

Leadership Letter



GRAND
JUNCTION
HOUSING
AUTHORITY



Jody Kole
Chief Executive Officer



Rich Krohn
Board Chair

Interdependence is intrinsic to the human condition. At some point in each of our lives, we find ourselves vulnerable and in need of help. And, at some point in each of our lives, we have an opportunity to help others.

Grand Junction Housing Authority helps young families to stabilize their home lives, build skills, and develop self-sufficiency. We help workers in entry-level jobs to find a place of their own that they can afford. We help people with disabilities and seniors on fixed incomes to access affordable homes appropriate to their needs. As a result of GJHA's efforts, each year, hundreds of people stabilize their home lives, regain their footing, build strength, and reengage with their families and their community. It is this honorable service that our 60 dedicated employees engage in every day. We are proud to work alongside them for the people of the Grand Valley.

By these actions, our community demonstrates that it values human dignity, prioritizes serving the vulnerable, and is dedicated to fostering safety and stability for all of its residents. To all of the many individuals and organizations who have contributed to our efforts -- we Thank You. To any who want to join us in this work, we say -- Come Join Us, there is much more to do.

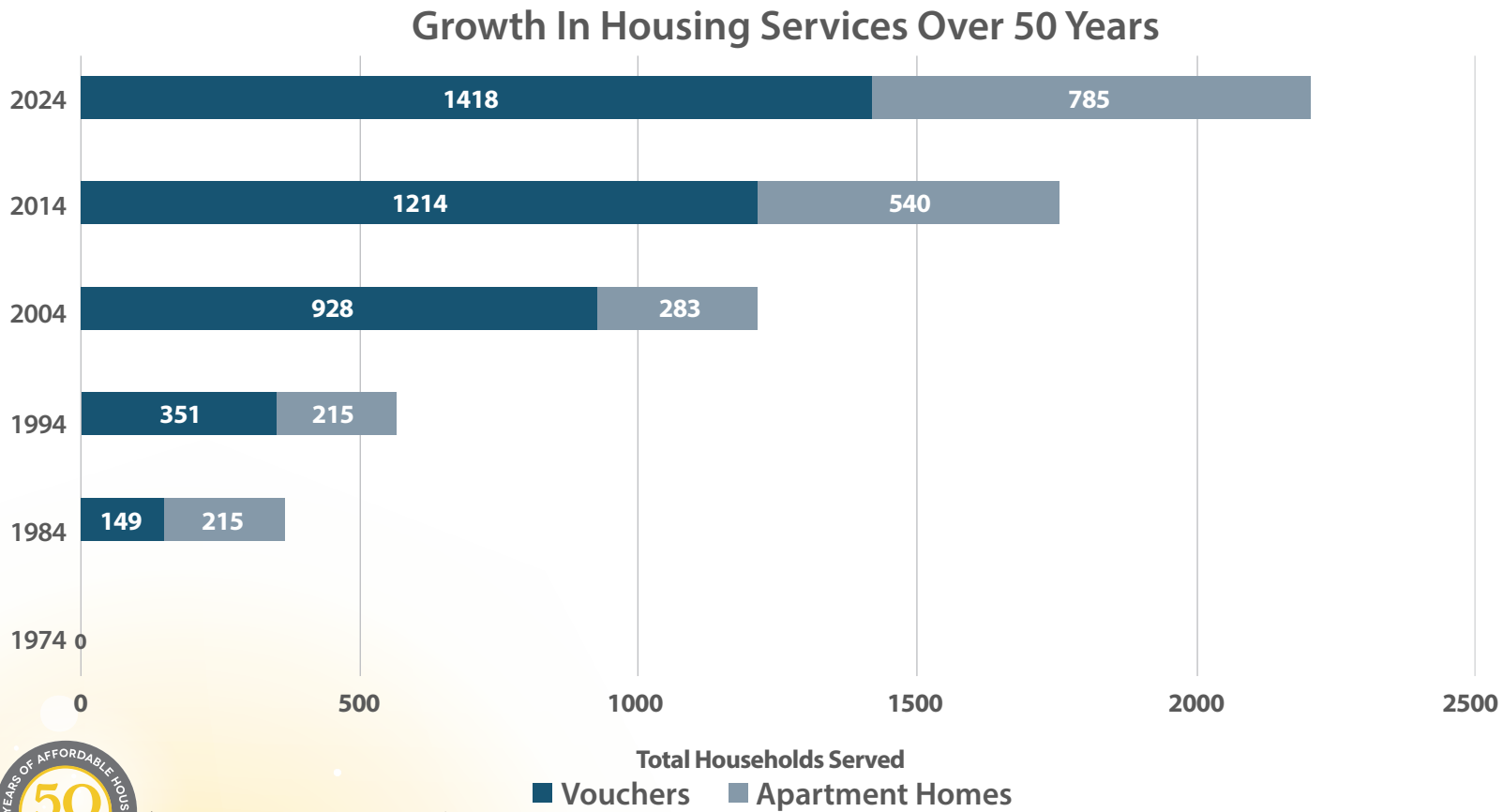
A handwritten signature in black ink that reads "Jody M. Kole".

