

Missoula Housing Authority Board

Regular Board Meeting

Wednesday, December 21st, 2022

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MINUTES-

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

Members Absent: Erma Mack-Wilkes

Staff Present: Lori Davidson, Mary Melton, Sam Oliver, Adam Ragsdale, Rebecca Stancil, Sierra Lowney
Via ZOOM: Ryan Sudbury

- 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 – November 16,2022
- IV. Commissioner Comments/Conflict of Interest Disclosure:
Bangs: I read an article in the New York Times detailing the struggles of large cities in finding housing solutions for the most vulnerable of populations. Something to keep our eye on if someone comes up with some good ideas.
Davidson: In my opinion the main barrier is the lack of robust social/ supportive services and a large part of that is the lack of funding and capacity. We have experienced this firsthand with the Permanent Supportive Housing at the Trinity apartments and how difficult it has been to get the Navigation Center staffed and ready for residents. Everyone wants to house the neediest populations but forget about the services needed to support and keep these vulnerable populations housed.
- V. Public Comments on items not on the Agenda: None
- VI. Action Items: None
- VII. Staff Reports:
 - a. Presentation from Family Self Sufficiency Program Coordinators, Rebecca Stancil and Sierra Lowney: FSS is a 5-year program designed to help voucher participants work toward financial self-sufficiency through earned income. When a portion of your rent increases due to earned income, MHA contributes a roughly equal amount into an

escrow account which will be paid to the participant upon successful completion of the program. The coordinators can help you access services to eliminate barriers and help you reach your goals. Recently an updated action plan took effect further benefitting the program and its participants.

Please see: December 21, 2022 MHA Board Report - FSS Action Plan pages 12-20 for updates

b. Code Reform and Growth Policy Update "Our Missoula"

Avery: This is a great opportunity for MHA to advocate for common sense and code reform that helps ease our burden and make housing affordable across the board and eliminate silly rules.

Sudbury: I am on several work teams for the code reform project with the city. If folks have comments, input, and ideas I can introduce them to the various teams I am a part of, or you can submit them yourselves.

Oliver: A large diverse group in one room and the level of cooperation between groups was wonderful to see. Now the hard work begins. Everyone pledged to keep working together and engage in the public process.

Peterson: Codes and zoning have a huge impact on whether housing is affordable in our community, and we can't keep throwing money at projects, we need to adjust from a regulatory standpoint as well. The script and power point should be published and made available.

Avery: Do we have a vision for our standpoint on code reform?

Peterson: Keeping an eye on what the city is working towards and making sure MHA is at the table for these discussions. A great question to bring back to the board as things progress.

Bangs: I have spent 40 years fighting this battle and this is the first time I have seen this kind of opportunity.

c. Update on Museum of Forest Service History

Oliver: Interviewed 6 contractors in town. We have to go line by line with the various costs of this project as a lot of materials are donated. I think we will be in line with what they have raised for this project. The design team for the project and MHA met with county officials to introduce the project. It is important to invite them to the table early on and not wait until deadlines to inform them.

Davidson: County folks were very enthusiastic about it, and it was great to be in those meetings.

d. Close out of Public Housing program

Davidson: No update. No response from HUD at this time.

e. Villagio Update

Oliver: We were on site yesterday. Villagio is looking great. The units look really beautiful. This team is really tracking quality control. They are getting some good headway built up. All the infrastructure is done.

Davidson: The units are so nice. They feel spacious with a lot of natural light. People are going to want to live here, there is no doubt about it.

f. Trinity update

Oliver: We engaged in the pre punch list process for the Cooley building. Things are looking really good. The site has drastically transformed. The parking garage is almost complete, and we received our conditional certificate of occupancy. The Stoddard building should be tracking closely behind by about a month and the workforce housing will track in the next month as well. It was an opportunity to let the construction team know what we were seeing and what we didn't want to see moving forward.

Davidson: From the services standpoint, we are having many meetings with PHC for the PSH housing side of the project. Meeting with the Pov to discuss them doing 24-hour onsite coverage for the PSH. We are discussing how that will be paid for. We still do not have a clear idea of what the Navigation Center will look like, and we are still out another 5 or 6 months. The city is still working out details there. It will be another 3-4 months before we start leasing those PSH units.

Oliver: Workforce housing is to be filled first before the PSH side of the project.

Davidson: Melton has attended all the PSH meetings. Do you have any input or updates?

Melton: I think they are shaping up really well. PHC has a good idea of what they are facing now. What some of the issues could be for us as well. We are figuring it out with the recognition there will be mistakes and we will correct as we go.

g. Speedway and 819 Stoddard

Peterson: Any updates on the Outreach Coordinator position?

Davidson: We had a couple interviews but are still hoping to throw a wider net into the community. We hope to find the right candidate who meets the requirements of the job description. Adam has the job posted everywhere, including the website. The website is coming along nicely. It will be more user friendly and easy to navigate. It will address a lot of the questions the city had for us as far as the ability for the community to access information about our programs.

h. Strategic Planning:

Peterson: Looking forward to celebrating Lori's retirement and pairing it with acknowledging the accomplishments of the Housing Authority. We will get the invites out in the next week or so. Measuring success, nothing to update until we move into the new year.

VIII. Other Matters: Closed Board meeting next week to discuss litigation.

Meeting adjourned at 6:45 pm

Sam Oliver, Executive Director

Kaia Peterson, Board Chair