



Moline Housing Authority



Neighborhood News

March 2019
Volume 4, Issue 1

Message From the Executive Director/CEO

It is newsletter time again and there two very important issues I wish to highlight in this edition. The use of technology in service delivery. The Moline Housing Authority is striving to expand our communications with you using available cutting edge technology. For example, in January, when dangerously cold temperatures hit Moline in this unrelenting winter we are having, we used email to quickly notify residents that our offices were going to be closed the next day. This notification was very successful for those who had an active email address in our records. We wish to update our records to maximize resident participation in our email notification system, and the goal is to include next messaging in the near future. So, for those of you who did not receive the last email but want to be included, please contact the office at your earliest convince to update your records with your email address and mobile phone number. Please note the information will not be shared with other residents, it is strictly confidential.

The Housing Authority is very concerned about unauthorized persons living in units. More and more neighbors are reporting that this is happening. Both your lease and the Handbook are very clear about the prohibition against unauthorized individuals living with you. Many residents are reluctant to add someone to their lease because of a criminal record, but we want to reassure you that having a criminal record in itself does not automatically disqualify someone from living in our housing. New high resolution cameras are planned for this year that will help us monitor this problem. If you are found to have violated your lease because of unauthorized individuals living with you, you will not be given a second chance. Are you willing to have your entire family lose its housing because someone not on your lease is living there? So if you have any questions regarding whether someone is a visitor or a resident, for the sake of your family, you should seek guidance from us rather than risk losing your housing.

My door is always open, and I appreciate your thoughts and opinions on the issues that matter most to you. Please don't hesitate to reach out to me at 309-277-0283 or email at jfa@molinehousing.com, or stop by at any time to see me. However, if your concerns are particular to your tenancy, please first discuss the issue with the respective department and/or manager, and if after that you are still not satisfied, then by all means come see me. Thank you for your support and cooperation, and I look forward to your continuous support. Thank you for choosing the Moline Housing Authority as your housing provider. We are her to serve you and to provide housing and opportunities.

Take care and stay warm.

"Providing housing and opportunities"

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Tips from Housing—Flat Rents / Smoking

New Flat Rents: All residents of the Moline Housing Authority have a choice to pay rent based on their income, or as a Flat Rent. Flat Rent may be a less expensive option for those families with a substantial income. Unlike income-based rent, Flat Rents vary depending on bedroom size. For residents who pay a Flat Rent, new Flat Rent rates for 2019 will take effect on their next annual recertification occurring on or after April 1, 2019.

Smoking Violations:

On July 30, 2018, we instituted HUD’s new rule requiring that public housing developments provide a smoke-free environment for their residents. The new rule bans smoking in units and within 25 feet of MHA buildings. This rule has proven to be challenging for some residents and it has already led to a number of warnings and lease violations. There is a misconception that a tenant must literally be caught smoking in a unit in order to receive a lease violation. That is not true. A lease violation can be issued based on a preponderance of the evidence indicating that smoking in a unit has occurred. Such evidence includes, but is not limited to, reports from neighbors of tobacco product odors coming from an adjacent unit, a haze or strong tobacco smell in a unit when

visited by MHA staff, ashes and/or ashtrays with ashes in a unit, a strong incense smell masking a smoking odor, open windows in a unit contemporaneous with a smoking complaint, failure to cooperate when MHA staff visit a unit in response to a smoking complaint. All of these circumstances, and others, will be considered as a whole to establish whether it is more probable than not, that smoking in a unit has occurred. So, please do not assume that you can avoid a lease violation by simply “hiding” in your unit to smoke. And remember, **MHA’s goal is not to stop you from smoking, but rather, to protect residents from being exposed to secondhand smoke in their home that came from somewhere else in their building, such as a nearby apartment.**

<u>BR Size</u>	<u>2019</u>
0	\$445
1	\$518
2	\$664
3	\$870
4	\$980

MHA staff are able to assist you if you have any questions about which option is best for you.



Maintenance Corner—Cold Weather

*We have had a very cold winter season. Many of our apartments have baseboard heating near the floor that rely on water running through. The water in the baseboard can easily freeze if cold air from an open window or a poorly covered air conditioner gets into your apartment. Frozen water pipe repairs can be very

expensive and the tenant will be held responsible for the repair and any consequential damages.

