



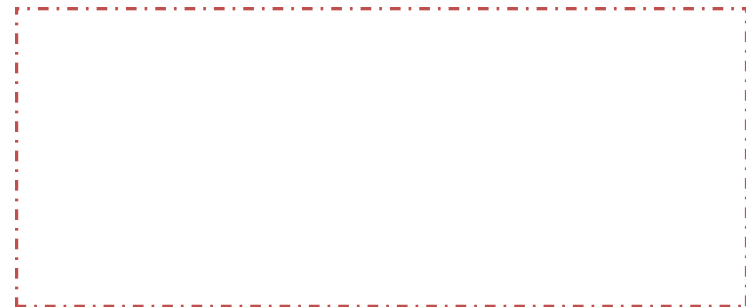
MADISON COUNTY HOUSING AUTHORITY  
CENTRAL OFFICE HOURS  
8:00 am—4:30 pm



Monthly Board Meeting  
September 10, 2015  
12:00 pm

**Speak  
Out!**

5 YEAR—ANNUAL PLAN  
PUBLIC HEARING  
OCTOBER 7, 2015  
2:00 pm



Beginning **September 21, 2015**, we will be accepting applications for the following:

**OLIN BUILDING**

Located at 310 Smith Street, East Alton, IL  
1 Bedroom Units

**BRANER BUILDING**

Located at 150 S. Aurora, Collinsville, IL  
1 Bedroom Units

**STEVENS BUILDING**

Located at 118 Haller Street, Wood River, IL  
Efficiency, 1 & 2 Bedroom Units

Development restricted for older adults and persons with disabilities.

*At this time, applications will only be accepted from those 62 years of age and older.*

Interested applicants may obtain an application at any MCHA office or by calling

**618.345.5142, Option 4 OR Ext. 1118.**

**EMPLOYMENT  
OPPORTUNITY**

Madison County Housing Authority is seeking applicants for a Property Management Clerk. The Clerk provides clerical support to the Property Management staff of various developments. The successful candidate will have a high school diploma or GED and two years of clerical experience, including organization and typing skills. The candidate must have a valid driver's license and pass MCHA criminal background check and drug screening.

Applications must include a cover letter, resume, and at least three professional references. Applications must be received by 4:30 p.m., September 18, 2015 at the following address: **Madison County Housing Authority, 1609 Olive Street, Collinsville, IL 62234.** No telephone inquiries please.



**Resident Employee  
PERRY KENNEDY**



Perry Kennedy and his family are residents of Madison County Housing Authority. He has been a resident since September, 2013. Perry has been very helpful as a handyman at the Housing Authority. His willingness to perform his community service has been outstanding. No job is ever too dirty for Perry. Welcome Perry, our Public Housing resident employee.

*Our mission is to provide safe, quality affordable housing to low income families in Madison County; and to promote personal responsibility and self-sufficiency of residents*

**MCHA**

1609 Olive Street  
Collinsville, IL 62234  
Phone: (618) 345-5142  
Fax: (618) 345-5148  
Email: info@mchail.org

**COMMISSIONERS**  
Michael Skoklo, Chairman  
Cheryl Jouett, 1st Vice Chairman  
LaSonya Stiff, 2nd Vice Chairman  
Wilbert Glasper  
James Gray

**The Talk**

Volume 1 Issue 1

September 2015

Editors—Patricia Howard  
Tiara Kizeart  
Teri Lake

**MCHA Welcomes  
Newly Appointed Executive Director**

Madison County Housing Authority's Board appointed Andy Hightower, executive director of the MCHA on August 19. Hightower filled the position left by John Hamm III, who retired April 30.

Hightower, served as the Alton Housing Authority's executive director for seven years. Hightower was hired at the AHA in August 1999 as resident director, promoted to manager/program director in March 2002, and moved up to assistant executive director in November 2005.

Hightower will oversee eight complexes with 227 public housing units in Alton, East Alton, Wood River, Edwardsville, Collinsville, Venice and Madison. He will oversee the renovations of the May Apartments in Edwardsville and MCHA plans to demolish Northgate Homes in Collinsville and replace them with modern units. MCHA also administers 1087 Section 8 vouchers and provides management services for 277 tax-credit/mixed finance units. MCHA has a staff of 23 employees.

