

Moline Housing Authority



4141 11th Avenue A ▪ Moline, Illinois 61265
Phone (309) 764-1819 ▪ Fax (309) 764-2120

NOTICE OF REGULAR BOARD MEETING

The Moline Housing Authority Board of Commissioners will meet in Regular Session
Monday, November 19th 2018, at 5:30 PM at Moline Housing Authority Board
Room in the Administrative Building located at
4141 11th Avenue A, Moline, IL, 61265

EXECUTIVE DIRECTOR

John Afoun

BOARD OF COMMISSIONERS

Leslie Stange-Crotty
Chairperson

David Parker, Jr.
Vice-Chairperson

Chuck Capan

Diane Fox

Jay McCowan

AGENDA

1. Call to order by : Chairperson Leslie Stange-Crotty
2. Oath of Office by: Mayor Acri
3. Approval of Minutes of the Regular Meeting of October 15th 2018
4. Executive Director's Report
 - a) Resolutions
 - a. #891 – Dental Benefits Contract
 - b. #892 – Health Benefits Contract
 - c. #893 – Bad Debt Write Offs
 - b) Financial Report
 - c) Section 8 Report
 - d) Public Housing Report
 - e) Development/Maintenance Report
5. Resident Advisory Board (RAB) Report
6. Closed Session if Necessary
7. Any other business that may come before the Board including comments from the general public
8. Adjournment

If you are unable to attend, the meeting, please advise John Afoun.

By: John Afoun, Executive Director

Date: November 16, 2018



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**MINUTES OF A REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE MOLINE HOUSING AUTHORITY**

October 15, 2018

The regular meeting of the Board of Commissioners of the Moline Housing Authority was held at 5:30 PM in the Hillside Heights Community Room located at 825 17th Street, Moline, IL 61265.

Board members present were Chairperson Leslie Stange-Crotty, Vice-Chairperson David Parker, Jr., Chuck Capan, and Diane Fox. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Board Counsel was in attendance.

1. **Call to Order:** Chairperson Leslie Stange-Crotty called the meeting to order at 5:30 p.m.
2. **Approval of the Minutes of the Regular Meeting of July 16, 2018:** Minutes of the Regular Meeting of July 16, 2018 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of July 16, 2018, as presented. All voting members present voting "aye", none against; the Chairperson declared the motion carried.

Approval of the Minutes of the Regular Meeting of September 17, 2018: Minutes of the Regular Meeting of September 17, 2018 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of September 17, 2018, as presented. All voting members present voting "aye", none against; the Chairperson declared the motion carried.

Approval of the Minutes of the Special Meeting of September 24, 2018: Minutes of the Special Meeting of September 24, 2018 were reviewed. Motion was made, and seconded, to approve the minutes of the Special Meeting of September 24, 2018, as presented. All voting members present voting "aye", none against; the Chairperson declared the motion carried.

3. **Executive Director's Report:** Verbal report provided by Mr. John Afoun.

Mr. John Afoun stated that Pamela J. Simpson conducted audit of our operations. It was conducted according to GAAP and HUD's directives. Normally at the exit interview she tells us if there will be any findings or not. She indicated there were issues with the fee accountants. The fee accountants submit unaudited financials into REAC and she indicated there are some inconsistencies which may cause a finding. Mr. Afoun is hoping the findings will be limited if any. She said we are doing well except for that aspect. We had a conversation with Cindy, the owner of our fee accounting firm, and she said that from here on things will be good from now on. The issue was change in staff and new software. He feels that we should give a few months to see if things improve. Commissioner Capan asked how long the contract is for. John said three years. He asked the lawyer if we have put her on notice. Legal Council said he can send another letter for this issue. Mr. Afoun said he feels we should monitor for 2 months. Legal Council asked if we can self-audit for month to month to make sure. Vice-Chairperson Parker, Jr. asked wouldn't it make sense to put her on warning so we wouldn't have to go through that process again. Why would we give extra chances to fix it when that organization has proven that we are not being helped by her at all? Legal Council said the first letter that was sent was before this specific issue had been known. Mr. Afoun said we don't know if we will have finding or not so he wants to wait another couple of months. He said she has been responding since then. Chairperson Stange-Crotty said there is a suggestion to give a couple of months and wait until January. Vice-Chairperson Parker, Jr. wants to put her on notice. He doesn't know why we don't. We have an issue with them performing as we know how she performs. Commissioner Capan wants to know if her performance is at a shortfall right now. Mr. Afoun said it has improved

since we had the issues. Commissioner Capan said we are waiting to hear back if there is a finding since it would be something that she would have caused. He said he would like to have a notice sent, not too heavy of a letter, that we have had some problems and we need to address it now not later. We need a letter showing our concern for the discrepancy in our audit and it affects our standing with HUD. We will need more documentation if we go to termination based on performance. If she doesn't give us high quality service that we deserve that we can terminate at whatever time depending on what we are wanting to. Vice-Chairperson Parker, Jr. said move forward immediately do not wait to go out for new RFP for fee accounting if we need to do this if the situation requires it, do not have to wait for next board meeting as it is operational.

Mr. Afoun then spoke about the Public Housing Assessment System (PHAS). He said that attached is PHAS report. He stated with heavy heart he reports unfortunately we have lost our pride and joy of being a high performer. He has attached the columns showing we lost most points on physical inspection. He attached the photos of all deficiencies that were identified. Health and safety issues have all been taken care of. He said it's just unfortunate that the inspector was very thorough. We will use this as our guide to make sure we are thoroughly prepared for next one. Mr. Afoun went on about the photos of different things we lost points on in the REAC inspection. We lost points for occupancy, as you know the number of tenants moving out we have not been able to turn units as fast as we like as well as accounts receivable we lost points. In finance we lost points. Our monthly expenditure we are supposed to have equivalent of 3 to 4 months in reserve. We had that but at beginning of year there was speculation that government would recapture our reserves. We used that money to do a lot of projects and then our reserves went down to about 2 months as too much ended up getting spent. We want to build our operating reserves to 6 months so we know we have a cushion. Beginning of last year we had more than 2 million in our reserves, but fear of HUD coming in to take made us spent some of it. We will put this measure in place so that won't happen again. Our liability and income ratio is another issue. We feel once we get the income back up in reserves that will also take care of this issue. We are looking at the budget to see where we can cut costs to help the financial situation. Vice-Chairperson Parker, Jr. asked what the point breakdown that you need to achieve a high performer. Mr. Afoun said based on this we should have at least 90 points. We look at other components as well as physical to improve for next time. Vice-Chairperson Parker, Jr. asked how we are affected due to standard performer. Vice-Chairperson Parker, Jr. highly recommends doing mock inspection. Mr. Afoun said we lost 3% of our capital fund grant, which is approximately 30 thousand dollars. Chairperson Stange-Crotty asked if we are consensus to do mock inspection. Vice-Chairperson Parker, Jr. suggested maybe in 6 months, don't wait until last minute to do this.

a. Resolution #889:

Resolution #889 was to approve/authorize the Section 8 2019 Payment Standard. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #890:

Resolution #890 was to approve/authorize the Bad Debt Write Offs. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

b. Approval of Financial Report: The Board reviewed the financial reports as presented. Mr. Afoun said that we have received more than expected in revenue, but have also spent more than budgeted for in both AMPs. Other than that the general position is good. Mr. Afoun stated there is nothing to worry about.

- c. **Section 8 Report:** The Board reviewed the Section 8 Report as presented. Mr. Afoun said the program is no longer under shortfall. HUD gave us over \$50,000. We are now out of shortfall and this is good news. We will be able to resume leasing vouchers.
- d. **Public Housing Report:** The Board reviewed the Public Housing Report as presented. There was a report for each AMP as well as one showing the information for both AMPs combined. This report gives a data analysis to track and report the statistics to the Board. Mr. Afoun said there is nothing really of great concern to report. It is more or less the same as last month. Commissioner Capan asked if we are down on maintenance personnel. Mr. Afoun said yes by one. We have not been able to keep up with the volume. He said one of our maintenance staff resigned last month. We solicited proposals and there is one contractor we are interested in. His rates are \$25 per dollar. Mr. Afoun said it is shorter and quicker than our maintenance guys. He is of the view if a contractor is able to do it quicker and cheaper then there may be sense in doing unit turnaround with contractors and our guys do work orders, etc. The Board instructed him to work with lawyers to get a contract together for us to get the units back online. There are 35 vacant units as of today. 5 were turned in since the report was written. Since the REAC inspection is over our men are going back into units. We will give 20 to the contractor to start with and we will determine how quick they are able to turn it around. Commissioner Capan said do 10 units and judge him on his work on the way then move on with rest, but he would hate to get into a situation where we are tied up with a guy whose standards are not up to par. The maintenance supervisor and Mr. Afoun talked about monitoring their work. Chairperson Stange-Crotty said maybe 10 is a little bit too much. John wants it to say if at any point the housing authority wants to end services they may do so at their discretion on the contract. Vice-Chairperson Parker, Jr. asked if he mentioned considering using them on an ongoing basis. Vice-Chairperson Parker, Jr. asked how this affects the current maintenance folks. Mr. Afoun said he hasn't done detailed analysis to see how it is going to impact. He said this will be pilot scheme to determine. If cost and time is marginal then we don't have issue but if a contractor is more cost effective it might have impact on work force. Chairperson Parker, Jr. said his loyalty is to employees not outside vendors. He is very wary about taking away from people we have hired to do that work. He would be very concerned because these guys do a great job. He doesn't want to punish them for this anomaly. Legal Council asked if this can be done open ended or just this special situation. Mr. Afoun said you can use either direct labor or contract but only in this situation. He also said it doesn't have to be prevailing wage in this situation. Commissioner Fox said she is for the 10 at a time. She said on waiting list 0 is 0 and 1 bdrm is 0. Does that mean we don't have anyone to put into the units? We have opened the waiting list. There was discussion about the waiting list.
- e. **Development/Maintenance Reports:** The Board reviewed the Capital Funds & Maintenance Progress Report, which showed current and future projects. The report also addressed work orders and that the maintenance staff is taking care of work orders in a timely fashion. Mr. Afoun reported that we received notification from HUD. Speculations were that things were going to be cut deep and there was not going to be a lot of money. Our capital fund grant was increased to 1 million dollars. They increased by 1% on top of that. We have the money in there and the items we will be addressing is also attached. The lighting is completed here. The next thing we want to do is security cameras to enhance the security. Everything is on track here and we will keep the board posted.

