Resident Advisory Board Meeting

Online through Zoom

November 12, 2020 5:15 pm

FCHA Staff in Attendance:

1. Dr. Linda Thomas Worthy
2. Christine Lagana
3. Jessica Runshaw

Tenants in Attendance:

1. Terry Harrison

Linda Presentation:

 Capital Fund

1. Total Capital Funds available for 2020 was $939,990.00.
2. 2020 Projected Improvements
* Community Center
* Replace Outside Storm Doors
* Replacement Windows
* Gas Stove Replacements
* Pave Parking Area
1. 2020 Completed Projects
* New Sidewalks (AMPs 1 and 2)
* New Siding/Gutters/Soffit (AMPs 1 and 2)
* Roof Replacement (AMPs 1 and 2)
1. 2020 Uncompleted Projects
* Faucet/Sink Replacement (AMP 1) delayed due to COVID-19
* Garage/Storage Addition (AMP 4)-Bids were rejected as cost was higher than projected
* Electrical Improvement (AMPs 3 and 4)-Bid was approved, work has not begun
* Community Center Improvements moved to 2021

Jessica and Christine Presentation:

 Handbook

1. New maintenance rate of $30.00 per hour effective 4/1/2021.
2. Feeding of wildlife is prohibited. Bird/squirrel feeders are permitted.
3. Tenants are encouraged to decorate their yards. However, no décor or items including: flags, political, or religious décor may be attached to the building.
4. No business advertising, vulgar, or discriminatory signs that refer to unfair or unequal treatment of an individual (group) based on characteristics including: age, disability, ethnicity, or gender.
5. Provided amenities section was added. FCHA will provide the following items at move-in. Failure to have these items in the unit at any given time will result in the tenant being charged the appropriate fee.
* Two ice cube trays
* Air conditioner remotes (if applicable)
* Air conditioner covers (if applicable)
* Trash/recycling cans are provided for Village Green and Valleyview Village
1. Pest control policy updated. In order for FCHA to continue to provide pest free housing, there will be scheduled, quarterly pest control treatments of all units. For this to work successfully, we need you to communicate any pest issues to us including roaches, bedbugs, and mice. The following breakdown will explain each of our roles in guaranteeing this success:

 Tenant Role in Pest Prevention

* Maintain good housekeeping standards to prevent pests
* Notify the office of any evidence of pests
* Prepare unit for treatment per preparation sheet

Management Role

* Verify evidence of pests
* Place monitoring devices if necessary
* Schedule a treatment from an outside source
* Distribute treatment preparation sheets
* Contract/pay for the treatment
* Enforce compliance with pest prevention/treatment
* Provide pest prevention education

Failure to report a pest issue in a timely manner may result in the issue getting significantly worse over time. This may result in disposal of your personal property, furniture, or require a lengthy treatment process. If there is evidence of an **unreported** infestation in your unit, a lease violation may be issued.

1. Marijuana/Medical Marijuana section added. Tenant acknowledges that they are not permitted to use any form of illegal drug on or off the property. The tenant may have a medical need to use marijuana per doctor order, however, any form of marijuana cannot be used on federal funded property.
2. Questions from Residents:
* Ms. Harrison asked a question pertaining to child support. Since the monthly amount can fluctuate based on arrears, sometimes only $1 or $2, must she report those changes? Ms. Runshaw reviewed income reporting policy with resident and explained that the new income must be consistent (more than one or two times) or more than $200 per month increase. If the new income meets these criteria, it must be reported to the HA within 14 days of the change, not receipt of monies.

 Lease I, II, Pet Policy

* No changes.

 ACOP

1. Changes on separate sheet.

 Questions from Residents:

* Ms. Harrison asked about the $22.10 that she receives from welfare. It was explained that this income is considered consistent and should be reported to the HA. Since it is less than $200, it will be caught at her annual recertification.
* Ms. Harrison submitted a written request to be placed on one bedroom waitlist. She wanted to confirm that she was on the list and what her placement was. Ms. Runshaw confirmed and verified her placement and explained the updated transfer policy. Ms. Harrison is being ``grandfathered’’ in under the old policy. Ms. Runshaw explained the reasonable accommodation process to her in case her need to transfer was for medical reasons.
* Ms. Harrison previously called in a work order for strong odor in unit. She states that the odor is coming back. Created work order.