Missoula Housing Authority Board
Regular Board Meeting
Wednesday, February 26, 2020

-MINUTES-

Members Present: Collin Bangs, Kaia Peterson, Jack Richards, Kila Shields, Monique Casbeer

Members Absent: Mary Jane Nealon, Mike Nugent

Staff Present: Lori Davidson, Jim McGrath, Mary Melton, Debbie Hibbitts, Adam Ragsdale, Sam Oliver

Guests Present: Ryan Sudbury

I. Call to Order: The meeting was called to order at 5:31pm.

II. Attendance: See above

III. Public Hearing – 5 year plan:

Davidson: We have advertised for the 5 year plan. Now that we have our new allocation of 2020 capital funds, it’s a federal requirement to make public what our 5 year plan is. That plan would typically start in 2020 and go to 2025. However, we have been on a rolling 5 year plan and typically changed that every year. This is the last capital fund allocation we’ll receive because of the Streamlined Voluntary Conversion. Tonight we’re covering both the 2019 and 2020 capital fund plan. Most of the capital funds that are left will be spent on new siding and windows for the north side public housing properties as well as mods on some of the north side units which include a complete remodel of the units. We’re working on other improvements as well that won’t be paid for with capital funds such as new roofs on some of the public housing units, rehabilitation of bathrooms, and some asbestos abatement. I’ll keep you updated as we finalize that work. The advertising of this public hearing will go on beyond today’s date. If we receive any public comment, those will go along with the notes and we’ll report back to the board. The public housing tenants are being notified of the work we are doing and we haven’t received any significant feedback from tenants.

Oliver: We’re waiting for the material orders to come in. We have several crews available so the work should go quickly.

IV. Approval of Minutes: Regular Board Meeting, January 15, 2020

1st: Casbeer
2nd: Richards
None opposed, motion passes.
V. Commissioner Comments/Conflict of Interest Disclosure:

None

VI. Public Comments on items not on the Agenda:

None

VII. Action Items:
    a. Resolution #1106: Approving Revised 5 year Capital Fund Plan

       1st: Casbeer  
       2nd: Richards  
       None opposed, motion passes.

VIII. Staff Reports:
    a. Villagio update

        Davidson: Villagio is moving along. Collin has been helping me with some  
        meetings with our partners there. Having those partners on this project has been  
        an interesting process. Everyone has different expectations. We had to put the  
        design process on hold for a bit while we addressed some questions from partners,  
        but I think we’ve reached a point where we can move forward with the design.  
        We’ll be working with attorneys to put some documents together for the project  
        and we’d be happy to have Ryan and the board look over those as we get them.  
        Some of these documents include a consulting agreement with Blue Line  
        Development, an operating agreement with the partners, how we split the cash  
        flow, and what happens after the compliance period. Dick Anderson Construction  
        is continuing to price things as they are proposed. We originally started with 24  
        Project-Based Vouchers and we’re now going to be putting 30 Project-Based  
        Vouchers in that project. That was needed to make the operations flow better.

    b. Voluntary Conversion update

        Davidson: I don’t have much to add other what we discussed during the Public  
        Hearing. Our Conversion Specialist, Carl Brien, who’s been doing a great job,  
        has been offered another full-time job, so we’ll be losing him. We’re advertising  
        for the position and working with temporary employment agencies. We’re  
        continuing to hold public housing tenant meetings and those are going well.

    c. Cornerstone update

        Oliver: We poured the foundation in January and now we’re framing. We’re  
        lucky to be able to keep on working and it’s going well.
d. Trinity update

Davidson: I took a trip to Denver last week to visit other permanent supportive housing projects. Colorado has a lot of money coming from many different sources that we don’t have access to here. Our navigation center is going to look different than it does in other projects because we don’t have access to a lot of funds. We still don’t have commitments from any of the service providers for the navigation center. We have to go back to the County Commissioners because Dollar Rent-A-Car is 25 feet over the property line along the entire Broadway side. So, we need to increase our ask to the county for the amount of land.

Sudbury: Why aren’t we asking Dollar Rent-A-Car to move?

Davidson: I haven’t been a part of those conversions so I’m not sure what’s been discussed, but I will pose that question to the partners and let them know Ryan has offered to come in and help with those county conversations.

Shields: What were the lead agencies in the partnerships at the Denver sites?

Davidson: Sometimes it was mental health centers and sometimes they were very specific. For example, one of the centers was focused on LGBTQ and women and one of the centers focused on people reentering the community from incarceration. There were different models such as some only open at night, some only doing appointments during the day, etc. Mary and Melissa are going to Portland in March to tour other permanent support housing projects. As we’ve gone around and talked with different agency directors in Missoula, we get the feeling that they think this navigation center is going to fill every gap that their populations have. But we will have other populations on the property and we don’t have a lead service provider committed yet. And we don’t know yet how it’s getting paid for. Part of the issue is the initial concept was this navigation center would be open 24/7, but staffing something open 24/7 is really difficult because of funding.

IX. Old Business:

None

X. New Business:

None

I. Adjournment: The regular meeting was adjourned at 6:38pm.

Collin Bangs, Board Chair
Lori Davidson, Executive Director

*** Minutes approved via Zoom Board Meeting on April 15, 2020