

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

October 23, 2023

The regular meeting of the Board of Commissioners of the Moline Housing Authority was held at 6:00 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.

1. **Call to Order:** Vice-Chairperson Fox called the meeting to order at 6:00 p.m.
2. **Approval of the Minutes of the Regular Meeting of August 21, 2023:** Minutes of the Regular Meeting of August 21, 2023 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of August 21, 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.
 - a. **Resolution #1055:**

Resolution #1055 was to ratify the 2024 Utility Allowance (Section 8). All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #1056:

Resolution #1056 was to ratify the 2024 Payment Standard - HCV. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Resolution #1057:

Resolution #1057 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 reviewed and discussed.
 - 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.

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. Commissioner O'Brien asked if there is going to be a handrail at the new project and Mr. Afoun responded yes. Mr. Afoun stated that the bathtub project is done. Legal counsel said for Mr. Afoun to call him in regards to liquidated damages.

Mr. Afoun stated that we are struggling with roaches at Spring Brook.

The FSS Program statistics were reviewed. Mr. Afoun stated that the ROSS position is still open. People don't show up for the interviews. We offer, they turn it down. We have kept HUD informed about the position. The money we offer is good and we pay top dollar, but we can't seem to get anyone.

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:

Mr. Afoun thanked the Board for approving his trip to Australia. He stated the conference was well received when he presented findings from last year. The HUD person presented about Section 8. Australia doesn't have Section 8, so that is why they asked HUD person to come. Housing Choice Voucher Program. Private Sector Leasing is what it is called in other countries. Mr. Afoun said what he learned is that the Australians are trying to create a community where public housing is consistent throughout the developed world. Australia has moved from bricks and mortar to support service for the tenant to succeed. They came up with a slogan "don't blame them train them." He said we tend to blame tenants when things go wrong. When tenants come and sign lease the first time some of them never go back to the document we gave them. When we do recertification we should explain everything each time. Remind tenants what their obligations are, what ramifications could be, rules and regulations, why it is in their interest to follow the rules thus creating a whole culture of re-education. Vice-Chairperson Fox asked if that is every year. Mr. Afoun responded yes. Vice-Chairperson Fox thinks that this is what the family self sufficiency thing does, isn't it. Mr. Afoun replied no. Mr. Afoun also said the other thing he learned was the support outside the housing authority is needed. They assess the need of the tenant generally and see what it is. For instance, someone here that has not paid rent might be because they are having a hardship. Expectations should not be the same for low income as others because they face different issues.

Mr. Afoun said what he would like to do is create a grant pool base. He wants to talk to resident commissioners and some key tenants. He wants Board's permission to start looking for ways to try to get funds. He wants to talk to all the foundations and have a central pool and when the need arises a committee would look at it and determine if the person is really in need or not. He also wants the Board to grant a limit as to how much money can be given to any one person. Chairperson Stange-Crotty instructed Mr. Afoun to go do research and bring that back to the Board. Legal counsel said there is no issue if created through the nonprofit.

Mr. Afoun spoke about Commissioner training. He said it was suggested that the standard practice in industry is 2 commissioners and the Executive Director attend trainings. We have not been following the rules. The San Diego conference is coming up in January. What we want to know is standard is 2 commissioners and Commissioner Grimes and Vice-Chairperson Fox had

expressed interest. Mr. Afoun asked if anyone else was interested, but nobody was. It was decided Commissioner Grimes and Vice-Chairperson Fox would attend the conference in San Diego.

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 Vice-Chairperson declared the meeting adjourned at 6:47 P.M.

Leslie Stange-Crotty, Chairperson