

***Missoula Housing Authority Board***

Regular Board Meeting  
Wednesday, October 22, 2014

**-MINUTES-**

Members Present: Collin Bangs, David Warren, Monique Casbeer, Jamie Hoffmann

Members Absent: Fred Simpson, Sheia Lund, Betty Zander

Staff Present: Suzy Yancey, Lori Davidson, Jim McGrath, Harlan Wells, Karl Pare, Sam Oliver, Elizabeth Marshall,

Guests Present: Keithi Worthington, Kim Brown, Milo Oliver

- I. Call to Order: The meeting was called to order at 5:30 pm.
- II. Attendance: See Above.
- III. Minutes:

-Regular Board Meeting September 17, 2014

1<sup>st</sup>: Warren

2<sup>nd</sup>: Casbeer

None opposed, motion passes with all in favor

- IV. Commissioner Comments/ Conflict of Interest Disclosure:

Hoffmann mentions the possibility of the board making a contribution to United Way.

Bangs states that he attended the DEQ meeting regarding the White Pine commercial vs. residential clean up. After 20 years, there should finally be a decision on the degree of the cleanup made very soon.

- V. Public Comments on Items not on Agenda:

Davidson states that there is a regulation on the CAP funds requiring a declaration of trust on all new properties. There are 2 grants with CAP funds, the Replacement Housing Factor grant, and the Main grant. She will be recording Declarations of Trust per HUD regulations.

VI. Action Items

a. Election of Officers

Bangs nominates Hoffmann as president.

Casbeer Seconds

None opposed, Hoffmann continues at board president

Casbeer nominates Bangs as vice president.

Hoffmann seconds

None opposed, Bangs continues as board vice president

b. Resolution 1009: Write off Resolution

Pare states that normally the write off is for damages from tenants, and that's true in this case too. A small amount is rent, but most of it is move-out cleaning and damages.

1st: Casbeer

2nd: Warren

None opposed, motion passes with all in favor.

c. Resolution 1010: Change program administrative plans and annual plan to implement the Equal Access Rule

McGrath discusses the new HUD-mandated equal access policy that needs to be implemented, defining program eligibility regardless of Sexual Orientation, Gender Identity or Marital Status.

1st: Casbeer

2nd: Warren

None opposed, motion passes with all in favor.

d. Resolution 1011: Change in Section 8 Homeownership policy

McGrath states that a participant would like to use a conventional loan, which is currently not approved for the homeownership program.

Kim Brown, realtor with Exit Realty attended on behalf of her client. She stated that the client didn't want to use an FHA loan because of mortgage insurance.

Bangs states that FHA used to be the best kind of loan. If you can qualify for a conventional loan now, then there's no reason we shouldn't be approving it.

1st: Bangs

2nd: Casbeer

None opposed, Motion passes as amended

VII. Staff Reports

a) MHA office space

Wells states that they've had initial discussion with First Interstate Bank about the Mountain West Bank buildings. They have the building behind Costco for sale, as well as 3 floors in the building by the mall. Mountain West Bank has been acquired by First Interstate and the building assets are being sold as part of the acquisition.

Davidson states that Kirby Christian has property for sale downtown, and that they will meet with him later this week to discuss that.

Wells states that they will be starting the appraisal process on Russell Square the first week in January. We can use HOME funds to turn the current offices back into apartments.

Hoffmann states that he can help with this conversion.

b) Cooperation Agreement with the City

No update

c) Rural Development Self-Help Program

Oliver states that all of the homes have passed inspection. Holly is working with Nancy Jacobson to come up with an aggressive marketing plan to get more families for the next build.

Davidson states that MHA will be carrying Holly's salary from the development fund over the winter, and that all of the construction supervisors have been laid off.

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d) Stevensville Loan Payoff

Davidson states that the Palace paid the final \$325,000. We were waiting until Vantage Villa was back under construction, and the final Palace payment went through before paying off the Stevensville property of \$135,000.

Wells states that the Stevensville property may be more valuable as collateral in the long run.

e) Vantage Villa

Oliver states that the exterior paint is done, and that it has been re-roofed. They have also just hired a new Section 3 employee.

Hoffmann asks about the waiting list and if the old tenants were on it.

Davidson states that this is currently under discussion among the staff and with Keithi, as well as opening Vantage Villa up to all one-bedroom applicants. HUD does not classify the building as elderly/disabled, so that is an option open to us. Many non-disabled, non-elderly one-bedroom families have been on the waiting list for 4 to 6 years.

f) Palace Project

Done

g) Silvertip Sound Mitigation

Oliver states that they finished last week and were \$10,000 under budget. Everything went smoothly.

h) City Surplus Lots

Wells explains that the State needs the environmental review before issuing the award letter, and we cannot incur costs to be paid for with the HOME grant until the award letter is issued. As soon as that process is complete we can begin the RFQ process for architectural design.

VIII. Old Business

a. Changes in Procurement and Personnel Policies

None

b. Board Training Opportunities

Davidson states that the NAHRO legislative conference is in March.

McGrath states that HUD has some Youtube trainings for board members.

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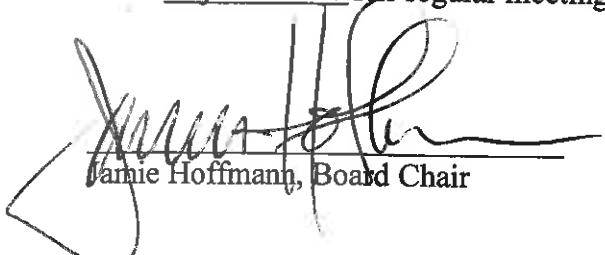
IX. New Business

a. Seeley Lake Property (Pat O'Herren)

Wells states that Pat O'Herren is a planner for the county, and that they're trying to develop a new Main Street at Seeley Lake. It may be a possibility to do an RD self-help project, but they would need to be able to separate out the parcel of land. There are simpler regulations up there since Seeley is not incorporated.

Wells also states that the Board of Housing meeting to award tax credits is November 17<sup>th</sup>. We will find out then if River Ridge will be funded with tax credits this year.

X. Adjournment: The regular meeting was adjourned at 6:43 pm

  
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Jamie Hoffman, Board Chair

  
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Lori Davidson, Executive Director