

Whitefish Housing Authority**Minutes of Board Meeting
March 18, 2015
4:10 pm Start 6:00 pm Adjourn**

Meeting held at the National Parks Realty, Whitefish

Type of meeting: Regular Board Meeting	Staff Present: Lori Collins, Executive Director
Attendees:	Myrna Fleming, Ralph Ammondson, Sandra McDonald, John Middleton and Bill Mulcahy
Absent:	
Public:	None

AGENDA**I. APPROVAL OF MINUTES Chair**

The February minutes were adopted.

Motion to Accept by: Bill Mulcahy

Seconded by: Ralph Ammondson

All voted in favor.

II. PUBLIC COMMENT

The MVM residents were specifically invited to this meeting to voice any comments or requests for the use of Capital Funds at the MVM. Several showed up and spoke during the comment period. The following general suggestions were made: The use of solar panels and the possible placement of them on the roof; cable access to all units with a charge to the tenants organized by the office; Wi-Fi in the building; insulating or sheeting for the windows on the south side of the building to alleviate summer heat; more definition or striping of the parking lot spots; and a booklet or flyer with general information for new tenants regarding important phone numbers, places for assistance, local spots of interest, etc. The board heard the comments and these will be discussed for inclusion in the PHA Plan and future areas to use the Capital Funds on hand.

III. OLD BUSINESS**Chair**

Executive Director Contract / Review:

Discussion: The board members presented and went over the director's review at the meeting. After their review the board asked if the director had any comments or suggestions for them. All went very well and a clearer focus on goals and objectives was established for both the director and board.

Five Year Plan

Discussion: This item was discussed and public comment was received. This item will continue to be on the agenda until the completion of the comment period and the PHA Plan due date of April 17th. Discussion of the broad direction of the public housing and the potential capital projects, which began at the January meeting, will continue during this comment period.

IV. EXECUTIVE DIRECTOR REPORT**Lori Collins****a. Public Housing**

Discussion: The director reported that the MVM is fully occupied. Two vacancies are expected in the coming months. There is a waitlist and these apartments will rent fairly quickly. Maintenance is going well and there are no issues to report.

b. Housing Choice Vouchers

Discussion: The director reported that 16 vouchers are leased up. This program is going well and there is nothing to report at this time.

c. Financials:**1. Current Monthly and Year-to-Date Reports**

Discussion: The monthly financial reports were included in the board pack. The following items were

discussed:

We are currently at the eighth month mark on the budget. The budget is on track for the fiscal year. No specific discussion was had on the current financials as no one had any specific concerns or questions.

d. Other PHA Business

1. Election of Officers

Discussion: The election of officers, comprised of the Chair and Vice Chair, is an annual duty of the board. In discussion, it was noted that Linda Miller had resigned from the board. After some discussion a **motion** was made to keep the officers the same. Myrna Fleming will remain as Chair and Bill Mulcahy will remain as Vice Chair.

Motion to Accept by: Ralph Ammondson

Seconded by: Sandra McDonald

All voted in favor.

2. Auto Insurance / Liability for Staff

Discussion: The director reported that she had spoken with her insurance company. After relaying the concerns and questions of the board, the insurance agent assured the director that the amount of time and purposes for driving her vehicle would not be a concern or a liability on the housing authority.

3. Resort Tax and Affordable Housing

Discussion: A board member requested a discussion on the proposed increase to the State of Montana and City of Whitefish Resort Tax that is being discussed at the state level regarding the increase to the tax from 3% to a 4% maximum that would be used for affordable housing. This is something that the board would be very interested in supporting. During discussion, it was noted that a vote to increase the tax to the allowable limit of 3% was already being put up to a vote for a water shed project in Whitefish. This will most likely impact a future increase to 4% for affordable housing. The board will continue to follow this item closely.

In other discussion, the director reported that she had a conversation with Don Spivey regarding his spearheading a possible coalition with the housing authority, Habitat For Humanity and the City of Whitefish to create affordable housing. This will be an ongoing discussion as this potentially moves forward. The board would like to see movement towards partnering with the City and big business for the creation of more affordable housing.

V. Homeownership & Development

Chair

a. Update on Current Projects

The board would like to look at the following items for current and future discussion:

- The director will visit Helena to have a face to face meeting with the CDBG and HOME program managers for the future use of grants with respect to the building of affordable rentals;
- Rehab Grants for homeowners in Whitefish; and
- The upcoming training in Bozeman and the possibility of a board member attending with the director.

VI. OTHER BUSINESS / Commissioner Comments

Chair

The commissioners asked that:

- the director and the board attend more City Council meetings;
- the director look into getting WHA on the City Agenda to update council on the Whitefish Housing Authority; and
- the director talk with someone at Glacier Bank for a referral to our board.

VII. ADJOURN

The meeting adjourned at 6:00 p.m.

Signature below signifies adoption of the minutes.

Jo Polubs 4/15/15
Executive Director Date

Mona J. Flaming 4/15/15
WHA Board Chair Date