Hightower has served on Madison County Urban League and Madison-Bond County Workforce Investment boards. He is currently on the Auxiliary Board of the Southwest Illinois Division of the United Way of Greater St. Louis. He is vice president of the Alton Branch of the NAACP and parliamentarian of 100 Black Men of Alton. MCHA Staff welcomes Mr. Hightower and looks forward to working with him.

**Executive Director  
Andy Hightower**



Each year as the fall season approaches, the staff at MCHA begins to prepare the operating budget for the next fiscal year. The MCHA fiscal year starts January 1, 2016 and ends December 31, 2016. I have asked the staff to include funds for youth programs in next

year's budget. We hope to see several youth programs developed and implemented in 2016. As part of the process, we will be meeting with residents to get input as to what programs MCHA should develop for our youth. If you have program ideas please do not hesitate to contact me at the Main Office.



## Public Housing Marie Nelson , Management Coordinator

MCHA is dedicated to providing decent, safe, and sanitary housing to eligible low income families, to include the elderly, and disabled. Our Public Housing units are located throughout Madison County. We currently have 59 units at the Olin Building in East Alton, 69 units at the Braner Building and 99 units at Northgate Homes in Collinsville, 46 Section 8 New Construction at the Stevens Building in Wood River. In our Mixed Finance properties we have five units at Meachum Crossing in Venice, nine units at Gateway Housing in Madison and Venice, 21 units at Alton Pointe Apartments in Alton, and seven units at Washington Avenue Apartments in Madison.



have preference for occupancy at the new Woodland Park Apartments. There will be 20 Public Housing units and 20 project based Section 8 units. However, it will be necessary to make application for the Woodland Park Apartments including public housing, project based Section 8 units, and Tax Credit units. As a reminder, any resident that voluntarily moves out of Northgate Homes prior to receiving notification from the housing authority instructing them to move will forfeit their potential rights as a displaced person. This mean they will not be eligible to receive relocation assistance and payment under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). Furthermore, because they will no longer be a displaced resident, they will not be eligible to receive priority preference to return to the Woodland Park Apartments. After final approval is received we will set up a meeting with Northgate Homes residents. If there are any questions, please contact Marie Nelson at (618) 345-5142 ext. 1109.

## Woodland Park Apartments

MCHA has chosen to redevelop the existing Northgate Homes public housing site in Collinsville .The Woodland Park Apartments is expected to be completed by October, 2017. There will be 1, 2, 3, and 4 bedroom units in both garden style and townhome units. Redevelopment plans for the Northgate Homes site include the relocation of all existing public housing residents, demolition of the existing site complex, and constructing 80 affordable rental units. All existing residents will

have preference for occupancy at the new Woodland Park Apartments. There will be 20 Public Housing units and 20 project based Section 8 units. However, it will be necessary to make application for the Woodland Park Apartments including public housing, project based Section 8 units, and Tax Credit units. As a reminder, any resident that voluntarily moves out of Northgate Homes prior to receiving notification from the housing authority instructing them to move will forfeit their potential rights as a displaced person. This mean they will not be eligible to receive relocation assistance and payment under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). Furthermore, because they will no longer be a displaced resident, they will not be eligible to receive priority preference to return to the Woodland Park Apartments. After final approval is received we will set up a meeting with Northgate Homes residents. If there are any questions, please contact Marie Nelson at (618) 345-5142 ext. 1109.

## Mixed Finance Dorothy Hummel, Deputy Director



Our Mixed Finance Developments includes Meachum Crossing, Gateway Housing, Market Street Homes, and May Apartments. Upon completion, Woodland Park Apartments will also be a Mixed Finance property.

**Meachum Crossing** is a 78 unit gated complex located in Venice with on-site management, a pavilion for outdoor events, playground, computer lab with a community room with attached kitchen. There are one to three bedroom apartments garden units and townhome. All major appliances including washer and dryer are provided. Water, sewer, and trash are paid by owner. This property includes five public housing units and 16 project based Section 8 units.

