

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

October 20, 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 41st 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 5:41 p.m.
2. **Approval of the Minutes of the Regular Meeting of September 15, 2025:** Minutes of the Regular Meeting of September 15, 2025 were reviewed. Motion was made, and seconded, to approve the minutes of the Regular Meeting of September 15, 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. Mr. Afoun stated that the resolution pertains to item #2 in his report. He said he wants to give a little bit of background so you understand before you vote. Once upon a time it was income admission and income continued occupancy. However, when Andrew Cuomo became the HUD Secretary he took the view that if you are over income and you wish to stay in housing you should be able to do so. About six years ago there was a situation in New York. The New York Housing Authority has prime property on Park Avenue in New York City. Those that live there either lived there until they died or until they retired and went to Florida and the like. The families that stayed then passed the lease down to their children. He talked about a story about one of the children that lived there who became a millionaire and was still living in public housing.

There was a big story about this and there was legislation called housing opportunity through modernization, abbreviated HOTMA. This gives the housing authority the choice to allow tenants to stay within public housing or to have them leave. He said we have the choice to terminate based on the guidelines of HOTMA. He said this is because we have over a thousand people on the waiting list that are low income and those that are over income can afford to live in the private sector. He said that the people will be given a reasonable time to be terminated, they will not just be asked to leave overnight. There was a lot of discussion between Mr. Afoun and the Commissioners.

Commissioner Jones asked do we know about how many families are over income. Mr. Afoun responded there are about three of them. Commissioner Fox asked how much over income they are. Mr. Afoun said one makes about \$160,000 another \$120,000. Commissioner Jones asked how long have they been living in the housing authority. Mr. Afoun said he does not know at this time but can find the information. Commissioner Fox said there are about 3 of our units that are over the income guidelines by quite a bit. She asked if they are 4 bedrooms or not. Mr. Afoun said he thinks 2 or 3 bedroom. Commissioner Fox said I don't like the idea of putting anybody out and since it is only 3 or 4 it doesn't seem to me that it would be much advantage to us to give the apartment to someone much lower income since that is only going to be 3. Chairperson Stange-Crotty asked for that to be repeated. Vice-Chairperson Grimes said she said it wouldn't be that big of an advantage to the housing authority to enact this policy that would cause them to move into market rate rentals. Commissioner Fox confirmed this is what she said.

Mr. Afoun said once they are off public housing they have to have a different lease. They will not receive subsidy at all. They will be removed from HUD system, the unit will not be subsidized. Mr. Afoun said if we had more he would think differently. He is strongly of the view that would probably be in the best interest of the housing authority to allow us to house the low income. Commissioner Jones stated she agrees with Commissioner Fox on this one. She has a hard time displacing people or not giving them the home they are used to. Vice-Chairperson Grimes said I understand that the lease language would change and they would go into a standard market rate lease. This creates an additional burden on the staff to do. I have mixed emotions. On one end we need to make more apartments for those that are income eligible. This would move them out from any kind of subsidy, which would put it on a market rate scale. This would give more income. As far as having 3 apartments I think we gain more advantage going to market rate. They may not want to pay market rate once they lose all their subsidies. The choice ends in the mind of the people who are there if they want to pay the market rate. Chairperson Grimes continued and said the only disadvantage is more paperwork. We are gaining an income stream that we would not normally have.

Chairperson Stange-Crotty said this sets a precedence that I don't like. We have a policy that once you can afford to live somewhere else, you should. This is for people who are low income and have a list of people who need it. We should require them to move on. Commissioner Fox said she does not agree. Legal Counsel said you guys are somewhat split in general and seem to be going against the recommendation of staff, which is somewhat different for this board. He said an option is that Mr. Afoun can give additional information so that it can be presented with more information. Mr. Afoun said he wants to know what further information would you need. Vice-Chairperson Grimes said how many tenants specifically are over income and a timeline that would be given to those tenants should the board adopt this policy are examples. He then said he thinks this timeline should be included in the policy. Legal Counsel recommended bringing the current policy, then a redlined version to what is being proposed.

