

# *It Takes a Village*



GRAND JUNCTION  
HOUSING AUTHORITY

2024 ANNUAL REPORT



# Leadership Letter

Through an intentional and inclusive process, every single employee and Board member came together to shape our new vision and values. The result of this collective effort is a set of guiding principles—Humanity, Balance, Integrity, Collaboration, and Professionalism—that truly reflect who we are. We are proud of the values we created together, and we are committed to living them every day in service to our community.



**Scott Aker**  
Chief Executive Officer

The Grand Junction Housing Authority's annual report is a celebration of the work we have done to house and serve vulnerable members of our community. The Housing Authority is blessed to have 60 dedicated employees who engage every day in the essential work of helping families and individuals, people with disabilities and older adults find and sustain housing and needed supports. Our work helps young families stabilize their home lives, build skills and develop self-sufficiency.

In June, The Housing Authority completed a six-month process reaffirming our Mission Statement and articulating a new Vision statement and Values, which are included in this Annual Report.

We are proud to partner with our Board, Staff and Community Partners toward the goal of safe, stable, affordable housing for all Mesa County residents, allowing them to thrive, and to meet people where they are, often in their most vulnerable moments, to regain their footing. Our Values of Humanity, Balance, Integrity, Professionalism and Collaboration will guide everything we do.



**Bernie Buescher**  
Board Chair

2025 is a year of important transitions. There is no way to adequately say thank you to Jody Kole who has retired after devoting 33 years to Grand Junction Housing Authority. Her caring, thoughtful leadership created an accountable, dedicated organization. The Housing Authority grew from a small entity to a powerhouse, providing housing and supports to more than 50,000 Mesa County residents in those 33 years. Jody developed a staff of hard-working individuals whose dedication is unmatched. Her accomplishments cannot be overstated. Jody's passion and commitment resonated with everyone she came in contact with. She is kind, thoughtful and loving; and at the same time, she is tough, decisive and demanding.



We also say goodbye and thank you to John Howe who is completing 9½ years of service on the Board and 2 years as Chair. John's leadership and wisdom have helped the Authority make difficult decisions, to fulfill our Mission and at the same time protect our fiscal integrity.



**VISION**  
All Mesa County residents live in safe, stable and affordable housing allowing them to thrive within our community.

**GRAND JUNCTION HOUSING AUTHORITY**

**MISSION**  
The Grand Junction Housing Authority helps people when they are most vulnerable to regain their footing, and together we strengthen the community.



# Growing Solutions

GJHA is partnering with MGL (developer) and Volunteers of America (VOA) on a 62-unit development at the northwest corner of the "Salt Flats." Located near the Veterans Affairs (VA) Medical Center and Western Region One Source, this project will be exclusively for older adults with a priority for Veterans. The project will benefit from access to medical and supportive services provided by the VA, VOA, and community partners and from proximity to the North Avenue transit and business corridor. The development began with acquisition by the City of GJ and financing with grants from the voter approved Proposition 123 funding. The 2.6-acre corner lot will gain 48 units during Phase 2.

The Current is a 54-unit affordable housing development coming to northwest Grand Junction. Located close to medical services, restaurants, and retail shops, it offers residents convenient access to amenities and employment opportunities. Despite the project's financial challenges, GJHA, together with committed community partners, has worked tirelessly to make this project a reality. The development reflects GJHA's continued commitment to increasing quality, affordable housing opportunities in Mesa County. Groundbreaking is anticipated in early Fall 2025.

