

Meeting held at: Zoom Meeting

Type of meeting:
Special Board Meeting
(Regular Meeting did not have
quorum)

Staff Present:

Lori Collins, Executive Director
Pamela Meadows, Housing Manager

Attendees: Via Zoom

Addie Brown-Testa, John Middleton, Kate Berry, Marney McClarey and Katie Williams.

Absent:

Ben Johnson

Public:

AGENDA

I. APPROVAL OF MINUTES

Board Chair / Vice Chair

A MOTION to accept November 2020 minutes.

Motion to accept by: Katie Williams

Seconded by: Marney McClarey

All voted in favor

II. PUBLIC COMMENTS

Discussion: None

III. STATUS UPDATE

Lori Collins, Director

a. Financials

Discussion: No questions or comments.

b. Executive Director Report

Discussion: No questions or comments.

IV. OLD BUSINESS

a. Tenant Board Seat

Discussion: Tabled until next meeting.

V. PROJECTS IN PROGRESS

a. Alpenglow Apartments

Discussion: No updates. Tabled until next meeting.

b. Trailview Homes

Discussion: No updates. Tabled until next meeting.

b. Riverview Trails

Discussion: Tabled until next meeting.

d. Snow Lot

Discussion: Tabled until next meeting.

VI. PROPOSED PROJECTS & INITIATIVES

Discussion: None.

VII. OTHER BUSINESS

a. Payment Standards / Fair Market Rent / Utility Allowance

Discussion: The director went over the 2021 Payment Standards / Utility Allowance to be adopted. She reported that the payment standards and utility allowances is something WHA does annually. She reported that the fair market rent for our area is set by HUD and a housing authority can opt to go up to 110% of those prices to set our payment standards. WHA also adopts a utility allowance which is set by HUD for Flathead County. Historically, WHA uses CAP's (Community Action Partners) background work to set the payment standards for all of Flathead County and WHA adopts their numbers. The director is asking that the board adopt the Utility Allowance as set by HUD and the Payment Standard at 110% of the HUD numbers. Board Chair Brown-Testa asked what exactly a payment standard is. The director explained that it is an amount equal to 100% of the rent that WHA would pay for an HCV client if the client had zero income. She stated that the payment standard includes a utility allowance.

A **MOTION** to accept the 2021 Payment Standard and Utility Allowance was made.

Motion to accept by: Marney McClary

Seconded by: Katie Williams

All voted in favor

b. Five Year Plan

Discussion: Tabled until next meeting.

c. HCV Admin Plan: Updated with PBV plan

Discussion: The director reported that the last three five-year plans have all provided for the option of implementing a Project Based Voucher program therefore it was easily allowed when WHA partnered with Homeward and opted to project base three of our vouchers at Alpenglow Apartments. The updated PBV Plan will now include a Chapter 17 of our Housing Choice Voucher Admin Plan that outlines all the rules and regulations for a project-based voucher program. WHA will now have a housing choice voucher admin plan including a section for the project-based voucher admin plan. The director asked that the PBV Plan be adopted into our ACOP Plan.

A **MOTION** to adopt Chapter 17: Project Based Voucher Program was made.

Motion to accept by: Katie Williams

Seconded by: John Middleton

All voted in favor

d. Great fish Challenge: Mission Statement, etc.

Discussion: None. Tabled until next meeting.

VIII. COMMENTS FROM COMMISSIONERS

Discussion: None


IX. CLOSED DOOR SESSION – POTENTIAL LEGAL AND/OR PERSONNEL ISSUES

Discussion: None

X. ADJOURN

Meeting adjourned at 4:18pm

Signature below signifies adoption of the minutes.

 2/26/21
Executive Director Date

 2.26.21
WHA Board Chair Date