

MINUTES

Grand Junction Housing Authority
Board of Commissioners' Meeting
January Annual Meeting

Monday, January 28, 2013
DoubleTree Hotel
11:00 a.m.

1. Call to Order

A brief Grand Junction Housing Authority (GJHA) business meeting was called to order at 11:05 a.m. by Board Chair Chuck McDaniel prior to the Annual Meeting Presentation. Board Members in attendance included Scott Aker, Teresa Coons, Tim Hudner, Chris Launer, Paul Marx, and Chris Mueller. The Agency's Chief Executive Officer (CEO) Jody Kole and Executive Assistant Kristine Franz were also in attendance.

2. Adoption of Resolution 2013-01 Designating the Location for the Posting of The Notice of Meetings and Establishing a Meeting Schedule for 2013 for the Board of Commissioners of the Grand Junction Housing Authority

Scott Aker asked if there was only an internal posting place for the GJHA Board Meeting Notice to which the group was told there are two posting locations – one on the interior Public Notices Bulletin Board in the lower level reception lobby area at the Housing Authority offices at 1011 North Tenth Street and one in the exterior Display Case located to the left of the lower level main entrance at the same address.

There being no further dialogue, *Resolution 2013-01 Designating the Location for the Posting of The Notice of Meetings and Establishing a Meeting Schedule for 2013 for the Board of Commissioners of the Grand Junction Housing Authority* was adopted with a motion by Paul, a second by Teresa, and a unanimous vote.

3. Other Business and Recess

With no other business to discuss, the group went into recess at 11:07 a.m. to greet guests.

4. Resume Meeting with Introduction of Guests

Reconvening briefly at 11:50 a.m., Board Chair Chuck McDaniel welcomed guests and made introductions of GJHA Board Members and CEO Jody Kole as well as Grand Junction City Council Members (City Council). Special recognition and tribute was also given to Teresa Coons for her eight years of dedicated service to the Housing Authority as the City Council representative on the GJHA Board of Commissioners. Being term limited as a City Council Member, Teresa will vacate her seat on the GJHA Board at the end of May.

Following introductions, the group enjoyed a luncheon buffet.

5. Presentation of the Annual Report

At 12:25 p.m., the GJHA Annual Presentation to the City Council and community commenced with Jody Kole addressing guests, sharing challenges and successes of 2012.

She stated that a couple of years ago it was natural to feel bleak, as the Housing Authority was experiencing huge cuts from the Federal Government, which in turn necessitated the implementation of an Agency-wide employee salary freeze, layoffs, and reductions in services and programs. Looking at a future of so many uncertainties and being tempted to constrict further, the Board and staff instead chose to “go bold” with a leap of faith and invest in more, not less.

Reaching out, more funding was acquired for Veterans Affairs Supportive Housing (VASH) Vouchers. In partnership with the Veteran’s Administration, GJHA is now serving 140 homeless veterans with housing. GJHA has received more funding for VASH Vouchers on a per capita basis than any Agency in Colorado.

With escalating foreclosures, and only two foreclosure counselors on the Western Slope to serve families in need, one in Grand Junction and one in Durango, funding was sought for the expansion of the GJHA Foreclosure Program. With the addition of more staff, families in smaller rural Western Slope communities like Craig, Delta, and Montrose, were also able to be served with one-on-one counseling services. The year closed with a record number of over 500 families served and a 90% success rate.

Owning a parcel of land for Village Park for five years, the land laid dormant due to the down-turned economy while the Board and staff waited for the right time for development. With the rental market poised to grow, it was time to move forward with Village Park. Investment was made in design and land use planning in partnership with the design/build team of Shaw Construction and Oz Architecture. Critical to obtain financial support from local investors and partners, City Council Members demonstrated faith in Village Park by committing necessary funding. Tax Credits were applied for and received from the Colorado Housing and Finance Authority (CHFA), and with assistance and support of Grand Junction City staff members and GJHA Attorney Rich Krohn, the development is well on its way to completion. Village Park units will begin to be available for rent by late June or early July with a completion date the end of October 2013. GJHA will host the Grand Junction Chamber of Commerce Business After Hours event at Village Park in September of 2013.

In closing, Jody thanked everyone for their partnerships, support, and belief in what the Housing Authority does for the people served in the community.

Minutes (contd.)

Page 3

Prior to Chief Operating Officer (COO) Lori Rosendahl giving a presentation on the day-to-day activities and accomplishments for the year, she thanked all the partners and introduced her supervisory staff.

Though experiencing many challenges during 2013, Lori announced to the group that even with the Federal Government's delayed funding creating an uncertain budget well into the fiscal year, GJHA once again achieved the U.S. Department of Housing and Urban Development's (HUD) High Performer designation in the Housing Choice Voucher Program, a rank achieved every year for the last 13 years.

Lori stressed that the threat of a federal sequestration is a serious risk to the whole Agency and families it serves with a danger of an 8.2% reduction in funding for the Agency in all HUD funded programs. As there will be limited funding to support programs, services will decrease for families as well as property maintenance support in general repairs. She noted that the Agency is already experiencing a 25% decrease in Administrative Fees in the Housing Choice Voucher Program.

With the numerous problems of the down-turned economy, the Waiting List for the Housing Choice Voucher Program exploded and contained over 3,000 names by March of 2012. The List became unmanageable with approximately 150 applications being added each week and no time to manage the list. A decision to close the Waiting List in March allotted time to complete a much needed purge of the Waiting List, leaving approximately 1,000 names. Upon reopening of the Waiting List in October, 175 applications were received in less than a week.

Persistently high unemployment has created an increased demand for foreclosure counseling in Western Colorado. The Program has achieved over \$400K in debt mortgage forgiveness from banks on behalf of homeowners.

New or redefined partnerships with Latimer House, the Department of Human Services, Colorado West Mental Health, Delta County Housing Authority, Catholic Outreach, School District No. 51, and Giving Adolescents New Goals (GANG) were acknowledged and praised, and several success stories in various programs were shared.

Acknowledgement and plaques were given to representatives of organizations providing in-kind donations. Receiving recognition included Target, GANG, Albertsons on 12th Street, and Mesa County Community Corrections.

Due to travel and weather restrictions, the featured keynote speaker Executive Director and CEO of CHFA Cris White was unable to attend. Graciously stepping in, Shaw Construction President Clark Atkinson was introduced and began his presentation.

“Housing is critical as it is the fabric of a community”, is the theme Clark used throughout his presentation. Shaw Construction has built over 10,000 multi-family units over the last ten years, demonstrating its commitment that families need a decent place to live and to provide children a comfortable place to grow, learn, and develop.

Clark commended Jody for her tireless effort and passion for safe affordable housing, and in demonstrating “contrarian leadership” with the Village Park Development.

Village Park will have a very positive impact on Grand Junction, providing a demand for over 300 construction positions with over 90% of those jobs filled by local workers.

5. Adjourn

With the conclusion of the 2012 Annual Meeting Presentation, GJHA Board Vice Chair Chris Mueller thanked everyone for giving of their time in attending the Meeting. Chris gave Shaw Construction accolades for their past and present partnerships with the Grand Junction Housing Authority.

All attendees were given a copy of the Grand Junction Housing Authority 2012 Annual Report.

The Annual Meeting adjourned at 1:07 p.m.