



## GARFIELD COUNTY HOUSING AUTHORITY

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Garfield County Housing Authority  
Annual Meeting - Rifle  
January 22, 2020 – 11:00 a.m.

1. Call to Order
2. Elect Officers for 2018
  - a. Term Limits and Board recommendations to the Board of County Commissioners
    - i. Re-appoint Dave Roberts for a term to expire 12/31/2024
    - ii. Election of Officers for 2020
  - b. Annual COI statements
3. GCHA Annual Goals and 5-year Plan
4. Employee Handbook
5. Notice of Meetings – 2020 Calendar
6. Other
7. Adjourn Annual Meeting  
(See separate agendas for Regular Meeting - Uncle Bob Annual Meeting in February)

## GOALS AND OBJECTIVES 2020 -2025

- Become an MTW agency. (If this should happen, the goals below will need to be updated. The goals below are as if we are not selected as an MTW agency in the next cohort.)
- Continue SEMAP rating of high performer with all the responsibilities that entails.
- Continue good management practices to ensure optimal lease-ups and funding available (98%.)
- Continue good practices of rent integrity.
- Continue to implement the Foster Youth Initiative voucher program in partnership with the local Department of Human Services.
- Implement the VASH voucher award with the VA offices in Grand Junction and Glenwood Springs.
- Continue to partner with private developers as opportunities occur. Potential projects currently include: 1) a Senior LIHTC project in Rifle in conjunction with the local Rifle Housing Authority, 2) a multi-family LIHTC project in Carbondale with a private non-profit developer, 3) a potential partnership with a private developer to purchase a multifamily project in Rifle, and 4) a potential partnership with a private LIHTC developer in Glenwood Springs. These partnerships may include Project-Based Vouchers.
- Continue to issue Project-Based Vouchers up to the cap of ~86, not including Senior PBVs, which are excluded from the cap per the Admin Plan.
- Continue and grow the down payment assistance program for low and moderate-income families and integrate it into a homebuyer education and foreclosure prevention counseling program.
- Partner more closely with the regional NeighborWorks agency to coordinate their rehab program efforts in Garfield County
- Work in partnership Continuum of Care Partners to end homelessness in our region by participating in the Built For Zero regional coalition.
- Continue to apply for an FSS designation.
- Create a HUD authorized homebuyer/financial education program within the next 2 years
- Re-create a Family Self-Sufficiency program within the next 2 years
- Other