A handwritten signature in black ink that reads "Rich Krohn".

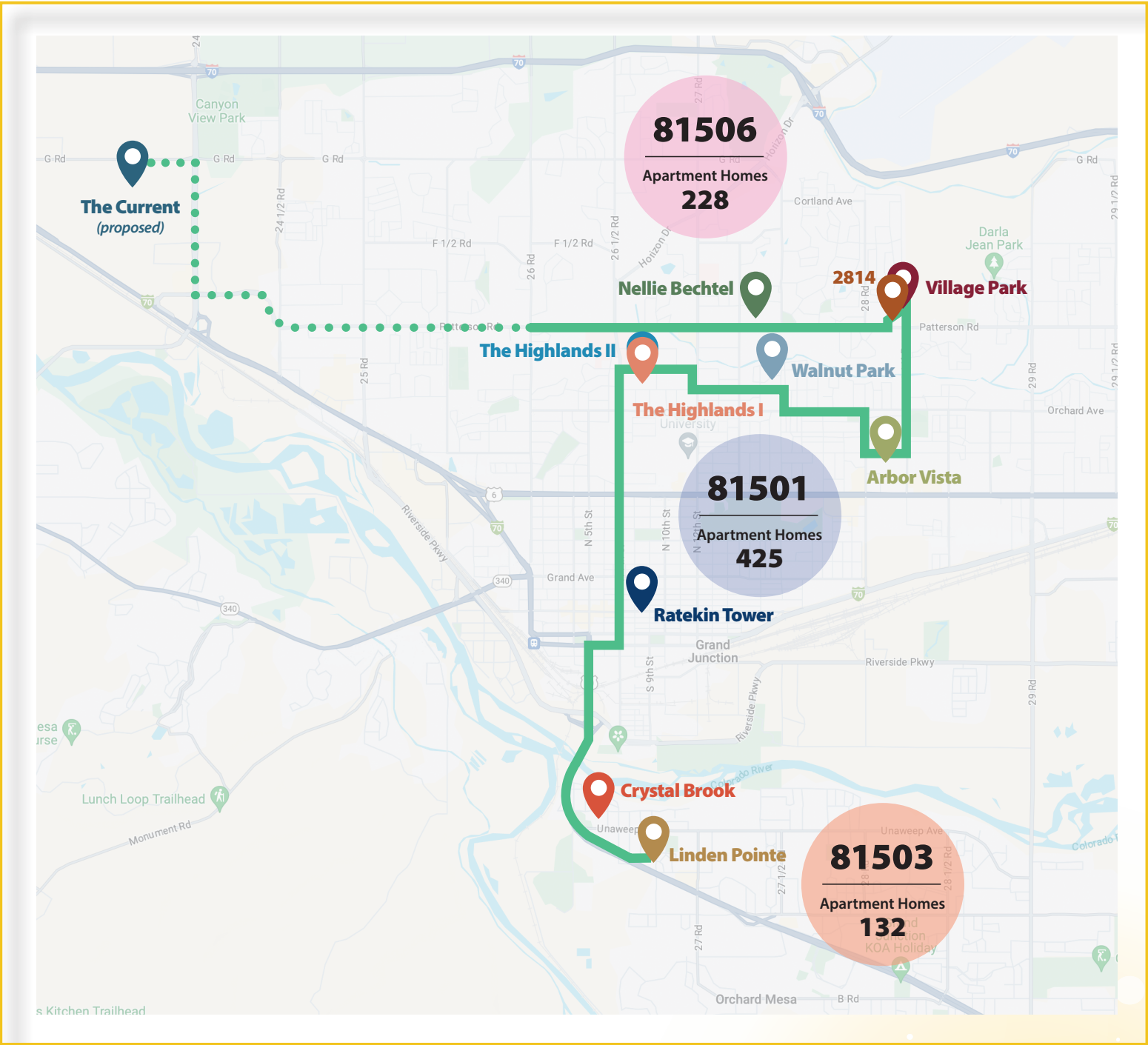
Understanding the Need

Community leaders have consistently recognized the need to proactively assess and address gaps in affordable housing. The City’s recent *Grand Valley Housing Needs Assessment* identified a shortage of 3,736 two-bedroom apartments with rents at or below \$625 per month for individuals earning at or below 30% of the Area Median Income. This shortage affects roughly one-third of all renters in the market.

Over the past decade, the demand for affordable housing has surged. Future projections indicate that the growing senior population, especially those with low and fixed incomes, may increase the need. The research underscores the urgency of the issue and reveals that households working full-time, minimum wage jobs, and others with low incomes, are struggling to afford stable housing.



Distribution of GJHA Housing Units