Chairperson Stange-Crotty said she does like to see this because she wants to revisit this policy to make sure that it says what we really want to see. There are parts of the policy as written here I don't agree with said Chairperson Stange-Crotty. Vice-Chairperson Grimes said I want to see the policy so I can make a more informed decision so we can really weigh out what we are saying and doing. Once we decide we are kind of locked into this. I would like for the policy

to be as iron clad and as much detail as possible so there is a full understanding. Mr. Afoun said the current policy just states that over income residents may be allowed to stay. Legal Counsel said to bring details on what the multiple notices entail, etc. also to show lead time, the period, and what the notices say. Vice-Chairperson Grimes wants it as crystal clear as it can be. The more information the more informed decision we can make. He then said I would rather be safe than sorry and would like to have more information. There was a motion to table this resolution for further information to be brought back in the next meeting so we can make a more informed decision. All voting members present voting “aye”, none against to table this until the next meeting, the Chairperson declared the motion tabled unanimously.

Resolution #1113:

Resolution #1113 was to approve/authorize the 2025 – 2030 Strategic Plan. Mr. Afoun stated that we just tweaked the last one a little but since most of the past ones still apply. All voting members present voting “aye”, none against, the Chairperson declared the motion carried unanimously.

Resolution #1114:

Resolution #1114 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 talked about the annual audit having just been completed. He stated this is the seventh consecutive year of unqualified audit.

- b. **Approval of Financial Report:** The financial reports were reviewed and discussed.
- c. **Section 8 Report:** The report was reviewed and discussed.
- 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.

Mr. Afoun talked about having had a meeting with our HUD official and that they have no concerns with us.

- 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 he would like once again to have the board packet that the RAB gets. He stated it is hard for me to sit down and explain to these people when I don't have the information.

Commissioner Fox asked if the bonuses that went out to everyone had been completed and were the people happy with them. Mr. Afoun responded yes they were very happy with them. Commissioner Fox then asked if we heard any feedback from the tenants about their water bills being written off and were they happy. Mr. Afoun responded that since the report is a month behind he was going to report next month. He then said the residents came out in numbers. They were extremely happy and asked how we will do it as we move forward. They were ok with how it is going to go moving forward since they are going to pay a little bit more. Mr. Afoun continued that one of the confusions here is that they are given utility allowance towards all utilities, so it is not that they are going to be worse off. Everything depends on the usage of the water as to how they will be affected. They pay lower rent even though they had not been paying a water bill and we were paying the allowance this whole time. Everything was explained to them and they understood. He said we have since instituted rent statements breaking down what their charges are and they are happy. Commissioner Fox also wanted to comment on the ROSS program lady. She said she had dealings with her regarding a niece and she did an excellent job.

Mr. Grogg said again that he wants to receive a copy of the whole board packet just like they do. He spends time with the residents just like RAB does. He said that as Mr. Afoun knows we have coffee events and it would be nice to be able to say I have information, this is what is going on let me explain it to you. I can't do it with a straight face and always stick up for housing if I don't know what I am talking about. I am on your side a lot more than you realize. I can't stay on your side and fight for you if I can't advocate for you. Mr. Grogg also said this is all public information. This information reaches the RAB on the day of the meetings. There is no reason why I can't have one the day of or to have a copy and take it with me. Legal Counsel said the minutes and agenda get posted. He said the board packet is information for the board. Mr. Grogg then said he can go through the hassle and write a letter of Freedom Of Information Act and request the board packet. Legal Counsel responded that it is not in the record for public consuming until after the meeting. Mr. Grogg asked if he can have a copy of the board packet after the meeting is done. Vice-Chairperson Grimes stated he is saying another time that since he is not on the RAB and cannot have this. There was a lot of discussion between Mr. Grogg and the Commissioners.

Mr. Afoun said I would like to say something. We have not had an active resident council meeting. We do have this once a month meeting where Mr. Grogg has been coming. He has been working to talk to the residents. It has been very beneficial and fruitful. Because he is not officially a member of RAB I suggest after the meeting I will give him a copy. The Commissioners agreed to this.

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 5:58 P.M.

Leslie Stange-Crotty, Chairperson