

Board Members
Hillard Gibbs Chairman
Joan Robb Vice Chairman
Eugene Cullin
Patsy Dowling
Walter Bryson
Alfred Caldwell

Area Specialist
Lori Mercer

Executive Director
Randolph Janes

Waynesville Housing Authority

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Board Meeting Minutes

Date: August 19, 2015

Members present: Chairman Hillard Gibbs, Vice Chairman Joan Robb, Commissioner Eugene Cullin, Commissioner Alfred Caldwell, Commissioner Walter Bryson, and Commissioner Patsy Dowling

Others Present: Randy Janes & Beth Kahl

June 17, 2015 meeting minutes were sent to the Board Members earlier to review. Ms. Robb moved that the minutes were correct, Mr. Caldwell seconded to approve the minutes and the motion passed.

Randy presented the information to put an income limit on what residents can make and still reside at Waynesville Housing Authority. Ms. Dowling stated that if a man is working minimum wage in this county he would have to work 2.2 jobs or 100 hours a week to afford rent at most places. Randy stated that putting a cap on the income will help the people who need it most. Ms. Robb stated that 90 days is not enough time for an individual to find housing and want at least 6 months. Mr. Cullins stated that WHA should look into the condition of each family separately and take into account other bills and if there are any medical problems and that setting a limit at \$5,000 over may hurt more than it would help. Ms. Robb stated that there couldn't be 2 sets of rules and that it would have to be the same for every tenant. Randy then let the board know that this policy has already been reviewed and approved by the WHA resident board at \$5,000 over and 90 days to move but that this board would have to approve that as well or make different conditions. Mr. Bryson stated that it's a different situation for different individuals. Mr. Cullins stated that we need to look at the pros and cons and there is no guarantee of hours worked and we should be flexible so the Executive Director or Board can make the decision. And we should take into factor of people trying to use the system but he does think the income limit needs to be 8-10k over the income limit not 5k. Ms. Dowling stated that is can be flexible and give the tenants time to transition to long term success and that \$5k is to low and wants to see more time for transition. Mr. Bryson stated he had a similar situation and he was only given 2 days to move out. Randy stated that he wants to make it to where the tenant is self-sufficient, and has no problem with a year. Mr. Gibbs asked the Board if they can agree with a year. Ms. Robb made the motion to let a tenant stay one year after pay full rent. Mr. Cullins seconded and the motion passed.

Mr. Cullins made a motion to make the cap \$10k over the limit to help with the difference with gross income and net income. Ms. Robb seconded and the motion passed.

Randy then brought up the pet deposit and pet fee being a \$200 deposit and \$360 fee and he feels that is to high and wants to drop the deposit and just have the pet fee of \$360. Mr. Cullins asked if that was per year. Mr. Janes stated that this is a one-time charge. Mr. Cullins asked, what is the reason for both the fee and the deposit? Randy stated it is for the destruction of the unit. Mr. Cullins then asked if that was enough money for the destruction and the tenant should be able to pay and it shouldn't be a one-time fee. Randy stated that the units are checked yearly, and if there is any obvious damage the resident is responsible and will be charged to fix the unit and the fee and deposit is mainly used for move out and he wants to drop the refundable deposit and just keep the nonrefundable fee. Ms. Robb stated that paying \$360 at move in is a lot at one time. Beth explained that the pet deposit is paid first in \$20 increments and after the deposit is fully paid then the resident is billed in \$10 increments. Randy stated this would be better for the tenants to take off a charge. WHA didn't have the fee for years but it was added because of animals making damage of apartments at more than \$200. Mr. Cullins then asked if the tenants were charged per animal. Randy stated this is billed to the tenant once not per animal. Ms. Robb asked if tenants approached WHA or did WHA approach the tenants. Randy stated that WHA feels its best and did go to the tenant board. Ms. Robb made a motion to drop the pet deposit and keep the one-time fee of \$360. Bryson seconded and the motion passed.

Mr. Caldwell asked if WHA has a leash law. Randy stated that Haywood doesn't enforce the law but that the tenants do sign a pet policy and that WHA does enforce a leash law as best it can, but if it's a stray animal then WHA cannot do anything.

Randy then stated he would like the reserve fund to start replacing bathtubs in the Towers to be more accessible to handicap people. He would like to replace 6 a year. There are 10 handicap units that he would start with and then move to the others because the Towers has a lot of elderly and disabled individuals living here. Ms. Robb asked if the shower should be a step with a full size shower. Randy said he is looking at showers with a seat. The Towers has residents that are wheelchair bound and they struggle getting into the showers. Ms. Robb asked the cost of the showers, and Randy stated it is \$600-\$900 per shower. MS. Robb asked about grab bars and Randy stated the shower does not have grab bars but the Towers will be having them installed. Mr. Gibbs asked why we are going with tubs when we should be looking at walk in showers. Randy stated that a normal size tub is 3 feet wide and the type Mr. Gibbs was talking about is 5 feet wide and there wasn't room in the bathroom, but we can find a shower with seat and a lower ledge. Randy then stated that he would like to re-floor the hallways. The carpet is 10 years old and showing the wear and tear. He would like to tile the floors and try to do 2 floors a year. Mr. Cullins motioned for the Towers to proceed with the upgrades. Mr. Bryson seconded and the motion passed.

Mr. Gibbs would like for WHA to look into building more units that a few years back the deal fell through to add units on Ratcliff Road and he wants to start the process again. Ms. Robb asked if WHA had a grant writer, WHA did not have a Grant Writer and Ms. Robb gave us the name of someone to get into contact

with. Mr. Cullins made the motion to check into the possibility of more housing. Ms. Robb seconded and the motion passed.

Mr. Cullins stated that the tenants would like an awning in front of the building, and why did WHA move the tenants out of the seating area in front of the doors. Randy stated that years ago there was an awning and people were complaining too much and Jerry ended up taking the awning down so therefore USDA has already paid for one awning and they shouldn't have to pay again. REAC which inspects the building would consider the chairs in front of the door a blocked egress and also EMS workers were complaining about not being able to get to a tenant in need because of the people in their way where the seating was, therefore Randy moved the seating area. Ms. Robb asked about putting an umbrella on the tables and Randy let her know that WHA has already ordered an umbrella. Mr. Cullins asked about the new seating area and why it wasn't discussed before by the Board. Randy told the Board that the tenants asked for the mulch and he had the Town deliver ½ a load of mulch and then tenants then came and said they did not want that mulch for their garden areas, therefore Randy made the seating area out of the mulch delivered and the tenants got the mulch they wanted themselves. Mr. Gibbs remarked that he has seen tenants sitting in the new area. Mr. Cullins stated that the mulch is unstable and not all tenants can sit there and Randy stated that there are 2 seating areas, the mulch and out front as well as the lobby inside the building. Ms. Robb stated that the new parking looks great and asked about the flagpole.

There being no other business the meeting was adjourned.

Executive Director Signature _____