



Board of Commissioners Regular Meeting
Location: 2415 1st Ave North, Billings, MT
Large Conference Room
May 27, 2026, 12:00 pm – 1:00 pm

AGENDA

- **Call to Order and Determination of Quorum**

- **Roll Call:**

Audet Crawford Hammer McKee Reno Taylor Tusi

Public Comment on any items not on the agenda (public comment will be limited to 3 minutes for each person)

Sign In Sheet

- **Consent Agenda – Separations?**

- **Public Hearing**

- **Resolution #1290 - Consent Agenda Items**

- Meeting Minutes April, 2026
- Financial Summary for April, 2026
- Dispositions
- Contracts
- Public Housing Compliance report
- HCV Housing Compliance report
- Presentation of Current Account Balances
- **April** claims in the amount of \$ **1,467,626.94** have been reviewed and paid for the previous months. A complete listing of the claims for the previous month is available with the Chief Financial Officer.
- Charge Off's

- **Discussion Agenda**

- I. CEO Report – Patti Webster**

- i. CEO Report w/ salary study review – Resolution #1291
 - ii. HUD Reports
 - iii. Exiting employee list
 - iv. Complaint
 - v. Waitlist

- II. CFO Report – Helen Verhasselt**

- i. FY 2026-2027 Operating Budget – Resolution #1292

- III. Policy**

RESOLUTION NUMBER 1291
BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF BILLINGS
NAHRO 2026 SALARY STUDY

WHEREAS, in accordance with the U. S Department of Housing and Urban Development (HUD) PIH Notice 2011-48 dated August 26, 2011, and subsequent updates to said notice, the Salary Study for the Homefront Housing Authority, Montana be approved and adopted effective May 27, 2026

RESOLUTION NUMBER 1272
Amended 05/27/2026
BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF BILLINGS
HOUSING CHOICE VOUCHER PAYMENT STANDARDS

WHEREAS, the Housing Authority of Billings has an established Board of Commissioners pursuant to MCA 7-15-443. The Commissioners are responsible to establish Housing Choice Voucher Payment Standards.

NOW THEREFORE BE IT RESOLVED that the Members of the Housing Authority of Billings Board of Commissioners hereby resolve to adopt a resolution to amend the Housing Choice Voucher Administrative Plan, Chapter 16. II.B with updated Payment Standards.

The adopted payment standards will reflect values up to 110% of the 2026 Local rent survey-approved FMRs with no waivers required.

Effective: October 1, 2025 for new lease ups and changes of unit

Effective: December 1, 2025 for all other HCV transactions

IV. Governance

V. Development Committee Report Out (Please see CEO Report)

1. Regular Meeting Time for the Development Committee is the 2nd Tuesday of each month 2:00 pm – 4:00 pm

- **Board Comments and Announcements**
- **Public comment**
- **There are now 7 NAHRO Certified Commissioners**
 1. Hannah Reno
 2. Ed Hammer
 3. Amanda Taylor
 4. Phyllis Crawford
 5. Tafuna Tusi
 6. Sandra McKee
 7. Zach Audet

I. Adjournment

Next Regular Board Meeting is scheduled for June 24, 2026?