

Board of Education

Mesa County Valley School District 51

Board Work Session Minutes

June 4, 2024

Board Work Session Minutes

A - Jose Luis Chavez B - Barb Evanson C - Andrea Haitz D - Will Jones E - Angela Lema						Board of Education Mesa County Valley School District 51 Board Work Session: June 4, 2024 Adopted: August 20, 2024	
	A	B	C	D	E		
						AGENDA ITEMS	ACTION
Present Absent	x	x	x	x	x	<u>BUDGET HEARING</u> 1. Call to Order/Pledge of Allegiance ➤ No public comments were submitted. 2. Adjourn (No vote was taken)	5:04 p.m.
				x		<u>WORK SESSION</u>	5:06 p.m.
Present Absent	x	x	x	x	x	1. Call to Order/ Roll Call ➤ Mr. Chavez was excused absent. 2. Agenda Approval	Approved
Motion Second Aye No		x	x	x	x	3. Caribbean American Heritage Month ➤ Mrs. Andrea Haitz read the recognition. [Resolution 23/24:102] 4. Colorado DOH Affordable Housing Toolkit ➤ Mr. J.J. Folsom along with Ms. Brooke Murphy, with the non-profit group, Community Builders, presented virtually. ➤ Partners with Enterprise and contracted by Colorado DOH to take a deeper look into the subject. ➤ Demographics of housing status and preferences were broken down by ownership and age groups. ➤ Surveys were given to find the barriers school staff are experiencing with home ownership and affordable housing. ➤ One of three staff who responded reported having trouble making housing payments while working for MCVSD51. ➤ Partnerships and programs were discussed that the District could use to help with housing for employees. ➤ Housing Resources of Western Colorado is a group that can be partnered with. Emilee Powell from Housing Resources came forward to explain services that the group provides. ➤ Down payment and closing cost assistance programs were explained by Mr. Folsom, as well as financing for first and last month's rent. ➤ Master Lease programs were discussed and the constraints that exist for the District for this option. ➤ Other programs such as preferred lenders and proving moving/relocation assistance were mentioned. District owned land was discussed as an opportunity. ➤ The Board asked questions regarding down payment assistance in other communities and how it evolved. Ms. Powell and Mr. Folsom	

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						answered how outside groups can help out with assistance with existing programs.	
						5. Grand Junction High School Construction Update <ul style="list-style-type: none"> ➤ Mr. Micah Adams, Colleen Kaneda and Peter Icenogle, along with Eddie Mort, came forward to present the update on the GJHS Construction project. ➤ An overview of the schedule and budget were displayed. ➤ Progress of furniture installation and shop and fitness equipment installed. Bleachers installed. ➤ Upcoming is the demo of the old building, a ribbon cutting ceremony and open house on August 3rd. Once demo is done, parking lot will be completed. ➤ Mr. Adams showed a video showing the construction project. ➤ The auditorium is being finished soon; still waiting on the seats to arrive and be finished by the end of June. ➤ Dr. Hill thanked all the teams and the voters who made this project possible. The community is invited to the ribbon cutting on August 3rd. ➤ The Board also expressed their appreciation for Principal Jory Sorenson and the construction team. 6. Board Book Discussion <ul style="list-style-type: none"> ➤ Mrs. Haitz discussed the Board Book interface that will work with the new website. ➤ Board Book should make it much easier to find topics and meetings, as well as policies. It will benefit the community, Board and staff. ➤ It is searchable and more user friendly to find board documents. ➤ The price for this program is much more affordable and reasonable than other programs that do the same thing. CASB gives a significant discount for Board Book. 	
						<u>BUSINESS ITEMS</u>	
Motion Second Aye No		x	x	x	x	A. Resolution for Displacements Due to Grant Funding Reductions [Resolution 23/24:103]	Adopted
						B. Board Open Discussion	
						Shout out from Mr. Jones for Pride Month <ul style="list-style-type: none"> ➤ Dr. Hill – shout out to HR team and positions available and how many were posted earlier and being filled sooner before school begins. 	
Motion Second Aye No				x		C. Adjournment	5:56 p.m.
						Amy Navarette, Assistant Secretary Board of Education	