If you are unable to suitably insulate your air conditioner, or if you cannot properly and completely close your window, please contact the Management Office immediately so that we can assist. Also, if

MHA staff notice an open window in your apartment during freezing temperatures, they will ask you to close it. If you are not home, or if no one answers the door, Management will treat it as an emergency situation that allows for immediate entry. Any costs incurred or damage created by our emergency entry will be the responsibility of the tenant.

Bits from the Board—Meet Our New Commissioner

Mr. Jay Mc Cowan is the newest Commissioner on the Moline Housing Board of Commissioners.

Jay was born and raised in Rock Island, however, moved to Moline 10 years ago. He is married with two daughters. He is passionate and committed to serving others and giving back to the community.

Jay has served on many Boards and has extensive experience in Board governance. He served as

the Board Chairperson for the Quad Cities Churches United prior to being appointed to the Moline Housing Authority Board.

Apart from his Board governance work and giving back to the community, Jay is also an Associate Minister of the Gospel at Tabernacle Baptist Church in Moline and a successful business man.

We congratulate Mr. McCowan on his appointment to the Moline Housing Authority Board of Commissioners and wish him the best.



Commissioner
Jay McCowan

Section 8 Info—Tenant Availability for Inspections

The Moline Housing Authority conducts annual inspections of houses and apartments participating in its Housing Choice Voucher Program (HCV or Section 8). Inspection notices are mailed to both the tenant and the landlord approximately 2-4 weeks in advance of the inspection deadline imposed by HUD.

An inspection date and time will be scheduled, and generally will not be rescheduled. However, we understand that last-minute emergencies do arise. If a tenant or the landlord cannot be present, we highly recommend that the tenant find a family member or friend to be at the home to give entry

to the inspector. If in doubt, it is imperative that the tenant contact our HCV office as soon as possible to alert us of the problem. Communication, cooperation and compliance (for inspection-discovered deficiencies) by all parties will ensure that you fulfil your HCV obligations and live in a safe and secure residence.

Rap from RAB—Be a Voice for the Voiceless



The Resident Advisory Board (RAB) is currently seeking volunteers from Spring Brook and Spring Valley to serve as RAB members. The primary responsibility 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 nega-

tively impact residents and quality of service provided. However, the RAB also serves as the Resident Council and organizes activities such as health fairs and attends the monthly meeting of the Board of Commissioners to represent residents and Housing Choice Voucher Program

(Section 8) participants on policy and operational issues. If you are interested in being a voice and an advocate for change and would like to represent fellow residents, please contact the office at 309-764-1819 for further information. Don't just sit on the fence and watch, but get involved and make a difference.



Moline Housing Authority

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EXECUTIVE DIRECTOR

John Afoun

BOARD OF COMMISSIONERS

- Leslie Stange-Crotty, Chairperson
- David Parker, Jr., Vice-Chairperson
- Chuck Capan
- Diane Fox
- Jay McCowan

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**NOW
HIRING**



Important Dates



www.facebook.com/molinehousing

MARCH

APRIL

MAY

- 1 Rent Due
- 4. HH Pest Control, Floors 1-5
- 5 HH Pest Control, Floors 6-9
- 11 SV Pest Control, # 1-60
- 12 SV Pest Control, # 61-120
- 13 SV Pest Control, # 121-182
- 18 Board Meeting 5:30pm
SB Pest Control, # 1-64
- 19 SB Pest Control, # 65-122
- 21 SB Pest Control, # 123-184
- 26 Fiesta Manor Pest Control

- 1 Rent Due
- HH Pest Control, Floors 1-5
- 2 HH Pest Control, Floors 6-9
- 8 SV Pest Control, # 1-60
- 9 SV Pest Control, # 61-120
- SB Resident Meeting @4pm
- 10 SV Pest Control, # 121-182
- 11 HH Resident Meeting @4:30pm
- 15 Board Meeting 5:30pm
- SB Pest Control, # 1-64
- 16 SB Pest Control, # 65-122
- SV Resident Meeting @3:30pm
- 17 SB Pest Control, # 123-184
- 19 MHA Offices Closed
- 23 Fiesta Manor Pest Control

- 1 Rent Due
- 6 HH Pest Control, Floors 1-5
- 7 HH Pest Control, Floors 6-9
- 13 SV Pest Control, # 1-60
- 14 SV Pest Control, # 61-120
- 15 SV Pest Control, # 121-182
- 20 Board Meeting 5:30pm
SB Pest Control, # 1-64
- 21 SB Pest Control, # 65-122
- 22 SB Pest Control, # 123-184
- 27 MHA Offices Closed
- 28 Fiesta Manor Pest Control



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