

Kankakee County Housing Authority
Regular Board Meeting
Held at the Administration Building Conference Room
February 17th, 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

Absent

Doug Jones, Chairperson
William Perakis, Commissioner
Tamika Talley, Commissioner (arrived at 5:40pm)
Miya Petitgoue, Commissioner
Felicia Riley, Commissioner
Dawn Broers, Commissioner
Jamyce Cleggett, Commissioner (arrived at 5:30pm)

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.

IV.Minutes

Chairperson Jones introduced agenda item V “Approval of minutes January 20^h, 2026.”

(minutes in packet)

Commissioner Petitgoue made noted one correction regarding the report. In January board minutes, Commissioner Broers was recorded as stating “Aye,” However, she was not present at the meeting. The correction was noted and will be adjusted to reflect the minutes.

Chairman made a motion to approve the minutes A roll call vote was taken. The results of the vote were as follows:

Aye

Nay

Abstain

Doug Jones, Chairperson
William Perakis, Commissioner
Miya Petitgoue, Commissioner
Felicia Riley, Commissioner
Dawn Broers, Commissioner
Tamika Talley, Commissioner

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

V.Finance

Chairperson Jones introduced agenda item VI “Finance Department.”

- Executive Director Joseph Anderson presented the report:
 - Staff have uploaded the past three years of financial data for Section 8 and Public Housing into the Yardi Software System.
 - Reports will begin to be generated as the information becomes available.
 - Staff will attend training in Boston to improve utilizing all functions of the software.
 - No Discrepancies were found entering the financial information.
 - The agency’s finances are currently managed by a third-party fee accountant, with a long-term goal of transitioning the process internally. The agency must address the 14.5% decrease in our budget.

VI.Directors Report

- Executive Director Joseph Anderson presented the Directors report for the following.
- Housing Choice Voucher – Utilization rate remains at 44%.
 - East Court Village received city approval to begin leasing units again in phases.
 - 65-70 vouchers are currently unused and are expected to be filled as leasing resumes.
 - 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:
 - 15 Public Housing units are currently offline, with the number expected to decrease to thirteen, most of the units are offline due to modernization and market conditions.
 - Maintenance progress has been delayed due to supply shortages and backorders.
 - Executive Director Joseph Anderson instructed staff to document applicant refusals, particularly at the Wildwood site, for future reference.

VII.Executive Directors Report

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

- Director Anderson presented directors report.
 - Staff will attend Yardi Training.
 - Executive Director, Anderson, is updating SOPs and job descriptions to improve internal processes.
 - Director Anderson is creating a Compliance Director position to do quality control checks on operations, policy, and procedures.
 - HUD notified the Housing Authority that the 2034/2024 PHAS score was substandard, classifying the agency as poor performing, due to management issues (vacant units) at the Wildwood Site. These issues can be corrected.
 - The Executive Director Joseph Anderson requested air quality testing in the administrative building and is awaiting feedback.

VIII. Other Business

Other Business:

- A community member, Mr. Pace, addressed the board to commend the Executive Director Joseph Anderson for his engagement with the community.
- Executive Director Joseph Anderson and board members expressed appreciation for Chairperson Jones 21 years of service and leadership.
- Vice Chair will assume the role of chair until elections are held in June.
- No executive session was requested.

With no other business, Chairman Jones motioned, Commissioner Cleggett second the motion to adjourn. All voted “aye” to adjourn the meeting at 6:00p.m.

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

Nay

Abstain

Executive Director

Date

Date Approved

Chairperson/Vice Chairperson

Date

Secretary