WHEREAS, Caribbean American Heritage Month is a time to celebrate the achievements and aspirations of the millions of individuals of Caribbean origin living in the United States and to honor the shared history of resilience that has united and enriched our region for centuries; and

WHEREAS, Caribbean Americans have made significant contributions to our community, enriching fields such as the arts, business, education, journalism, technology, government, and beyond. Their pivotal roles in various social and political movements have helped shape American history, culture, and governance; and

WHEREAS, June has been nationally designated as Caribbean American Heritage Month, providing an opportunity for all communities to celebrate and honor the enduring heritage and rich history of Caribbean Americans and to reflect on their experiences, traditions, and accomplishments; and

NOW, THEREFORE, BE IT RESOLVED that the Mesa County Valley School District Board of Education recognizes June 2024 as Caribbean American Heritage Month and encourages our community to celebrate the history and contributions of Caribbean Americans to our city, state, and nation.

I certify that the information contained herein is accurate and was adopted by the Mesa County Valley School District No. 51 Board of Education on June 4, 2024.

*Amy Navarette
Board of Education Assistant Secretary*



Mesa County Valley School District Board Meeting June 4, 2024

MCVSD Employee Survey Summary Employer-Assisted Housing Opportunities

Department of Housing Toolkit for Local Officials - Technical Assistance



COLORADO

Division of Housing

Affordable Housing Toolkit for Local Officials





Background

- MCVSD applied for Technical Assistance from the Colorado DOH in May '23
- **Scope of Work:**
 - Nov 2023: assist staff by developing a **survey** of all District employees to determine housing needs and preferences. Launched **January 2024**
 - Provide **best practices and precedents for employer assisted housing** opportunities, strategies, and frameworks that help serve housing needs
 - Identify potential **opportunities for partnerships**
- **Internal Team:** Dr. Brian Hill, Superintendent; Clint Garcia, COO; Rachel Talley, Human Resource Data Analyst; Nikki Jost, Chief Human Resources Officer; Emilee Powell, ED Housing Resources of Western CO. (HRWC)

Brief Recap of Survey Summary





Survey Response

The following data is a summary of survey responses from MCVSD employees.

- **Responses were collected from January 9 - 22, 2024**
- **1,125 responses received (40%) out of ~2,800 employees**

