

## GARFIELD COUNTY HOUSING AUTHORITY

1430 F Railroad Avenue  
Phone (970) 625-3589 or (888) 627-3589

Rifle, CO 81650  
Fax (970) 625-0859

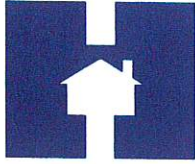


Garfield County Housing Authority  
Annual Meeting - Rifle  
January 22, 2020 – 11:00 a.m.

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



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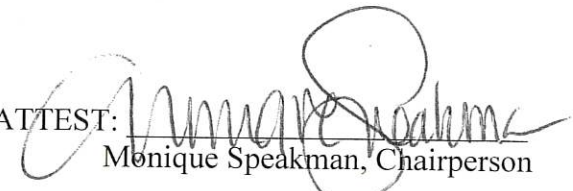
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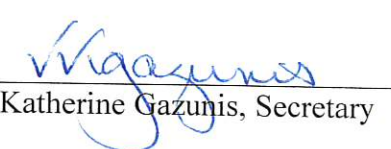
Minutes of Annual Board Meeting  
Rifle  
January 22, 2019 – 12:00 a.m.

1. Monique Speakman, Chairperson, called the Annual meeting to order at 12:30. Commissioners Dave Roberts, Stephen Huber, Linda Hansen, and Vice Chairman Jack Palomino were present. Staff present: ED Kate Gazunis and CFO Cheryl Strouse.
2. Minutes: Minutes of the 2019 Annual meeting were read and approved at the March 2019 meeting.
3. Election of Officers and reappointment of expiring term:
  - a. Commissioner Hansen moved, and Commissioner Huber seconded a motion to recommend Dave Roberts be reappointed by the Board of County Commissioners for a term to expire December 31, 2024. The Motion passed unanimously.
  - b. Commissioner Huber moved, and Commissioner Roberts seconded a motion retain the same slate of officers with Commissioner Speakman continuing to serve as Chairperson and Commissioner Palomino as Vice Chair. The Motion passed unanimously.  
Note: The Executive Director serves as Secretary to the Board per the By Laws
4. GCHA Annual Goals and Five-year Plan: The Board reviewed the Annual Goals as presented in their agenda packets which included the goals that were submitted to HUD in 2019 for the 2020-2025 five-year plan. In addition to these goals, the Commissioners instructed staff to add the goal of identifying additional funding opportunities with special emphasis on maintenance and repair for Valley Senior Housing. (See Goals attached.)
5. Employee Handbook: After a brief discussion of the proposed revisions to the employee handbook which were provided to the Board at the November meeting, Commissioner Huber moved, and Commissioner Hansen seconded the motion to approve the revisions to the handbook as presented. The motion passed unanimously.
6. 2019 Calendar Notice of Meetings: Commissioner Hansen moved, and Commissioner Roberts seconded a motion to set the calendar of Board meetings for the 4<sup>th</sup> Wednesday of every month in 2020, except for November because of the conflict with the Thanksgiving holiday. The November meeting will be held on the third Thursday of the month and there will be no regular December meeting. The motion passed unanimously.
7. Adjourn: There being no other business to come before the Board, Commissioner Huber moved, and Commissioner Roberts seconded a motion to adjourn the Annual meeting at 12:45. The motion passed unanimously.

ATTEST:

  
Monique Speakman, Chairperson

APPROVE:

  
Katherine Gazunis, Secretary

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- 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
- Continue to search for grant opportunities, particularly for VSH maintenance and repair