

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

April 18, 2022

The regular meeting of the Board of Commissioners of the Moline Housing Authority was held at 5:30 PM in the Spring Valley Community Building located at 1150 41st Street, Moline, IL 61265.

Board members present were Chairperson Leslie Stange-Crotty, Vice-Chairperson Diane Fox, Pat O'Brien, Raegan Jones and Melvin Grimes. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Board Counsel and Kat Williams were also in attendance.

1. **Call to Order:** Chairperson Stange-Crotty called the meeting to order at 5:30 p.m.
2. **Approval of the Minutes of the Regular Meeting of February 28, 2022:** Minutes of the Regular Meeting of February 28, 2022 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of February 28, 2022, 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.

a. **Resolution #1008:**

Resolution #1008 was to approve/authorize the 2022/2023 Operating Budget – AMP 1 (Ratification). All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #1009:

Resolution #1009 was to approve/authorize the 2022/2023 Operating Budget – AMP 2 (Ratification). All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #1010:

Resolution #1010 was to approve/authorize the 2022/2023 Operating Budget – HCV (Section 8) (Ratification). All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #1011:

Resolution #1011 was to approve/authorize the 2022/2023 Operating Budget – COCC (Ratification). All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #1012:

Resolution #1012 was to approve/authorize the Revised 2021/2022 Operating Budget - PH (Ratification). All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #1013:

Resolution #1013 was to approve/authorize the Bad Debt Write Offs (Ratification). All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Resolution #1014:

Resolution #1014 was to approve/authorize the HCV Payment Standard. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Resolution #1015:

Resolution #1015 was to approve/authorize the Spring Valley Bathtub Restoration Project. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Resolution #1016:

Resolution #1016 was to approve/authorize the Hot Water Heating Valve Replacement Project. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Resolution #1017:

Resolution #1017 was to approve/authorize the Bad Debt Write Offs. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Chairperson Stange-Crotty asked for an update on a celebration of life for Ms. Tammy Jones, who recently passed away. Vice-Chairperson Fox said a minister that Ms. Jones knew was there and spoke then released balloons at the river last Sunday. Her brother died about a month prior to Ms. Jones. Now family is planning a memorial of some kind for Ms. Jones and her brother once it gets warmer. Vice-Chairperson Fox will share the information with the commissioners once she knows more.

Vice-Chairperson Fox said Ms. Jones was all for the low-income people and especially low-income housing. Chairperson Stange-Crotty shared a story about a tenant that couldn't follow the guidelines to do a heat treatment. Ms. Jones then went into their apartment and helped clean it up to help them.

- b. **Approval of Financial Report:** The financial reports are not ready at this time due to the end of the fiscal year having been on 3/31/22 and work is still ongoing to prepare those reports. Mr. Afoun stated that he is confident our new fee accountant will do a good job for us.
- c. **Section 8 Report:** The Board reviewed the Section 8 Report as presented
- 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. Chairperson Stange-Crotty suggested changing the format of this report to go from earlier in the year to the past month. The most left column should be the most recent month. She stated this will be easier for people to follow along during the meeting.

Pest control and the report showing reasons for tenants vacating their unit as well as reasons for application denials were 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 which had all been completed for the month.

Mr. Afoun talked about the concrete portion of the contract being signed. The work will begin in Spring Brook and then move to Spring Valley and should start soon. The Spring Valley Overhang Project should begin in May.

- f. **FSS Report:** Mr. Afoun gave an update on the program including the number of people who have signed up to date.

Mr. Afoun stated that we are struggling with high turn around and arrears. We have almost \$100,000 in arrears. HUD has not conducted a REAC inspection because of the pandemic, but he is afraid that this could affect our performer status. We had been high performer for many years but then went down to standard performer. It is something that has been on his mind for some time and wanted to mention it. Another issue is unit turnaround. We currently have 27 empty units. This is having a big impact on our maintenance staff. The fee accountant said we need to be at 98% utilization rate in order to sustain the current budget. We are at 94%, but HUD requires us to be at 95%. At the moment we are struggling to bring the units back to where we would like them to be. Every month we have an average of about 5 to 6 tenants moving out. He is working with management staff and maintenance staff to help improve our utilization rate. We have been using contractors to help.

Vice-Chairperson Fox asked if we can hire more people. Mr. Afoun said no, the fee accountant said we cannot expand due to our budget. He said what we can do is have contractors, but even with that we need to monitor that we do not overspend. Vice-Chairperson Fox asked if this is the same issue at other housing authorities. Mr. Afoun responded that our neighboring housing authorities are having the same issue. Commissioner O'Brien asked what can be done about this. Mr. Afoun said not much unless someone knows of a contractor that may want to work with us. He is sharing because these things could have a bearing on our REAC scoring.

Chairperson Stange-Crotty asked if the board can send a letter saying that we are requesting a year off from REAC. Mr. Afoun suggested having all signatures from the commissioners and the letter could be delivered to Dick Durbin or Cheri Bustos. Chairperson Stange-Crotty asked to have Mr. Afoun write the letter for her asking for one-year extension.

Mr. Afoun said if we can have a meeting with Cheri Bustos when she is here and present the letter to her to express their feelings to her that would carry weight. Commissioner Jones knows Cheri Bustos personally and a lot of her staffers. She will be in contact with her to set up a meeting. Commissioner Jones mentioned that this is Cheri Bustos's last term. There was then a discussion about this and politics as well as why she was leaving congress.

- 4. **Resident Advisory Board (RAB) Report:** Verbal report provided by Ms. Kat Williams.

Mr. Afoun said now that Ms. Jones has passed there are only two active members of RAB. He suggested Ms. Kat Williams be the President. Ms. Williams suggested it be tabled until next month. She wants to discuss with Ms. Joni Feliksiak, as she has been here longer. Ms.

Williams agreed to accept being an interim president until voting can occur. She said she wants to focus on recruiting more RAB members. Chairperson Stange-Crotty offered her help with anything that Ms. Williams may need to try to get more RAB members.

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

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 6:37 P.M.

Leslie Stange-Crotty, Chairperson