

GRAND JUNCTION HOUSING AUTHORITY

35th Anniversary



2009 ANNUAL REPORT



Comments from the Board Chair

2009

Board Members

Patti Hoff, Chair

Erin Ginter, Vice-Chair

Steve Heinemann

Teresa Coons

Ora Lee

Paul Marx

Tim Hudner



Comments from the Chair

The past year has been a time of rapid change and uncertainty. In spite of the challenges, and those we still anticipate for 2010, we must rally our spirit of determination and continue to focus on the mission. The economic and market changes we have experienced have tested our resolve, our skills, and our ability to be flexible and quickly adapt. It has also strengthened the bonds of our many partnerships. Each one of our partners plays a key role in the story of our success, and because of them we have had some notable accomplishments.

While the year ahead of us looms with a cloud of uncertainty, the collaborative spirit of this community will ensure success as it has done many times in the past. The Grand Valley is resilient, innovative – determined. Because of that spirit, the GJHA will continue to be there for those who need us and celebrate yet another birthday. Jody and her talented and dedicated staff have proved to be responsible stewards of dwindling resources, allowing projects to happen. The tasks that the GJHA Board has before it will be the accomplishments of 2010.

As we take time to celebrate the 35th birthday of the Grand Junction Housing Authority, I thank my fellow Board members for their time, effort and dedication. What a privilege it is to be a part of the GJHA that not only provides safe affordable housing, but touches the spirits of those we serve.

Happy Birthday GJHA!

Patti Hoff, Chair

Thank you Erin Ginter and Steve Heinemann for 10 years of dedicated service to the Grand Junction Housing Authority.

Message from Executive Director

ADAPTABILITY AND RESILIENCY

The Grand Valley's needs have turned upside-down over the last year. Job growth and demand for rental housing had been so strong that we all struggled to keep up. Employers hustled to find qualified workers, even from outside of the area. Rents were climbing and rental vacancy rates remained below 2%. There seemed no end in sight. But inevitably, dramatic changes did occur. We were reminded once again that adaptability is a very important survival skill.

Western Colorado has lost thousands of jobs. "For Rent" signs are now as plentiful as the "help wanted" signs had been just a short time ago. The Boom & Bust cycle spins through Western Colorado yet again, leaving our residents and businesses reeling.

The Grand Junction Housing Authority continues to focus on our mission to serve the community by making safe housing affordable. We decided to adapt to the new landscape – modifying our approach, but not changing our direction.

We reconsidered our development plans, deciding to delay some larger projects while we advance smaller redevelopment plans. We accessed reserve funds to supplement HUD's Voucher funding, and froze new admissions to the Voucher Program. We now seek support from a wider range of partners and funders, including private foundations, to enable us to provide supportive services and to expand our foreclosure prevention counseling. We teamed up with colleagues to craft new solutions, and to develop a Grand Valley Housing Strategy.

Native-born or newcomer, the people of the Western Slope are a resilient bunch. We look out for each other. Somehow, our geographic isolation turns us all into neighbors.

The Grand Junction Housing Authority is fortunate to be blessed with a wonderful cadre of friends – the City of Grand Junction, Mesa County, CHFA and the Chamber of Commerce, and countless others.

"We'll get by with a little help from our friends...."

Jody M. Kole
Executive Director

By the Numbers

In 2009, GJHA received 1,789 new applications for housing assistance.

28% of all applications were from homeless households.

