



Moline Housing Authority



Neighborhood News

February 2018
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Message From the Executive Director/CEO

It is our goal at the Moline Housing to provide a holistic housing services including but not limited to the well – being of our residents and the Housing Choice Voucher Program (Section 8) participants. With that in mind, I would like to take the opportunity to make few suggestions as to how to cope and enjoy the cold winter months. Winter is now in full force except for plenty of snow. If you are like me who prefers the warmer weather, then you can't wait for winter to be over. For those of you who love the winter weather, I hope that you will have enough snow to make your winter enjoyable. During this season, days get shorter, nights colder, and many people also experience low energy levels and lack of motivation during this period; even the best among us can get a little down. However, winter can be the best time for some helpful contemplation, and an opportunity to learn new things. Instead of avoiding the snow and winter weather – look for the best it has to offer! Try winter sports such as snowboarding, ice skating, sledging, or even hockey, arts and crafts, and a new language including sign language. Enjoy all these opportunities while they last – after all, winter is here for just a few months every year.

Most people know that sunlight can provide vitamin D, but did you know that it can also improve your mood? Winter days are much shorter and darker than other months. It's also the time when people spend less time outdoors. Therefore, lack of sunlight can make people depressed. As with exercises, sunlight can directly affect one's mood. So, try to spend some time outdoors, keep your shades up and sit near windows most of the time.

I take this opportunity to again remind you of my open door policy, so come on by for a visit, and if you have any concerns, regarding any aspects of the service delivery or just want to chat, my door is always open and it would be great to see you. I am always looking for new ways to improve the service we provide, but I cannot do it alone, I need you to work in partnership with me to improve the service. So if you have any suggestions or an idea which will help, please let me know. However, all your day-to-day tenancy related matters should first be discussed with the management office as they are in a better position to help you. Thank you for your support and cooperation, and I look forward to your continued support.

Take care and have a great winter, and stay warm.

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Accepting Applications for Studio, 3 Bdrm & 4 Bdrm Units



Tips from Housing—Welcome Al



The Moline Housing Authority welcomes Albert Cueller as its new Chief Operating Officer. Al joined the Authority in late 2017 and his career in affordable housing has spanned over 30 years, starting with the U.S. Department of Housing and Urban Development office located in Chicago, Illinois. Al is a solid Mid-Westerner, having resided, worked, or

attended college in Illinois, Indiana, and Michigan. He most recently relocated from Michigan and currently resides in East Moline.

Al will oversee the day-to-day operations of the Moline Housing Authority's Public Housing and Housing Choice Voucher (Section 8) programs. He

encourages resident participation in the affairs of the Authority, its programs, and the neighborhood. Al has an open door policy and looks forward to meeting our residents whenever they have concerns or suggestions affecting their residency or the well-being of the community.

Maintenance Corner—Welcome Sedrick



The Moline Housing Authority welcomes Sedrick McDowell as one of its new Maintenance employees. Sedrick joined the Authority in November of 2017. Sedrick is in a relationship

and has a daughter and a son. He is very family oriented and always puts his family first. He has worked in maintenance for the past four years and is excited about the learning opportunities available here.

Sedrick looks forward to developing a beautiful relationship with the employees and tenants of the Moline Housing Authority!

Section 8 Info—How the Program Works

In the Housing Choice Voucher Program, participants find suitable housing offered by a private owner (landlord) using a voucher issued by MHA. Any housing selected must pass Housing Quality Standards (HQS) inspection. Families who are newly admitted to the program or move to a new unit, cannot pay more than 40 percent of their income towards

rent and utilities at the time of move in.

The subsidy is calculated by using the lower of the Voucher Payment Standard or the gross rent minus the total tenant payment. All voucher units must meet a rent reasonableness test, i.e. the rents cannot be higher than similar unassisted units in the area. This test is performed on

each unit at the initial lease-up and when an owner (Landlord) request a rent increase.

“Home is a place where you are comfortable and where you can be yourself. A place where many memories are build” so, remember to adhere to all program requirements so as to continue to have a place call home.

Bits from the Board

The MHA is government by five board members known as commissioners.

Principal responsibilities of a commissioner include: Providing leadership and advocating for affordable housing and community development activities, setting policies governing authority operations, and charting the direction of current and future programs; ensuring, through independent review and audits that the housing authority operates within law, good practice and according to regulations established by the U.S. Department of Housing and Urban Development.; Participate in hiring a qualified executive to manager day-to-day operations; Obtaining and

managing monies to support the housing authority; Adopting operating and other forms of programmatic budgets; and Establishing policies to prevent fraud, abuse, mismanagement and discrimination, and to ensure that the agency acts legally and with integrity.

The role of the Board of Commissioners as a whole include: Establish a vision, work with staff to structure and plan goals; determine and develop policies for effectiveness; Provide for implementation of policy through staff with appropriate oversight; Monitor policy implementation for efficiency; Advice and consent.



Dr. Melvin Grimes
Chairperson



Chuck Capan
Vice-Chairperson



Leslie Stange-Crotty
Commissioner



David Parker, Jr.
Commissioner



Diane Fox
Commissioner

Rap from RAB — Food Pantry Coming to MHA!

The Resident Advisory Board under the presidency of Tammy Jones in collaboration with the Resident Commissioner, Ms. Fox have successful negotiated with Riverbend Food Pantry to bring food pantry service to the Housing Authority. The food pantry service to be provided is called “Produced Drop” consisting of fresh fruit and vegetables to be distributed to the residents on a quarterly basis. Detail information on how the program would work and when it would

start will be provided to residents as soon as the final details are worked out. Kudos to the Resident Advisory Board and the Resident Commissioner for making this happen. The first produce drop off will be March 2nd. They will be providing 20 produce boxes to each site.

The Resident Advisory Board is always looking for volunteers to serve as Board Members, so if you are interested in serving and would like to make a difference in your community, please contact the office for further information. The primary responsibil-

ity of the RAB as mandated by law is to review and endorse the Housing Authority’s 5 year Agency Plan and to ensure that the plan would not negatively impact the residents and the quality of service delivery. It also organizes activities such as health fair; and attends the monthly meeting of the Board of Commissioners to represent residents and the Housing Choice Voucher Program participants on policy and operational issues. So, get involved and make a difference!



Moline Housing Authority

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**NOW
HIRING**

Maintenance
&
Pest Control

EXECUTIVE DIRECTOR

John Afoun

BOARD OF COMMISSIONERS

Melvin Grimes, Chairperson

Chuck Capan, Vice-Chairperson

Leslie Stange-Crotty

David Parker, Jr.

Diane Fox

“Providing housing and opportunities”



Important Dates

FEBRUARY

- 1 Rent Due
- 6 HH Pest Control
- 13 SV Pest Control
- 19 MHA Offices Closed
- 20 SB Pest Control #1-90
- 21 SB Pest Control #91-184
- 26 Board Meeting 5:30pm



MARCH

- 1 Rent Due
- 6 HH Pest Control
- 8 HH Resident Meeting at 4:30pm
- 13 SV Pest Control
- SB Resident Meeting at 4:00pm
- 19 Board Meeting 5:30pm
- 20 SB Pest Control #1-90
- SV Resident Meeting at 3:30pm
- 21 SB Pest Control #91-184
- 30 MHA Offices Closed

APRIL

- 1 Rent Due
- 3 HH Pest Control
- 10 SV Pest Control
- 16 Board Meeting 5:30pm
- 17 SB Pest Control #1-90
- 18 SB Pest Control #91-184

Our programs are funded by the Federal government through the Department of HUD.



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“Providing housing and opportunities”

*Designed & Produced by:
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