

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

August 19, 2019

The regular meeting of the Board of Commissioners of the Moline Housing Authority was held at 5:30 PM in the Spring Brook Administration Building Board Room located at 4141 11th Avenue A, Moline, IL 61265.

Board members present were Chairperson Leslie Stange-Crotty, Chuck Capan, and Jay McCowan. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Board Counsel was in attendance. Also in attendance was Lee Westlund and Ann Nelson.

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 15, 2019:** Minutes of the Regular Meeting of July 15, 2019 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of July 15, 2019, 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. Afoun stated that the board has been debating about the rent arrears and how people just get up and leave and so on and so forth. He had suggested raising the security deposit to an average rent so at least that would offset the bad debt write offs. Mr. Afoun said our average rent is \$360. He stated that we are of view that raising the deposit to \$400 would be acceptable, but we have been looking at other means to take care of this debt. The state of Illinois has a tax refund recovery program. Once someone has a state refund they would use this money to pay government agencies to take care of paying the arrears. He is proposing to give this a try for about a year. If we were to implement the higher security deposit then we would do installment payments, one at the initial and then give them 90 days to pay the rest. Half when they move in and half within 90 days. Mr. Afoun said the issue is not the payment of the security deposit it is the arrears. He said this is informational. It will come back to the board in a year to be approved. Commissioner McCowan asked if we are going to go with the program to receive money from the state from Illinois tax refunds if people owe us money. Commissioner Capan asked if this has a time limit and Mr. Afoun said it is until the debt is paid back. Commissioner McCowan asked if there is a correlation of arrears and moving out. Mr. Afoun said people who move out have retro rent, it is people who don't report income changes and then owe a lot of money all of the sudden. There was discussion about the EIV system and how changes in income are discovered through that. Commissioner McCowan asked if it would be a good idea to garnish people's wages in order to get our money back through small claims court. The lawyer said that it is usually cost prohibitive.

Mr. Afoun then spoke about court filing fees. He said that we serve a low income population. We are in a position where majority of our residents work and are on flat rent. He said there are people who live here that make about \$110,000. Mr. Afoun said a lot of people work at Tyson are making an average of \$60,000 each. There was talk about how congress may change the rule to limit people's income before they can no longer live in public housing. If you make over a certain amount you can no longer live in public housing if this goes into effect. Mr. Afoun said at this point this is all just talk. Currently the court fee is \$131. It has been increased to \$293. Customarily we include it in our settlement in court when the lawyers go to court for us.

Mr. Afoun discussed how we had our Mock REAC Inspection last week. They have generated a report. We have set in place some measures to take care of the issues that have been identified. In our exit interview the inspector said he has worked in public housing for almost 40 years and that our housing authority's outside is one of the best he has seen from all over the country. He said that the first thing the inspector sees is curb appeal. He encouraged us to want to improve curb appeal. Inside the units there are no major issues we should be concerned about. He did identify things we have to fix. We are of the view that the board was wise in your collective wisdom. It was money well spent. We are confident we will regain our high performer status. We get 3% of capital fund increase if we go back to high performer status.

a. Resolution #912:

Resolution #912 was to approve/authorize the Parking Policy. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #916:

Resolution #916 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.

c. Section 8 Report: The Board reviewed the Section 8 Report as presented. Mr. Afoun said we received over 2,000 applications from 10 to 6. There were people who struggled and had to be directed to the library; there were some challenges. The last time we opened the list it was about 1,000 and now was twice as many. Chairperson Stange-Crotty asked if they were all local. Mr. Afoun said they were all from local areas. He said this goes to show the need is tremendous. Mr. Afoun said maybe we should do a press release per Chairperson Stange-Crotty's suggestion. Commissioner Capan said it would be better to contact the representatives.

The Section 8 program has retained its high performer status for the 6th consecutive REAC cycle. Mr. Afoun said we were troubled before he got here. He said that when he was hired he was told to turn the Section 8 program around and within a year he was able to do this with help of staff. HUD is very proud of us to have turned this program from troubled straight to high performer and we have been asked to mentor two other housing authorities.

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.

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 which had all been completed for the month.

4. Resident Advisory Board (RAB) Report: Verbal report provided by Mr. Lee Westlund.

Mr. Westlund introduced the newest RAB member, Ann Nelson. Chairperson Stange-Crotty asked who all was on RAB. Mr. Westlund responded himself, Ms. Nelson, and Ms. Tammy

Jones. He stated that there was another person, Ms. Adams, but she did not show up to the meeting. Ms. Nelson said she has lived in Spring Valley for about two and half years. She said that many years ago she lived in Spring Brook while raising her kids. She said they didn't have RAB back then, but had residents get together and do things to help out and she was involved.

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

There was no other business to come before the board.

6. 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 6:18 P.M.

Leslie Stange-Crotty, Chairperson