

AGENDA

Grand Junction Housing Authority
March Board Meeting

March 26, 2018 5:00 p.m.
8 Foresight Circle

DINNER WILL BE PROVIDED

- | | | <i>Time Estimate</i> |
|----|---|----------------------|
| 1. | Call to Order | |
| 2. | Consent Agenda <ul style="list-style-type: none">• Request Adoption of Minutes for December 19, 2017 (attached)• Request Adoption of Minutes for January 22, 2018 (attached)• Request Adoption of Minutes for January 29, 2017 (attached)• Request Adoption of Minutes for February 14, 2017 (attached)• Request Adoption of Minutes for February 26, 2017 (attached) | <i>5 Minutes</i> |
| 3. | Grand Junction Housing Authority Procurement Policy <ul style="list-style-type: none">• Discuss recommended changes to Procurement Policy• Request Approval of Resolution No. 2018-03-01 adopting changes to Grand Junction Housing Authority Procurement Policy– Scott Aker, COO, Amy Case, Controller and Chris McAnany, Attorney | <i>15 Minutes</i> |
| 4. | Finance Committee Report, John Howe, Committee Chair and Amy Case, Controller <ul style="list-style-type: none">• Quarterly Financials December 31, 2017• Tax Credit Properties Audits – Request Acceptance• RFP for Audit Services | <i>15 Minutes</i> |
| 5. | Interim Financing for Nellie Bechtel Renovation Project <ul style="list-style-type: none">• Line of Credit with Bank of Colorado in the amount of \$740,000 to provide Interim Financing for the Nellie Bechtel Renovation Project. (See attached memo) Amy Case, Controller• Request Approval of Resolution No. 2018-03-02 authorizing certain interim borrowing (secured by 2910 Bunting Ave) to fund improvements and renovations to the Nellie Bechtel Apartments located at 3032 N. 15th Street and authorizing the execution of related documents– Amy Case, Controller | <i>15 Minutes</i> |
| 6. | Permanent Financing for The Highlands Development <ul style="list-style-type: none">• Amend prior Board Resolutions to allow documents related to closing of Bank of Colorado and CHFA permanent loans to be signed by CEO or COO and Chair or Vice Chair of Board because CEO or Board Chair or both may be unavailable for closing expected to occur during the week of March 26, 2018 – Rich Krohn, Attorney | <i>10 Minutes</i> |

GJHA

2018 MAR 23 PM 2 18

RECEIVED

- Request Approval of Resolution 2018-03-03 – Rich Krohn, Attorney
7. Update on Housing Choice Voucher programs – Scott Aker, COO 10 Minutes
 Raquel Wertz, Voucher Team Supervisor, Amy Case, Controller
 - Discuss Leasing and utilization of vouchers
 - Financial Update
 - Discuss Project Basing of Vouchers

HUD has increased from 20% to 30% the percentage of Housing Choice Vouchers which can be Project-Based. Certain tax-credit consultants and developers are looking to Housing Authorities to take advantage of this increased allowance to place more Project-Based Vouchers in new developments. While no specific requests of GJHA have been made to date, Staff anticipates such requests, and will discuss those with the Board, along with the pros and cons of project-basing more vouchers.
 8. Update on Walnut Park Apartments Management and 10 Minutes
 Occupancy Review – Suzy Keith, Asset Manager (See attached memo)
 9. Discuss seeking a replacement for Resident Board Member for GJHA, 10 Minutes
 Jody Kole, CEO
 10. Other Business
 - Supportive Services Update Regarding Work with Rocky Mountain Health Plans / United Health Care
 - Reschedule May 28, 2018 (Memorial Day) Monthly Board Meeting
 - Schedule Lunch and Learn – Compensation Study
 - Discuss Scheduling Spring 2018 Board Retreat – Strategic Planning Session
 11. Adjourn

RECEIVED
 2018 MAR 23 PM 2 18
 GJHA