

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

June 26, 2023

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, Raegan Jones and Pat O'Brien. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Legal counsel was in attendance. Also, in attendance were State Representative Gregg Johnson and Tamika Roberts.

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 May 15, 2023:** Minutes of the Regular Meeting of May 15, 2023 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of May 15, 2023, 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 asked everyone to introduce themselves to State Representative Gregg Johnson. Representative Johnson stated he appreciated the invite and said it was his first time at the Moline Housing Authority. He would like to stay in touch and likes to have boots on the ground. He wants to bring equity at every level. When we see where we are at with lack of affordable housing what you do here is very important. He wants to make sure we have the resources and make sure we have everything we need. His most valuable commodity is his time. Coming and doing the work allows him to fulfill his mission. He said we got to do the work.

a. Resolution #1051:

Resolution #1051 was to ratify the Submission of FYE 3/31/23 SEMAP Certification. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #1052:

Resolution #1050 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 reports were still be processed by the fee accountants and will not be ready for review for one or two months from now. Mr. Afoun mentioned that the COCC made \$102,000 surplus and Section 8 did relatively well and did not go into the red. Commissioner O'Brien asked about Section 8 and how it works when the City redevelops an old building. What is the process and how do they go about getting tenants for that building. Mr. Afoun responded there is tenant based or project-based Section 8 and explained the difference between each and how they work.

Mr. Afoun said we have now finished paying the OIG. It has been a long five years and now HUD is off our backs and it is such a relief.

- 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. Mr. Afoun mentioned that rent arrears and the number of empty units remain the biggest issues. Vice-Chairperson Fox asked as far as the empty units do we need to add more maintenance people or something. She is concerned about the emptiness. Mr. Afoun responded we have contractors. Commissioner O'Brien asked if it is pretty hard to hire contractors right now. Mr. Afoun said we have enough and we are having better luck hiring contractors now than we had in the past. He said sometimes tenants move out in droves, which is why we keep contractors. Commissioner Jones asked how long we can use contractors for. Mr. Afoun responded there is no time limit. HUD gave us special permission to use contractors so we can use them as long as we need. The goal is to continue using contractors until we have less ten vacant units at any time, but if we go back over ten to go back to using contractors.

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. Mr. Afoun talked about the Spring Valley Bathtub project and how the contractors are back to working slow and steady. He stated that the Board had given directive that we should pay based on percentage and there has not been any payment since the first payment requested. He would like to get permission to make payment based on the amount of work done to date that is satisfactory to us. Motion was made, and seconded, to make payment based on acceptance from architect and once a revised bill is received we make payment subject to the architect's recommendation. All voting members present voting "aye", none against; the Chairperson declared the motion carried. Mr. Afoun talked about liquidated damages and legal counsel said that this will be a point of contention that will come up at the end of the contract. He said once we get to that bridge we will cross it.

Mr. Afoun addressed open work orders and said the reason for the open work orders are the inspections that were done to prepare for REAC inspections. Our goal is to go back to closing out all work orders each month.

The FSS Program statistics were reviewed. Mr. Afoun stated that we are very happy with the program and it is very successful. The ROSS Coordinator position is still empty. We have conducted several interviews and have a few set up for this week. We are hoping to find the right candidate for the position.

- 4 **Resident Advisory Board (RAB) Report:** No report provided.

There were no Resident Advisory Board members present.

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

Ms. Tamika Roberts stated that she has questions regarding policy due to her HAP contract situation. She lives in Moline High School Lofts and has questions regarding policy. Her first question is when a new ownership comes aboard and we don't have a HAP contract can Section 8 continue inspections. She doesn't have a lease or a HAP contract signed. There is a new owner as of June 1st. She paid to last owner as she wasn't aware of new owner. She never received a lease addendum or changes or anything. She also never received notice from MHA. She notified MHA as they didn't even know it was sold. She had an inspection, but there is no manager onsite or maintenance.

Chairperson Stange-Crotty asked what building are you talking about. Ms. Roberts responded Moline High School Lofts. Ms. Roberts said she doesn't have a HAP contract or new lease. We don't have a lease addendum.