Profile of Community Needs

-- As Revealed by GJHA Waiting Lists January 20, 2010

Grand Junction

(Zip Codes 81501 to 81507)

Households on Waiting Lists:	1376	<u>Bedroom Size:</u>	
Elderly & Disabled:	415 or 30%	1 =	478 64%
Primary Household Profile:	Family w/ Children	2 =	636
Monthly Household Income:	\$ 881	3 =	220
Affordable Rent + Utilities:	\$ 264	4 =	37
Most needed Bedroom Size:	Two Bedrooms	5 =	5

Other Mesa County

Households on Waiting Lists:	519	<u>Bedroom Size:</u>	
Elderly & Disabled:	155 or 30%	1 =	141 24%
Primary Household Profile:	Family w/ Children	2 =	255
Monthly Household Income:	\$ 888	3 =	102
Affordable Rent + Utilities:	\$ 266	4 =	19
Most needed Bedroom Size:	Two Bedrooms	5 =	2

Outside Mesa County

Households on Waiting Lists:	258	<u>Bedroom Size:</u>	
Elderly & Disabled:	141 or 55%	1 =	142 12%
Primary Household Profile:	Elderly / Disabled	2 =	77
Monthly Household Income:	\$ 733	3 =	34
Affordable Rent + Utilities:	\$ 219	4 =	5
Most needed Bedroom Size:	One Bedroom	5 =	0

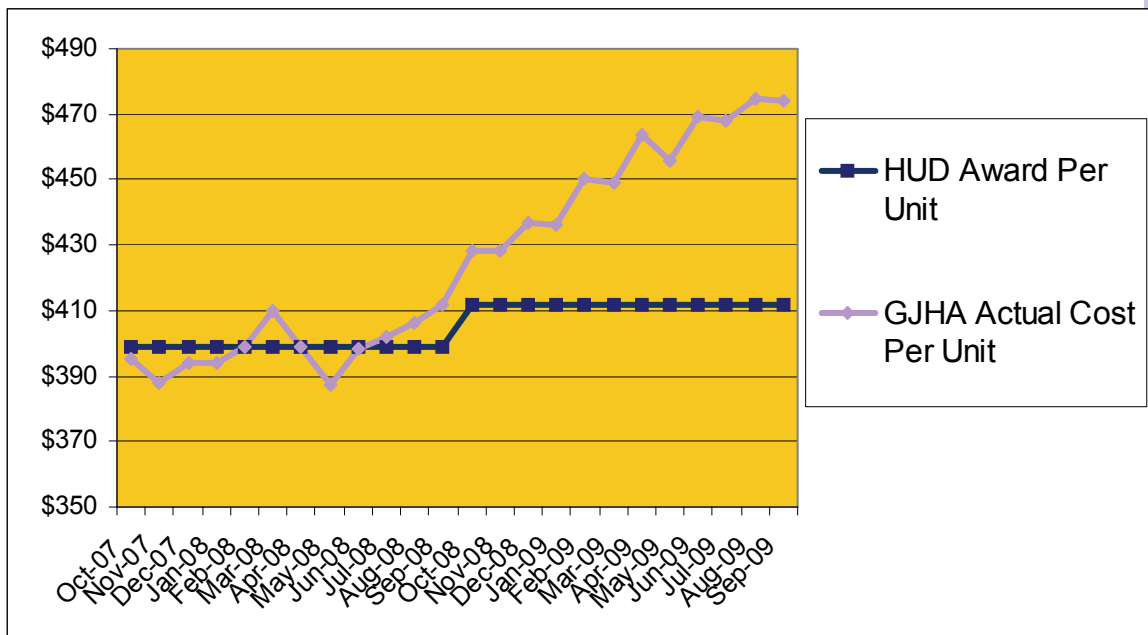
Totals

Households Inside Mesa County	1,895	<u>Bedroom Size:</u>	
Households Outside Mesa County	<u>258</u>	1 =	761 35%
		2 =	968 45%
		3 =	356 17%
Total Applicants on Waiting Lists	<u>2,153</u>	4 =	61 3%
		5 =	7 0%



Voucher Funding Shortfall

	HUD	GJHA
FY 2009	<u>Est.</u>	<u>Actual</u>
Per Unit Monthly Housing Assistance	\$416	\$453
Times twelve months	12	12
Times BASELINE # Vouchers Awarded	910	910
Total Funding Calculation	\$4,542,720	\$4,946,760
2009 FUNDING SHORTFALL		\$404,040



☰ Accomplishments — Acquisitions & Development

Tenant Profiles

Arbor Vista

Occupations:
Bank Teller, CNA, Medical Assistant, Retail Sales, Restaurant Worker, etc.