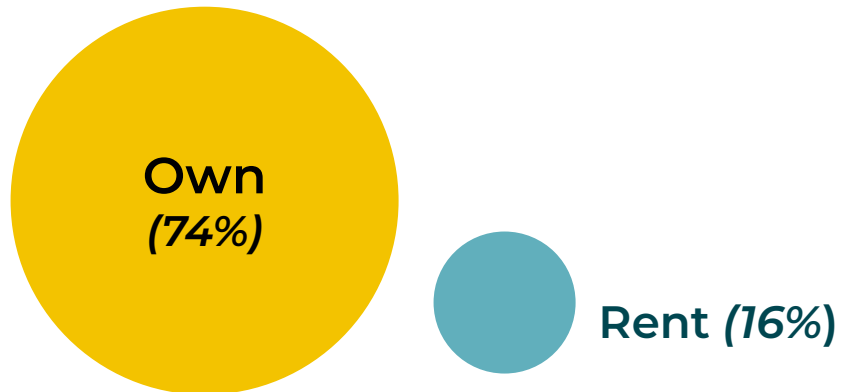


Housing Status & Preferences

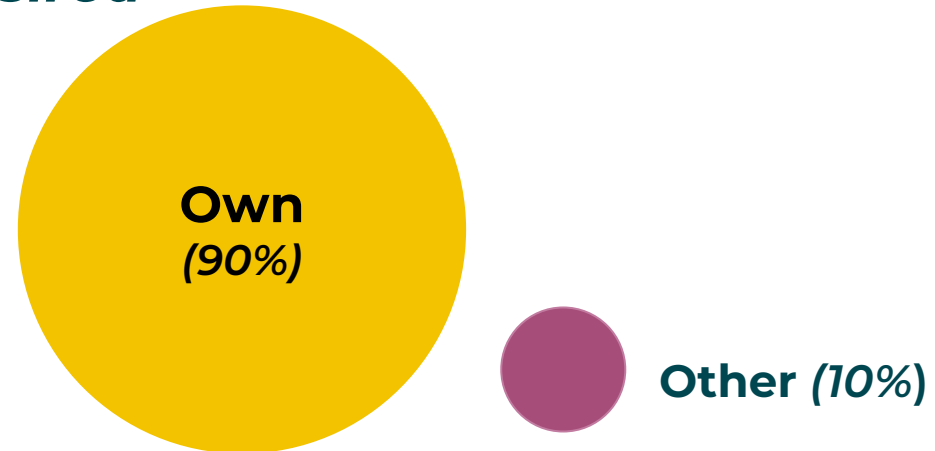
Survey Analysis

Across All Respondents

Current



Desired



- **Ownership is the primary housing status** for age groups 35 to 54 years (82% own) and 55 to 65+ (87% own).

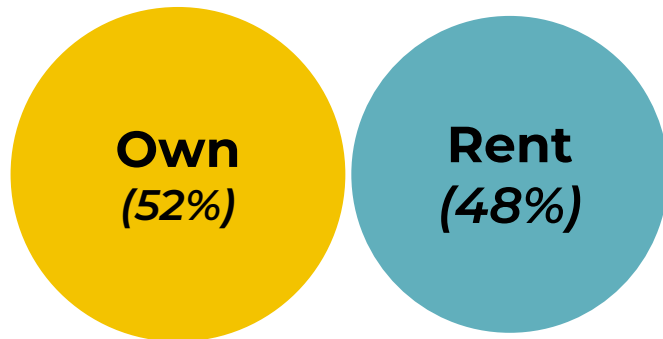


Housing Status & Preferences

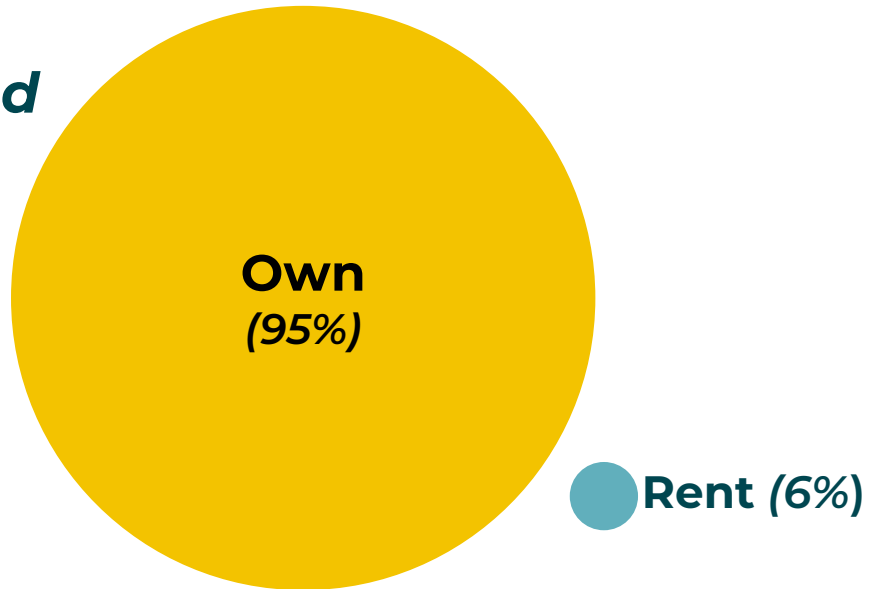
Survey Analysis

➤ 25 - 34 Year Old Segment

Current



Desired



- The age group with the **greatest percentage** of employees **whose current housing status is not their desired housing status.**



Barriers & Challenges

Survey Analysis

What barriers to housing are you currently experiencing?

None / No current
barriers
60% of selected responses

Yes

40% of selected
responses

Unable to afford rent/mortgage
26%

Unable to afford down payment
20%

Lack of available housing
12%



Barriers & Challenges

Survey Analysis

Have you had trouble making housing payments while working for MCVSD?