Growing Solutions

The affordable housing gap is especially profound in the northwest quadrant of the city. Despite hosting thousands of entry-level jobs, the area needs more affordable housing options within walking and biking distance of jobs, groceries, restaurants, medical services, and shopping.

GJHA has initiated plans for “The Current,” a proposed 54 unit development designed to help alleviate the strain on working families and support labor demands for businesses in the area.



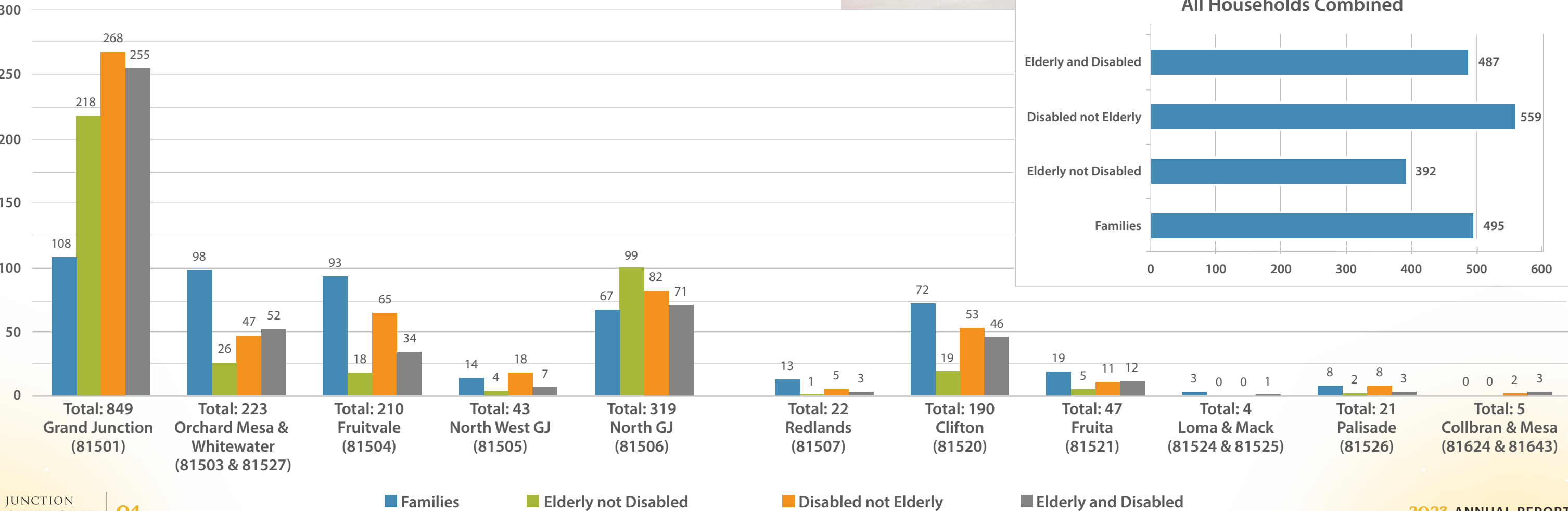
CURRENTLY SERVING
956
CHILDREN

CURRENTLY SERVING
879
SENIORS

CURRENTLY SERVING
178
VETERANS



Households Served by GJHA Throughout Mesa County





Grand Junction Housing Authority

Timeline 1974-2024



1974
Founding of Organization

RESOLUTION NO. 1
RESOLUTION RELATING TO THE
ORGANIZATION OF THE
HOUSING AUTHORITY OF THE
CITY OF Grand Junction,
COLORADO ON THE 18th DAY
OF September, 1974

