

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

February 22, 2016

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 Melvin Grimes, Vice-Chairperson Kathy York, Chuck Capan, Leslie Stange-Crotty, and David Parker, Jr. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Board Counsel was in attendance. Also in attendance were Diane Fox, Lee Westlund, Laurie Elhers, Comlan Houanvoegbe, and Tammy Jones.

1. **Call to Order:** Chairperson Melvin Grimes called the meeting to order at 5:30 p.m.
2. **Approval of the Minutes of the Regular Meeting of January 19, 2016:** Minutes of the Regular Meeting of January 19, 2016 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of January 18, 2016 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 went over the draft budget for 2016/2017 in great detail. He stated this is not a zero based budget, it is historic. We used the same format we have been using for many years. Vice-Chairperson York asked how serious do you think the government is in coming after the high income residents and eliminating them. Mr. Afoun responded that he thinks because of some of the noise regarding the topic HUD will give a directive that once you exceed a certain income level, you will be asked to leave. They have sent out consultation at the moment. There was lengthy discussion amongst the board regarding the possibility of this happening and how it would affect the housing authority and its tenants. Mr. Afoun estimated this would affect about 60% of our tenants and estimated this might happen within the next two years. Mr. Afoun said we wanted a balanced budget to avoid possible recapture, which might happen in 2018. Commissioner Parker, Jr. wants to have money put in the budget for a higher police presence if the tenant composition changes drastically due to the possible future HUD directive. Commissioners discussed how we have more than enough folks on the waiting list to fill up the resulting vacancies. Mr. Afoun stated that this is a draft budget and has taken Commissioner Parker Jr.'s concerns in mind and will engage the Chief of Police once it becomes clearer where we are going and will make provision for that if it becomes necessary.

Motion was made, and seconded, to suspend the meeting so they could go into session for the MHDC Board Meeting at 6:00pm. All voting members present voting "aye", none against, the Chairperson declared the motion carried.

Motion was made, and seconded, to resume the meeting at 6:20pm. All voting members present voting "aye", none against, the Chairperson declared the motion carried.

Next, Mr. Afoun talked about how video conferencing had been introduced last year and that the subscription is due for renewal at this time for \$4,299. He said the records showed average use last year of about 100 calls for the year. Mr. Afoun recommended not renewing the subscription due to the cost and previous level of usage. Commissioner Stange-Crotty inquired whether it was accessible and if we knew why no one used it. It was determined that we will not renew the subscription, but will look for alternatives that are less costly.

Mr. Afoun then stated that the capital fund allocation was announced three weeks ago and MHA has been allocated \$722,120 for 2016. We received a little more than normal for being a high performer.

Mr. Afoun mentioned that residents now have an option of making rental payments by direct debit, they also have the ability to pay online.

a. Resolution #803:

Resolution #803 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 financial report was presented and reviewed by the Commissioners. Mr. Afoun stated that overall we are in good shape and have no major concerns. Mr. Afoun noted that although we had projected a loss in Section 8, we have had a gain so far.

c. Section 8 Report: The Board reviewed the Section 8 Report as presented. Mr. Afoun said we are still struggling to fill vouchers. The finances look good and we have the reserves to make up the differences for the HAP. Commissioner Parker, Jr. asked if we purged a ton of people off the waiting list. Vice-Chairperson responded that they send them letters and they have to reply to the letters, if they don't reply or if they don't have a need anymore, they come off the list.

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. The pest control and lease violation spreadsheet was also reviewed.

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. Vice-Chairperson York stated that she had gotten feedback from those who got feedback since she was in the hospital when the sign went up saying that there was concern about the cost of the sign and that there was a feeling that the money could have gone to other projects. Mr. Afoun said we will be undertaking a project including painting, range hoods, and backsplashes. This project is out for bid now. He said this is what we need to have done and the units are in relatively good conditions. He said after this project we may go back to our needs analysis and maybe do bathroom renovations. Commissioner Parker, Jr. asked if the range hood filters had been budgeted for.

4. Resident Advisory Board (RAB) Report: Verbal report provided by Ms. Diane Fox.

Ms. Fox said that Mr. Comlan Houanvoegbe had called for a work order and was shocked at how quickly maintenance had come to fix his issue. Also at Spring Valley there was a person who was going to court over a work related injury and spoke French and the court systems couldn't get his point across and a resident knew Mr. Houanvoegbe was RAB and asked if he could translate court papers. Mr. Houanvoegbe was able to do that for him. Ms. Fox said

they haven't had a problem with police at this time, but did like Commissioner Parker, Jr.'s thoughts because it is a worry. Ms. Laurie Elhers said it is not so much the people who move in, but the friends they bring. RAB expressed concern that there will be such a big turnover resulting in a high number of unknown new neighbors. Ms. Fox said the health fair is not going as smoothly as usual. They have less people calling and confirming; they only have 4 so far. She said they want to keep it around 15 and will try contacting other people. She then mentioned ideas on what the tenants might have liked rather than having a sign put in was tenant appreciation day, Thanksgiving or Christmas dinner, etc. Mr. Afoun stated we cannot do it because it is illegal. There was mention that they would like to have a free YMCA membership or a gym in the facility because there are exercise rooms in Spencer Tower. Commissioners mentioned the YMCA does offer scholarships for low income people, and that they could look into that. Ms. Fox lastly said three of them are going to the National Low Income Coalition Conference this year. They got a free room because they got a scholarship. She and Ms. Elhers are rooming together and Mr. Westlund is also going; the conference is in Washington, D.C.

5. Any other business that may come before the Board:

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 6:55 P.M.

Melvin Grimes, Chairperson