

**MINUTES OF THE REGULAR MEETING**  
**OF THE ST. CLAIR COUNTY HOUSING AUTHORITY (SCCHA)**  
**BOARD OF COMMISSIONERS**  
**1790 SOUTH 74<sup>TH</sup> STREET, BELLEVILLE, ILLINOIS**  
**9:00 A.M., WEDNESDAY SEPTEMBER 12, 2018**

**ROLL CALL**

The Chairman called the meeting to order and upon roll call the following Commissioners and others were physically present:

**Commissioners Present**

Eugene Verdu, Chairman  
Dan Barger, 1<sup>st</sup> Vice Chairman  
Vivian Cash, Treasurer  
Billie Jean Miller, Secretary

**Others Present**

Larry McLean, Executive Director  
Nancy Schmidt, Director of Finance  
David Wright, Director of Modernization  
Keith Hausman, Director of Maintenance  
Pamela Jackson, Programs Director  
Phyllis Pearson, Director of Asset Mgmt.  
Carol Easterley, Administrative Director  
Phillip Rice, SCCHA Attorney  
Annette Hill, Executive Secretary

**Commissioners Excused**

Sr. Julia Huiskamp, 2<sup>nd</sup> Vice Chairman

**Others Absent or Excused**

None

**PUBLIC COMMENTS**

There were no public comments.

**MINUTES**

Consider approving Minutes of the Regular Meeting held on August 8, 2018.

Commissioner Barger made a motion to approve the minutes as presented. The motion was seconded by Commissioner Miller. The motion passed by unanimous consent.

**FINANCE MATTERS**

Consider approving Finance Matters for the months of June and July 2018, including General Disbursements – All Projects, Payroll Disbursements, Treasurer’s Report/Investment Register, Schedule of Miscellaneous Receipts, Comparative

Income/Expense Reports and Electronic Payment Transactions (including the month of August 2018). Copies attached.

Commissioner Barger made a motion to approve the Finance Matters. Commissioner Miller seconded the motion. The motion passed unanimously upon roll call.

### **TENANT MATTERS**

Review and discuss reports related to Tenant Matters for the month of August 2018. These include Public Housing Tenant Accounts Receivable Report, Public Housing/Section 8 Occupancy Report, Public Housing Move-Out Report, Public Housing Move-In Report, Section 8 Move-Out Report, Section 8 Move-In Report, HCVP Location Report, Waiting List Demographic Report and Wait List Summary by Program / Location Report. (Copies attached)

The reports are for informational purposes only and do not require any action.

Commissioner Barger asked about the number of vacancies. Mr. McLean reported that the number of vacancies continues to climb, noting that as of August 1<sup>st</sup> there were forty-five (45) vacant units, as of September 4<sup>th</sup> (the first business day of the month) there were fifty-four (54) vacancies and as of today the number of vacant units has reached fifty-nine (59). Mr. McLean said that he does not know the reasons why so many residents are moving out, explaining that he does monitor the reasons cited on the move-out report that is included in the board materials (specifically the report related to agenda item 5D). He noted that of the twenty-five (25) move-outs that occurred during the month of August four (4) were classified as “management initiated” (i.e. “eviction – delinquent rent” and “moved prior to eviction”), which represents only sixteen percent (16%) of the move-outs. Tenant-initiated move-outs (such as “not need or want assistance,” “rent too high,” “leaving area”, etc.) accounted for twenty-one (21) of the August move-outs or eighty-four percent (84%). Mr. McLean speculated if the strong economy is impacting move-outs because residents tend to move-out as their rent amount increases, but he added that he does not have the statistics to make a definitive conclusion. Mr. McLean added that when the number of vacant units gets this high, it puts a tremendous strain on all parts of the organization ---wait list management, applicant screening, property management, and of course, the maintenance staff.

