

Minutes of the Waynesville Housing Authority Board of Commissioners
Regular Meeting
January 28, 2026

The Waynesville Housing Authority Board of Commissioners met on Wednesday, January 28, 2026, at 9:00 a.m. at the Waynesville Administrative Office, 48 Chestnut Park Drive, Waynesville, NC.

A quorum was legally convened. Board Chairman Ryan Newell called the meeting to order at 9:00 a.m. with the following members participating:

Board Chairman Ryan Newell, Commissioner Emilee Nidiffer, Commissioner Corey Isbell, Commissioner James Yacobi, Commissioner Sandra Arnold

The following staff members and professionals were present:

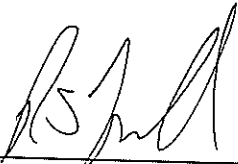
Executive Director Belinda Kahl

The regular December 17, 2025, meeting minutes were forwarded to the board members for review. A motion was made by Commissioner James Yacobi, seconded by Commissioner Emilee Nidiffer, to approve the minutes as written. The motion passed unanimously.

The Financial reports were forwarded to the board members for review. The new AI overview format was discussed. A motion was made by Commissioner James Yacobi, seconded by Commissioner Sandra Arnold, to continue the monthly AI overview financial reports. The motion passed unanimously.

Executive Director Belinda Kahl gave development updates. This included information about the changes in HUD regulations including Build America Buy America as well as public housing accounting and using our current fee accountants to track the changes, the need to create a new strategic plan and succession planning for the housing authority, staffing changes and if more staff are needed.

A motion was made by Commissioner James Yacoby, seconded by Commissioner Sandra Arnold to adjourn the meeting. The meeting was adjourned at 10:15 a.m.



Ryan Newell, Chairman



Belinda Kahl, Secretary