

LOW RENT HOUSING AGENCY of Waverly Iowa
Minutes from the Board Meeting held Tuesday September 20th 2005 at 4:00 p.m.

Members Present: Ron Stahlberg, Don Berg, Miriam Dorfman, Barbara McLaughlin

Members Absent: None

The Board acknowledged their appreciation of Marcia Kiefer for her contributions through the years to the Housing Commission Board and wished her well with her new church and move to Arizona. The Board has not yet been notified, by the Mayor, that a replacement board member had been named.

RESOLUTION 888:

A motion was made by Don Berg and seconded by Barbara McLaughlin to accept the July and August 2005 Financial Statements for the Waverly Homes and Waverly Manor as presented. All votes were affirmative, motion carried.

The Capital Fund Project for 2003 (to be done in 2004) has finally been completed with the installation of a replacement heater. Not all of the final paperwork has been received from the contractor. When received, the final payment will be mailed.

Substantial progress has been made on the Capital Fund Project for 2004 (to be completed in 2005). The new stoves and refrigerators have been installed in all the apartments. The resurfacing of the Community Building parking lot will be put off until Summer 2006 when school is out. This will allow residents currently parking in the lot to park at the school for the duration of the construction.

The Capital Fund Program for 2005 (to be completed in 2006) has granted the Waverly Low Rent Housing Agency \$54,449. These funds will be used to install easy care vinyl in all apartment kitchens and baths. If funding allows, bathroom vanities will also be replaced. The WLRHA also hopes to use some of the funds to do some landscaping and approve the appearance of the property.

The Agency Plan for 2005 was reviewed. This plan also includes a 5-Year Plan 2006-2011 for the use of the Capital Fund Program. A discussion was held on the projects already on the 5-Year Plan and what additions and/or changes that could be made.

RESOLUTION 889:

A motion was made by Miriam Dorfman and seconded by Barbara McLaughlin to accept the Agency Plan for 2006. All votes were affirmative, motion carried.

The Department of Housing and Urban Development in Des Moines has notified the Waverly Low Rent Housing Agency that they cannot require residents to take and pay for cablevision. Notices of this change will go out before the end of the week and the residents will be given the option as of October 1st 2005 to retain or to drop their connection to cable. The residents currently pay \$10 per month for Extended Basic cable through a bulk service agreement the WLRHA has with Mediacom. The charges paid by the WLRHA remain the same no matter how many apartments are connected to cable. It is believed that most of the current residents will retain their connection. This topic also led to a discussion of the planned change to digital broadcasting that is scheduled to

take place at the end of 2006. There are questions as to what equipment will be required and what this change will do to the current monthly rate being paid by the Housing Agency.

The Waverly Homes and the Waverly Manor each have one open apartment to be filled from the waiting list. It was noted that the waiting list has grown significantly over the last couple of months. Many applicants are wanting to move before winter. There has also been a change in Title 19 that took effect July 2005 that makes it more difficult for people on Title 19 to remain in a nursing facility after their initial rehabilitation.

The Housing Commission will look at the 2006 Budget next meeting (November 2005). It was noted that energy prices are expected to continue to skyrocket. The need to increase energy efficiency was discussed in conjunction with the 5-Year Plan.

A Motion was made by Don Berg and seconded by Miriam Dorfman to adjourn. All votes were affirmative.

Rebecca Laas, Executive Director