14 formerly homeless families, w/26 children
1 in middle school
10 in elementary school
15 too young for school

Bunting

Occupations:
Truck Driver, Retail Sales, Medical Assistant, Laborer, Personal Care Providers, etc.

13 formerly homeless families, w/25 children
5 in middle school
5 in elementary school
15 too young for school

Arbor Vista

- Completed lease-up and final close out of the 72-unit Arbor Vista development, ahead of schedule and under budget, earning bonus developer fee of over \$390,000.



Bunting

- Completed acquisition of the 27-unit Bunting property, initiating a Transitional Housing program for formerly homeless families.
- Developed a plan for site redevelopment and obtained \$70K in grants from Colorado Foundations to complete the acquisition & redevelopment.



☰ Accomplishments — Collaborations

- ◆ Agreed to administer 91 Colorado Department of Housing (CDOH) Vouchers in Moffat and Rio Blanco Counties, to preserve the housing assistance for these families and for Northwest Colorado, following the default of a prior contractor. Moffat County Housing Authority will assume this responsibility March, 2010.
- ◆ Successfully partnered with the VA Medical Center in an application for 35 new VASH Vouchers for formerly homeless Veterans. Obtained ARRA funds for security deposits for these Veterans.
- ◆ Increased case management services to nearly 400 families – resulting in decreased turnover, increased adult education, increased employment, decreased reliance on public assistance programs, improved school attendance, and new home ownership opportunities for graduating families.
- ◆ Provided 2 Foreclosure Prevention Fairs, counseling nearly 100 families at imminent risk of foreclosure.



Family Self Sufficiency graduation

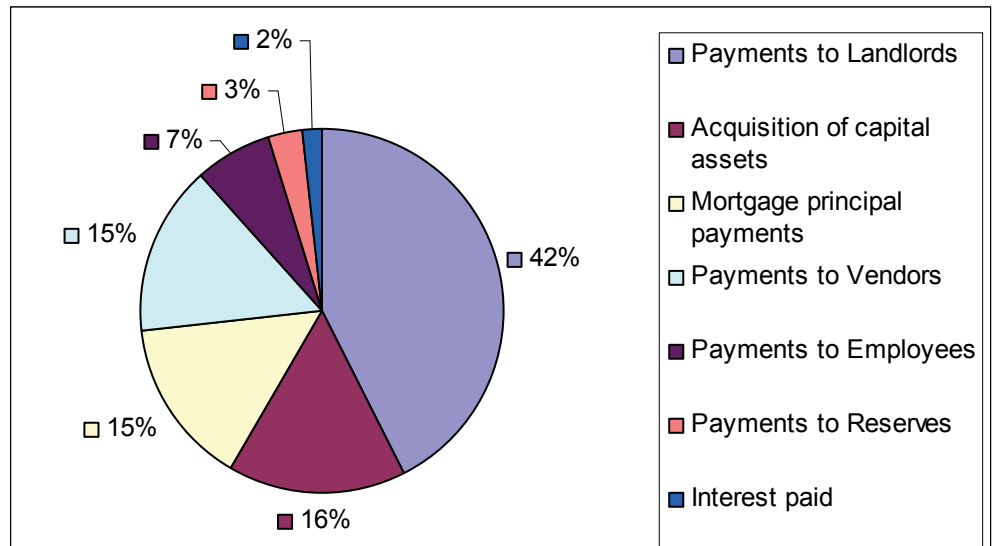
- ◆ Ratekin Tower
 - Refinanced the First Mortgage on Ratekin Tower with Colorado Housing & Finance Authority, saving over \$357,000 over the 25-year life of the mortgage.
 - Completed energy efficiency upgrades at Ratekin Tower as a result of the refinance.