Pest control and lease violation reports were looked at. Copies are attached of police activity. Mr. Afoun said this will become part of the report each month. Vice-Chairperson Parker, Jr. wanted to see if everyone thought this was useful. He said we can identify where trends are. Chairperson Stange-Crotty suggested having January through December in columns so we can see if there are any trends. Everyone seemed to like this report.

4. Resident Advisory Board (RAB) Report: Verbal report provided by Ms. Tammy Jones.

Ms. Jones said they are looking for RAB members from Spring Brook and Spring Valley. They still have nobody from there. She doesn't know what is going on at either of those complexes. The food pantry people will be there on Friday to drop off boxes, but everything else is going well. Ms. Jones and Chairperson Stange-Crotty want to have this put into the newsletter.

5. Any other business that may come before the Board including comments from the general public:

Chairperson Stange-Crotty said she came not knowing a thing. Dr. Melvin Grimes has been a great leader. He gave good advice, has been a good steward, and is a blessing to his congregation and this community. She said Dr. Grimes has always been concerned by his fellow man. We've been blessed and so has the housing authority. We thank him for sharing his blessings with us.

Mr. Afoun said that on October 23rd at 6pm Dr. Melvin Grimes will be recognized at the City Council meeting formally.

Vice-Chairperson Parker, Jr. also thanked Dr. Grimes for his leadership, friendship, wisdom, guidance and counsel. He has been great mentor and leader. He also said that Commissioner Capan has also been great stepping in and helping out when Dr. Grimes was not available. It has been a pleasure having Dr. Grimes here. He brings a real down to earth sensibilities to some of the silly things we get on a tangent here. He has done nothing but add value to this organization. He should be very proud of what he has done.

Dr. Melvin Grimes said it has been an honor and privilege to come and serve on the housing authority board of commissioners. When he walked in the door Commissioner Capan and he were only ones left from the original board. We have seen Moline go through some turbulent times, a lot of negative press and everything that could possibly be done to discourage and dissuade our progress. The greatest thing he has witnessed is our Section 8 program that went from troubled to high performer and has maintained that level. That is a feat in itself and not many housing authorities have been able to do that. Ms. Teresa Chapman was handed a swamp. Mr. Afoun was handed a swamp because he was still fighting a previous situation. Chairperson Stange-Crotty and he have got to know everyone. He and Vice-Chairperson Parker, Jr. have learned to communicate and Commissioner Capan has been there with him the whole time.

Mr. Afoun wants to know if Chairperson Stange-Crotty and Vice-Chairperson Parker, Jr. are available at 8am on Wednesday morning. He said we normally have a staff meeting once a month. He wants to invite board to come and meet and address staff. He asked them to be there at 8:30am. He wants to introduce the new Chairperson and Vice-Chairperson to the staff at this meeting. He will put them on agenda.

7. Adjournment:

There being no further business, a motion was made, and seconded, to adjourn the meeting. All voting members present voting "aye", none against; the Chairperson declared the meeting adjourned at 6:45 P.M.

Leslie Stange-Crotty, Chairperson

Executive Director's Report – November 19th 2018

1) Employee Dental Benefit;

Status: Decision;

Attached to this report is a copy of Dental Benefit renewal proposal for MHA employees.

Recommendation: It is being recommended that the Board of Commissioners give due consideration to approving MetLife's proposal to provide dental benefits for a period of one (1) years by adopting resolution #891 as presented and to authorize the Executive Director to effect and execute the said resolution as presented.

2) Employee Health Insurance;

Status: Decision;

Attached to this report is a copy of the bid tabulation for the employee health insurance.

Recommendation: It is being recommended that the Board of Commissioners give due consideration to approving United Healthcare's proposal to provide health benefits for a period of one (1) years by adopting resolution #892 as presented and to authorize the Executive Director to effect and execute the said resolution as presented.

3) Bad Debt Write Offs;

Status: Decision;

The Moline Housing Authority's annual rental revenue is estimated at around \$3 million, and the intent is to collect 100 percent of the estimated revenue. However, due to unpredictable movement of the resident population, some residents have the tendency of moving out with arrears on their account thereby owing money to the Housing Authority.

MHA's policy stipulates that vacated tenants have 90 days to pay any money they owe to the Housing Authority, and vacated tenant accounts not paid thereafter, to be

considered bad debt and written off the books and refer to collection agency for further action.

There are currently five vacated tenants whose accounts are more than 90 days, owing a total sum of \$1,487.00 between April 4, 2018 and June 14, 2018. It has therefore become necessary to write off these uncollected revenue as bad debt. Although the uncollected revenue is to be written off the books as bad debt, however, every effort will be made to collect the money owed through MHA's approved collection agency in accordance with the U.S. Department of Housing and Urban Development's rules and regulations, and MHA's policy. (SEE ATTACHED RESOLUTION 893)

Recommendation: It is being recommended that the Board of Commissioners give due consideration to approving the vacated tenant accounts as shown above as uncollected revenue and to be written off as bad debt by adopting resolution 893 and to authorize the Executive Director to effect and execute the said resolution as presented.

4) Cash Management in Public Housing;

Status: For Information Only;

The U.S. Department of Housing and Urban Development (HUD) is considering instituting a cash Management (CM) system for providing public housing operating funding to housing authorities. Cash Management was initially implemented in 2012 for the Housing Choice Voucher (HCV) program for disbursing voucher funding to housing authorities, limiting disbursement to amounts "currently needed" for expenses. The remainder of a housing authorities voucher funding is retained in a HUD-held reserve. It is believed that the OMB Omni Circular and its related requirements are one of the reasons HUD officials are exploring new rules that they acknowledge would institute a substantial or "sea change" in the way public housing is funded and operated. Under such a system, it is conceivable that Has would be required to use rental income, operating reserves, or any other available funds first to pay expenses, and then request operating subsidy from the Department. HUD would likely determine when and how much funding the HA "needs" at the time. This is problematic and unworkable.

Recommendation: It is being recommended that the Board of Commissioner take due notice of the above.

5) Financial Report;

Status: For Information Only;

Attached to this report is a copy of the monthly financial report including but not limited to operating budget, income and expenditure for the month of October 2018.

Recommendation: It is being recommended that the Board of Commissioners take due notice of the attached report as presented.

6) Housing Choice Voucher Program (Section 8);

Status: For Information Only;

Attached to this report is a copy of the summary activities including but not limited to Housing Assistant Payment (HAP), and general statistics of the day-to-day operation and administration of the Housing Choice Voucher Program for the month of October 2018.

7) Asset Management Project (AMPs);

Status: For Information Only;

Attached to this report is a copy of the Summary activities of the AMPs including but not limited to lease up rate, number of applications on file, property management, court proceedings, revenue collection, pest control, lease violations and general statistics of the day-to-day operation and administration of the AMPs for the month of October 2018.

Recommendation: It is being recommended that the Board of commissioners take due notice of the attached report as presented.

8) Maintenance/Capital Fund Project (CFP);

Status: For Information Only;

Attached to this report is a copy of the summary activities of the maintenance department including but not limited to work orders issued and completed during the month of October, capital fund project progress report, capital fund budget and expenditure for the month of October 2018.

Recommendation: It is recommended that the Board of Commissioners take due notice of the attached report as presented.

9) 2019 Commissioner's Conference;

Status: For Information Only;

The Public Housing Authority's Director's Association (PHADA) 2019 Commissioner's Conference is scheduled for January 6–9, 2019, at the Hyatt Regency hotel, Miami, Florida.

Recommendation: It is being recommend that the Board of Commissioner take due notice of the above.

10) General Overview of the day-to-day Operations;

Status: For Information Only;

The Day-to-day operations are continuously reviewed, evaluated and prioritized to ensure effective utilization of resources; and every effort is made to maintain the high quality service standards that has been established. We continually strive to ensure effective and efficient delivery of comprehensive customer/tenant focused, world class and cutting edge services.

The Housing Authority's overall position including but not limited to finance, operations and program compliance is reasonably sound and healthy as there are no federal and or state citations for program violations at this time. Staff are continuously challenged, motivated and inspired to perform to the highest possible standard and to achieve their full potential thereby making the Housing Authority one of the best in the country.

Recommendation: It is being recommended that the Board of Commissioners take due notice of the above.

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RESOLUTION NO 891

RESOLUTION APPROVING/AUTHORIZING 1 YEAR DENTAL BENEFIT CONTRACT

Whereas, the Moline Housing Authority (The Housing Authority) provides dental benefit for its employees, and the said benefit is due for renewal. And

Whereas, three (3) bids were received and after careful and thorough review, and evaluation of bids, Metlife, is being recommended as the successful bidder with a premium of \$38.27 for Employee only plans and a deductible of \$50. The services will be funded from the component of the Operations fund.