**Gateway Housing** our newest development built in 2012 located in Madison and Venice contain 78 spacious garden style one bedroom one bath to four bedroom three bath townhomes. Gateway has three tot lots combined with play equipment, a gazebo, computer and community room with attached kitchen. All major appliances including washer and dryer are provided. Water, sewer, and trash are paid by owner. This property includes nine public housing units and 16 project based Section 8 units.

**Market Street Homes** consists of five spacious four bedroom two bath energy efficient homes in Madison. Homes include all major appliances including washer and dryer. All rooms contain ceiling fans and mini blinds, and carpet in all bedrooms. Paved double driveway, fenced in back yard, and storage shed. Maintenance and grounds upkeep are provided by owner. Water, sewer and trash paid by owner.

**May Apartments** is a 46 unit Section 8 property in Edwardsville for the elderly and disabled known as the May Building and has been expanded to include a new 24 unit attached wing. Construction is expected to be complete in February, 2016. This 70 unit property will include one and two bedroom units, and includes 46 Section 8 units and 10 public housing units. The property includes on site management, community room, screened in porch, outdoor kitchen, on site laundry facilities, reading room, computer labs, secure entry system, and designated outdoor smoking areas. The site is fully accessible to persons with disabilities, individual rental units include restrooms with roll in showers, and is a smoke-free facility. If there is a certain question or subject that you would like for us to discuss please contact us at 618-345-5142 ext. 1103.

## Section 8 Amy Parkinson, Director



The Madison County Housing Authority's Section 8 Voucher Program is looking forward to this newsletter acting as an opportunity to answer questions that our clients may have about the program. It seems that the type of interaction our staff has with all of you is when we are discussing a particular issue at hand but there are so many changes that can affect you. Therefore, we are encouraging our participants to raise topics and ask questions in order to help make the program better because without you we would not exist. With that being said, in upcoming issues of this newsletter we will address and concentrate on one specific topic relating to the Section 8 Program.

This will give you a better understanding of how the program works and what to expect as a Section 8 Participant. This particular issue is dedicated to the different types of Vouchers.

### What type of VOUCHER do I have and what does it mean?

Our Section 8 Program currently administers two types of Vouchers. One Voucher is called "Project -Based". This is where the voucher itself is assigned to a specific apartment within a complex. The second type is called a "Tenant-Based". This particular kind of voucher is actually assigned to the Section 8 Client which enables them to seek out their own residence.

### Question: Can a Project-Based Voucher turn into a Tenant-Based Voucher.

**Answer:** YES, but you must fulfill at least a one (1) year lease with your existing landlord and the Housing Authority must have an additional Tenant Based Voucher available.

### Question: How do I transfer my Project-Based Voucher to a Tenant-Based Voucher?

**Answer:** Currently the Madison County Housing Authority does not have the additional funding to support these transfers. However, that status could change at any moment so we recommend that you submit your request in writing. We ask that you submit a letter stating that you would like a Tenant-Based Voucher and include your name, address and current telephone. You will send this information to: Amy Parkinson, Section 8 Director, 1609 Olive Street, Collinsville, IL 62234 or fax: 618-345-5148.

After we receive your request we will put you on a waiting list as a first come first serve basis. Once these vouchers become available you will be notified by mail.

If there is a certain question or subject that you would like for us to discuss please contact us at 618-345-5142 ext. 1105.

~ EVERY GREAT ACHIEVEMENT WAS ONCE CONSIDERED IMPOSSIBLE! ~  
- AUTHOR UNKNOWN

## Occupancy Glenda Bixler, Intake Clerk & Receptionist



The Occupancy Department at MCHA is in charge of maintaining waiting lists for Section 8 and public housing. After applications are received they are placed on the waiting list and a letter is sent to the applicant. Placement on the MCHA waiting list is according to a points preference system. Due to constant changes to the waiting list, we are unable to provide you with a number placement. When an apartment becomes available or we need to pull for the

S8 program, the next eligible person is selected. A criminal and credit check is then conducted. All applicant inquiries should be directed to (618) 345-5142 ext. 1118. Any changes to your application must be done so in writing within 10 business days of the change to the attention of Glenda Bixler. The Occupancy Department also handles the receptionist duties. Any information that needs to be submitted to the caseworkers can be given to the Intake Clerk.