Yes
30%

- **District salary & wages have not kept up with rising costs of living.**
- **District employees struggle to afford housing on sole income without supplementary income.**
- **Homeowners have difficulty paying for needed home repairs/ maintenance.**
- **Older respondents expressed concern about their ability to retire, or have delayed retirement due to financial insecurity.**
- **High costs of living, inadequate pay, and housing affordability challenges are forcing employees to consider relocating geographically or seeking employment outside of the school district.**

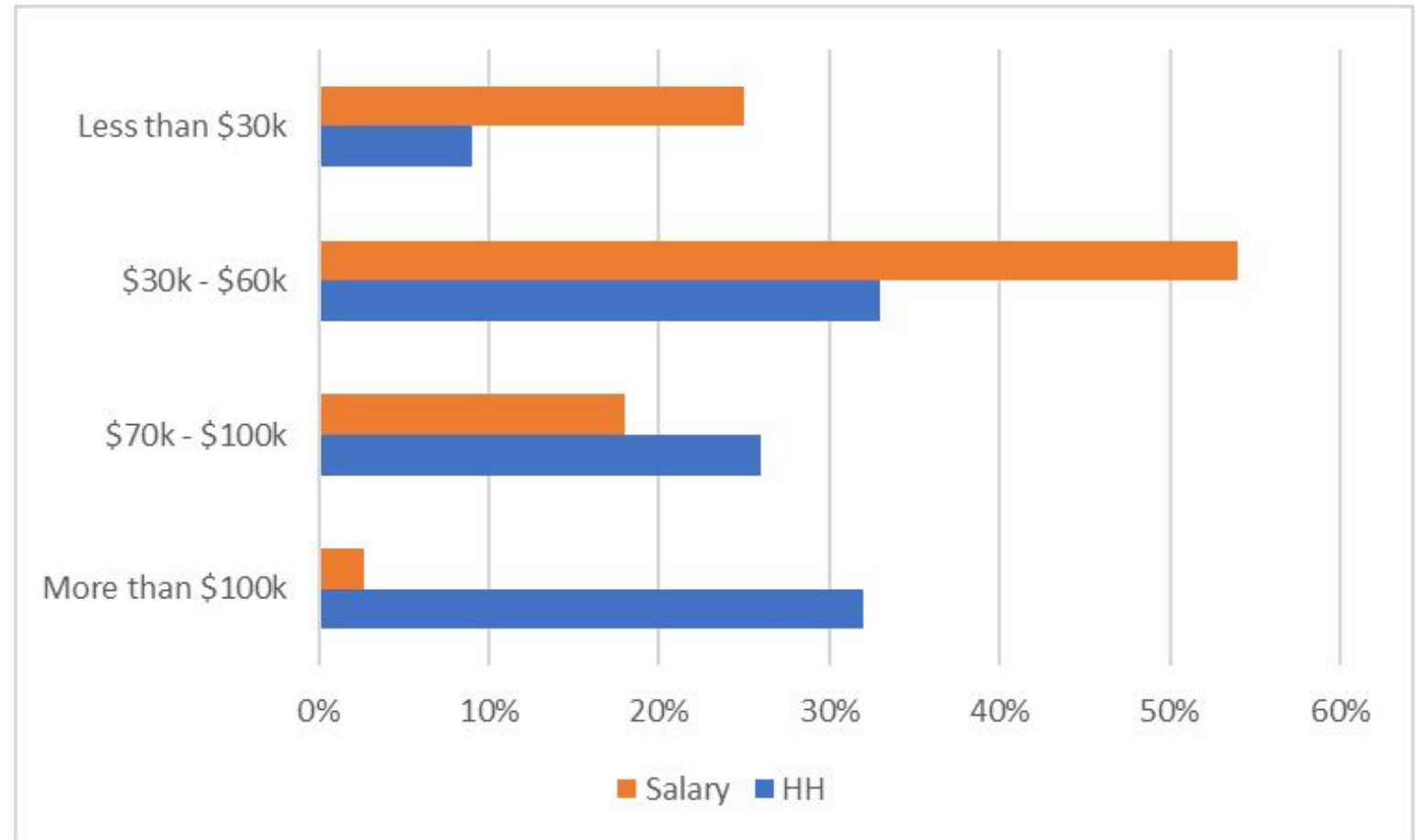


Barriers & Challenges

Survey Analysis

Over 50% of employees earn a salary between \$30k and \$60k, but total household income skews higher, with a majority of households earning more than \$70k