NOW, THEREFORE BE IT RESOLVED, THAT AT A REGULAR Board meeting of the Board of Commissioners duly called and held on the 19th day of November 2018, at which a quorum was present, and by an affirmative and concurring vote of the Board, the Board of Commissioners unanimously approved /authorized Metlife's bid with a premium of \$38.27 for Employee only plans and a deductible of \$50.

THE CHAIRPERSON THEREUPON DECLARED SAID RESOLUTION ADOPTED

IN WITNESS WHEREOF, I HAVE HEREUNTO SET THE SEAL OF SAID MOLINE HOUSING AUTHORITY THIS 19TH DAY OF NOVEMBER 2018.

Leslie Stange-Crotty, Chairperson

SEAL

EXECUTIVE DIRECTOR

John Afoun

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**Moline Housing Authority
MetLife Dental Summary**

	<i>Metlife</i>	<i>BlueCross BlueShield</i>	<i>UHC</i>
Coverage Type			
Preventative	100%	100%	100%
Deductible	\$50	\$50	\$50
Basic	80%	80%	80%
Major	50%	50%	50%
Max Benefit	\$1,500	\$1,500	\$1,500
Orthodontia	\$1,500	\$1,500	\$1,500
Single	\$38.27	\$43.55	\$37.04
Employee / Spouse	\$78.13	\$87.09	\$74.09
Employee / Children	\$89.97	\$106.69	\$81.06
Family	\$139.50	\$172.01	\$123.97

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RESOLUTION NO 892

RESOLUTION APPROVING/AUTHORIZING 1 YEAR HEALTH BENEFIT CONTRACT

Whereas, the Moline Housing Authority (The Housing Authority) provides health benefit for its employees, and the said benefit is due for renewal. And

Whereas, three (3) bids were received and after careful and thorough review, and evaluation of proposals, United Healthcare (UHCRV), are being recommended with a premium of \$13,517.50 and a deductible of \$1,000.00, \$1,500.00 or \$2,000.00. The benefits will be funded from the component of the Operations fund.

NOW, THEREFORE BE IT RESOLVED, THAT AT A REGULAR Board meeting of the Board of Commissioners duly called and held on the 19th day of November 2018, at which a quorum was present, and by an affirmative and concurring vote of the Board, the Board of Commissioners unanimously approved /authorized United Healthcare (UHCRV)'s bid with a premium of \$13,517.50 and a deductible of \$1,000.00, \$1,500.00 or \$2,000.00.

THE CHAIRPERSON THEREUPON DECLARED SAID RESOLUTION ADOPTED

IN WITNESS WHEREOF, I HAVE HEREUNTO SET THE SEAL OF SAID MOLINE HOUSING AUTHORITY THIS 19TH DAY OF NOVEMBER 2018.

Leslie Stange-Crotty, Chairperson

SEAL

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MOLINE HOUSING AUTHORITY

CARRIER	UNITED HEALTHCARE INC	UNITED HEALTHCARE INC	UNITED HEALTHCARE INC	BLUE CROSS IL GROUP - GA
A.M. BEST RATING	A	A	A	A
WEBSITE	www.uhc.com	www.uhc.com	www.uhc.com	www.bcbsil.com
PLAN HIGHLIGHTS	BIEV - 2019	BH58 - 2019	2019 - G534PPO	2019 - G534PPO
NETWORK	Heritage Plus	Choice Plus - Central Illinois	PPO	PPO
MEDICAL	Out of Network	Out of Network	Out of Network	Out of Network
NETWORK %	80%	80%	80%	80%
DEDUCTIBLE Single/Family	\$1,000/\$20,000	\$3,000/\$6,000	\$1,000/\$2,000	\$750/\$2,250
OUT OF POCKET MAX Single/Family	\$2,500/\$5,000	\$7,500/\$15,000	\$2,500/\$5,000	\$5,500/\$14,700
DR. OFFICE CO-PAY	\$20	Ded + 50%	\$20	\$40
SPECIALIST CO-PAY	\$40	Ded + 50%	\$40	\$60
BASIC LAB SERVICES	Covered 100%	Ded + 50%	100%	Ded + 20%
INPATIENT HOSPITAL	Ded + 20%	Ded + 50%	Ded + 20%	\$200/Ded + 20%
OUT PATIENT SURGERY	Ded + 20%	Ded + 50%	Ded + 20%	\$150/Ded + 20%
EMERGENCY CARE	\$250	\$250	\$250	\$400 + Ded + 20%
MATERNITY	Ded + 20%	Ded + 50%	Ded + 20%	\$200/Ded + 20%
PREVENTIVE CARE	Covered 100%	Ded + 50%	Covered 100%	Covered 100%
DRUG CARD	\$10/\$35/\$70/\$200	\$10/\$35/\$70/\$200	\$10/\$35/\$70/\$200	\$0/\$10/\$50/\$100/\$150/\$250
RX DEDUCTIBLE Single/Family	N/A	N/A	N/A	N/A
LIFETIME MAXIMUMS	Unlimited	Unlimited	Unlimited	Unlimited
MONTHLY PREMIUM	\$13,517.50	\$17,106.00	\$17,106.00	\$16,442.67
NOTES	Renewal Plan	Alternate Carrier Plan 1 26.55% Above Renewal	Alternate Carrier Plan 1 26.55% Above Renewal	Alternate Carrier Plan 2 21.64% Above Renewal

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RESOLUTION NO 893

RESOLUTION APPROVING/AUTHORIZING BAD DEBT WRITE OFFS

Whereas, the Moline Housing Authority (the Housing Authority) prepares operating budget annually with estimated rental revenue, and

Whereas, the intent is to collect 100 percent of the budgeted revenue. However, due to unpredictable move in and move out of residents, some residents have moved out owing money to the Housing Authority. It has therefore become necessary to write off the \$1,487.00 of uncollected revenue as a bad debt.

NOW, THEREFORE BE IT RESOLVED, THAT AT A REGULAR Board meeting of the Board of Commissioners duly called and held on the 19th day of November 2018, at which a quorum was present, and by an affirmative and concurring vote of the Board, the Board of Commissioners unanimously approved /authorized the bad debt write offs of \$2,268.00.

THE CHAIRPERSON THEREUPON DECLARED SAID RESOLUTION ADOPTED

IN WITNESS WHEREOF, I HAVE HEREUNTO SET THE SEAL OF SAID MOLINE HOUSING AUTHORITY THIS 19TH DAY OF NOVEMBER 2018

Leslie Stange-Crotty, Chairperson

SEAL

EXECUTIVE DIRECTOR

John Afoun

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Moline Public Housing - Amp 1
4141 - 11th Avenue A

Moline, IL 61265-2592
October 31, 2018

2250

BUDGET PROGRESS REPORT

FYE
3-31

ACCT	DESCRIPTION	-----YEAR TO DATE-----		PERCENTAGE-
		ACTUAL	BUDGET	OF BUDGET
INCOME				
311000	Dwelling Rental	\$ 734,591.44	\$1,325,000.00	55.44%
312000	Excess Utilities	41,864.00	45,000.00	93.03
	TOTAL RENTAL INCOME	<u>776,455.44</u>	<u>1,370,000.00</u>	<u>56.68</u>
361000	Interest General Investments	\$ 5,335.50	\$ 8,000.00	66.69%
369000	Other Income	25,672.80	50,000.00	51.35
369500	Other Income - Non Routine	41,970.96	3,500.00	199.17
802000	Operating Subsidy	367,317.00	507,108.00	72.43
	TOTAL OTHER OPERATING RECEIPTS	<u>440,296.26</u>	<u>568,608.00</u>	<u>77.43</u>
	TOTAL RECEIPTS	1,216,751.70	1,938,608.00	62.76
EXPENSES				
413000	Legal Expense	10,068.14	7,000.00	143.83
414000	Staff Training	0	4,500.00	0
415000	Travel	0	2,500.00	0
417000	Accounting Fees	1,107.00	0	0
419000	Office Expenses	37,199.27	68,000.00	54.70
419300	Telephone Expenses	8,554.01	13,500.00	63.36
419400	Other Admin Expenses	851.78	2,550.00	33.40
419900	Allocated Overhead Expense	137,885.32	0	0
	TOTAL ADMINISTRATIVE EXPENSES	<u>195,665.52</u>	<u>98,050.00</u>	<u>199.56</u>
421000	Tenant Services Salaries	66,159.34	119,574.00	55.33
421045	Tenant Services Employee Bene	24,557.09	49,020.00	50.10
422000	Tenant Services	559.12	12,000.00	4.66
	TOTAL TENANT SERVICES EXPENSE	<u>91,275.55</u>	<u>180,594.00</u>	<u>50.54</u>
431000	Water	44,796.08	85,000.00	52.70
432000	Electricity	96,154.95	168,500.00	57.07
433000	Gas	16,922.25	53,200.00	31.81
439000	Other Utility Expense	45,988.53	77,700.00	59.19
	TOTAL UTILITIES EXPENSE	<u>203,861.81</u>	<u>384,400.00</u>	<u>53.03</u>
441000	Maintenance Salaries	208,257.62	347,771.00	59.88
441045	Maintenance Employee Benefits	83,656.36	130,800.00	63.96
442000	Materials	114,777.58	130,000.00	88.29
443000	Contract Costs	6,191.93	10,000.00	61.92
443100	Garbage & Trash Removal	22,545.87	32,000.00	70.46

