

**MINUTES OF THE BOARD OF
COMMISSIONERS OF THE DUPAGE HOUSING AUTHORITY
Thursday, January 16, 2025**

The January 16, 2025 Board of Commissioners meeting of the DuPage Housing Authority was held in the Board Room at the DuPage Housing Authority Office at 711 E. Roosevelt Road, Wheaton, IL.

Roll Call:

The Chair called the meeting to order, the following members of the Board being present:

Sherrin Ingram	Chairman	Present
John Berley	Vice Chairman	Present
Stefanie Hood	Commissioner	Present
Rosemary Spann	Commissioner	Present

The following others were also present:

Cheron Corbett	Executive Director	Present
Bryant Lee	Comptroller	Present
Jeffrey Hyndman	BDO	Virtual attendance
Eric Hanson	Special Counsel	Virtual attendance
Rizik Mohammad	MSHV Representative	Virtual attendance

The Chair declared the presence of a quorum and the meeting began at 10:01 a.m.

Public Comments:

There were no public comments.

Approval of Minutes:

Commissioner Berley made a motion, seconded by Commissioner Hood to approve the minutes of November 21, 2024. The motion carried unanimously.

Financial Report:

- The Finance Committee met on January 16th and reviewed the Financial Report.
- BDO presented the financials and covered the variance report for admin expenses as well as the income statement, balance sheet, and expense distribution. Discussed HUD was increasing and caught up to payments. Also, discussed that a meeting occurred with the HUD analyst to obtain additional funding from the HUD Held Reserve. Additionally the utilization is close to 97.5%, which is exceptional compared to the national average of around 85%.

Executive Director's Update

Discussed an increase in the Organization's insurance coverage costs by 8%, which was lower than the industry average. This was due to different metrics from demographic information the insurance company uses to determine costs. Also, gave update on audit status and should meet deadline to issue. Updates on Stough Group on filing was given from Eric to file suit for breach of contract. It was noted that there would be a strong change of collecting of the \$90k and potentially interest and a demand letter will be sent.

Rizik Mohammad from Midwest Shelter for Homeless Veterans (MSHV) joined the call and discussed the development deal for Midwest Shelter for Heroes Homes. The deal would include up to 20 PBV vouchers to MSHV to house Veterans using VASH Vouchers. He provided updates on development and the various benefits the Veteran tenants would receive. DHA would be receiving 20% which totals around \$200k in developer fees from the deal.

The Family Self-Sufficiency Program ROSS Grant increased from 127k to 184k for coordinator salaries. DHA will continue to work with the County to obtain new videos for past participants and what achievements were made to attract more participants and help prepare individuals with the goal of homeownership.

Hope Fair Housing will grant DHA \$100k for HCV participants. The money is earmarked for DHA participants from \$15k to \$20k for items related to downpayment and homeownership costs for first time home buyers. Rollout for this is planned for later this month.

Presentation of Resolutions:

RESOLUTION NO. 2025-01

Acceptance of allocation of up to twenty (20) Project-Based Vouchers (PBVs) to Midwest Shelter for Homeless Veterans (MSHV) for Heroes Homes Veterans Development. A motion made by Hood, seconded by Hood and it passed unanimously.

Executive Session

Berley made a motion, seconded by Hood to go into Executive Session with no return to public session for Litigation (Section2(C)(11)). The motion carried unanimously at 10:40 a.m. and went into closed session. The session reopened at 11:30 a.m. with no action to be taken from the Executive Session and adjourned the meeting by unanimous consensus at 11:40 a.m.

Adjournment:

Commissioner Ingram made a motion, seconded by Commissioner Hood to adjourn. The motion carried unanimously, and Chairman Ingram adjourned the meeting at 11:41a.m.

Recorded by DHA Staff