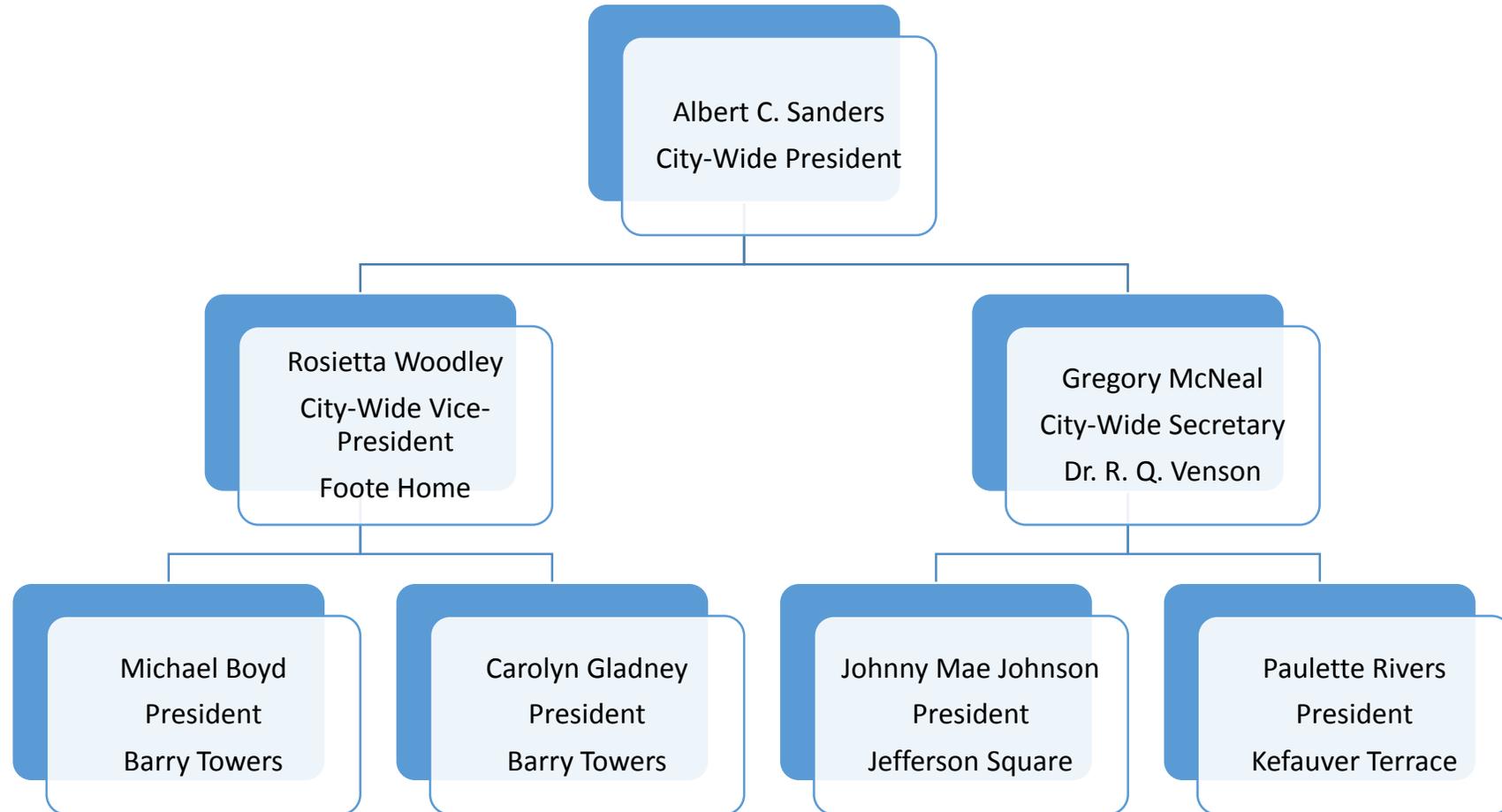


# Memphis Housing Authority Resident Advisory Board



MHA Staff assigned to assist Resident Advisory Board: Vernua Hanrahan, Resident Liaison and Tony C. Olden, Investigator

**MEMPHIS HOUSING AUTHORITY RESIDENT ADVISORY BOARD ANNUAL AND 5-YEAR PLAN MEETING**

**MARCH 27, 2017**

**10:00-11:00 AM**

**The meeting was called to order by Vernua Hanrahan as Ms. Marcia Lewis, the Executive Director was unable to attend. All of the Departments and Presenters for the Five Year Plan were in attendance: William Webb,-Asset Management, Michael Swindle-Capital Improvements, Luretha Phillips-Development Department (formerly known as HOPEVI and Choice Neighborhood Implementation).**

The Annual and 5-Year Plan was discussed with the City-Wide Advisory Board after the Development Hearing process. The following suggestions and concerns were put forth during the meeting.

**Concerns/No concerns**

1. How will the new Smoke-free policy be enforced on all of the properties managed by Memphis Housing Authority (MHA) was a major concern? It was suggested that the Agency treat this new policy as a regular non-life threatening lease violation after the prescribed enforcement period takes place in 2018. All residents through a series of meetings have been informed of the reasons for the policy and the information and classes that will be provided to them as a result of the partnership with the Shelby County health Department. The RAB was also in agreement that if residents cause major fire damage to the unit because of smoking they should be terminated. If people continue to violate the policy they were concerned that they be made accountable.
2. All were in agreement that there was a need for the Weapons, Dangerous Objects and/or Materials Policy. There were concerns as to how people would be made to retroactive register guns in their units. All new policies require a lease addendum for those that are recertified prior to Lease Agreement changes.
3. There were no concerns raised about adding the University of Memphis students to the Grievance Panel.
4. The Fees and Fines as well as the Schedule of Resident Charges have been updated. All Resident Charges imposed are not associated with the normal wear and tear associated with occupancy of units. Concerns about the charges were expressed until it was explained that these are levied as a result of abuse. That message is also at the top of the sheet.
5. No comments were made about the Alteration Policy.
6. No comments were made as to the Transfer Policy which makes victims of the Violence Against Women's Act (VAWA) a priority.

**Suggestions made by the RAB as to the proposed changes in the Lease Agreements:**

1. Management should hold periodic meetings to update residents on Lease changes other than the Annual plan process. (All are aware that a copy of the Lease Agreement and the Admissions and Continued Occupancy Plan (ACOP) are in the Management and after approval on the website and each person is given a copy of the Lease at admission or recertification.)
2. They suggested that there should be signage that states what areas should be used for smoking on the property. The current no smoking signs do direct people to smoking areas.
3. Residents advocated strictly enforcing the Lease Agreement for behaviors that do respect the rights of others. (Loud music etc.)

4. Fines and fines were discussed and it was suggested that every person be given a copy the list at admission or at recertification in addition to current practice of posting it in the Management Office.
5. The Schedule of Resident charges should be updated on an annual basis and communicated to residents and that all should know that these charges are above the normal wear tear to the unit.

**The Resident Presidents were reminded that the Annual and 5-Year Plan is on the Agenda for March 30, 2017 by the Board of Commissioners Meeting and that all are invited to attend**