Moline Public Housing - Amp 1
4141 - 11th Avenue A

Moline, IL 61265-2592
October 31, 2018

2250 BUDGET PROGRESS REPORT FYE 3-31

ACCT	DESCRIPTION	-----YEAR TO DATE----- ACTUAL	BUDGET	-PERCENTAGE- OF BUDGET
443200	Heating & Cooling Contracts	2,947.83	4,200.00	70.19
443400	Elevator Contracts	841.50	3,850.00	21.86
443500	Landscaping & Grounds	1,269.50	2,000.00	63.48
443700	Electrical	0	1,000.00	0
443800	Plumbing	12,985.47	25,000.00	51.94
443900	Extermination	6,079.11	21,700.00	28.01
444100	Routine Maintenance Contracts	35,330.12	55,000.00	64.24
	TOTAL MAINTENANCE EXPENSE	494,882.89	763,321.00	64.83
451000	Insurance - Auto	4,091.15	7,750.00	52.79
451001	Insurance - Property	31,520.67	60,000.00	52.53
451002	Insurance - Liability	10,227.91	18,500.00	55.29
451003	Insurance - Work Comp	19,271.20	40,000.00	48.18
452000	Payments In Lieu Of Taxes	56,275.70	98,560.00	57.10
457000	Collection Losses	8,867.55	5,000.00	177.35
	TOTAL GENERAL EXPENSE	130,254.18	229,810.00	56.68
	TOTAL ROUTINE EXPENSE	1,115,939.95	1,656,175.00	67.38
	TOTAL EXPENSE	1,115,939.95	1,656,175.00	67.38

Moline Public Housing - Amp 2
4140 - 11th Avenue A

Moline, IL 61265
October 31, 2018

2251 BUDGET PROGRESS REPORT FYE 3-31

ACCT	DESCRIPTION	-----YEAR TO DATE-----		-PERCENTAGE-
		ACTUAL	BUDGET	OF BUDGET
INCOME				
311000	Dwelling Rental	\$ 206,431.56	\$ 337,200.00	61.22%
312000	Excess Utilities	7,983.00	7,000.00	114.04
	TOTAL RENTAL INCOME	214,414.56	344,200.00	62.29
369000	Other Tenant Revenue	\$ 6,663.20	\$ 0	0 %
369005	Internet Service Income	0	13,700.00	0
369500	Other Income - Misc	9,326.88	500.00	865.38
802000	Operating Subsidy	119,884.75	162,150.00	73.93
	TOTAL OTHER OPERATING RECEIPTS	135,874.83	176,350.00	77.05
	TOTAL RECEIPTS	350,289.39	520,550.00	67.29
EXPENSES				
411045	Administrative Employee Benef	140.79	0	0
413000	Legal Expense	2,101.21	3,000.00	70.04
414000	Staff Training	0	1,000.00	0
415000	Travel	0	500.00	0
417000	Accounting Fees	638.00	0	0
419000	Office Expenses	39,634.34	15,000.00	264.23
419300	Telephone Expenses	5,108.74	7,000.00	72.98
419400	Other Admin Expenses	186.97	990.00	18.89
	TOTAL ADMINISTRATIVE EXPENSES	47,810.05	27,490.00	173.92
421000	Tenant Services Salaries	14,522.77	27,005.00	53.78
421045	Tenant Services Employee Bene	6,997.32	12,000.00	58.31
422000	Tenant Services	1,389.69	6,160.00	22.56
	TOTAL TENANT SERVICES EXPENSE	22,909.78	45,165.00	50.72
431000	Water	10,541.44	11,000.00	95.83
432000	Electricity	35,156.34	62,500.00	56.25
433000	Gas	12,361.28	24,000.00	51.51
439000	Other Utility Expense	8,551.61	10,000.00	85.52
	TOTAL UTILITIES EXPENSE	66,610.67	107,500.00	61.96
441000	Maintenance Salaries	41,555.14	78,849.00	52.70
441045	Maintenance Employee Benefits	17,930.98	30,026.00	59.72
442000	Materials	8,857.92	21,300.00	41.59
443000	Contract Costs	2,010.46	6,900.00	29.14
443100	Garbage & Trash Removal	2,313.17	3,600.00	64.25

Moline Public Housing - Amp 2
4140 - 11th Avenue A

Moline, IL 61265
October 31, 2018

FYE
3-31

2251

BUDGET PROGRESS REPORT

ACCT	DESCRIPTION	-----YEAR TO DATE-----		-PERCENTAGE- OF BUDGET
		ACTUAL	BUDGET	
443200	Heating & Cooling	14,703.67	24,700.00	59.53
443400	Elevator Contract	9,678.98	20,400.00	47.45
443500	Landscaping & Grounds	50.00	2,000.00	2.50
443700	Electrical	0	1,800.00	0
443800	Plumbing	1,012.31	4,000.00	25.31
443900	Extermination	3,498.59	17,000.00	20.58
444100	Routine Maintenance Contracts	4,468.18	8,400.00	53.19
	TOTAL MAINTENANCE EXPENSE	106,079.40	218,975.00	48.44
451000	Insurance - Auto	898.10	1,700.00	52.83
451001	Insurance - Property	6,885.13	12,000.00	57.38
451002	Insurance - Liability	2,245.18	4,000.00	56.13
451003	Insurance - Work Comp	4,230.27	8,600.00	49.19
452000	Payments In Lieu Of Taxes	14,780.41	23,670.00	62.44
457000	Collection Losses	7,023.75	1,100.00	638.52
	TOTAL GENERAL EXPENSE	36,062.84	51,070.00	70.61
	TOTAL ROUTINE EXPENSE	279,472.74	450,200.00	62.08
	TOTAL EXPENSE	279,472.74	450,200.00	62.08

MOLINE, IL SECTION 8 VOUCHER
 4141 11TH AVENUE A
 MOLINE, IL 61265
 October 31, 2019

FYE 3/31/19

	Current Activity	YTD Balance	2019 budget	% of Budget
A. Admin Revenue				
Fraud Recovery	330001 (47.50)	(513.37)	\$ (1,000.00)	51.34%
Administrative Fee	3600 (11,063.00)	(55,096.00)	\$ (141,546.00)	38.92%
Admin Fee - Portable	3601 (515.61)	(3,166.93)	\$ -	0.00%
Interest	3610 (10.38)	(116.77)	\$ (400.00)	29.19%
Other Income - Non Routine	3695 (317.00)	(2,065.79)	\$ -	
Total Revenue:	\$ (11,953.49)	\$ (60,958.86)	\$ (142,946.00)	42.64%
B. Admin Expenses				
Wages: Office	4110 8,194.44	61,969.78	\$ 69,314.00	89.40%
Payroll Expense/Benefits	4540 1,664.45	12,736.14	\$ 23,172.00	54.98%
Legal	4130 4171		\$ 1,200.00	0.00%
Audit	4170 237.00	1,949.00	\$ 2,844.00	68.53%
Accounting	4190 576.14	9,094.71	\$ 26,000.00	34.98%
Office Expense & Sundry	4140 4150		\$ -	0.00%
Training	4150 4510		\$ 4,100.00	58.15%
Travel	4510 419.69	2,384.13	\$ 3,000.00	67.79%
Insurance	4590 340.59	2,033.81	\$ -	
Other General Expense - Admin Fees			\$ 129,630.00	69.56%
Total Expense	\$ 11,432.31	\$ 90,167.57	\$ 129,630.00	69.56%
Total Revenue over Expense	\$ (521.18)	\$ 29,208.71	\$ (13,316.00)	-219.35%
3/31/18 Admin fee balance		(55,908.82)		
Current unrestricted net position		(26,700.11)		
C. HAP Receipts				
	3100 (118,982.00)	(797,765.00)	\$ (1,344,708.00)	59.33%
D. Fraud Recovery-HAP				
	310002 (47.50)	(513.38)	\$ -	0.00%
E. HAP Payments				
	4715 111,284.00	810,383.00	\$ 1,244,856.00	65.10%
F. HAP Payments - portable				
	471505 8,668.00	50,451.00	\$ 99,852.00	50.53%
G. HAP Port Reimbursements				
	471510 (6,703.00)	(43,949.03)	\$ -	
Total Expenses over Revenue	\$ (14,448.50)	\$ (31,844.41)	\$ (99,852.00)	473.30%