1978
Walnut Park
Apartments



1992
Jody Kole
Joins GJHA



2005
Linden Pointe
Apartments



2014
Village Park Apartments



2017
The Highlands I



2021
2814 Apartments



1977
Addition of Rental
Assistance Programs



1983
Ratekin Tower
Apartments



1996
Crystal Brook
Townhomes



2009
Arbor Vista
Apartments

**DOORS
SUCCESS**
2009
Doors 2 Success
Founded



2015
Acquired Nellie Bechtel
Apartments



2019
The Highlands II




2024
Development of
The Current Begins

Opening Doors

In 2009, GJHA launched Doors 2 Success, a non-profit organization dedicated to supporting GJHA clients. Working in collaboration with local organizations Doors 2 Success offers programs that incentivize savings, teach budgeting and goal-setting skills, access community services, and assist with job placement. Today, 96% of participants successfully maintain stable housing and achieve program-specific goals.



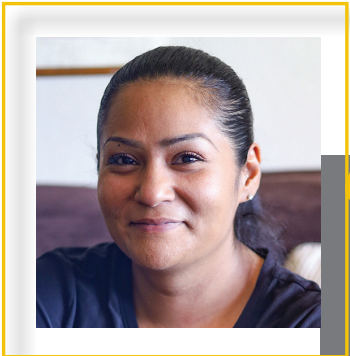
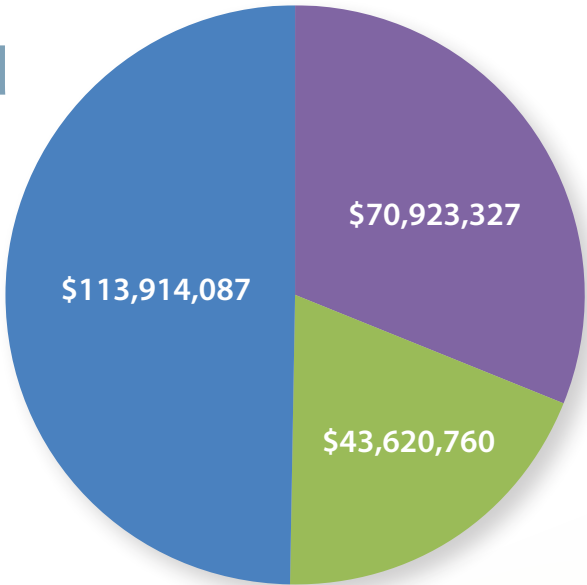
1,933
HOUSEHOLDS
are currently served through
the 10 properties and various
programs managed by GJHA



\$9,589,012 paid in **RENTAL ASSISTANCE** in 2023
to local landlords through GJHA and state funding sources

