

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

November 17, 2025

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 41<sup>st</sup> Street, Moline, IL 61265.

Board members present were Chairperson Leslie-Stange Crotty, Vice-Chairperson Melvin Grimes, Diane Fox and Raegan Jones. Staff members present were Executive Director John Afoun and Recording Secretary Maria Nino. Legal counsel and Trevor Grogg were in attendance.

1. **Call to Order:** Legal counsel called the meeting to order at 5:30 p.m.
2. **Approval of the Minutes of the Regular Meeting of October 20, 2025:** Minutes of the Regular Meeting of October 20, 2025 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of October 20, 2025, as presented. All voting members present voting "aye", none against; Chairperson Stange-Crotty declared the motion carried.
3. **Executive Director's Report:** Verbal report provided by Mr. John Afoun.

a. **Resolution #1111:**

Resolution #1111 was to approve/authorize the Executive Director's Annual Evaluation. The evaluation is not yet complete. There was a motion to table this until the evaluation was completed. All voting members present voting "aye", none against to table this until the next meeting, the Chairperson declared the motion tabled unanimously.

**Resolution #1112:**

Resolution #1112 was to approve/authorize the Over-Income Policy. The board had tabled this last month and asked for additional information. Mr. Afoun stated that the requested information was included in the board packet. We had over 350 applicants today between 10:00am and 3:00pm on day one of the opening of the waiting list. Mr. Afoun read a portion of the mission statement. He was emphasizing the fact that we want to assist low- and moderate-income people of Moline.

Next, Mr. Afoun went over the legislation CFR where it gives details of the notification of Over-Income families. That is the law, it is explicit and clear. He also talked about the notice that would be given to the residents, which would be sent out on 3 different occasions. He presented a detailed analysis regarding the Over-Income policy. He also referenced our current policy as well as a redlined version that had the suggested wording he is proposing.

Mr. Afoun said he is still of the view that the board should reconsider, but he will do as he is instructed. He then talked about the limits in the big beautiful bill regarding the limited time for residents to live in public housing. He went on to say that he is saying all of this to emphasize.

Commissioner Jones asked would the housing authority be okay with the loss of revenue. Mr. Afoun responded theirs is additional, but we will be okay without

that. The way the housing finances are structured once we identify the total cost we take the rent and HUD gives us subsidy. She asked would it be a risk of negative public perception or would we just explain. Mr. Afoun said the law doesn't say they must be evicted, but we reserve the right to evict them. Commissioner Jones said by evicting successful people would it create a negative situation with public relations. Mr. Afoun said those who are in need should be able to get in.

Chairperson Stange-Crotty asked should we approve. She then asked if it is retroactive and if the ones who have already had notice would they start notice again for another 24 months. Mr. Afoun responded yes.

Commissioner Fox thought they would get evicted like anyone else getting evicted. She since learned they get 24 months by sending letters and helping to find a place. That makes her feel better. She understands there are more than 3 apartments that would fall under this coming up. At this point for us to make this policy is probably fine, however the problem I see is with the Big Beautiful Bill Act. Mr. Afoun stated I agree with you as of now the greatest challenge for all housing authorities across the country is the 2 years that is being proposed if you think of the logistics of it. It is going to be a nightmare but we have no discretion. It is law. After 2 years they will need to move. He said here there is option and I am just concerned of that. This not so much an issue. You have a choice whether to or not to.

Commissioner Fox said I am OK with that since it does require about 2 years of getting notices so they are not just getting kicked out randomly that helps me to feel like it is alright. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

**Resolution #1115:**

Resolution #1115 was to approve/authorize the 3/31/25 Audit Report Acceptance. Mr. Afoun stated that this is the seventh consecutive year of achieving unqualified status. There are no concerns whatsoever. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

**Resolution #1116:**

Resolution #1116 was to approve/authorize the Bad Debt Write Offs. All voting members present voting "aye", none against, the Chairperson declared the motion carried unanimously.

Mr. Afoun said we discussed the term limit and asked if there were any further questions. Commissioner Jones said that once that starts to happen we don't want the community to think we are evicting people.

- b. **Approval of Financial Report:** The financial reports were not available from the fee accountants at this time due to workload. Mr. Afoun reviewed the cash flow analysis. He stated that Public Housing has reduced somewhat from where we were before, but we are within where we need to be by law..
- c. **Section 8 Report:** The report was reviewed and discussed. Commissioner Fox asked as far as Section 8 in the past. She had heard this program would be the first low-income program to be chopped according to the Big Beautiful Bill Act.

Mr. Afoun responded that Section 8 is pretty much safe, it is Public Housing that is being focused on. The big difference is funding will come from the state.

- 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.
- 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.
- f. **Family Self-Sufficiency (FSS) / Resident Opportunities and Self-Sufficiency (ROSS) Report:** The FSS Program and ROSS Program statistics were reviewed.

4 **Resident Advisory Board (RAB) Report:** No RAB commissioner in attendance.

No report provided.

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

Mr. Trevor Grogg said on the over income I think two years is too long lead time for them to move especially if they are making 100 grand or better they should be able to get out within a year.

He asked what is the maximum income for a single individual. Mr. Afoun said he will get the info to him. With Big Beautiful Bill Act people will have 2 years to move, is that everyone asked Mr. Grogg? Mr. Afoun said seniors and disabled are exempted. Mr. Grogg said to make that clear when it is announced because there will be a lot of people scurrying around trying to figure out what they are going to do next.

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; Chairperson Stange-Crotty declared the meeting adjourned at 6:11 P.M.

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Leslie Stange-Crotty, Chairperson