Ms. Roberts said there are a lot of maintenance issues going on. She reached out to City of Moline to conduct an emergency inspection. She said her first annual inspection was pushed back. At first it was scheduled for 6/8/23 and then was rescheduled without a notice. The Moline Housing Authority inspection done on 6/21/23 failed. She was not told why the initial inspection was rescheduled. It failed because of windows not opening. She said her unit is listed as a Section 8 approved unit. When she moved in her unit it was inspected and approved to move in. At the time of approval, you need to make sure it's safe to move into. The inspector approved originally. The inspector asked if I know about the window not opening. Chairperson Stange-Crotty said she has been in all the different apartments. She asked what is your fear. Ms. Roberts said no fear she is concerned about policy. She went to a meeting stating she owes over \$1,000. She stated she was reporting her income changes. Now during recert when they met they come with a whole different EIV report. Two reexamination dates were different. She said all kinds of copies were presented and not originals. Ms. Roberts stated everyone who was in the meeting. One report shows when income changes. The sheet from her job was reported was brought. They took November off and now she owes \$643. All she was asking is to show how this can be correct. You cannot recalculate on the spot.

Mr. Afoun said Ms. Roberts seemed to understand everything at their meeting. She appeared to have understood and accepted she would pay. He said it is not a discrepancy, we demonstrated good will. She owed \$1,304, but the policy allows discretion on the Executive Director's part. The tenant did not provide sufficient notice of change of income. One of the requirements when doing recertification is to confirm EIV for income. Annual is on the anniversary of participation and there is also interim recertification. Whenever there is change in income there must be a recertification. Ms. Roberts said she cannot. They keep over speaking me. They refuse to give me what I am asking for. Mr. Afoun stated that there is something called the request of interim adjustment. You fill this out at front desk. We take the form to employer for them to verify the job.

Chairperson Stange-Crotty said I am insisting that you stop. She said I don't think that this is something that the whole board needs to hear. Ms. Roberts tried to say something and Chairperson Stange-Crotty stated I said don't speak. Chairperson Stange-Crotty said she, Mr. Afoun, and Vice-Chairperson Fox met with the Mayor. We came to conclusion we aren't violating anything. She is willing to meet after this meeting and review the documents Ms. Roberts has. Mr. Afoun said we have done everything we could at the staff level. Her next recourse is to request a hearing. There will be a hearing officer independent to all of us. They will make a determination and that will be final and binding even if she disagrees with hearing officer if it is against her. We have gone far beyond.

Legal counsel told Ms. Roberts they have kind of given you a little grace. Normally the public is limited to kind of like a 3 minute period. At this point speaking to entire board you have brought what you wanted to say and they have listened. What they are saying and if the Chair wants to talk to you she can, but there is a procedure if you disagree with the housing

authority's stance you can request a hearing. At this point the conversation can conclude and she can take the next path. Chairperson Stange-Crotty recapped everything that she heard. She said she is wanting to give a little speech. Grievance is the next step that is being offered. Ms. Roberts claimed this was not offered to her. Vice-Chairperson Fox verified this happened and was in fact offered at the meeting she attended with Ms. Roberts. Grievance forms is what she wanted. Chairperson Stange-Crotty said from now on any gathering that you have where the conversation I'm going to have with you after everyone leaves. I suggest everything be written down with language that is an agreement. She said the only reason she wants to sit down is she wants to do that for you Ms. Roberts. To listen to you and clean out all the extra language. There is a certain point where you say that's history and this is now. I think there is a whole lot of history. She recommended to go through the grievance.

John said Ms. Roberts can come to his office tomorrow after work and pick up the grievance information. Ms. Roberts agreed to do so.

Representative Johnson asked how many units we have. Mr. Afoun responded 486. Representative Johnson asked how does work order process work. Mr. Afoun replied that tenants call in, work orders are generated, sent to maintenance, allocated based on priority. Emergency plus A, B, C, are the priorities. Representative Johnson asked do you rotate your meetings from locations or are they always here. Mr. Afoun stated we used to rotate locations, but we now just do them here.

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 6:30 P.M.

Leslie Stange-Crotty, Chairperson