

MINUTES

Grand Junction Housing Authority
Board of Commissioners' Meeting
Annual Meeting

Monday, January 23, 2012
Housing Authority Offices
Courtyard by Marriott
765 Horizon Drive
11:30 a.m.

1. Introduction of Guests

Convening at the Grand Junction Courtyard by Marriott for the Annual Report Presentation of the Grand Junction Housing Authority (GJHA), Board Chair Chuck McDaniel welcomed and thanked an audience of 50 individuals for attending.

Introductions were made of Board Members Scott Aker, Teresa Coons, Patti Hoff, Tim Hudner, and Chris Mueller. Special recognition was given to two Board Members, Teresa Coons and Tim Hudner, for their seven years on the Board and two years as Board Chair, respectively. Although unable to attend, Past Board Member Ora Lee was also recognized for her past five years of service to GJHA.

2. Presentation of the Annual Report

As GJHA strives to become more resilient in the face of adversity, "*resiliency*", was the fitting theme of this year's presentation. Co-presenters Executive Director Jody Kole and Operations Director Lori Rosendahl reported on GJHA's 2011 challenges and successes, focusing on the value of partnerships, persistence, and "*resiliency*" for the people of the Grand Valley.

Jody highlighted that:

- Over the past two years, an increase in demand for services has been recognized due to the downturn in the economy and families experiencing difficult times.
- Federal funding for programs is shrinking. Revenues earned for managing the Housing Choice Voucher Program, GJHA's largest single program, are eroding with a 22% decrease in funding for administrative services since 2009.
- GJHA has reduced operating costs, down-sized staff, and diversified funding streams.
- GJHA announced the temporary closing of the Housing Choice Voucher Program's Waiting List. This Program serves over 1,000 households with an annual turnover of approximately 150 households and has a current Waiting List exceeding 3,000 names.
- Staff has been active in advocacy for increased resources and decreased regulatory overhead, and active in state and national affordable housing organizations, earning a national reputation for ongoing collaboration.

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- Valuable expanding partnerships continue to provide increased client services for foreclosure counseling, building more accessible apartments for people with disabilities, and obtaining more Veterans Affairs Supportive Housing (VASH) Vouchers for homeless Veterans.

In closing, Jody shared one exciting initiative for 2012. Planning will begin to develop a parcel of land for affordable apartments that was purchased five years ago but laid dormant due to the down-turned economy. Tax Credits will be applied for from the Colorado Housing and Finance Authority (CHFA) along with seeking sufficient funding on the state and local level.

Before highlighting successes, Lori paid tribute to the 40 plus staff members who are very dedicated to the Housing Authority's priority of providing safe affordable housing to families in need. Success highlights included:

- The Housing Choice Voucher Program staff received the U.S. Department of Housing and Urban Development's (HUD) High Performer designation for the 11th consecutive year.
- The VASH Vouchers Program was expanded by 40 new Vouchers, including 15 dedicated to Grand Valley Catholic Outreach's St. Martin Place. Attending legislative representatives were thanked for their part in bringing these Vouchers to the Western Slope. Guest speaker Lisa Strauss of the Veterans Affairs Medical Center (VA) in Grand Junction stressed that because of the successful partnerships between the VA, the GJHA, and the Grand Valley Catholic Outreach, 100 homeless Veterans and their families are being housed with the VASH Vouchers.
- The Homeownership Services Program experienced a demanding but rewarding year for the foreclosure staff who reported that 94% of the foreclosure clients successfully avoided foreclosure. Guest speaker Ross Beede gave a personal testimony expressing his gratitude to the GJHA foreclosure staff for their assistance during a most difficult time. In collaboration with the Garfield County Housing Authority, a partnership was initiated for expansion of foreclosure counseling services to Garfield County families. Guest speaker Executive Director Geneva Powell of the Garfield County Housing Authority shared her appreciation of the GJHA staff and their efforts in giving assistance to the community. Attendees were warned that foreclosure counseling/modification scams are surfacing and targeting homeowners. Notices will be issued to the public advising of such activity.
- Doors 2 Success is a non-profit entity established by the GJHA for client supportive services fundraising efforts. One of the programs of Supportive Services is Next Step, a program for homeless school children, which is now being recognized at the state level and is used as a model for other agencies/communities to follow. Attending Doors 2 Success Board Members Kevin Bray, Erin Ginter, and Chuck McDaniel were recognized and thanked for their guidance.

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With the completion of this part of the Annual Meeting, the featured speaker Reeves Brown, Executive Director of the Department of Local Affairs of the State of Colorado, took the podium. Acknowledging, too, that Grand Junction is a unique community with its culture of collaborations, Reeves spoke of the following four ingredients for a resilient economy and the critical role affordable housing plays in maintaining that resilient community:

- A Culture of Collaboration
- Economic Game Plan
- Functional Community
- Sustainable Public Policy Infrastructure on Which to Build

A brief question and answer period followed.

3. Adjourn

The Annual Meeting Presentation was concluded at 1:25 p.m. with all attendees receiving a copy of the 2011 Annual Report.