GJHA Positive Impact on the Economy

Uses of Cash

Payments to Landlords	\$5,143,548
Acquisition of capital assets	1,928,557
Mortgage principal payments	1,833,242
Payments to Vendors	1,808,681
Payments to Employees	831,111
Payments to Reserves	370,788
Interest paid	<u>205,470</u>
Total Cash	\$12,121,397





Income Statement and Balance Sheet

Statement of Net Assets

	GJHA as of 9/30/09	Crystal Brook, LLLP and Linden Pointe, LLLP as of 12/31/09	Total
ASSETS			
Cash	3,100,572	242,466	3,343,038
Receivables	33,688	3,211	36,899
Prepaid Expenses	10	-	10
Restricted Cash	1,894,556	764,589	2,659,145
Notes and Interest Receivable	6,759,834	-	6,759,834
Construction in Progress	59,391	-	59,391
Capital Assets	8,014,327	23,852,506	31,866,833
TOTAL ASSETS	19,862,378	24,862,772	44,725,150
LIABILITIES			
Payables	228,562	42,806	271,368
Tenant Security Deposits	85,099	132,158	217,257
Escrow and Deferred Revenue	43,773	552	44,325
Notes and Mortgages Payable	7,001,003	10,887,715	17,888,718
Investment in Partnerships	11,435	-	11,435
TOTAL LIABILITIES	7,369,872	11,063,231	18,433,103
TOTAL NET ASSETS	12,492,506	13,799,541	26,292,047

Statement of Revenue, Expenses and Net Assets

OPERATING REVENUES			
Operating Revenue	1,500,233	20,145	1,520,378
HUD Contributions and Grants	5,463,998	-	5,463,998
Rental Income - HUD	720,016	-	720,016
Rental Income - Tenants	724,811	1,280,120	2,004,931
Grant Income	3,157,874	-	3,157,874
TOTAL REVENUES	11,566,932	1,300,265	12,867,197
OPERATING EXPENSES			
Housing Assistance Payments	5,143,548	-	5,143,548
General and Administrative	1,964,928	405,376	2,370,304
Maintenance and Operation	720,580	323,239	1,043,819
Depreciation and Amortization	333,849	1,027,638	1,361,487
TOTAL OPERATING EXPENSES	8,162,905	1,756,253	9,919,158
NON-OPERATING EXPENSES			
Gain/(Loss) on Sale of Asset	8,625	-	-
Interest Expense	(211,758)	(460,291)	(672,049)
Investment Income, Restricted	32,033	-	32,033
Investment Income, Unrestricted	494,414	1,266	495,680
TOTAL NON-OPERATING EXPENSES	(323,314)	459,025	144,336
NET ASSETS, BEGINNING	8,765,165	5,764,556	14,529,721
Capital Contribution	-	8,949,998	8,949,998
NET ASSETS, ENDING	12,492,506	13,799,541	26,292,047



Challenge for the Year Ahead

2010

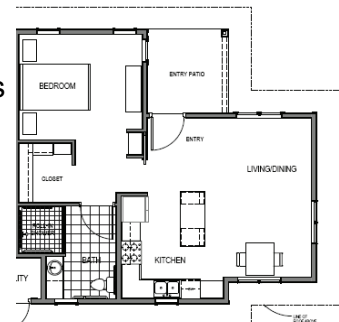
“In every difficult situation is potential value. Believe this, then begin looking for it.”

Norman Vincent Peale

- ◆ Complete Site Redevelopment at Bunting
 - Finalize Funding Package
 - Bid the work
 - Oversee Construction Completion



- ◆ Crystal Brook Repositioning
 - Negotiate Buy-Out of Investor Limited Partners
 - Refinance First Mortgage
- ◆ Grand Valley Housing Strategy
 - Establish Ongoing Working Group
 - Begin Implementation
- ◆ Respond to Growing Demand for Services
 - Foreclosure Counseling
 - Affordable Housing at all levels
- ◆ Financial Sustainability
 - Seek full funding for existing Voucher Program
 - Seek new Vouchers
 - Consider opportunities for growth
- ◆ Walnut Park Expansion
 - Add 12 fully ADA-Compliant Apartments
 - Obtain HUD approval
 - Bid the work & oversee construction completion
 - Complete lease-up