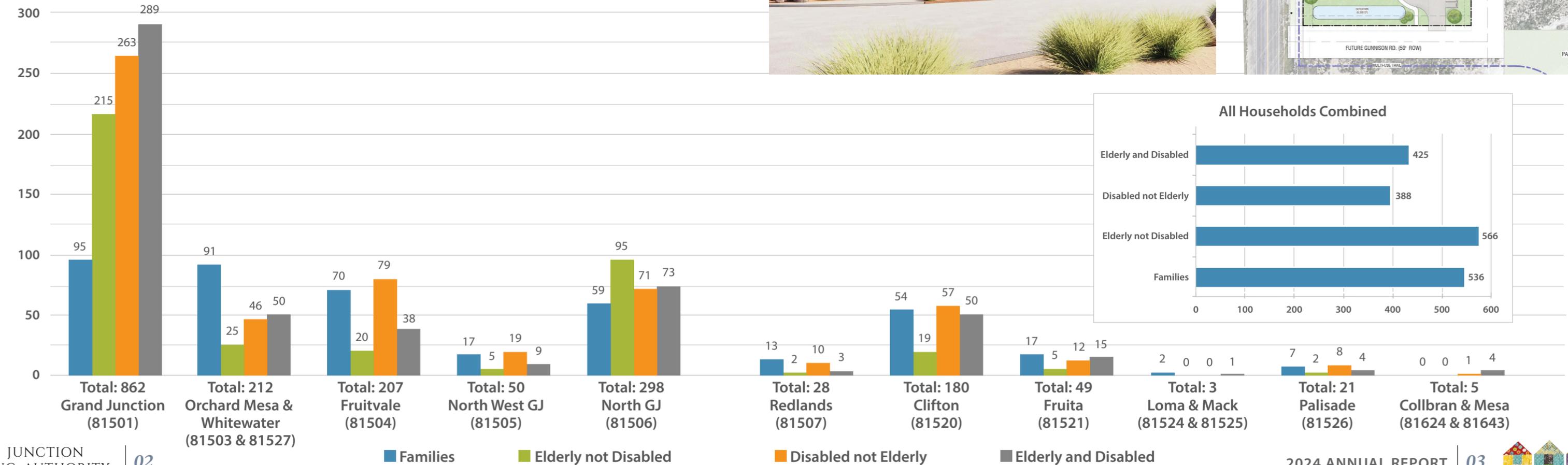
## The Current



## Salt Flats VOA Housing

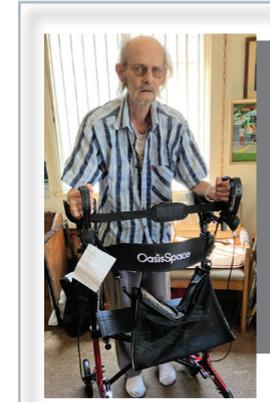


## Households Served by GJHA Throughout Mesa County



# Opening Doors

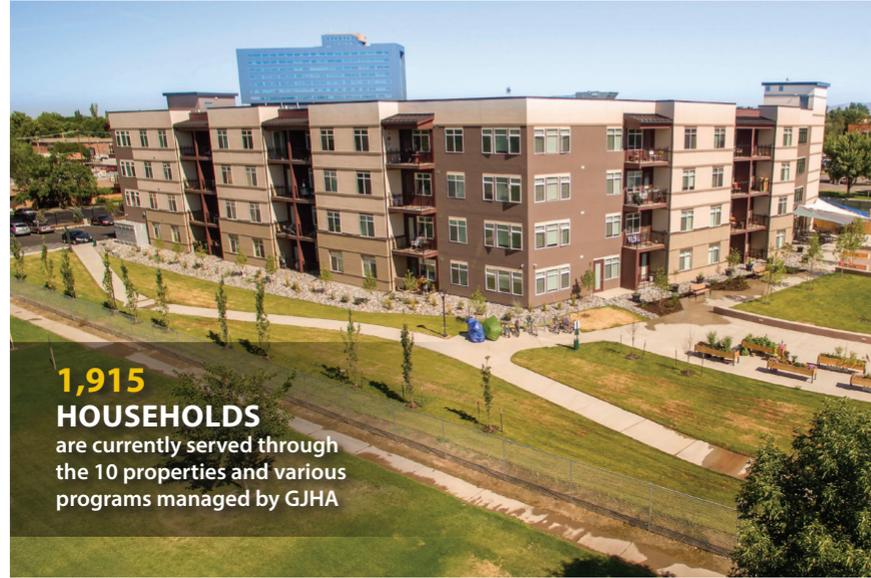
Established in 2009, Doors 2 Success is a non-profit organization committed to supporting clients of the Grand Junction Housing Authority. Through strategic collaborations with local organizations, Doors 2 Success delivers programs designed to promote housing stability. A testament to its effectiveness, 96% of participants successfully sustain stable housing. The supportive services team, which serves GJHA families and older adults, is central to this success, offering personalized service and care coordination, mentorship, and crucial access to community resources that address key social determinants of health.



