have been willing to be part of the team, taking additional risk where many contractors would not, and providing a level of trust, value and insight to GJHA developments that have added value to the community. Steve commented to the audience that affordable housing development is part of Shaw’s mission, and that he values and respects Jody.

7. Adjourn – 12:45 pm