Grand Valley Housing Strategy

“The existing housing market in the Grand Valley may be active, but it is not producing the desired results and benefits that can be the product of a deliberate and unified regional housing strategy.”
-- Grand Valley Housing Strategy, 2009

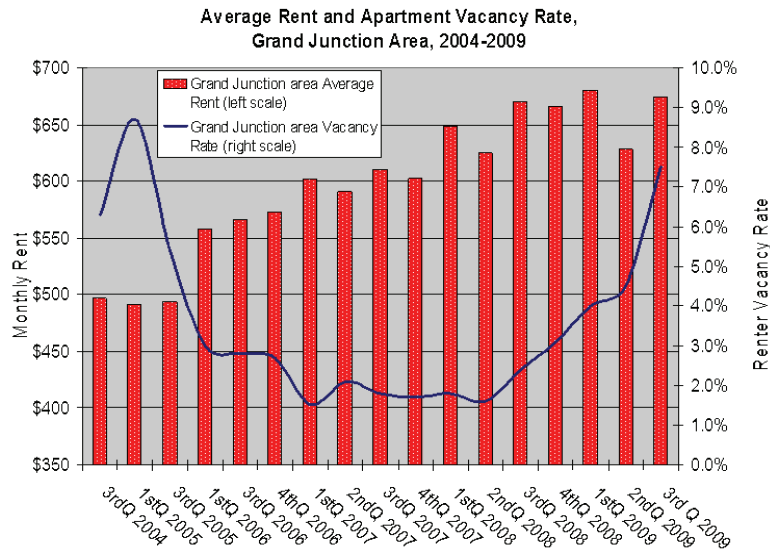
Recognizing that housing is a critical element of a community’s economic vitality, and that a strong housing balance can support economic development, a broad-based group of community leaders invested a year in crafting the Grand Valley Housing Strategy.

Hundreds of community leaders provided input and advice, and encouraged all members of the housing delivery system to explore new ways of working together. The result of this extensive community dialog is not only a document detailing current housing conditions and specific recommendations. It also proposes a sustainable framework to focus on the Grand Valley’s range of housing needs, monitor changing conditions & track progress toward meeting the housing goals.

Implementation of the strategy will be the charge of a non-profit “think-tank”-type organization led by a 13-member board of directors, representing a broad range of private sector, non-profit, and public sector interests.

Partners in development of the Grand Valley Housing Strategy include:

- | | |
|---|-------------------------------------|
| Grand Junction Housing Authority | City of Grand Junction |
| Grand Junction Area Chamber of Commerce | City of Fruita |
| Colorado Housing & Finance Authority | Town of Palisade |
| Lenders & other Business Leaders | Mesa County |
| Private Sector Builders & Developers | Grand Junction Economic Partnership |





... with a little help from our friends

City of Grand Junction
Mesa County
Mesa County Department of Human Services
Colorado Housing & Finance Authority
State of Colorado—Division of Housing

Enterprise Community Partners
Grand Valley Catholic Outreach
HomewardBound of the Grand Valley
United Way of Mesa County
Hilltop Community Services
Mesa County Meth Task Force - Drug Endangered Children Committee
Shaw Builders
Blythe Group + Co.
Bank of Colorado
Grand Junction Chamber of Commerce
Grand Junction Downtown Development Authority
U.S. Department of Housing & Urban Development
Odell Architects
Bank of the West
Federal Home Loan Bank - San Francisco
Freddie Mac
Housing Colorado
Veterans Administration Medical Center
CARHOFF
Grand Junction Area Realtors Association
Daniels Fund
Rotaract
Choice Hotels
Grand Valley Housing Initiatives



Grand Junction Housing Authority
1011 N. 10th Street
Grand Junction, CO 81501

(970) 245-0388
(TTY) Dial 711 or 1 (800) 842-9710
www.gjha.org