MHA SECTION 8 REPORT 2018

DESCRIPTION	1 Jan 18	2 Feb-18	3 Mar-18	4 Apr-18	5 May-18	6 Jun-18	7 Jul-18	8 Aug-18	9 Sep-18	10 Oct-18	11 Nov-18	11 Dec-18
SECTION 8 HAP UNITS												
TOTAL VOUCHERS AUTHORIZED	234	234	234	234	234	234	234	234	234	234	234	234
FAMILIES LEASED w/children	135	135	137	134	133	136	136	134	133	129		
FAMILIES LEASED w/o children	89	89	91	90	93	92	89	90	91	88		
UNITS LEASED	224	224	228	224	226	228	225	224	224	217		
ELDERLY & HANDICAPPED LEASED	80	79	81	81	82	82	79	83	84	82		
PORT OUT (Billed)	9	8	7	6	6	6	6	10	11	9		
PORT IN (Leased)(Asborbed)(Billing)	8	8	8	8	10	11	12	14	14	13		
Waiting List (Leased During Month)	1	1	5	0	0	1	0	0	0	0		
TOTAL UNITS LEASED	224	224	228	224	226	228	225	224	224	217		
Total MHA Leased Vouchers	217	219	220	216	216	217	213	210	210	204		
SECTION 8 HAP FUNDS												
Monthly HAP Received	112,059.00	103,095.00	114,641.00	114,641.00	110,911.00	99,469.00	115,798.00	118,982.00	118,982.00	118,982.00		
Previous HAP Reserves + Current Mo. HAP	151,380.02	103,095.00	114,641.00	114,641.00	110,911.00	99,469.00	115,798.00	118,982.00	122,067.31	123,318.31		
HAP PAYMENTS (LL + UAP)	110,575.00	111,798.00	112,965.00	112,820.00	115,336.00	116,925.00	117,903.00	118,422.00	117,404.00	113,467.00		
PORT OUT	8,518.00	7,729.00	7,749.00	6,413.00	6,413.00	6,413.00	6,413.00	7,701.00	8,449.00	8,501.00		
PORT IN (HAP+UAP) (Billed to be reimburse)	(2,811.00)	(3,916.00)	(2,751.00)	(3,935.00)	(5,121.00)	(5,901.00)	(6,823.00)	(7,285.00)	(8,097.00)	(7,279.00)		
(HAP & Port) TOTAL PAYMENT	116,282.00	115,611.00	117,963.00	115,298.00	116,628.00	117,437.00	117,493.00	118,838.00	117,756.00	114,689.00		
(Reserves) BALANCE								3,085.31	4,336.31	8,676.81		
ADMIN FEE EARNED	11,664.95	15,322.37	15,534.20	11,581.49	11,743.86	\$11,689.49	11,537.67	11,108.37	11,918.97	11,580.04		
Admin Fee Billing from Port Ins	208.80	336.19	200.43	335.38	333.82	\$455.07	455.07	495.14	579.76	518.62		
ADMIN FEE RECEIVED from HUD	10,795.00	12,796.00	10,890.00	10,890.00	11,063.00	11,063.00	11,063.00	11,716.00	11,063.00	11,063.00		
Admin Fee Paid Out for Port Outs	(379.76)	(335.83)	(283.58)	(242.99)	\$ (242.99)	(242.99)	(242.99)	(240.42)	(401.74)	(379.62)		
Total Admin Fees Received (HUD&P/I Fees)	10,624.04	12,796.36	10,806.85	10,982.39	11,153.83	11,275.08	11,275.08	\$11,970.72	11,241.02	11,202.00		
UTILIZATION RATE (Funds)	104%	112%	103%	101%	105%	118%	101%	100%	99%	96%	#DIV/0!	
BASELINE UNITS (units leased/baseline units)	93%	94%	94%	92%	92%	93%	91%	90%	90%	87%		
PIC REPORT RATE	98.65%	97.75%	100.00%	96.52%	96.55%	100.00%	98.65%	99.08%	99.53%	98.60%		
APPLICATION RECEIVED	0	0	0	0	0	0	0	0	0	0	0	0
CURRENT # ON WAITING LIST	181	170	117	115	114	114	114	114	114	114		
VOUCHER HOLDERS SEEKING	5	13	5	4	4	2	1	1	2	2		
VOUCHERS DROPPED	0	3	4	2	0	1	4	3	1	6		
VOUCHERS LEASED	1	2	8	0	0	2	0	2	0	0		
SUCCESS RATE	20%	15%	160%	0%	0%	100%	0%	200%	0%	0%		

Oct Admin Fee Change \$70.61 x BOM Leased x 80%

2018 (SPRING BROOK & SPRING VALEY) Public Housing Management Report

	Oct 2017	Nov 2017	Dec 2017	Jan 2018	FEB 2018	Apr 2018	May 2018	Jun 2018	JUL 2018	Aug 2018	Sep 2018	Oct 2018
Total Units	366	366	366	366	366	366	366	366	366	366	366	366
Occupied Start of Month	355	356	353	354	356	351	356	356	355	351	348	342
Vacated During Month	8	8	6	4	6	3	4	7	6	6	8	8
Leased During Month	5	5	6	8	3	8	4	5	2	3	2	2
Total Vacant End of Month	10	13	14	10	11	10	10	12	15	18	24	30
Total Occupied End of Month	356	355	352	356	355	356	356	354	351	348	342	336
Applications on File	70	126	136	167	147	179	186	191	219	242	217	68
0 Bedroom	0	0	0	0	0	0	0	0	0	1	0	0
1 Bedroom	0	0	0	0	0	0	0	0	0	0	0	0
2 Bedroom	35	73	76	92	74	72	53	53	53	51	44	12
3 Bedroom	31	49	56	70	72	98	123	132	159	170	144	40
4 Bedroom	4	4	4	5	1	9	10	6	7	20	29	16
Dropped	0	0	0	1	0	0	0	0	0	0	0	0
Offers Pending	10	13	14	10	11	10	10	12	15	18	24	28
Added to Lease	0	0	0	3	0	0	0	1	0	1	3	2
Pending/Waiting	70	126	136	167	147	179	186	191	219	242	217	68
Denials	8	21	25	13	26	19	54	33	31	66	93	160
Waiting List	7	6	8	10	11	0	10	9	9	11	10	9
0 Bedroom	0	0	0	0	0	0	0	0	0	0	0	0
1 Bedroom	0	0	0	0	0	0	0	0	0	0	0	0
2 Bedroom	6	5	6	6	8	0	6	5	5	5	4	2
3 Bedroom	1	1	2	4	3	0	4	4	4	4	4	4
4 Bedroom	0	0	0	0	0	0	0	0	0	2	2	3
Handicap/Disabled	0	0	1	1	1	0	2	2	2	2	2	2
Capital Fund/Rehab Units	0	0	0	0	0	0	0	0	0	0	0	0
Annual Reviews	41	27	30	28	19	27	22	37	19	27	24	39
Interim Reviews	13	15	17	11	13	8	14	14	12	13	15	11
Evictions	0	0	0	0	0	1	0	0	2	1	0	0
Informal Hearing	0	1	0	2	2	0	1	0	2	0	0	0
Formal Hearings	0	0	0	0	0	0	0	0	0	0	0	0
Pre-Leasing Home Inspection	7	12	7	13	3	6	6	2	5	10	2	3
Community Service Compliance	23	25	17	18	19	20	14	19	16	16	17	20
Community Service Non-Compliance	41	40	44	40	36	34	38	34	29	27	26	21
Average Turnaround Time	53.13	55	54.5	56.75	91	48.75	67	60	4	80	104	62.5
Court Proceedings												
14-Day Notice	34	39	37	31	48	26	41	39	48	34	35	27
1 Month Delinquent	5	1	1	0	2	4	3	2	2	0	6	0
Two Months Delinquent	0	0	0	1	0	0	1	0	1	0	0	0
Two + Months Delinquent	0	0	0	0	1	0	0	0	0	0	0	0
Total Petitions for Non Payment	0	3	3	1	0	1	0	0	1	1	0	0
Hold Overs	0	0	0	0	0	0	0	0	1	0	0	0
Warrants & Judgements Issued	0	3	3	1	0	1	0	0	0	0	0	0
Evictions Scheduled	0	1	1	1	2	0	0	0	2	0	0	1
Chronic Delinquency Hearings	0	0	0	0	0	0	0	0	0	0	0	0
Court Cases	0	3	3	1	0	1	0	0	0	1	0	0
Revenue												
Rental Income	\$107,783.00	\$109,583.00	\$107,107.00	\$108,366.00	\$109,919.00	\$108,674.00	\$111,003.00	\$110,476.00	\$105,862.00	\$103,931.00	\$102,259.00	\$101,451.00
Rent Collected	\$104,596.81	\$103,678.00	\$101,882.86	\$114,343.50	\$109,391.16	\$108,829.00	\$114,435.92	\$104,442.38	\$104,909.14	\$106,644.36	\$90,511.00	\$101,070.00
Difference	\$3,186.19	\$5,905.00	\$5,224.14	-\$5,977.50	\$527.84	-\$155.00	-\$3,432.92	\$6,033.62	\$952.86	-\$2,713.36	\$11,748.00	\$381.00
Collection Percentage	97.00%	95.00%	95.00%	106.00%	100.00%	100.00%	103.00%	95.00%	99.00%	103.00%	89.00%	100.00%
# of Accounts - Current Tenant Arrears With Arrangement	11	16	14	14	20	16	18	22	23	21	21	23
Additional Charges - Current Tenant Arrears with Arrangement	3392.87	3519.09	2079.79	1991.9	3144.61	0	0	0	0	0	3197.46	3582.46
Dwelling Rent - Current Tenant Arrears with Arrangement	114	0	636	1151	634	0	0	0	0	0	0	0
Retro Rent - Current Tenant Arrears with Arrangement	3310.22	3119.22	3380.22	5932.22	5462.22	0	0	0	0	0	11867.27	11709.27
Current Tenant Arrears With Arrangement	\$6,817.09	\$6,638.31	\$6,096.01	\$9,075.12	\$9,240.83	\$9,694.48	\$12,856.59	\$13,626.48	\$15,744.31	\$15,049.75	\$15,064.73	\$15,291.73
# of Accounts - Current Tenant Arrears No Arrangement	6	5	6	6	2	2	4	5	5	3	11	10
Additional Charges - Current Tenant Arrears with No Arrangement	214	114	235	987.66	69	0	0	0	0	0	854.03	718.03
Dwelling Rent - Current Tenant Arrears with No Arrangement	0	0	0	0	0	0	0	0	0	0	0	0
Retro Rent - Current Tenant Arrears with No Arrangement	4052	3720	3359	0	0	0	0	0	0	0	348	296
Current Tenant Arrears No Arrangement	\$4,266.00	\$3,834.00	\$3,594.00	\$987.66	\$69.00	\$205.00	\$232.00	\$1,133.00	\$839.00	\$324.00	\$1,202.00	\$1,014.00
# of Accounts - Vacated Tenant Arrears	10	14	15	9	9	3	4	9	8	8	5	8
Additional Charges - Vacated Tenant Arrears	2032.66	4151.93	4017.57	3434.07	3534.57	0	0	0	0	0	928	917
Dwelling Rent - Vacated Tenant Arrears	2542.98	3143.98	5184.86	4670.88	5524.88	0	0	0	0	0	2073	931
Retro Rent - Vacated Tenant Arrears	0.02	0.02	0.02	0	0	0	0	0	0	0	0	0
Vacated Tenant Arrears	\$4,575.66	\$7,295.93	\$9,202.45	\$8,104.95	\$9,059.45	\$1,716.00	\$2,939.00	\$4,347.50	\$2,788.00	\$3,910.00	\$3,001.00	\$1,848.00
# of Accounts - Total tenant Arrears	27	35	35	29	31	21	26	36	36	32	37	41
Total Tenant Arrears	\$15,658.75	\$17,768.24	\$18,892.46	\$18,167.73	\$18,369.28	\$11,615.48	\$16,027.59	\$19,106.98	\$19,371.34	\$19,283.78	\$19,267.76	\$18,153.76