2023 Consolidated Balance Sheet

- Total Assets
- Total Liabilities
- Net Position

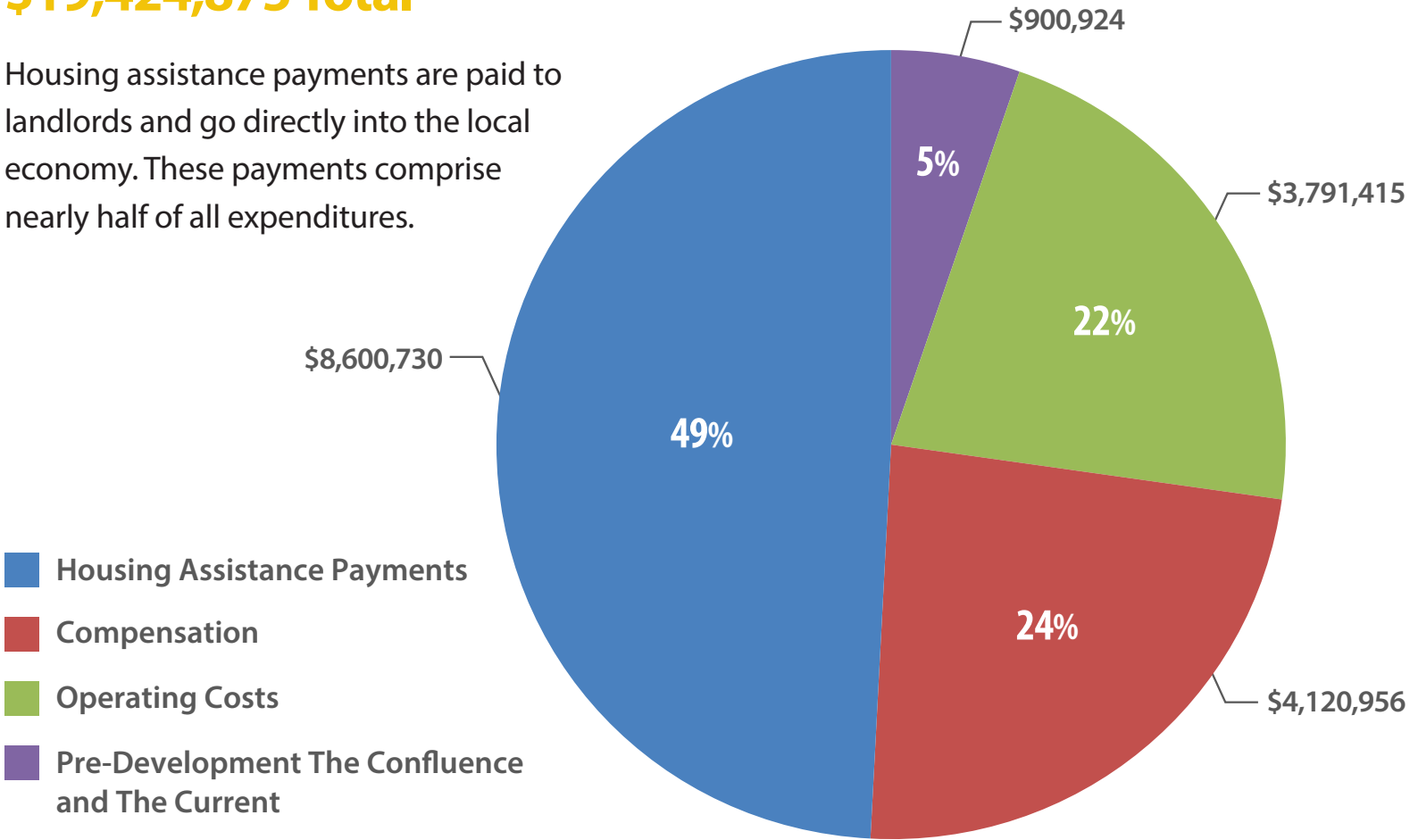


“Before I came to [GJHA], I was homeless for eight months. Being in this program really helped me [provide] stability for my kids.”
Bridgette Chavez - GJHA Resident

2023 Consolidated Expenses

\$19,424,875 Total

Housing assistance payments are paid to landlords and go directly into the local economy. These payments comprise nearly half of all expenditures.



- Housing Assistance Payments
- Compensation
- Operating Costs
- Pre-Development The Confluence and The Current



