GRAND JUNCTION
HOUSING AUTHORITY

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AGENDA
November Real Estate Committee Meeting

Grand Junction Housing Authority ("GJHA")
8 Foresight Circle, Grand Junction CO 81505

November 10, 2026, at 5:00 p.m.
Zoom Link: https://bit.ly/4zLTLop
Dinner will be provided

Estimated Time

1. Call to Order and Roll Call – Rich Krohn, Committee Chair

2. Disclosure of Direct or Indirect Conflict of Interest – Rich Krohn, Committee Chair

3. Consent Agenda – Rich Krohn, Committee Chair — *5 Minutes*
   a. Request Adoption of the Notes of the September 30, 2025, Real Estate Committee Meeting

4. Specific Business Items – Brian Rusche, Development Director and Scott Aker, CEO — *30 Minutes*
   a. The Current – Schedule and Sources and Uses
   b. Haven at Salt Flats
   c. Ascent at Salt Flats - Possible Request to Issue Bonds
   d. Crawford Commons
   e. 29 Mile Apartments
   f. Little Bookcliff Apartments
   g. Vacant Land – Adjacent to Linden Pointe
   h. Cardinal Capital Properties

5. Monument Business Center — *10 Minutes*
   a. Due Diligence Direction to Staff
   b. Recommendation to Board

6. Strategic Planning — *75 Minutes*
   a. Next 9% Application – 2028? 2029? Criteria for Determining:
      i. Financial Environment – Credit Pricing, Interest Rates, Gap Funding Availability
      ii. Preliminary Market Analysis – Including Special Populations
      iii. Preliminary Financial Analysis – Construction and Ops Pro Forma and Availability of PBV
      iv. Vacancy Rates
      v. "Our Turn"
   b. Special Limited Partnerships (SLPs) – About the Development, Not the Developer

***Backup call-in option: 970-208-9594, Passcode: 0388**
(This line is not monitored and is only used in the event the virtual meeting is unavailable.)

EQUAL HOUSING OPPORTUNITY

i. 10% Fee – Special Populations
ii. 15% Fee – Others

c. Bond Issuance
d. Land Acquisition
   i. Current Housing Stock Acquisitions
e. Analysis of Asset Base and Future Opportunities

7. Other Business, if any

8. Adjourn