



Board of Commissioners Regular Meeting
Location: 2415 1st Ave North, Billings, MT
Large Conference Room
July 26, 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 #1301 - Consent Agenda Items**

- Meeting Minutes June, 2026
 - Financial Summary
 - Dispositions
 - Contracts
 - Public Housing Compliance report
 - HCV Housing Compliance report
 - Presentation of Current Account Balances
 - **June** claims in the amount of \$ **2,095,984.54** 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
 - 1. Resolution 1302
 - ii. HUD Reports
 - iii. CEO will be absent from 7/28-8/4
 - II. CFO Report – Helen Verhasselt**
 - i. Audit Update
 - III. Policy**

RESOLUTION NUMBER 1302
BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF BILLINGS
RESOLUTION AUTHORIZING ACCEPTANCE OF THE
RAD FINANCING PLAN

WHEREAS, the Housing Authority of Billings in accordance with Housing and Urban Development Department regulations and the Housing Authority of Billings' own policies,
 NOW THEREFORE BE IT RESOLVED that the members of the Housing Authority of Billings Board of Commissioners hereby resolve to approve the Rental Assistance Demonstration Financing Plan that includes the disposition of units under the Section 18 program to the U.S. Department of Housing and Urban Development for the 216 public housing properties including BYRD STREET, BUNTING STREET, MORGAN STREET, EAGLENEST, ST. JOHN'S, WOODY DRIVE, SOUTH PARK, PHYLLIS CIRCLE, AND SCATTERED SOUTH SIDE - AMP MT001000001

WHEREAS, the HomeFront Housing Authority seeks to preserve and invest in its existing affordable housing by converting its public housing portfolio to project-based vouchers (PBV), which will establish a more sustainable rental subsidy platform through a 20-year PBV Housing Assistance Payment Contract; and

WHEREAS, on December 26, 2024, HUD issued Public and Indian Housing (PIH) Notice 2024-40 and then on January 16, 2025, HUD issued PIH Notice 2025-03 RAD Supplemental Notice 4C to increase the financial feasibility of public housing conversions requiring significant rehabilitation and to further expand Rental Assistance Demonstration (RAD)/Section 18 blend options. These notices permit housing authorities to dispose of 90% of the units in the project under HUD's Section 18 of the United States Housing Act of 1937 program, with 10% under RAD if certain thresholds are met; and

WHEREAS, HomeFront intends to submit a RAD financing plan and Section 18 materials to HUD that include public funding leveraged by private sources to make significant improvements to the 212 public housing units; and

WHEREAS, HomeFront complied with both HUD's RAD and Section 18 requirements, including ensuring these conversion approaches are included in the PHA Plan, providing a 45-day comment period, meeting with residents in accordance with PIH Notices 2024-40 and 2019-23, consulting with local government officials, applying for financing to address capital needs, setting up a reserve based

on a 20-year projection of capital needs, and submitting information on the RAD Resource Desk related to accessibility, occupancy, and relocation for HUD's review; and

WHEREAS, HomeFront intends to dispose of the four units on 4th Avenue South to HAB Development for less than fair market value, including a deed restriction to serve families in crisis at or below 80% of area median income thresholds; and

NOW, THEREFORE, BE IT RESOLVED, that the HomeFront Board of Commissioners: (1) authorize the submission of the Section 18 disposition and RAD conversion Financing Plan materials to HUD; and (2) authorize the Chairperson and/or CEO/ Executive Director to execute any and all certifications and/or documents required by HUD related to these materials.

Effective: July 29, 2026

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.**
- 2. The next Development Committee meeting will be held June 30, 2026 @ 2PM.**

- Board Comments and Announcements**
- Public comment**
- There are now all 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 August 26, 2026