Missoula Housing Authority Board  
Special Board Meeting  
Monday, June 8, 2020  

-MINUTES-  

Members Present: Collin Bangs, Kaia Peterson, Jack Richards, Mary Jane Nealon, Mike Nugent  

Members Absent: Monique Casbeer, Kila Shields  

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

Guests Present: None  

I. Call to Order: The meeting was called to order at 9:04am.  

II. Attendance: See above  

III. Commissioner Comments/Conflict of Interest Disclosure: None  

IV. Public Comments on items not on the Agenda: None  

V. Action Items:  
   a. Resolution 1108 – Approving Conversion Plan and Submission of Application to HUD for Streamlined Voluntary Conversion.  
      
      Nealon: When I was reading the minutes from the tenant meetings, I could feel the anxiety from tenants about the change. I thought staff did a really good job of explaining the process. One tenant asked if their rent would go up, and the answer was only if they’re over income. Can you explain that?  
      
      McGrath: If someone is paying rent based on their income, they’ll still be paying rent based on their income when we convert. If they have sufficient income that 30% of their monthly income is above the rent, then they are self-sufficient and would pay full rent. Right now in Public Housing, we have flat rent they would pay. Those flat rents are really low, so those will go up at conversion in order to support the project. There are a few families who are over-income and paying flat rent now, so their rent would increase if they choose to stay in their unit, but it wouldn’t be over 30% of their monthly income.  
      
      1st: Nugent  
      2nd: Peterson  
      None opposed, motion passes.
I. **Adjournment**: The regular meeting was adjourned at 9:12am.

Collin Bangs, Board Chair  
Lori Davidson, Executive Director

***Minutes approved via Zoom Board Meeting on June 17, 2020***