Service Care Coordinators help tenants with their transition home after a hospitalization. The efforts made by the team ensure the tenant has the appropriate medical equipment at home to live safely and that they follow up with their primary care doctor with the goal of avoiding rehospitalization.

Ron, Resident

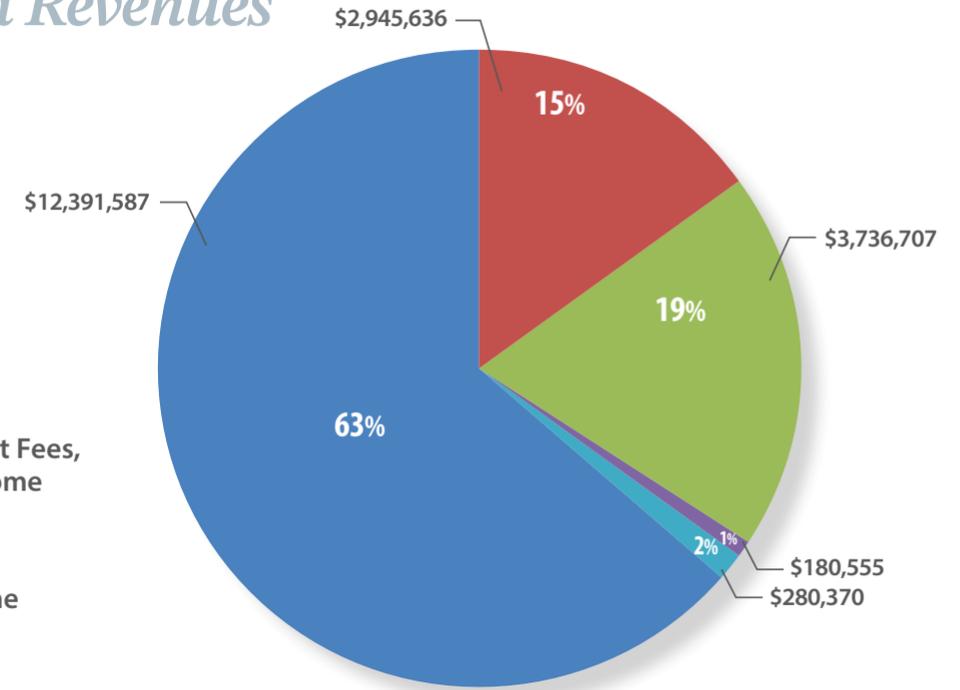
## DOORS 2 SUCCESS



## GJHA 2024 Consolidated Revenues \$23,209,750 Total

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

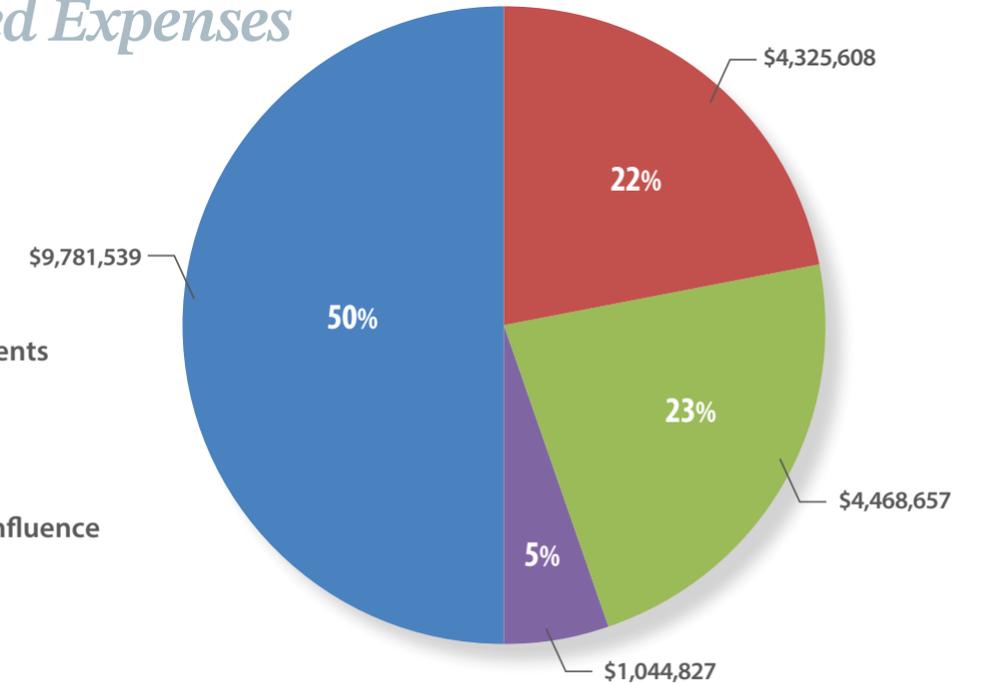
- Housing Assistance & Administrative Income
- Tenant Paid Rent
- Other Income - Management Fees, Laundry, Other Internal Income
- Grant Income
- Investment & Interest Income



