

Whitefish Housing Authority

**Minutes of Board Meeting
September 16, 2015
4:02 pm Start 5:43 pm Adjourn**

Meeting held at the Mountain View Manor, 100 East 4th Street, Whitefish, MT

Type of meeting: Regular Board Meeting	Staff Present: Lori Collins, Executive Director
Attendees:	Myrna Fleming, Ralph Ammondson, Robert Fitzgerald, John Middleton, Alison Young and Bill Mulcahy
Absent:	None
Public:	Ben Davis, Daryn Murphy

AGENDA

I. APPROVAL OF MINUTES Chair

The August minutes were adopted.

Motion to Accept by: John Middleton	Seconded by: Bill Mulcahy
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All voted in favor.

II. PUBLIC COMMENT

None.

III. OLD BUSINESS

Chair

1. Pet Policy

Discussion: After a brief discussion, the board decided to table this discussion until the October meeting. The director was asked to create a draft Pet Policy and Auxiliary Aide combining the best of both the Butte and Billings policies. She will complete this task by next meeting for discussion and adoption.

2. Fair Market Rent / Payment Standards

Discussion: The director reported that the FMR's put out by HUD each year must be adopted by the board and utilized as soon as they are approved. She asked that the board adopt FYE 2015 FMR for Flathead County. She did not recommend any changes or increases to the amounts as the new 2016 numbers will be coming out shortly.

Motion to Accept by: John Middleton	Seconded by: Bill Mulcahy
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Resolution #253 - Payment Standards for HCV Program adopted unanimously.

3. LIHTC Project - Community Meeting

Discussion: Daryn Murphy, VP of the Commonwealth Companies attended the meeting to explain the potential project on the south end of town and to report on the community meeting held on Tuesday night. Three board members also attended the community meeting. After a report on the aspects of the potential 36 unit tax credit housing project, the board members and Mr. Murphy reported that overall the community meeting was mostly positive. The majority of the concerns were traffic entering and exiting onto the highway and flow-through traffic into their neighborhood if the road is connected. There were a few "nimby's" in the audience but by the end the mood was positive. This meeting was just the first step towards the grant award. The potential grant will not be announced until January 2016. After that date, more work will be needed including the work towards a Planned Unit Development (PUD). This work will include more community meetings and proposals with the planning board and the city council.

IV. EXECUTIVE DIRECTOR REPORT

Lori Collins

a. Public Housing

Discussion: The director reported that the MVM has two vacancies with a 3rd by months end. These continuing turnovers are putting great strain on the staff. Work will continue to fill these vacancies as soon as possible. Maintenance throughout the building continues to move slowly with all the recent turnovers but Jeff

was able to take a much needed and deserved vacation. Hopefully turnovers will slow with the approaching winter.

b. Housing Choice Vouchers

Discussion: The director reported that 15 vouchers are leased up. The 16th voucher has been issued and the household continues to look for a home. This continue to prove difficult with the high rents in our area.

c. Financials:

1. Current Monthly and Year-to-Date Reports

Discussion: The monthly financial reports along with the 2015 year-end reports were included in the board pack. The following items were discussed:

- The 6/30/15 year-end report for public housing was right on track with one discussion point. The ending unrestricted net position had a negative balance. This was due to the \$83,000 cost to replace the boiler system. If not for that cost, a positive ending balance of \$67,548 would have been realized. Per the Fee Accountant, this is not a negative as the funds were placed into savings for this boiler replacement but was not accounted for in the budget.
- The 6/360/15 year-end report for homeownership & development ended with a very nice positive balance.
- We are currently at the 2nd month on the budget. No specific discussion was had on the current financials as no one had any specific concerns or questions.

d. Other PHA Business

1. New Board Member – Alison Young

Discussion: The board welcomed the newest board member, Alison Young. She gave a brief history of her past service and was gladly welcomed to the board.

2. Affordable Housing Summit

Discussion: The director reminded the board that she would be attending the housing summit on the 24th to be held at Grouse Mountain Lodge. She will be one of six speakers at the roundtable style meeting. She asked that the board members attend and discussed the idea of the housing authority paying for their attendance which is \$25 per person. After some discussion, three board members opted to attend and all voted to have the WHA pay for the attendance.

V. Homeownership & Development

Chair

a. Update on Current Projects

Discussion: The director reported that she is still working with a local household interested in purchasing a permanently affordable home as part of our program. They continue to work with a lender and are moving forward with hopes of purchasing by winter.

VI. OTHER BUSINESS / Commissioner Comments

Chair

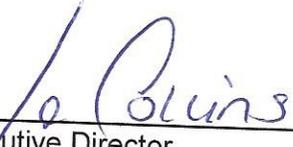
The following discussions were had:

- A commissioner discussed the want of the Resident Board to spend down their funds supplied by the WHA. A suggestion was given to purchase dog waste bag stations around the building.

VII. ADJOURN

The meeting adjourned at 5:43 p.m.

Signature below signifies adoption of the minutes.

 9/16/15
Executive Director Date

 9/16/15
WHA Board Chair Date