

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

June 17, 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 11<sup>th</sup> Avenue A, Moline, IL 61265.

Board members present were Chairperson Leslie Stange-Crotty, Vice-Chairperson David Parker, Jr., Chuck Capan, Diane Fox, 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 Steve Clark.

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 May 20, 2019:** Minutes of the Regular Meeting of May 20, 2019 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of May 20, 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. Steve Clark from S.E. Clark & Associates gave a presentation. He talked about how the outcome was unsuccessful. He talked about the reasons why they believe the application was not approved. They had been very confident that they were going to be successful. Everything was watered down because of all the other local people that had gotten tax credits. It is not uncommon to not be successful in the first round. They talked about the market study being an issue on the previous submission because of the time frame to get tenants moved back into the units. For the next submission they will present the project in phases and be sure to have tenants moving back into units within twelve months in order to score higher in that area.

Mr. Afoun talked about how NAHRO is sending a delegation to Australia. We should have American experience in housing and community development and ascertain how they do theirs. He has been talking to the head of the delegation and said Mr. Afoun would be beneficial to the delegation. Motion was made, and seconded, to approve Mr. Afoun to attend the NAHRO delegation in Australia. All voting members present voting "aye", none against; the Chairperson declared the motion carried.

Mr. Afoun discussed how an application had been submitted for a family self-sufficiency grant. He applies every other year. They have applied and is hoping they will be successful this year. He intends to apply for ROSS grant in two weeks as well. FSS would be a social worker type position. Once you get it then you get it every year. It is helping tenants and would be a great asset for the housing authority.

Mr. Afoun discussed the rental security deposit. He is still of view we should consider changing to one month's rent. Our average rent is about \$400. One of the reasons we didn't do move to work is because most people are working here. He wants the board to think about it. Commissioner Capan asked if he thinks it would raise the bar too high for people to get in. Mr. Afoun said we have flat rent and formula rent. The flat rent he believes is doable. Vice-Chairperson Parker, Jr. asked if we can let people make payments to get up to the deposit. Commissioner Capan asked about the bad debt incurred and what percentage comes from flat rates. Mr. Afoun said as high as 70%. Vice-Chairperson Parker, Jr. said he

is guessing these people are not moving to other low income housing so they don't necessarily care if they still owe us when they move out. Commissioner Capan was surprised it was the market rate people. There was discussion about our current deposit versus raising it. Vice-Chairperson Parker, Jr. suggested RAB talking to residents about this. Mr. Afoun said we do have regular resident meetings they don't come.

We have managed to get US Inspection Group to come and do a mock REAC Inspection. There are two components where they will inspect every unit as well as provide training to staff. He said they had talked about the cost effectiveness. Everyone wants to go forward with this.

**a. Resolution #910:**

Resolution #910 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 he wants to open the waiting list as soon as possible. There is software we want to put on to sort applications.

**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 stated he had nothing to report.

**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 6:36 P.M.

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Leslie Stange-Crotty, Chairperson