2018 (HILLSIDE HEIGHTS) Public Housing Management Report

	Oct 2017	Nov 2017	Dec 2017	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	JUL 2018	Aug 2018	Sep 2018	Oct 2018
Total Units	120	120	120	120	120	120	120	120	120	120	120	120	120
Occupied Start of Month	119	117	118	117	119	118	119	119	117	120	119	117	116
Vacated During Month	4	1	4	3	3	2	1	3	1	1	3	2	3
Leased During Month	3	0	5	5	2	3	1	1	4	0	1	1	5
Total Vacant End of Month	2	4	3	1	2	1	1	3	0	1	3	4	2
Total Occupied End of Month	118	116	117	119	118	119	119	117	120	119	117	116	118
Applications on File	0	0	0	0	0	0	0	0	0	0	0	0	0
0 Bedroom	0	0	0	0	0	0	0	0	0	0	0	0	0
1 Bedroom	0	0	0	0	0	0	0	0	0	0	0	0	0
2 Bedroom	0	0	0	0	0	0	0	0	0	0	0	0	0
3 Bedroom	0	0	0	0	0	0	0	0	0	0	0	0	0
4 Bedroom	0	0	0	0	0	0	0	0	0	0	0	0	0
Dropped	0	0	0	0	0	0	0	0	0	0	0	0	0
Offers Pending	2	4	3	1	2	0	0	3	0	1	3	4	2
Added to Lease	1	0	0	0	0	0	0	0	0	0	0	0	0
Pending/Waiting	0	0	0	0	0	1	1	0	0	0	0	0	0
Denials	0	0	0	0	0	0	0	0	0	0	0	0	0
Waiting List	0	0	0	0	0	0	0	0	0	0	0	0	0
0 Bedroom	0	0	0	0	0	0	0	0	0	0	0	0	0
1 Bedroom	0	0	0	0	0	0	0	0	0	0	0	0	0
2 Bedroom	0	0	0	0	0	0	0	0	0	0	0	0	0
3 Bedroom	0	0	0	0	0	0	0	0	0	0	0	0	0
4 Bedroom	0	0	0	0	0	0	0	0	0	0	0	0	0
Handicap/Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0
Capital Fund/Rehab Units	0	0	0	0	0	0	0	0	0	0	0	0	0
Annual Reviews	8	10	4	1	7	11	8	13	6	13	10	12	7
Interim Reviews	4	5	3	3	7	4	3	4	1	4	5	2	3
Evictions	0	0	0	0	0	0	0	0	0	0	0	1	0
Informal Hearing	0	0	0	0	0	0	0	0	0	0	0	0	0
Formal Hearings	0	0	0	0	0	0	0	0	0	0	0	0	0
Pre-Leasing Home Inspection	3	4	4	6	1	3	2	4	2	1	1	0	1
Community Service Compliance	2	3	2	1	1	1	3	1	2	1	2	2	2
Community Service Non-Compliance	10	8	10	10	10	8	7	8	7	6	5	5	5
Average Turnaround Time	23.67	0	36.2	17	12	16.66	22	20	14.5	0	9	14	32
Court Proceedings													
14-Day Notice	16	13	10	8	15	12	8	9	5	15	14	13	5
1 Month Delinquent	1	1	0	0	0	1	1	0	1	0	1	0	0
Two Months Delinquent	0	0	0	0	0	0	0	0	0	0	1	0	0
Two + Months Delinquent	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Petitions for Non Payment	0	1	1	0	0	0	0	0	0	0	1	1	0
Hold Overs	0	0	0	0	0	0	0	0	0	0	0	0	0
Warrants & Judgements Issued	0	0	1	0	0	0	0	0	0	0	0	1	0
Evictions Scheduled	1	0	0	0	0	0	0	0	0	0	0	1	0
Chronic Delinquency Hearings	0	0	0	0	0	0	0	0	0	0	0	0	0
Court Cases	0	1	1	0	0	0	0	0	0	0	1	1	0
Revenue													
Rental Income	\$27,904.00	\$28,019.00	\$27,223.00	\$26,947.00	\$28,287.00	\$27,547.00	\$28,182.00	\$28,109.00	\$28,359.00	\$28,779.00	\$29,502.00	\$29,838.00	\$29,308.00
Rent Collected	\$30,125.00	\$26,396.60	\$28,253.00	\$27,604.80	\$28,436.97	\$26,621.03	\$29,515.00	\$29,328.00	\$26,195.94	\$30,988.93	\$27,178.96	\$27,143.04	\$33,599.00
Difference	-\$2,221.00	-\$1,622.40	-\$1,030.00	-\$657.80	-\$149.97	-\$925.97	-\$1,333.00	-\$1,219.00	-\$2,163.06	-\$2,209.93	\$2,323.04	\$2,694.96	-\$4,291.00
Collection Percentage	108.00%	94.00%	104.00%	102.00%	101.00%	97.00%	105.00%	104.00%	92.00%	108.00%	92.00%	91.00%	115.00%
# of Accounts - Current Tenant Arrears With Arrangement	7	8	4	6	5	4	5	4	3	1	2	3	4
Additional Charges - Current Tenant Arrears with Arrangement	1119.62	1155.62	210.62	121.62	239.62	0	0	0	0	0	0	105.88	100.88
Dwelling Rent - Current Tenant Arrears with Arrangement	111	149	0	0	0	0	0	0	0	0	0	0	0
Retro Rent - Current Tenant Arrears with Arrangement	3237.92	3237.92	52.92	52.92	52.92	0	0	0	0	0	0	2724	4868
Current Tenant Arrears With Arrangement	\$4,468.54	\$4,542.54	\$263.54	\$174.54	\$292.54	\$157.54	\$293.54	\$302.54	\$185.04	\$144.00	\$2,795.88	\$2,829.88	\$4,968.88
# of Accounts - Current Tenant Arrears No Arrangement	3	4	4	0	0	0	0	1	0	0	2	3	2
Additional Charges - Current Tenant Arrears with No Arrangement	97	85	77	0	0	0	0	0	0	0	0	50	50
Dwelling Rent - Current Tenant Arrears with No Arrangement	0	0	0	0	0	0	0	0	0	0	0	0	0
Retro Rent - Current Tenant Arrears with No Arrangement	0	0	0	0	0	0	0	0	0	0	0	2144	0
Current Tenant Arrears No Arrangement	\$97.00	\$85.00	\$77.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	\$0.00	\$30.00	\$2,194.00	\$50.00
# of Accounts - Vacated Tenant Arrears	2	2	9	9	11	4	1	2	2	1	2	1	2
Additional Charges - Vacated Tenant Arrears	19	69	1390	1477	1460	0	0	0	0	0	0	230	280
Dwelling Rent - Vacated Tenant Arrears	0	561	1675	2132	3034	0	0	0	0	0	0	0	425
Retro Rent - Vacated Tenant Arrears	0	0	3185	3185	3185	0	0	0	0	0	0	0	0
Vacated Tenant Arrears	\$19.00	\$630.00	\$6,250.00	\$6,794.00	\$7,679.00	\$6,284.00	\$40.00	\$35.50	\$80.50	\$4,966.00	\$5,041.00	\$230.00	\$705.00
# of Accounts - Total tenant Arrears	12	14	17	15	16	8	6	7	5	2	6	7	8
Total Tenant Arrears	\$4,584.54	\$5,257.54	\$6,590.54	\$6,968.54	\$7,971.54	\$6,441.54	\$333.54	\$348.04	\$265.54	\$5,110.00	\$7,866.88	\$5,253.88	\$5,723.88

