

Missoula Housing Authority Board

Regular Board Meeting

Wednesday, February 15th, 2023

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MINUTES-

Members Present: Jack Richards, Kaia Peterson, Sheena Comer Winterer, Collin Bangs
Via ZOOM: Kila Shields, Tiegan Avery

Members Absent: Erma Mack-Wilkes

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

- I. Call to Order: The meeting was called to order at 5:30 pm.
- II. Attendance: See above
- III. Approval of Minutes: Regular Board Meeting – January 18, 2023
Richards: Moves
Comer Winterer: 2nd
Approved
- IV. Commissioner Comments/Conflict of Interest Disclosure:
Peterson: Housing Day at the Rotunda is on Tuesday. MHA cannot attend but there will be good representation and good conversation. It will be good exposure for housing at the legislature.
- V. Public Comments on items not on the Agenda: None
- VI. Action Items:
 - a. Resolution #1147 – A Resolution Declining Public Housing Operating Funds
Bangs: Moves
Comer Winterer: 2nd
Approved
 - b. Resolution #1148 – A Resolution requesting from HUD the closeout of the Public Housing Program through ACC Termination
Bangs: Moves
Comer Winterer: 2nd
Approved

VII. Staff Reports:

a. Valor House

Oliver: We have spent the last few weeks meeting with community members that partner with us at Valor House. Given recent history, we have decided to not pursue the per diem grant at Valor House this year. We will pursue a permanent housing model at Valor House over time.

McGrath: Over the course of its life the needs and the landscape have evolved. Valor house is transitional housing where we typically only deal in permanent housing. This change will fall in line with our operation moving forward. While we have some direction we would like to go, the current grant will continue till the end of September. We don't know what it will look like October 1, but we want to honor our commitment to Veterans. It will be an opportunity to provide permanent housing for Veterans.

Richards: Does the VA have to approve?

McGrath: No, we reapply for the grant every 3 years, and we will effectively not reapply after September. Since we funded the project with VA money until December of 2023, if we stopped, we would have to buy the VA out of the project. Tester managed to get in the procreations bill about Veterans issues which included no longer having those provisions.

Peterson: I want to express my appreciation to Jim, Sam, and for the staff and for being thoughtful about the conversations with our partners. We know that serving Veterans and addressing homelessness is very critical in our community, so I think it is a very thoughtful approach with those that played a role in the transitional housing. Sounds like an excellent outcome.

b. National Museum of Forest Service History

Oliver: Not a lot to report there. We are analyzing proposals and getting closer to selecting a contractor. It is down to 3 local firms. Last week we hired a Construction Project Manager, Evan Hauser. It will be nice to have backup on the construction side of things.

c. Closeout of the Public Housing

Oliver: We addressed it through the resolutions. We are getting the last of the documentation needed and put it in front of HUD and change this to a memory.

d. Villagio update

Oliver: We received a schedule for punch listing the entire building A. Finishing it up now and will have a commercial cleaning crew come through. It is a little easier than Trinity due to the order of operations and having it all be on one site. We have some challenges since we share subcontractors on both jobs. We have reached out to Blueline to start the planning for leasing, and we have hired a property manager. Hopefully, we can start leasing in May.

e. Trinity update

Oliver: We are currently leasing at Cooley in the neighborhood of 12 units with many more in the works. We received the certificate of occupancy for the Stoddard building and we will roll into punch listing those units. That will be the next concentration. They are through the 2-bedroom waitlist and are open application for those units. It will be interesting to see what happens with the larger units at both Trinity and Villagio since they have traditionally not existed in Missoula. No waitlist, it is open application for all on 3-bedroom units as well.

Ragsdale: We have hired our second property manager for Trinity.

f. Speedway & 819 Stoddard

Oliver: Our Outreach Coordinator, Sarah Stout starts next Tuesday. She will be able to hit the ground running at the time we need someone at Villagio and Trinity and we have a long list of things for her to start on. She does have a successful grant writing history. We are excited. She has been in the nonprofit sector previously.

g. Strategic Planning:

Peterson: Still on the agenda but we had a chance to meet, Kia and I, and revisited some of the goals. We will have a couple resolutions this month. Next month I hope to come to the board with a report about some of the goals we have achieved. We have checked a lot of boxes since our last strategic planning. We are also going to bring an update on the measuring success matrix we created just as a document regarding individuals we have served.

Peterson: It is the perfect time to revisit. Having something to communicate that success and having something internally to benchmark against so we are all on the same page about what we are trying to accomplish here together.

VIII. Other Matters:

Comer Winterer: I had a Habitat board member reach out regarding future partnership with Habitat. She talked about the Hillview property that was donated to them. Possibly serving as the developer on a future project with them.

Oliver: There is stuff we can both do for each other. If the time is appropriate, we would be happy to sit down and discuss further possibilities regarding partnership on a project.

McGrath: March 15th 1:00 @ the library will be the annual housing report. Spoiler alert, the big stars will be Trinity and Villagio. We will have a short clip to really celebrate those.

Ragsdale: I met with a lawyer, and we did a final review of the personnel policy and he had very minor notes. He said it was one of the best he has seen.

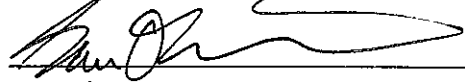
Peterson: Spoke with Erma last week and she has decided to step down from the board. This will be the mayor's charge to find someone to fill the open seat.

Oliver: We will do a mailer to find interested parties amongst our residents and participants.

Oliver: We have received a fully executed settlement for the Garden District lawsuit. All parties

have agreed and most of the checks have trickled in. We should see real closure here soon.

Meeting adjourned at 6:02 pm



Sam Oliver, Executive Director

Kaia Peterson, Board Chair