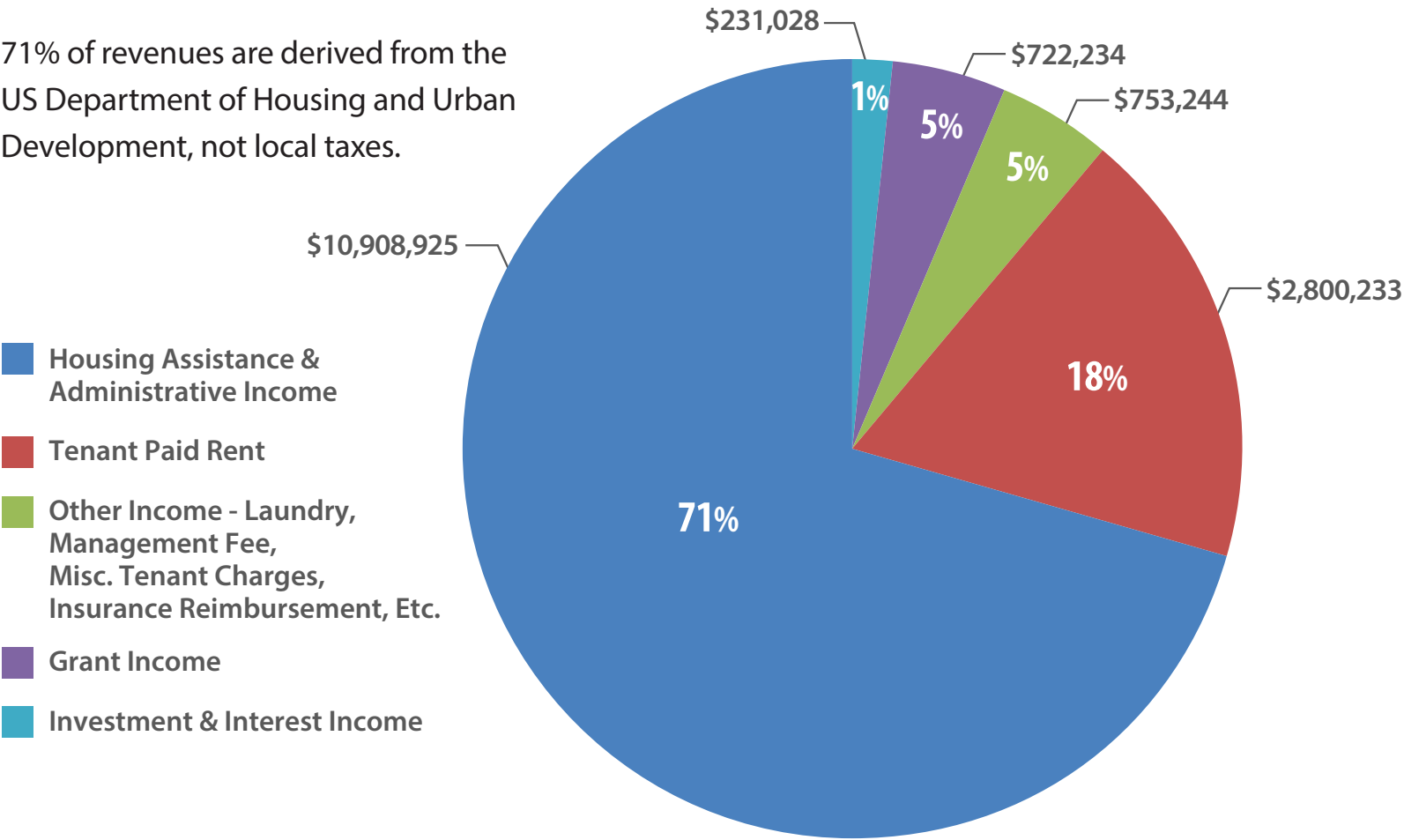
“ [When] I need help, I know where I can go, I know who I can call, I know who I can depend on, and that is huge. ”

Victor LeFluer - GJHA Veteran Resident

2023 Consolidated Revenues

\$19,537,546 Total

71% of revenues are derived from the US Department of Housing and Urban Development, not local taxes.



- Housing Assistance & Administrative Income
- Tenant Paid Rent
- Other Income - Laundry, Management Fee, Misc. Tenant Charges, Insurance Reimbursement, Etc.
- Grant Income
- Investment & Interest Income



“ My experience with GJHA has been so awesome. I would call...to see if they had [space], and one day they called me back! I was so excited. ”

Holly Webster, GJHA Lead Service-Care Coordinator, and Tammy Adamson - GJHA Resident

Board of Commissioners

Our Board serves the organization and the community with our deepest gratitude.

Current Board Members

- Richard Krohn, Board Chair2020 - 2025
- Bernie Buescher, Vice Chair2022 - 2027
- Randall Reitz, City Council Representative.....2023 - 2025
- John Howe, Board Member2016 - 2025
- Ivan Geer, Board Member2016 - 2026
- Leora Ruzin, Board Member2023 - 2028
- William Johnson, Resident Board Member2019 - 2024

Founding Board Members

- Chan Edmonds 1974 - 1975
- Jane Quimby 1974 - 1976
- Tom Brimhall 1974 - 1976
- Levi Lucero 1974 - 1980
- Dave Humphries 1974 -1979, 1979-1984

Visit the Digital Museum and view the 2023 Annual Report eBook.



Walnut Park Apartments, GJHA's first residential property.



Founding Board Member, Levi Lucero and Don Schauer, Ratekin Towers General Contractor



Founding Board Member, Dave Humphries



1974 Executive Director, Paul Malinowski



Ratekin Towers namesake and early Board Member, Bill Ratekin

