

**WINNEBAGO COUNTY HOUSING AUTHORITY  
MINUTES OF THE AUGUST 15, 2024  
REGULAR MEETING OF THE BOARD OF COMMISSIONERS**

**Call to Order, Roll Call, Pledge of Allegiance**

Chairman Getty called the meeting to order at 5:00 p.m. Following the call to order, roll call was taken.

The following Commissioners were present:

Present:	Chairman Dina M. Getty
	Vice Chairman Alanna D. Conard
	Commissioner Ronald E. Ballard
	Commissioner Elsie Brown
	Commissioner Frank Gambino
	Commissioner Danielle J.A. Potter

Also present were the following: Deputy Director Deb Alfredson; Rental Housing Support Program Manager and Re-entry Coordinator Jilly Graciana; and James R. Pirages of AGHL Law.

Chairman Getty led the Board of Commissioners in reciting the Pledge of Allegiance.

**Introduction of Guests**

No guests were present.

**Changes to Agenda**

None.

**Public Comments**

None.

**Executive Director's Report**

Executive Director Alan Zais reported on the continuing shortfall of funds in the Section 8 Program (which he had discussed in prior meetings). He said that there is a meeting with HUD scheduled for the end of the month and he is hoping that the meeting will result in additional Section 8 dollars being provided by HUD. Alan said that the WCHA has not issued vouchers since April of 2024. He also noted that WCHA is one of many housing authorities who have increased the fair market rent at HUD's urging and that a further increase is expected later this year. He explained that HUD is looking at existing reserves of housing authorities to assist with Section 8 expenses and noted, specifically, the situation involving the Boone County Housing Authority (BCHA) that will result in an appeal being filed with HUD on BCHA's behalf. He noted that HUD wants zero percent in reserves, but as a result when large, unexpected expenses arise, such results in there being nothing left in the reserves from which housing authorities can draw to pay those expenses.

Alan asked Deputy Director Deb Alfredson to report about the recent NSPIRE inspections. Deb reported that HUD has implemented the National Standards for the Physical Inspection of Real Estate (NSPIRE) and so far three (3) inspections have been conducted at WCHA-related properties. She noted that the

inspection of Wescott Homes had resulted in difficult results based upon the fact that these were older properties. While new standards are being applied, they do not take into account that some of the properties are older; Deb noted that, for example, the NSPIRE standards want three (3) plug wiring outlets but that such do not exist in many older properties, like those at Wescott Homes. Deb also reported that Champion Park was inspected and did relatively well -- scoring an eighty-one (81) (or a "B"). She noted that many of the things cited by the inspection are "easy fixes". She noted that the Collier inspection was conducted on Thursday, August 15 and that a preliminary finding was that there were issues with the fire doors at Collier Gardens that will have to be discussed. She also noted that inspection at Rockford Johnston Gardens had previously occurred, but the score has not been provided as of yet. With regard to the Wescott Homes, she noted that one of the options being considered is moving those properties out of public housing and transferring their ownership to Winnebago Homes Association.

Alan asked Jilly Graciana if she had anything more to report. She said that the Winnebago Homes Association homes that are on the Rental Housing Support program contract will receive a rent increase so that two (2) bedrooms will increase by two-hundred seventy-five dollars (\$275) to one thousand one hundred fifty dollars (\$1,150) per month and three (3) bedrooms will increase by three hundred dollars (\$300) to fifteen hundred dollars (\$1,500) per month. These rents will include utilities. The rent increases will become effective for current tenants after the recertifications are conducted and for new tenants.

### **Consent Agenda**

Chairman Getty noted that there were three (3) items on the Consent Agenda. Vice Chairman Conard made a motion to approve the items on the Consent Agenda. That motion was seconded by Commissioner Potter. The items on the Consent Agenda were as follows:

- A. Resolution No. 24 R 29 *"Resolution Approving the Minutes of the July 18, 2024 Regular Meeting of the Board of Commissioners"*
- B. Resolution No. 24 R 30 *"Resolution Approving Fifth Avenue Capital Partners, Inc. As Developer to Assist With the Development of Affordable Housing Through New Construction and the Rehabilitation of Existing Properties in South Beloit, Rockton and Freeport and to Otherwise Facilitate Additional Development in its Service Area"*
- C. Resolution No. 24 R 31 *"Resolution Ratifying the Actions Previously Taken by the Executive Director in Entering Into Memorandum of Understanding With Vera Institute of Justice, Inc."*

The motion to approve the items on the Consent Agenda as noted above was approved by unanimous roll call vote of the six (6) Commissioners present with none against and no Commissioners absent.

### **Financial Report**

Finance Director Vickie Huwe was absent from the meeting. Alan reminded the Board of the previous discussion regarding the shortfall in Section 8 funding.

### **Old Business**

None.

### **New Business**

None.

**Commissioner Comments**

None.

**Executive Session**

None.

**Action Taken from Executive Session**

None.

**Adjournment**

A motion to adjourn the meeting was made by Commissioner Potter and that motion was seconded by Commissioner Gambino. That motion was approved by unanimous voice vote of the six (6) Commissioners present with none against and no Commissioners absent. The meeting adjourned at 5:11 p.m.

Respectfully submitted,

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Danielle J.A. Potter, Recording Secretary