2018 (COMBINED) Public Housing Management Report

	Oct 2017	Nov 2017	Dec 2017	Jan 2018	Feb 2018	Apr 2018	May 2018	Jun 2018	JUL 2018	Aug 2018	Sep 2018	Oct 2018
Total Units	486	486	486	486	486	486	486	486	486	486	486	486
Occupied Start of Month	474	473	471	471	475	470	475	473	475	470	465	458
Vacated During Month	12	9	10	7	9	4	7	8	7	9	10	11
Leased During Month	11	5	11	13	5	9	5	9	2	4	3	7
Total Vacant End of Month	12	17	17	11	13	11	13	12	16	21	28	32
Total Occupied End of Month	474	471	469	475	473	475	473	474	470	465	458	454
Applications on File	70	561	354	427	482	423	530	524	550	563	523	320
0 Bedroom	0	469	182	212	284	256	400	313	309	282	334	167
1 Bedroom	0	12	66	84	78	68	60	85	105	114	34	85
2 Bedroom	35	39	56	71	63	44	35	73	76	92	73	12
3 Bedroom	31	33	46	56	53	51	31	49	56	70	82	40
4 Bedroom	4	8	4	4	4	4	4	4	4	5	0	16
Dropped	0	0	0	0	0	0	0	0	0	2	0	1
Offers Pending	12	9	8	13	9	12	12	17	17	11	28	32
Added to Lease	1	1	1	1	4	1	1	0	0	3	3	2
Pending/Waiting	70	561	354	427	482	423	530	524	550	563	523	320
Denials	8	189	223	267	116	64	22	140	76	88	209	219
Waiting List	7	12	13	20	9	10	14	19	25	23	25	24
0 Bedroom	0	6	6	11	6	3	2	5	8	7	13	12
1 Bedroom	0	3	3	5	2	3	5	8	9	6	2	2
2 Bedroom	6	2	2	2	1	4	6	5	6	6	4	7
3 Bedroom	1	1	2	2	0	0	1	1	2	4	4	3
4 Bedroom	0	0	0	0	0	0	0	0	0	0	2	0
Handicap/Disabled	0	0	0	0	0	0	0	0	1	1	2	2
Capital Fund/Rehab Units	0	0	0	0	0	0	0	0	0	0	0	0
Annual Reviews	49	37	34	29	26	35	35	43	32	37	36	46
Interim Reviews	17	20	20	14	20	11	18	15	16	18	17	14
Evictions	0	0	0	0	0	1	0	0	2	1	1	0
Informal Hearing	0	1	0	2	2	0	1	0	2	0	0	0
Formal Hearings	0	0	0	0	0	0	0	0	0	0	0	0
Pre-Leasing Home Inspection	10	16	11	19	4	8	10	4	6	11	2	4
Community Service Compliance	25	28	19	19	20	23	15	21	17	18	19	22
Community Service Non-Compliance	51	48	54	50	46	41	46	41	35	32	31	26
Average Turnaround Time	45.09	55	46.19	41.47	59.2	45.77	57	40	34.5	62.5	74	41
Court Proceedings												
14-Day Notice	50	52	47	39	63	34	50	44	63	48	48	32
1 Month Delinquent	6	2	1	0	2	5	3	3	2	1	6	0
Two Months Delinquent	0	0	0	1	0	0	1	0	1	1	0	0
Two + Months Delinquent	0	0	0	0	1	0	0	0	0	0	0	0
Total Petitions for Non Payment	0	4	4	1	0	1	0	0	1	2	1	0
Hold Overs	0	0	0	0	0	0	0	0	1	0	0	0
Warrants & Judgements Issued	0	3	4	1	0	1	0	0	0	0	1	0
Evictions Scheduled	1	1	1	1	2	0	0	0	2	0	1	1
Chronic Delinquency Hearings	0	0	0	0	0	0	0	0	0	0	0	0
Court Cases	0	4	4	1	0	1	0	0	0	2	1	0
Revenue												
Rental Income	\$135,687.00	\$137,602.00	\$134,330.00	\$135,313.00	\$138,206.00	\$136,856.00	\$139,112.00	\$138,835.00	\$134,641.00	\$133,433.00	\$132,097.00	\$130,759.00
Rent Collected	\$134,721.81	\$130,074.60	\$130,135.86	\$141,948.30	\$137,828.13	\$138,344.00	\$143,763.92	\$130,638.32	\$135,898.07	\$133,823.32	\$117,654.04	\$134,669.00
Difference	\$965.19	\$7,527.40	\$4,194.14	-\$6,635.30	\$377.87	-\$1,488.00	-\$4,651.92	\$8,196.68	-\$1,257.07	-\$390.32	\$14,442.96	-\$3,910.00
Collection Percentage	99.00%	95.00%	97.00%	105.00%	100.00%	101.00%	103.00%	94.00%	101.00%	100.00%	89.00%	103.00%
# of Accounts - Current Tenant Arrears With Arrangement	18	24	18	20	25	21	22	25	24	23	24	27
Additional Charges - Current Tenant Arrears with Arrangement	4512.49	4674.71	2290.41	2113.52	3384.23	0	0	0	0	0	3303.34	3683.34
Dwelling Rent - Current Tenant Arrears with Arrangement	225	149	636	1151	634	0	0	0	0	0	0	0
Retro Rent - Current Tenant Arrears with Arrangement	6548.14	6357.14	3433.14	5985.14	5515.14	0	0	0	0	0	14591.27	16577.27
Current Tenant Arrears With Arrangement	\$11,285.63	\$11,180.85	\$6,359.55	\$9,249.66	\$9,533.37	\$9,988.02	\$13,159.13	\$13,811.52	\$15,888.31	\$17,845.63	\$17,894.61	\$20,260.61
# of Accounts - Current Tenant Arrears No Arrangement	9	9	10	6	2	2	5	5	5	5	14	12
Additional Charges - Current Tenant Arrears with No Arrangement	311	199	312	987.66	69	0	0	0	0	0	904.03	768.03
Dwelling Rent - Current Tenant Arrears with No Arrangement	0	0	0	0	0	0	0	0	0	0	0	0
Retro Rent - Current Tenant Arrears with No Arrangement	4052	3720	3359	0	0	0	0	0	0	0	2492	296
Current Tenant Arrears No Arrangement	\$4,363.00	\$3,919.00	\$3,671.00	\$987.66	\$69.00	\$205.00	\$242.00	\$1,133.00	\$839.03	\$354.03	\$3,396.03	\$1,064.03
# of Accounts - Vacated Tenant Arrears	12	16	24	18	20	4	6	11	9	10	6	10
Additional Charges - Vacated Tenant Arrears	2051.66	4220.93	5407.57	4911.07	4994.57	0	0	0	0	0	1158	1197
Dwelling Rent - Vacated Tenant Arrears	2542.98	3704.98	6859.86	6802.88	8558.88	0	0	0	0	0	2073	1356
Retro Rent - Vacated Tenant Arrears	0.02	0.02	3185.02	3185	3185	0	0	0	0	0	0	0
Vacated Tenant Arrears	\$4,594.66	\$7,925.93	\$15,452.45	\$14,898.95	\$16,738.45	\$1,756.00	\$2,974.50	\$4,428.00	\$7,754.00	\$8,951.00	\$3,231.00	\$2,553.00
# of Accounts - Total tenant Arrears	39	49	52	44	47	27	33	41	38	38	44	49
Total Tenant Arrears	\$20,243.29	\$23,025.78	\$25,483.00	\$25,136.27	\$26,340.82	\$11,949.02	\$16,375.63	\$19,372.52	\$24,481.34	\$27,150.66	\$24,521.64	\$23,877.64

SPRING BROOK
MISCELLANEOUS PROPERTY MANAGEMENT ACTIVITIES
October-18

PEST CONTROL

	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18
1 NUMBER OF ROACH/OTHER ACTIVE INFESTATIONS AT BEGINNING OF MONTH:	12	12	12	12	12	12	12	25	15	26	22	25	17
2 NEW ROACH/OTHER INFESTATIONS OBSERVED DURING MONTH:	0	0	0	0	0	0	25	0	11	2	8	0	6
3 ROACH/OTHER INFESTATIONS CURED DURING MONTH:	0	0	0	0	0	0	12	10	0	6	5	8	3
4 NUMBER OF ACTIVE ROACH/OTHER INFESTATIONS AT END OF MONTH:	12	12	12	12	12	12	25	15	26	22	25	17	20

	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18
5 NUMBER OF ACTIVE BEDBUG INFESTATIONS AT BEGINNING OF MONTH:	1	0	0	0	1	1	0	0	0	1	0	0	1
6 NEW BEDBUG INFESTATIONS OBSERVED DURING MONTH:	0	0	0	1	0	0	0	0	1	0	0	1	1
7 BEDBUG INFESTATIONS CURED DURING MONTH:	1	0	0	0	0	1	0	0	0	1	0	0	2
8 NUMBER OF ACTIVE BEDBUG INFESTATIONS AT END OF MONTH:	0	0	0	1	1	0	0	0	1	0	0	1	0

LEASE VIOLATIONS

	SB
HOUSEKEEPING	0
CRIMINAL ACTIVITY	0
DISTURBING NEIGHBORS	0
CURB APPEAL VIOLATION	0
GUEST BEHAVIOR	0
FRAUD	0
APARTMENT DAMAGE	0
NON-COMPLIANCE (RECERTIFICATION)	0
NON-COMPLIANCE (COMMUNITY SERVICE)	0
FAILURE TO COOPERATE WITH PEST CONTROL	0
SMOKING	0
OTHER	0
Police Activity (see attached for details)	38
TOTAL LEASE VIOLATIONS	0

