

Kankakee County Housing Authority
Regular Board Meeting
Held at the Administration Building Conference Room
January 20, 2026
MINUTES

The regular meeting of the Kankakee County Housing Authority was held at KCHA Admin Bldg., 185 N. St. Joseph Ave., Kankakee, IL. This meeting was held in person and called to order at 5:30 p.m. by Chairperson, Jones. Roll call was taken.

Present

Doug Jones, Chairperson
Jamyce Cleggett, Commissioner
William Perakis, Commissioner
Tamika Talley, Commissioner (arrived at 5:40pm)
Miya Petitgoue, Commissioner
Felicia Riley, Commissioner

Absent

Dawn Broers, Commissioner

Other individuals in attendance were as follows: Joseph N. Anderson, Executive Director, and Attorney Eric Hanson.

Chairperson, Jones introduced agenda item III “Public Comments” which no comments were shared at this time.

Chairperson, Jones introduced agenda IV “Comments from the Chair” in which he informed the board, his term expires in February, and he will not remain on the board after serving twenty-one years.

V. Minutes

Chairperson Jones introduced agenda item V “Approval of minutes December 16th, 2025.”

(minutes in packet)

Commissioner Petitgoue made two corrections regarding the report. In December’s board minutes, there was a typo which should have indicated we were approving November meeting minutes. Second correction, she had abstained on her vote. Corrections will be made to reflect accuracy in the minutes.

Commissioner Petitgoue made a motion to approve the minutes, and Commissioner Cleggett seconded, to approve of the minutes. A roll call vote was taken. The results of the vote were as follows:

Aye

Nay

Abstain

Doug Jones, Chairperson
Jamyce Cleggett, Commissioner
William Perakis, Commissioner
Miya Petitgoue, Commissioner
Felicia Riley, Commissioner
Tamika Talley, Commissioner

The vote was unanimous. Chairperson Jones declared the motion approved.

VI. Finance

Chairperson Jones introduced agenda item VI “Finance Department.”

- Staff are working with Joliet Finance Team to modify finance packet.
 - Included in the packets will be summaries.
 - Ongoing finance training to understand the HUD forms.
 - Re-introducing Yardi software.

VII. Executive Directors Report

- Director Anderson presented the Directors report for the following.
 - Housing Choice Voucher – UML (Units Months Leased) 383 vouchers out in use. Utilization rate is 44%.
 - Eastcourt Village will be screening new tenants,
 - They are waiting for the city to inspect.
 - We have 119 vouchers tied to East Court, but forty-four units are occupied.
 - Chairman Jones asked if HUD understands the problems that are out of the Housing Authority control. Director Anderson informed the board that HUD is aware, but the housing authority needs to look at all other options since this matter is three years old.
- Public Housing Program: Working with families on payback agreements.
 - We will be collecting back rent for those who are out of compliance.
 - Maintenance team is working on vacant units.
 - United Way reached out and we are hoping to utilize the day of service to get units turned over.
 - Commissioner Talley informed every one of the Illinois Secretary Debt Recovery (Illinois Comptroller Office) Program.

VIII. Executive Directors Report

Chairperson Jones introduced agenda item VIII “Executive Directors Report.”

- Director Anderson and Attorney Hanson met with architect to view Momence building.
 - We can submit a waiver request to IDHA to keep the rooms (sizes) as they are.
 - Housing Authority asked for utilities bills to go back 2-4 years.
 - Commissioner Petitgoue asked what happened to the other seller. Attorney Hanson indicated they were not finically qualified.
 - IDHA is requiring us to secure an umbrella insurance plan for some of our buildings.
- Hopkins Park: Director Anderson met with the mayor and township supervisor of Pembroke.
 - The community is receiving state funding of sixteen million dollars for roads, water lines, and funding for a new administrative office.
 - Director Anderson informed Mayor Hodge to reach out to IDHA for assistance.
 - Interagency Agreement- Director Anderson received the IGA (Inter-Agency Agreement) with Rock Island to select a new General contractor. As previously reported, Rock Island Director has put out an RFQ (Request for Qualification). Per the scoring, Heritage was the winning recipient for our project. They came in 3rd and PSI was eighth. A total of ten applicants applied for the RFQ.

- Director Anderson will be meeting with new General contractor once the board approves the IGA.
- Director Anderson will be sending the signed IGA back to Rock Island.

Commissioner Perakis made a motion to approve the IGA for the General contractor. Commissioner Cleggett seconded, to approve the motion. A roll call vote was taken. The results of the vote were as follows:

Aye
 Doug Jones, Chairperson
 Jamyce Cleggett, Commissioner
 William Perakis, Commissioner
 Miya Petitgoue, Commissioner
 Felicia Riley, Commissioner
 Tamika Talley, Commissioner

Nay

Abstain

- HCV/Section 8: Director Anderson reminded the board of the email he sent to the board regarding the shortfall.
 - They are asking the authorities to be mindful of the budget and look at how to stretch our dollars.
 - HUD is asking us to still recruit landlords but look at all cost saving mechanism.
 - We will be talking with our landlord at the next symposium.

IX. Other Business

Other Business:

Congress passed a bipartisan budget with some cuts in funding. The Housing Authority will be exploring ways to cut back without laying anyone off. Commissioner Talley asked if the cuts could impact our projects. Director Anderson informed the board this could impact projects moving and this is why we are looking at becoming financially independent by self-development.

With no other business, Commissioner Cleggett motioned, Commissioner Perakis second the motion to adjourn. All voted “aye” to adjourn the meeting at 6:19 p.m.

Aye
 Doug Jones, Chairperson
 Jamyce Cleggett, Commissioner
 William Perakis, Commissioner
 Miya Petitgoue, Commissioner
 Felicia Riley, Commissioner

Nay

Abstain

 Executive Director

 Chairperson/Vice Chairperson

 Date

 Date

 Date Approved

 Secretary