Many respondents felt they could not afford their current housing situation without a source of supplemental income





Barriers & Challenges

Survey Analysis

Mesa County Incomes

Average individual income: *\$36,303 (consistent w/ MCVSD)

Average household income: **\$68,077 (consistent w/ MCVSD)

Median home price: **\$378,000

Median gross rent: *\$1,089

In Dec 2023, Mesa County home prices were down 1.9% compared to 2022. On average, homes in Mesa County sell after 35 days on the market compared to 38 days last year. There were 147 homes sold in December this year, down from 169 last year.

**Source: [US Census Bureau](#) July 2023*

***Source: Redfin - December 2023*

So, What can MCVSD do?



Partnerships & Programs

- **Positioning for Public/Private Partnerships (PPP)**
 - Land Provisions
 - Direct Subsidies
 - Cost Reductions
- **Programs**
 - Homeowner / Renter Assistance
 - Attain / Preserve Existing Affordable Units
 - Master Lease Programs

Why Partnerships Matter for Housing Programs

School districts may play a lead and/or support role across programs and have varying levels of engagement and coordination

To fill gaps, school districts and local governments can:

- **Attract outside organizations** to play a lead or partnership role on a local housing program.
- [Housing Resources of Western Colorado](#) is able to connect employees to many programs

Constraints: MCVSD capacity



HRWC Services

Renters

- Affordable Rental Units
- Property Management
- Rental Development
- Eviction Prevention Counseling
- Rental Counseling

Homebuyers

- Sweat Equity Homeownership
- For-Sale Development
- Purchase Lending
- Pre-Purchase Counseling
- Homebuyer Education Classes

Homeowners

- Weatherization
- Home Improvement Lending
- Post-purchase/Foreclosure Counseling
- Reverse Mortgage Counseling



Outreach

Education

Support

Assistance

RENTER AND BUYER ASSISTANCE PROGRAMS



Down Payment/Closing Cost Assistance Programs

Down Payment Assistance Program

- Provides funds to support a buyer that may not have the full amount required to purchase of a home
- Program generally allows for funds to be used for down payment and closing costs needed to buy a home

[Eagle County Housing: Loan Fund](#)

[Longmont Down Payment Assistance Program](#)

Constraints: requires staff time or partnership with municipalities, or housing authorities, non-profit organizations

Rental Deposit Assistance

Rental Deposit Assistance

- Provides employees with short term financing for a security deposit and/or first month's rent
- Can be a forgivable or low/zero interest loan

Constraints: requires direct funding



Master Lease Programs

Master Leases

An employer (MCVSD) and an apartment complex negotiate a set number of units to rent to employees.

Case Study: [Eagle County School District \(ECSD\)](#) has housing options through master leases at apartment complexes throughout Eagle County

Constraints: *locks school district into leases but due to high demand for housing, this not a major constraint.*

Other Programs

Preferred Lender

District works with local banks to establish favorable loans/rates specific to district employees.

Constraints: none

Moving Expenses/Relocation Assistance

A one-time payment to help new employees move to the area and establish housing.

Constraints: requires direct funding

MOST RELEVANT SCHOOL DISTRICT/PARTNER FUNDING SOURCES/OPTIONS



Leveraging District Owned Land

District Owned Land

- Selling or donating land or unused buildings to local governmental entities or nonprofit organizations to build affordable housing for district employees
- Districts may also sell desirable land at market rate and use the proceeds to underwrite the affordability of housing for school district employees.