### **OLD BUSINESS**

Mr. McLean provided an update on the status of the grievance filed by the Service Employees International Union (SEIU) - Local 73 on behalf of three maintenance employees who did not receive the flat-rate COLA (cost of living allowance) payment made to most employees at the start of the July 1, 2018 fiscal year. Mr. McLean reported that after a meeting with the union representative two of the three employees withdrew their grievance (those hired within a week of the start of the July 1<sup>st</sup> fiscal year) and it was agreed to place the third employee’s grievance on hold to be resolved when and if

the employee, who has been off from work for more than two years due to a worker's compensation claim, returns to work.

## **NEW BUSINESS**

### **7-A Consider Approving the Section 8 Management Assessment Program (SEMAP) Certification for Fiscal Year Ending June 30, 2018**

Commissioner Barger made a motion to approve the Section 8 Management Assessment Program (SEMAP) Certification for fiscal year ending June 30, 2018. Commissioner Miller seconded the motion.

Upon roll call the motion passed unanimously.

### **7-B Consider Approving Payment Standard Schedule for the Section 8 Housing Choice Voucher Program (HCVP)**

Commissioner Miller made a motion to approve the payment standard schedule for the Section 8 HCVP (Housing Choice Voucher Program). Commissioner Barger seconded the motion.

Upon roll call the motion passed unanimously.

### **7-C Consider Approving Contract with Hurst-Rosche Inc. for Architect and Engineering (A&E) Services for Capital Fund Program 501-18 and Other Specified Work in the Amount of \$124,976**

Commissioner Barger made a motion to approve the contract with Hurst-Rosche Inc. for A&E services for the Capital Fund Program 501-18 and other specified work in the amount of \$124,976. Commissioner Miller seconded the motion. The motion passed unanimously upon roll call.

## **OTHER BUSINESS AND REPORTS BY THE EXECUTIVE DIRECTOR**

### **8-A Contract Status Report (September)**

There were no questions or discussion regarding the Contract Status Report.

### **8-B Media Coverage of Local Housing Authorities Housing Program and Waiting Lists**


Mr. McLean reported that there have been multiple media reports in recent weeks involving local Housing Authorities and the long wait list for the Housing Choice Voucher Program. More specifically, he noted that there has been television coverage


highlighting the poor condition of some public housing units at both the St. Louis City Housing Authority and the East St. Louis Housing Authority. The Commissioners were provided with a copy of a long and detailed article that focused on the East St. Louis Housing Authority that appeared recently in the Belleville News Democrat, along with a similar, but shorter article from the Southern Illinoisan. Mr. McLean explained that he believes that the increased media attention on housing authorities is the result of the HUD take-over of the Alexander County Housing Authority and the extremely poor condition of the public housing stock in the City of Cairo and other municipalities within Alexander County. Mr. McLean noted that while everyone on staff at SCCHA works diligently to prevent the types of problems and conditions highlighted in the media coverage (such as infestations, plumbing leaks, mold and mildew, etc.), the reality is that with more than a thousand units of public housing and other federally-assisted properties in the SCCHA portfolio and with approximately twenty-three hundred (2,300) households assisted through the Housing Choice Voucher Program (HCVP), there is always a chance that there is a unit out there with conditions that the local media might find news worthy on any particular day. Mr. McLean concluded by saying that while it is a daily struggle, he can assure the Commissioners that the SCCHA staff tries very hard to provide good service to the residents participating in SCCHA's various housing programs and to ensure that there are no conditions that would be worthy of media coverage.

Mr. McLean also reported on the eviction of a HCVP participant with disabilities, noting that the owner determined and the court agreed that the eviction was necessary because of the participant's failure to meet material lease obligations. The owner did not pursue a monetary judgment and did not desire the participant to lose her voucher ---he just wanted her out of his unit because of her demonstrated inability to properly care for the unit. The client is currently in a rehab facility and is expected to contact the staff for a voucher when and if she is able to return to an independent housing situation, which would involve in-home support services.

**ADJOURNMENT**

Being no further business to be considered by the Board, Commissioner Barger made a motion to adjourn the meeting. The motion was seconded by Commissioner Miller. The motion passed by unanimous consent.

  
Eugene Verdu (Chairman)

  
Billie Jean Miller (Secretary)

**The Next Regular Board Meeting is Scheduled for October 10, 2018.**