## GJHA 2024 Consolidated Expenses \$22,656,862 Total

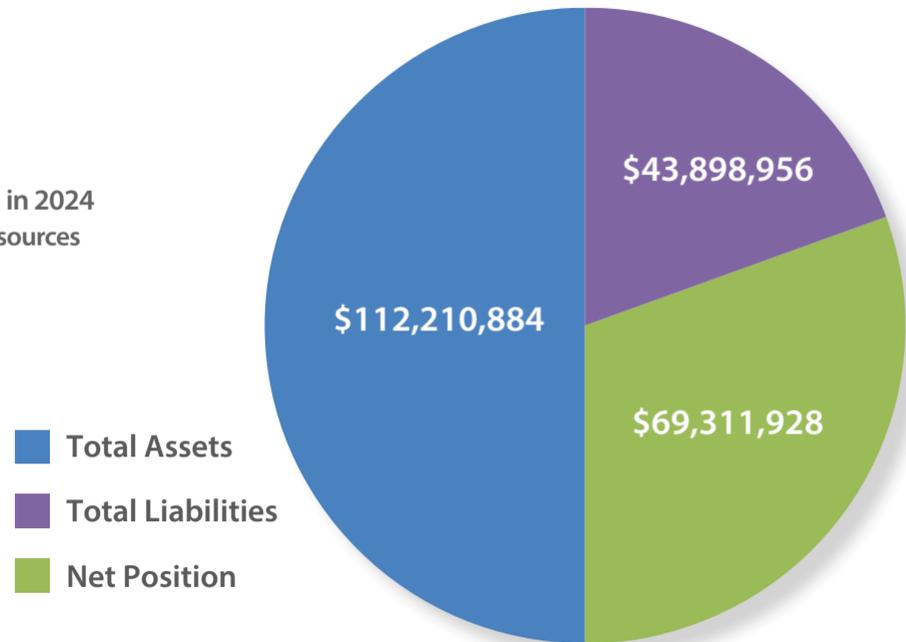
Housing assistance payments are paid to landlords and go directly into the local economy. These payments comprise nearly half of all expenditures.

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



**\$10,865,034** paid in **RENTAL ASSISTANCE** in 2024 to local landlords through GJHA and state funding sources

## GJHA 2024 Consolidated Balance Sheet



*It takes a village*  
of volunteers, employees, advocates,  
business and community partners.

## Board of Commissioners

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

### Current Board Members

- Bernie Buescher, Board Chair
- John Howe, Vice Chair
- Rich Krohn, Board Member
- Ivan Geer, Board Member
- Leora Ruzin, Board Member
- Laurel Cole, City Council Representative
- Karen Massey, Resident Board Member

### Thank You for Your Service

- Randall Reitz, former City Council Representative
- Bill Johnson, former Resident Board Member



GRAND JUNCTION  
HOUSING AUTHORITY

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The Grand Junction Housing Authority does not discriminate based on race, color, sex, national origin, family status, age, religion, or disability in compliance with the Fair Housing Act, Title VI of the Civil Rights Act of 1964, and Section 504 of the Rehabilitation Act of 1973.



HUMANITY • BALANCE • INTEGRITY • PROFESSIONALISM • COLLABORATION