SPRING VALLEY
MISCELLANEOUS PROPERTY MANAGEMENT ACTIVITIES
October-18

PEST CONTROL

	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-17
1 NUMBER OF ROACH/OTHER ACTIVE INFESTATIONS AT BEGINNING OF MONTH:	7	7	3	3	3	3	3	6	6	10	7	5	3
2 NEW ROACH/OTHER INFESTATIONS OBSERVED DURING MONTH:	0	0	0	0	0	0	6	0	4	2	0	0	2
3 ROACH/OTHER INFESTATIONS CURED DURING MONTH:	0	4	0	0	0	0	3	0	0	5	2	2	1
4 NUMBER OF ACTIVE ROACH/OTHER INFESTATIONS AT END OF MONTH:	7	3	3	3	3	3	6	6	10	7	5	3	4

	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-17
5 NUMBER OF ACTIVE BEDBUG INFESTATIONS AT BEGINNING OF MONTH:	0	1	7	10	8	1	0	1	1	0	1	1	0
6 NEW BEDBUG INFESTATIONS OBSERVED DURING MONTH:	1	6	3	3	0	0	1	0	0	1	0	0	0
7 BEDBUG INFESTATIONS CURED DURING MONTH:	0	0	0	5	7	1	0	0	1	0	0	1	0
8 NUMBER OF ACTIVE BEDBUG INFESTATIONS AT END OF MONTH:	1	7	10	8	1	0	1	1	0	1	1	0	0

LEASE VIOLATIONS

	SV	COMBINED TOTAL
HOUSEKEEPING	0	0
CRIMINAL ACTIVITY	0	0
DISTURBING NEIGHBORS	0	0
CURB APPEAL VIOLATION	0	0
GUEST BEHAVIOR	0	0
FRAUD	0	0
APARTMENT DAMAGE	0	0
NON-COMPLIANCE (RECERTIFICATION)	0	0
NON-COMPLIANCE (COMMUNITY SERVICE)	0	0
FAILURE TO COOPERATE WITH PEST CONTROL	0	0
SMOKING	0	2
OTHER (unauthorized live-in)	1	0
Police Activity (see attached for details)	29	88
TOTAL LEASE VIOLATIONS	1	4

HILLSIDE HEIGHTS
MISCELLANEOUS PROPERTY MANAGEMENT ACTIVITIES
October-18

PEST CONTROL

	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18
1 NUMBER OF ROACH/OTHER ACTIVE INFESTATIONS AT BEGINNING OF MONTH:	0	1	1	1	1	1	1	5	1	1	1	0
2 NEW ROACH/OTHER INFESTATIONS OBSERVED DURING MONTH:	1	0	0	0	0	0	5	0	0	0	0	0
3 ROACH/OTHER INFESTATIONS CURED DURING MONTH:	0	0	0	0	0	0	1	4	0	0	1	0
4 NUMBER OF ACTIVE ROACH/OTHER INFESTATIONS AT END OF MONTH:	1	1	1	1	1	1	5	1	1	1	0	0

	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18
5 NUMBER OF ACTIVE BEDBUG INFESTATIONS AT BEGINNING OF MONTH:	2	2	1	2	0	3	9	2	4	1	0	2
6 NEW BEDBUG INFESTATIONS OBSERVED DURING MONTH:	0	0	2	0	3	6	1	4	1	0	2	1
7 BEDBUG INFESTATIONS CURED DURING MONTH:	0	1	1	2	0	0	8	2	4	1	0	2
8 NUMBER OF ACTIVE BEDBUG INFESTATIONS AT END OF MONTH:	2	1	2	0	3	9	2	4	1	0	2	1

LEASE VIOLATIONS

	HH
HOUSEKEEPING	0
CRIMINAL ACTIVITY	0
DISTURBING NEIGHBORS	0
CURB APPEAL VIOLATION	0
GUEST BEHAVIOR	0
FRAUD	0
APARTMENT DAMAGE	0
NON-COMPLIANCE (RECERTIFICATION)	0
NON-COMPLIANCE (COMMUNITY SERVICE)	0
FAILURE TO COOPERATE WITH PEST CONTROL	0
SMOKING	3
OTHER	0
Police Activity (see attached for details)	21
TOTAL LEASE VIOLATIONS	3

Spring Brook Police Activity

	Sep-18	Oct-18
Animal Bite	1	
Animal Complaint		
Area Check	2	
Assault	1	
Assist Ambulance	1	1
Assist Citizen	1	2
Attempt to Locate		1
Battery	1	
Burglary		1
Check Welfare		
Checking Vehicle/Ofc Init		
Civil Dispute/Complaint		1
Criminal Damage to Property	1	
Crash Hit and Run Prop Damage		
Deliver Message		
Deceptive Practice		1
Directed Patrol	6	8
Disorderly Conduct	1	
Disturbance	1	1
Domestic	6	2
Drug Activity		
Fire Alarm		
Follow Up	4	5
Found Juvenile	1	
Harassment	4	
Investigate 911	1	5
Juvenile Complaint	2	
Keys Locked in Vehicle		2
Loud Music/Party/Subjects	2	1
Mental Subject		
Missing Runaway Juvenile	2	
Noise Complaint		
Parking Complaint	2	
Phone Message for Officer		
Prop Lost/Found/Recvrd/Seized	1	1
Remove Subject	1	
Stand By/Remove		1
Structure Fire/General		1
Suicidal Subject or Attempt		
Suspicious Subject		1
Theft		1
Transport or Escort		1
Unknown Problem	1	1
Violation of Order of Protect	3	
TOTAL	46	38

Spring Valley Police Activity

	Sep-18	Oct-18
Animal Bite		
Animal Complaint		
Area Check	4	3
Assault		1
Assist Ambulance	2	
Assist Citizen	7	7
Attempt to Locate		
Battery		
Burglary		
Check Welfare		3
Checking Vehicle/Ofc Init		1
Civil Dispute/Complaint	1	
Criminal Damage to Property	3	
Crash Hit and Run Prop Damage	1	
Deliver Message	1	
Deceptive Practice		
Directed Patrol		
Disorderly Conduct		
Disturbance		1
Domestic		1
Drug Activity		
Fire Alarm		
Follow Up		1
Found Juvenile		
Harassment	1	2
Investigate 911	1	1
Juvenile Complaint		
Keys Locked in Vehicle		1
Loud Music/Party/Subjects		1
Mental Subject	3	2
Missing Runaway Juvenile		
Noise Complaint		1
Parking Complaint	1	1
Phone Message for Officer	1	
Prop Lost/Found/Recvrd/Seized		
Remove Subject	1	
Stand By/Remove		1
Structure Fire/General		
Suicidal Subject or Attempt	1	
Suspicious Subject		
Theft		1
Transport or Escort		
Unknown Problem		
Violation of Order of Protect		
TOTAL	28	29

Hillside Heights Police Activity

	Sep-18	Oct-18
Animal Bite		
Animal Complaint		1
Area Check		
Assault		
Assist Ambulance	1	1
Assist Citizen	1	1
Attempt to Locate	1	
Battery		
Burglary	1	
Check Welfare		
Checking Vehicle/Ofc Init		
Civil Dispute/Complaint		2
Criminal Damage to Property		1
Crash Hit and Run Prop Damage		
Deliver Message	1	
Deceptive Practice		
Directed Patrol		
Disorderly Conduct		1
Disturbance		
Domestic	2	2
Drug Activity	1	
Fire Alarm		2
Follow Up		1
Found Juvenile		
Harassment		1
Investigate 911	6	4
Juvenile Complaint		
Keys Locked in Vehicle		1
Loud Music/Party/Subjects	2	1
Mental Subject		
Missing Runaway Juvenile		
Noise Complaint		
Parking Complaint		
Phone Message for Officer		
Prop Lost/Found/Recvrd/Seized		
Remove Subject		1
Stand By/Remove		
Structure Fire/General		
Suicidal Subject or Attempt	2	
Suspicious Subject		
Theft		1
Transport or Escort		
Unknown Problem		
Violation of Order of Protect		
TOTAL	18	21

MOLINE HOUSING AUTHORITY
AMP 1 & 2
CAPITAL FUNDS AND MAINTENANCE PROGRESS REPORT
November 2018

Current Projects

Site Lighting Project

Work at Hillside Heights has been completed. Work is progressing on schedule. Spring Brook and Spring Valley work are in progress. Weather permitting the contractor hopes to be done by the end of the year.

Projects Being Considered for the Future

1) <u>Plumbing Modifications</u>	<u>Estimated Cost</u>
Spring Valley Apartments	\$ 363,300
Spring Brook Apartments	\$1,433,000

Total Estimated Cost	\$1,796,300
2) Tree Removal (SB/SV)	\$ 5,500
3) Asbestos Tile Encapsulation (PHA Wide)	\$ 250,000
4) Security Cameras (PHA Wide)	\$ 150,000
5) Re-Roofing (HH)	\$ 250,000

Work Orders for Moline Housing Authority / Month & Year 10/2018

Total number of work orders requested	<u>206</u>
Total number of work orders completed	<u>206</u>
Total number of work orders uncompleted	<u>0</u>

**MOLINE HOUSING AUTHORITY
CAPITAL FUND REPORT**

AS OF October 31, 2018

CFP	GRANT AMOUNT	OBLIGATED AMOUNT 10/31/2018	EXPENDED AMOUNT 9/30/2018	EXPENDED AMOUNT 10/31/2018	BALANCE OF GRANT
IL06P02050117	\$722,295.00	\$328,032.04	\$328,032.04	\$328,032.04	\$394,262.96
IL06P02050118	\$1,059,245.00	\$0.00	\$0.00	\$0.00	\$1,059,245.00
TOTALS	\$1,781,540.00	\$328,032.04	\$328,032.04	\$328,032.04	\$1,453,507.96
SPENT THIS MONTH			\$0.00		