

Minutes

Grand Junction Housing Authority

January 28, 2019 11:30 a.m.

Courtyard by Marriott

Annual Meeting

765 Horizon Drive

1. Call to Order – 11:40 am
2. Welcome, Introduction of Board Members and Key Guests – Scott Aker, COO

Scott 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, to share program updates and highlights, and to share goals for the future. He then introduced key guests.

3. Presentation of Annual Report – Tim Hudner, 2018 Board Chair

Tim Hudner highlighted GJHA's 2018 Accomplishments, including:

Development Focus:

- Construction of The Highlands Phase 2 throughout much of 2018
- Move forward with developing land at 2814 Patterson, with planned application for Low-Income Housing Tax Credits to the Colorado Housing and Finance Authority (CHFA) in June 2019
- Identify opportunities to invest in new property for future development

Community Collaboration Focus:

Engage community partners as we work to strengthen our collective understanding of the impacts of the Social Determinants of Health and how community agencies can, and should, work together better and smarter to serve our community.

FY 2018:

Appreciation was extended to GJHA Board Members and Staff for Accomplishments, including clean audits and a solid Balance Sheet that allows for investment in future development opportunities, and the support and collaboration of a number of Community Partners.

The GJHA 2018 Men in Heels Team was recognized for winning the fundraising challenge for the race, which benefits the Hilltop Latimer House Domestic Violence Shelter and Services. The GJHA Team raised over \$4,000.

4. Scott Aker introduced panelists for a discussion about Stable Housing's Impact on Individual and Community Health including Diana Williams of Mesa County Public Health, Dr. Mike Pramenko of Primary Care Partners, Robin Brown of Grand Junction

Economic Partnership, Patrick Gordon of Rocky Mountain Health, and Michelle Hoy of Mind Springs.

A short video featured two GJHA clients who explained how having a stable home has improved their lives. The following discussion addressed health of the whole person and community from each panelist's professional perspective. Health cannot be fully achieved without many supports in place including housing and supports for those receiving housing assistance. The need for all community partners to work together, to generate additional resources and to maximize all resources, was emphasized.

5. Closing comments from John Howe, 2019 Board Chair

John noted that the GJHA collective Waiting List for Housing Choice Vouchers exceeds 2,000 names, and that number is used as a gauge of demand in Mesa County for affordable housing, and as one of our primary, ongoing calls to action.

While knowing our community will never be able to build enough housing to balance supply and demand GJHA is committed to adding to the supply as much as possible. That vision, along with being a strong community partner, is what guides the Board and our staff.

The GJHA Development Team is well under way in the pre-development process for 60 units at 2814 Patterson and will celebrate the Grand Opening of the Highlands 2 in May.

John thanked all in attendance, and community partners who couldn't be there, for the strong relationships they've helped in building and for ongoing collaboration.

6. Presentation of Awards – Scott Aker and Margaret Ellrick

Six GJHA awards were presented to community partners. The first five were to “Friends of Housing.”

Target Store #93 – Accepted by Anne Jenkins. Target has been a partner for approximately 10 years and in that time has contributed over \$139K in hygiene, cleaning products, and furnishings that GJHA has given out to clients who are unable to obtain these products on their own.

Kathleen Hall, CMU Graduate Nursing Program – Has been providing free monthly wellness clinics to clients at senior properties. She has been a friend, health advisor, and advocate for our seniors

Mary Moore, Center For Independence – A tireless advocate and champion working with individuals with disabilities in our community.

Beverly Lampley and Catholic Outreach – Beverly is the Chair of the Community Homeless Coalition and a tireless advocate who challenges partners to work together to help homeless individuals in our community.

VA Western Colorado Health System HUD-VASH program – Accepted by Dean Sinclair, Michael Kilmer, and Jesse Vazanno. The VASH Team collaborates with GJHA staff for the benefit of previously homeless veteran clients on the Voucher program.

Scott Aker then presented the GJHA “Partner in Housing” Award

Bank of Colorado – Jeff Franklin and Dan Meyer accepted the award with Chris Launer, current GJHA Board Member and former Bank of Colorado President joining them. Bank of Colorado has been a partner for many years, a supporter of our Men in Heels Team, and a part of over \$36m in funding which has impacted over 460 of GJHA’s affordable housing units. Bank of Colorado shares our belief in the GJHA mission and has been tremendously responsive and flexible.

7. Adjourn – 1:00 pm