Case Studies: [Habitat for Humanity Vail Valley](#)

Constraints: *This is perhaps one of the best opportunities for MCVSD as they own viable properties that could be sold and/or developed by a development partner.*

Leveraging District Owned Land/Partnerships

District Owned Land Case Study

[Habitat for Humanity Vail Valley](#) completed a dozen homes for educators and other public service workers on land donated by the Eagle County School District.

Habitat now has its ambitions set on building a separate neighborhood of 16 modular homes in Eagle on a piece of land donated by Eagle County School District. Most of those homes will be designated for district staff members, particularly teachers who have taught in the district for three to five years.



Leveraging District Owned Land/Partnerships

District Owned Land and Buildings Case Studies

Custer County School District

- Converted a vacant district-owned building, formerly a preschool, to four affordable apartments with the help of community volunteers and high school students from the district.

Salida School District

- Habitat for Humanity developed 10 new housing units and sold them to district employees at below-market rates. Building trades students are helping with construction, similar to Custer County Schools.

Potential Civic/Institutional Partners

Partner with Higher Education Institutions

- **Colorado Mesa University Tech**
 - Seek partnership opportunities with CMU Tech
- **Case Study**
 - Colorado Mountain College is currently in the planning process in Eagle to develop 72 units of affordable housing for faculty and students

Potential Civic/Institutional Partners

MCVSD should explore partnership opportunities with:

- Grand Junction
- Mesa County
- Intermountain Health
- St. Mary's Community Hospital System
- Fruita Family Health West
- Montrose Health
- Grand Junction Housing Authority
- Colorado Mesa University Tech
- Habitat for Humanity

Q & A / Discussion



Thank you.



GJHS

PROGRESS UPDATE

JUNE 4TH, 2024

School District 51
MESA COUNTY VALLEY
Engage, Equip, and Empower



OVERVIEW

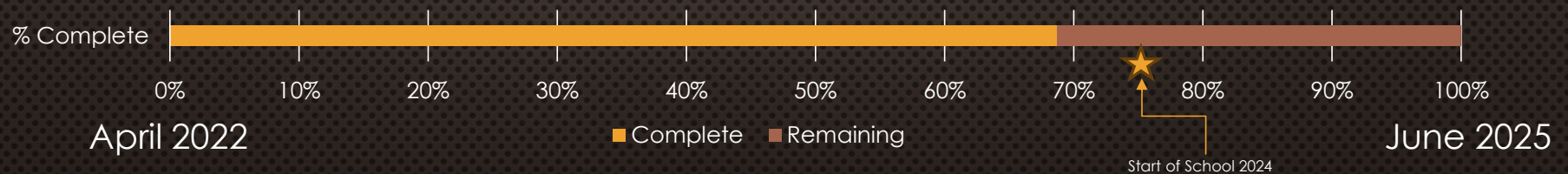
SCHEDULE

- DESIGN: FALL 2021 – SUMMER 2022
- CONSTRUCTION: SUMMER 2022 – SUMMER 2024
- ABATE & DEMO EXISTING GJHS: SUMMER 2024 – FALL 2024
- SITEWORK/LANDSCAPING: FALL 2024 – SPRING 2025

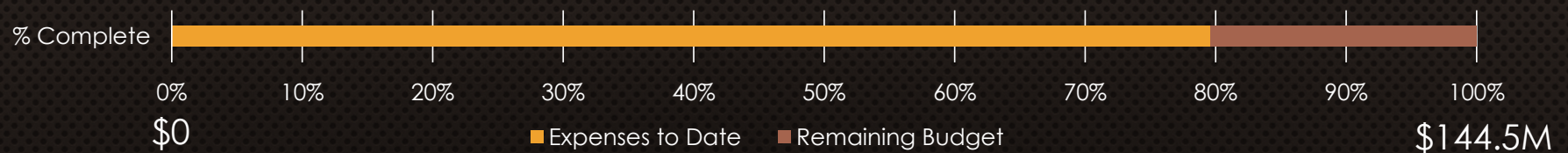
BUDGET

- TOTAL BUDGET: \$144.5M
- SOURCES: \$115M ('21 BOND), \$10M (BEST), \$19.5M ('17 BOND)
- TOTAL COMMITTED TO DATE: \$142.7M (THRU APRIL)
- TOTAL EXPENDED: \$115M (THRU APRIL)
- LOCAL EXPENDITURES: \$80.6M (THRU APRIL)

