

*Missoula Housing Authority Board*  
Regular Board Meeting  
Wednesday, July 19, 2017

-MINUTES-

Members Present: Jamie Hoffmann, Marlla Johansen, Monique Casbeer, Kaia Peterson  
Members Absent: Heidi DeArment, Kila Shields, Collin Bangs  
Staff Present: Lori Davidson, Jim McGrath, Mary Melton, Adam Ragsdale, Sam Oliver,  
Karl Pare  
Guests Present: Ryan Sudbury

- I. Call to Order: The meeting was called to order at 10:10am.
- II. Attendance: See Above.
- III. Approval of Minutes: Regular Board Meeting, June 21, 2017:  
1<sup>st</sup>: Casbeer  
2<sup>nd</sup>: Johansen  
None opposed, motion passes.
- IV. Commissioner Comments/Conflict of Interest Disclosure:  
None
- V. Public Comments on Items not on the Agenda:  
None
- VI. Action Items:
  - a. Resolution #1061 – Approval of Bristlecone Development Policy  

Davidson: We'll be discussing this more in our planning session that follows. We gave you a draft policy last month. We are looking to make some changes on that with recommendations from the board. We're just holding it until we have a chance to discuss it with the full board and bring it back next month for approval.
  - b. Resolution #1062 – Approval of Annual Plan Submission to HUD  

Davidson: This is the annual plan that we gave you the draft of last month. It is pretty standard boiler plate stuff. We haven't made any significant changes to policies, although we'll be adding the Bristlecone Policy. We added the possible

use of Project-Based Vouchers, which could be at Cornerstone Apartments or a 4% tax credit project. Those were the most significant changes we added. We had the Public Hearing this morning at 9am. There were no attendees. That is typical. We're ready to have you approve that so we can get it submitted to HUD.

1<sup>st</sup>: Casbeer

2<sup>nd</sup>: Johansen

None opposed, motion passes.

VII. Staff Reports:

a. California Street final close-out

Davidson: Everything has been submitted and it's in review. We should hear from them at any time. We have the full \$700,000 grant in hand. It's fully leased.

b. Discussion of Development Strategic Planning

Davidson: We'll be discussing this more in the session that follows. I just wanted it on the board agenda in case anyone had any comments.

c. Trust Fund application update

Davidson: The only update is we got a call from Senator Tester's office requesting that we meet with some of the Veteran Mentors who are objecting to the project. That meeting is set for July 21. Their intention is to let us have a discussion amongst ourselves and see if we can come to a compromise. They are pretty set against it, but we do have Eran Pehan from the city and people from the Poverello coming. Hopefully we'll be able to address more of their concerns. We'll just have to see how it goes.

Casbeer: Could you reiterate why they're against it?

Davidson: Because it's not sole reservedly for veterans and it's not dry.

d. Stevensville land – tax credit application

Davidson: We were once again not selected to put in a full tax credit application. Jim Morton has decided to go forward with an AHP application which would be gap funding. They think it has a really high chance of being funded. That decision doesn't come until December, so when we apply for tax credit again next year, we'll hopefully have an AHP in hand which is better for the application.

e. New projects update

Davidson: We are going to discuss any new projects at our strategic planning session today.

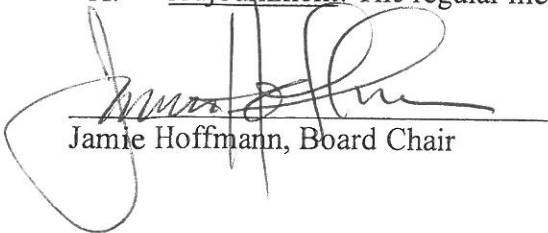
VIII. Old Business:

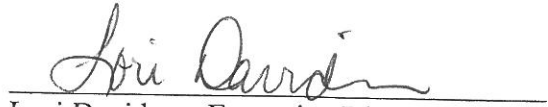
None

IX. New Business

None

X. Adjournment: The regular meeting was adjourned at 10:18am.

  
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Jamie Hoffmann, Board Chair

  
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Lori Davidson, Executive Director