

LOW RENT HOUSING AGENCY of Waverly Iowa
Minutes from the Board Meeting held Tuesday, October 2, 2007 at 4:00 p.m.

Members Present: Ron Stahlberg, Don Berg, Barbara McLaughlin and Council Liaison – Mayor Ike Ackerman

Members Absent: Tammy McKenzie

RESOLUTION 914:

A motion was made by Barbara McLaughlin and seconded by Don Berg to accept the June, July and August 2007 Financial Statements for the Waverly Homes and the Waverly Manor as presented. All votes were affirmative, motion carried.

The Annual PHA Plan for Fiscal Year 2008 for the Waverly Low Rent Housing Agency (Waverly Homes) was review by the Board. After approval of the plan by the Housing Commission it is electronically submitted to HUD for approval. The main part of the annual plan is the Capital Funding 5 Year Action Plan. This determines the future use of Capital Funding, if received, for the Waverly Homes.

RESOLUTION 915:

A motion was made by Don Berg and seconded by Barbara McLaughlin to approve the Annual PHA Plan for 2008. All votes were affirmative, motion carried.

HUD announced the Capital Funding for 2007. The Waverly Homes will be receiving \$50,758 this funding period. Plans are to use this funding to replace windows in the breezeways to make them more energy efficient. We will also look at insulating the roof of the community room and painting the interior of the Community Building. \$9,884 in operating subsidy funds were received by the Waverly Homes for the 4th quarter. This funding was initiated by HUD to help PHAs cover the rising utility cost and can be used for various projects at the Waverly Homes. Its use is less restrictive than the Capital Funding.

The window replacement at the Waverly Manor has been going smoothly, if not slowly. At this time about two thirds of the 119 windows have be replaced. All window replacement and the installation of the new windowsills should be completed by the end of October. The insulation and dry walling work on the north garage is nearing completion. The heater should be installed soon. This will make the garage usable during the winter months.

The Board was shown a way to convert a tub into an easy-access shower that is used by Cedar Valley Mobility. The Waverly Manor has 24 tubs and at times this can make renting an apartment difficult because many elderly people are unable to navigate a tub. Further research will be done to see what other options are available to convert these tubs into something that can be easily used by the elderly.

The Board and staff of the Waverly Low Rent Housing Agency were saddened by the death of board member Miriam Dorfman. She served on the board since 2001 taking over after the death of her husband Herb, who was a driving force in the development of the Waverly Low Rent Housing Agency. All her many contributions are greatly appreciated and she will be missed by the other board members and the WLRHA staff.

Meeting adjourned.

Rebecca Laas, Executive Director