Completion (as a % of Scheduled Construction Days)



Completion (as a % of Project Budget)



RECENTLY COMPLETED

- FURNITURE INSTALLATION (1 OF 3 CONTRACTORS)
- FITNESS EQUIPMENT INSTALLATION
- SHOP EQUIPMENT INSTALLATION
- BLEACHER INSTALLATION





IN PROGRESS

- FURNITURE INSTALLATION
- BUILDING MOVE-OUT/IN
- ASBESTOS ABATEMENT
- SITEWORK
- COMMISSIONING
- CERTIFICATE OF OCCUPANCY

UPCOMING

- DEMO OLD BUILDING
- RIBBON CUTTING CEREMONY/OPEN HOUSE: AUGUST 3RD

JUNE '24 -
December '24

+/- 170 parking space

JUNE '24 - JUNE '25

JUNE '24 -
December '24

JUNE '24 -
AUGUST '24

COMPLETE

NOTE:
1. EVERYTHING IN DASHED LINES TO BE DEMO

SPRINKLER
SYSTEM



Abatement of Press Box



Library Packed and Ready to Move



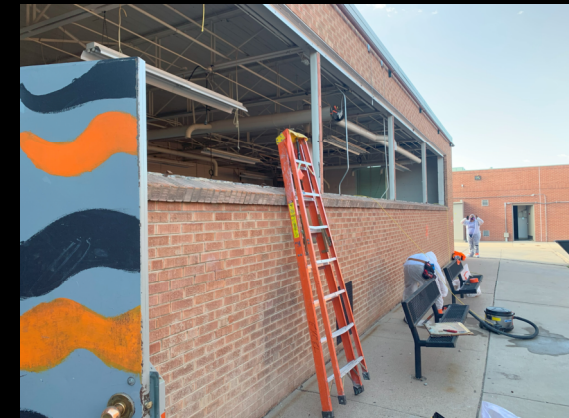
Move-in Underway

CONSTRUCTION METRICS

AVERAGE NUMBER OF CONSTRUCTION PERSONNEL ONSITE EACH DAY: 247
 NUMBER OF LOCAL CONSTRUCTION WORKERS: APRIL (316)
 NUMBER OF CONSTRUCTION MATERIALS TEST REPORTS GENERATED: OVER 870
 TERRAZZO FLOORING COMPLETE: 36,580 SF
 LVT INSTALLED: 24,575 SF
 CARPET INSTALLED: 91,256 SF
 WOOD FLOORING INSTALLED: 22,819 SF
 EXTERIOR SITE CONCRETE POURED: 79,080 SF
 ASPHALT PLACED: 144,235 SF



Furniture Installation Ongoing



Abatement of Outbuildings

Video: [Link](#)



THANK

YOU

COLLEEN.KANEDA@DYNAMICPM.COM



Displacements Due to Grant Funding Reductions

Board of Education Resolution 23/24: 103

Adopted: June 4, 2024

WHEREAS, if the Board determines a drop in enrollment, turnaround, phase-out, reduction in program, or reduction in building necessitates action that may require the displacement of one or more teachers, it shall adopt a resolution that identifies the action and the reasons for that action;

WHEREAS, the District is experiencing a reduction in funding through Title 1 and the ESSER grant;

WHEREAS, due to these funding reductions, the District may potentially displace one or more teachers;

WHEREAS, to the extent possible, the Board shall establish the actual number of teacher positions to be displaced consistent with the Board's authority to establish educational programs within the District;

THEREFORE, BE IT RESOLVED, these funding reductions may potentially displace three non-probationary teachers for the 2024-2025 school year.

I certify that the information contained herein is accurate and was adopted by the Mesa County Valley School District 51 Board of Education on June 4, 2024.

Amy Navarette
Assistant Secretary, Board of Education